PLANNING COMMISSION
REGULAR MEETING AGENDA

Wednesday, April 22, 2026
7 p.m.

City Council Chamber
200 Old Bernal Avenue
Pleasanton, CA 94566

The meeting will be held at the City Council Chambers at 200 Old Bernal Ave and will be broadcast live at https://www.youtube.com/user/TheCityofPleasanton.

Public participation: It is requested that members of the public wishing to address the Planning Commission submit a speaker card. When public comment is opened on an agenda item, individuals may speak once per agenda item.

In Person at the City Council Chambers: Submit a physical speaker card to the Recording Secretary at the meeting. When your name is called, please provide comment at the podium.

PUBLIC HEARING PROCEDURE

Each of the items listed will be heard as shown on the agenda unless the Planning Commission chooses to change the order. As each item is called, the hearing will proceed as follows:

- A Planning Division staff member will make a presentation on each case and answer Planning Commission questions, as needed.
- The applicant will be asked to present, if desired, or answer questions. Applicant presentations should be no longer than ten minutes.
- The Chair then calls on anyone desiring to speak on the item. Speakers are requested to state their names for the public record and to keep their testimony to no more than three minutes each, with minimum repetition of points made by previous speakers and by being as brief as possible in making their testimony.
- Following public testimony, the applicant will be given the opportunity to respond to issues raised by the public. The response should be limited to five minutes.

The public hearing will then be closed. The Planning Commissioners then discuss among themselves the application under consideration and act on the item. Planning Commission actions may be appealed to the City Council. Appeals must be filed with the City Clerk's Office within 15 days of the Planning Commission's action.

The Planning Commission Chair may enforce other rules as may further the fair and efficient running of the meeting, such as reducing the amount of testimony time allotted to the applicant and all those who wish to speak when the meeting agenda is lengthy or when there are numerous speakers for any specific item. The audience is requested to respect and extend courtesy to all those wishing to testify on all cases by being quiet while others are speaking.

Notice

Under Government Code §54957.5, any writings/documents regarding an item on this agenda provided to a majority of the Planning Commission after distribution of the agenda packet will be available for public inspection at City Hall in the Planning Division, 200 Old Bernal Avenue, Pleasanton.

Accessible Public Meetings

The City of Pleasanton can provide special assistance for persons with disabilities to participate in public meetings. To make a request for a disability-related modification or accommodation (e.g., an assistive listening device), please contact Assistant Director of Community and Economic Development Derek Farmer by phone at 925-931-5605 or by email at dfarmer@cityofpleasantonca.gov at the earliest possible time. If you need sign language assistance, please provide at least two working days' notice prior to the meeting date.

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

AGENDA AMENDMENTS

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. Actions of the City Council

2. Approve the minutes of March 25, 2026

MEETING OPEN TO THE PUBLIC

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

PUBLIC HEARINGS AND OTHER MATTERS

4. **P18-0078, P18-0080, P18-0081, PUD-130, and TRACT 8569 / Ponderosa Homes II Inc. (Hidden Canyon Residences and Preserve)**
   Recommendations to the City Council for: (1) Certifying the Final Environmental Impact Report (FEIR); (2) Annexing (P18-0078) parcels totaling 130.98 acres from unincorporated Alameda County to the City of Pleasanton; (3) adopting General Plan Amendments (P18-0080) redesignating residential areas from Open Space–Public Health and Safety to Low Density Residential and open space areas from Low Density Residential to either Open Space–Public Health and Safety or Open Space–Parks and Recreation; (4) Rezoning (P18-0081) parcels from Pre-Zoned PUD–OS-A&G/OS-PH&S/LDR/HOZ (Planned Unit Development–Open Space–Agriculture and Grazing/Open Space–Public Health and Safety/Low Density Residential/Housing Opportunity Zone) Districts to PUD–OS-A&G/OS-PH&S/LDR (Planned Unit Development–Open Space–Agriculture and Grazing/Open Space–Public Health and Safety/Low Density Residential) Districts; (5) approving a Planned Unit Development (PUD-130) to construct 28 detached single-family residences, demolish and reconstruct two existing single-family residences, and install related on- and off-site improvements and infrastructure; (6) approving a Vesting Tentative Tract Map (Tract 8569) to subdivide parcels totaling 128.5 acres into either single-family lots or private and public open space; and (7) approving a Pre-Annexation and Development Agreement.. Project location: 11033 Dublin Canyon Road (APN 941-2500-002), 11021 Dublin Canyon Road (APN 941-2500-003), APN 941-2600-002-6, 10807 Dublin Canyon Road (APN 941-2700-2), and 10971 Dublin Canyon Road (APN 941-2700-1).

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

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

6. Appointment of Sub-Committee Representative to the Protected Tree Board

7. Future Planning Calendar

MATTERS INITIATED BY COMMISSION MEMBERS

ADJOURNMENT

THE CITY OF PLEASANTON

Planning Commission Agenda Report

April 22, 2026
Item 1

SUBJECT: Actions of the City Council

No Regular City Council meetings have been held since March 17, 2026

No Actions to Report.

PLANNING COMMISSION
REGULAR MEETING MINUTES

April 22, 2026
Item 2

Wednesday, March 25, 2026

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

Chair Pace called the regular meeting of the Planning Commission to order at 7:02 p.m. from the City Council Chamber located at 200 Old Bernal Avenue.

Commissioner Jagoe led the Pledge of Allegiance.

Present: Commissioners Dave Jagoe, Anurag Jain, and Chair Brandon Pace

Absent: Commissioners Ken Morgan and Stephanie Wedge

AGENDA AMENDMENTS

Staff requested to re-order the agenda, so Item 6 is considered before Item 5.

CONSENT CALENDAR

1. Actions of the City Council

   Recommendation: Receive the report.

2. Approve the meeting minutes of March 11, 2026

   Recommendation: Approve the meeting minutes.

3. **P26-0045, Conditional Use Permit, Pleasanton Academy of Music, 3908 Valley Avenue, Suite A -** Application for a Conditional Use Permit to operate a music school with a maximum of 25 students and 21 staff members on-site at any given time. The project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities.

   Recommendation: Adopt Resolution No. PC-2026-05 approving the application.

MOTION: It was m/s by Jagoe/Jain to approve the Consent Calendar, as recommended. Motion passed by the following roll call vote:

Ayes:	Commissioners Jagoe, Jain, and Chair Pace
Noes:	None
Abstain:	None
Absent:	Commissioners Morgan and Wedge

DRAFT

MEETING OPEN TO THE PUBLIC

4. Public comment regarding items not listed on the agenda.

Chair Pace opened the public comment. There being no speakers, Chair Pace closed the public comment.

PUBLIC HEARING AND OTHER MATTERS

5. **P26-0123, Wireless Telecommunications Facilities, City of Pleasanton** –Consider and provide a recommendation to City Council to approve proposed amendments to Chapter 18.110 of the Pleasanton Municipal Code (PMC) and adoption of new policies related to applications for wireless facilities (macro towers, small cells, and modifications to existing towers). The proposed amendments are statutorily exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Sections 15061(b)(3).

   Recommendation: Adopt Resolution No. PC-2026-07 recommending City Council adoption of proposed PMC amendments.

   Chair Pace opened the public comment. Public comments were received from Justin Brown.

   Chair Pace closed the public comment.

   MOTION: It was m/s by Jain/Jagoe to approve Resolution No. PC-2026-07, with Amendments recommending to the City Council to adopt a 30-day public comment period and to extend the noticing radius to 500 feet for macro wireless facilities. Motion passed by the following roll call vote:

Ayes:	Commissioners Jagoe, Jain, and Chair Pace
Noes:	None
Abstain:	None
Absent:	Commissioners Morgan and Wedge

6. **PUD-25-02M, PUD Modification, Terence Tung, 1011 Vista Oaks Court**
   Appeal of a Zoning Administrator determination to deny a Planned Unit Development Minor Modification request to reduce the required street-side yard setback from 20 feet to eight feet to accommodate the construction of a detached accessory structure. The project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15303, Class 3, New Construction or Conversion of Small Structures.

   Recommendation: Adopt Resolution No. PC-2026-06, recommending that the City Council deny the appeal and uphold the Zoning Administrator's denial of Case No. PUD-25-02M.

   Chair Pace opened the public comment. Public comments were received from: Terrance Tung, applicant; and Gabriel Kobel, contractor.

   Chair Pace closed the public comment.

   MOTION: It was m/s by Jagoe/Jain to adopt Resolution No. PC-2026-06 recommending to City Council to deny the appeal and uphold the Zoning Administrator’s denial of case no. PUD-25-02M.

DRAFT

Ayes:	Commissioners Jagoe, Jain, and Chair Pace
Noes:	None
Abstain:	None
Absent:	Commissioners Morgan and Wedge

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

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

Commissioner Jain reported attending a recent Bicycle, Pedestrian and Trails Committee meeting.

8. Future Planning Calendar

Assistant Director Derek Farmer provided a brief overview of the items listed in the report.

MATTERS INITIATED BY COMMISSION MEMBERS

None.

ADJOURNMENT

Chair Pace adjourned the meeting at 9:20 p.m.

_____

Araceli Garcia, Recording Secretary

DRAFT

THE CITY OF PLEASANTON

Planning Commission
Agenda Report
April 22, 2026
Item 4

SUBJECT: **P18-0078, P18-0080, P18-0081, PUD-130, and TRACT 8569**

APPLICANT: Ponderosa Homes II Inc.

PROPERTY OWNERS: Myron Lester & Diane Kolb
Ponderosa Homes II Inc.
Oak Hills Congregation Jehovah's Witnesses Pleasant

PURPOSE: Recommendations to the City Council for: (1) Certifying the Final Environmental Impact Report (FEIR); (2) Annexing (P18-0078) parcels totaling 130.98 acres from unincorporated Alameda County to the City of Pleasanton; (3) adopting General Plan Amendments (P18-0080) redesignating residential areas from Open Space–Public Health and Safety to Low Density Residential and open space areas from Low Density Residential to either Open Space–Public Health and Safety or Open Space–Parks and Recreation; (4) Rezoning (P18-0081) parcels from Pre-Zoned PUD–OS-A&G/OS-PH&S/LDR/HOZ (Planned Unit Development–Open Space–Agriculture and Grazing/Open Space–Public Health and Safety/Low Density Residential/Housing Opportunity Zone) Districts to PUD–OS-A&G/OS-PH&S/LDR (Planned Unit Development–Open Space–Agriculture and Grazing/Open Space–Public Health and Safety/Low Density Residential) Districts; (5) approving a Planned Unit Development (PUD-130) to construct 28 detached single-family residences, demolish and reconstruct two existing single-family residences, and install related on- and off-site improvements and infrastructure; (6) approving a Vesting Tentative Tract Map (Tract 8569) to subdivide parcels totaling 128.5 acres into either single-family lots or private and public open space; and (7) approving a Pre-Annexation and Development Agreement.

LOCATIONS: Lester Properties:
11021 and11033 Dublin Canyon Road, and parcel to the west of 11021 Dublin Canyon Road, &
(APNs 941-2500-002, 941-2500-003, & 941-2600-002-6)

Ponderosa Property:
10807 Dublin Canyon Road (APN 941-2700-2)

Oak Hills Congregation Property:
10971 Dublin Canyon Road (APN 941-2700-1)

GENERAL PLAN/ ZONING: See Table 1: Pleasanton General Plan and Zoning Land Use Designations

EXHIBITS:

A. Draft Resolution recommending certification of the EIR
   Attachment 1: FEIR
   Attachment 2: CEQA Findings of Fact and Statement of Overriding Considerations with Mitigation Monitoring and Reporting Program
B. Draft Resolution recommending approval of the following applications: Annexation (P18-0078); General Plan Amendments (P18-0080), Rezoning (P18-0081), Planned Unit Development (PUD-130) plan for residential and private and public open space development with related on- and off-site modifications and infrastructure, and Vesting Tentative Map (Tract 8569).
   Attachment 1: DRAFT Conditions of Approval
   Attachment 2: Project Plans, Architectural Drawings, and Vesting Tentative Tract Map
C. Draft Resolution recommending approval of the Pre-Annexation and Development Agreement
   Attachment 1: Pre-Annexation and Development Agreement
D. General Plan Goals, Programs, and Policies
E. Location and Noticing Map

STAFF RECOMMENDATION

Staff recommends the Planning Commission:

1. Find the Final Environmental Impact Report for Hidden Canyon Residences and Preserve has been completed in compliance with California Environment Quality Act (CEQA) and adopt a resolution recommending certification of the FEIR.

2. Adopt a resolution recommending approval of: (1) Annexations (P18-0078) of parcels totaling approximately 130.98 acres; (2) General Plan Amendments (P18-0080) redesignating areas with: (a) new residential from Open Space-Public Health and Safety to Low Density Residential, and (b) private or public open space areas from Low Density Residential to Open Space – Public Health and Safety or Open Space-Parks and Recreation; (3) Rezoning (P18-0081) parcels from Pre-zoned-PUD-OS-A&G/OS-PH&S/LDR/HOZ to PUD-OS-A&G/OS-PH&S/LDR District; (4) a PUD development plan (PUD-130) to construct 28 single-family residential units, demolish and reconstruct two single-family homes, install related on- and off-site modifications and infrastructure, construct a staging area for public access to the Pleasanton Ridge, and dedicate land to the East Bay Regional Park District (EBRPD); and (5) a Vesting Tentative Tract Map (TRACT 8569) to subdivide 128.5 acres into: (a) 30 single-family lots and roadway; (b) private open space; and (c) public open space dedicated to the EBRPD; and

3. Adopt a resolution recommending approval of the Pre-Annexation and Development Agreement.

EXECUTIVE SUMMARY

The applicant proposes to annex[1] five parcels totaling 130.98 acres into City limits, and develop four of the parcels, located at 10807, 11021 and 11033 Dublin Canyon Road, and the, parcel west of 11021 Dublin Canyon Road and hereafter referred to as the 'project site,' with 30 detached, single-family residential lots, including two lots to replace two existing homes in the northeastern portion of the project site, and related on- and off-site improvements. The project would also include dedication of land to the East Bay Regional Park District (EBRPD) and construction of an EBRPD staging area for public access to Pleasanton Ridge.

The proposed project is consistent with the project site's pre-zoning designation of Pre-zoned-PUD-OS-A&G/OS-PH&S/LDR/HOZ Districts, which requires conformance with the City's certified 2023 Housing Element, but not the City's adopted Objective Design Standards (ODS), as the application was submitted prior to adoption of the ODS.

The environmental documentation, consideration for annexation, General Plan amendments, PUD development plan, Vesting Tentative Map, and Pre-Annexation and Development Agreement are before the Planning Commission for consideration and recommendation to the City Council.

SITE AND AREA DESCRIPTION

Site Description

The project site is located on the south side of Dublin Canyon Road and comprises five existing unincorporated parcels ranging in size from 0.9 to approximately 105 acres in size (see Figure 1). A 66.01-acre portion of the property west of 11021 Dublin Canyon Road is located outside of the City's urban growth boundary (UGB) line. Two of the properties (the 0.9-acre easternmost parcel at 11033 Dublin Canyon Road; and an adjacent 15-acre parcel at 11021 Dublin Canyon Road) each include an existing home and miscellaneous accessory structures. The remaining parcels to the west, which include undeveloped grazing land, are 100 acres and 12.6 acres, respectively. All properties are owned by the Lester family, apart from the 12.6-acre property which is owned by Ponderosa Homes II.

The project site has frontage on Dublin Canyon Road at its northeast and northwest ends, with an intervening 2.5-acre property proposed for annexation with the project site, owned by the Oak Hills Congregation. The Oak Hills property is developed with an existing religious facility and associated surface parking areas that are situated on relatively flat, graded pad areas. Vehicular access to the Oak Hills site is provided by an existing driveway from Dublin Canyon Road, which ascends from the roadway to the developed portions of the site, where the primary building and parking areas are clustered. The Oak Hills Congregation property will continue to operate under existing conditions.

The topography of the project site is hilly, with a main ridge rising from the northeast corner. The southern portion of the project site slopes down into Devaney Canyon, a heavily vegetated corridor which contains Devaney Creek, running in a southwest to northeast direction of the

[1] 10971 Dublin Canyon Rd. is part of the annexation application only and is not included in any other entitlements.

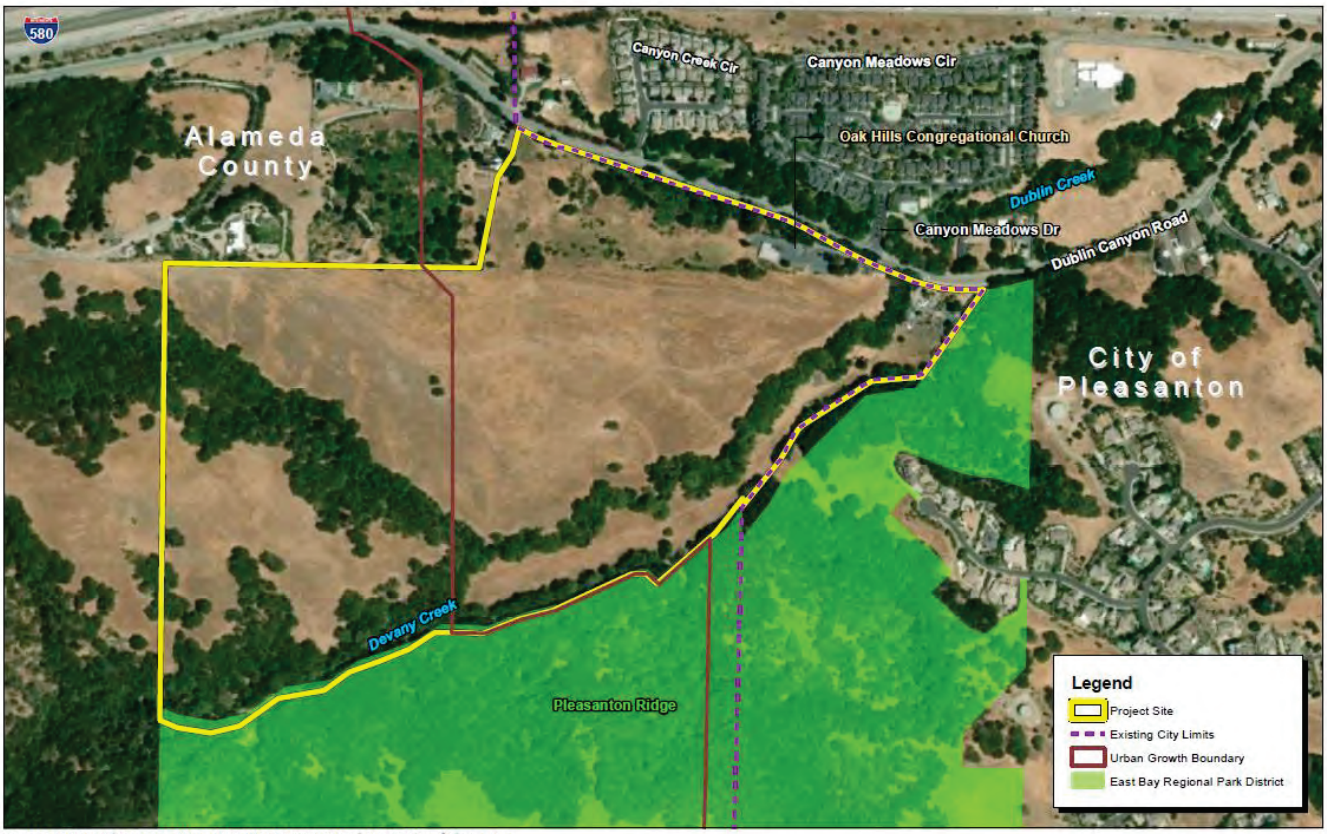
project site. Another heavily wooded canyon branches off Devaney Canyon at the western portion of the project site.

The most prevalent habitat on the site is California annual grassland that is used as rangeland for cattle grazing, but some seasonal wetlands occur in the northern portion of the site and riparian habitat associated with Devaney Canyon Creek and its unnamed tributary also occur in the southern half of the site. A more detailed description of biological resources is in section 3.3 (Biological Resources) of the Draft EIR.

Surrounding Area

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 is located to the west.

Figure 1: Aerial of Project Site and Area



Source: ESRI Aerial Imagery. RUGGERI~JENSEN~AZAR, March 2025. City of Pleasanton.

BACKGROUND

Hillside Development

Measures PP and QQ

In the November 2008 general election, Pleasanton voters passed two initiatives: Measure PP, the Save Pleasanton's Hills and Housing Cap[2] Initiative, and Measure QQ, the Pleasanton Ridgelines Protection and Growth Control Initiative. Measure PP prohibits "grading to construct residential or commercial structures…on hillside slopes of 25 percent or greater, or within 100 vertical feet of a ridgeline." However, Measure PP provides an exemption for existing lots of record[3] and allows a maximum of 10 units on such properties. Measure QQ reaffirmed existing policies and programs in the City's 1996 General Plan regarding the preservation of scenic hillsides and ridge views.

The passage of Measure PP resulted in the addition of Land Use Element Program 21.3 to the General Plan, which reads:

> Ridgelines and hillsides shall be protected. Housing units and structures shall not be placed on slopes of 25 percent or greater, or within 100 vertical feet of a ridgeline. No grading to construct residential or commercial structures shall occur on hillside slopes 25 percent or greater, or within 100 vertical feet of a ridgeline. Exempt from this policy are housing developments of 10 or fewer housing units on a single property. Splitting, dividing or subdividing a 'legal parcel' to approve more than 10 housing units is not allowed.

Accordingly, hillside developments would be required to adhere to Measures PP and QQ and the General Plan.

Southeast Hills Mapping

In 2017, the City undertook an exercise, known as the "Southeast Hills Mapping," to study and develop a methodology for evaluation of hillside development's consistency with Measure PP restrictions. The purpose of the study and methodology was to ensure future development would be consistent with Measure PP and minimize future land-use conflicts by providing clarity to property owners and the City on issues related to slope and ridgeline setbacks. The study area focused on the Southeast Hills, an approximately 1,520-acre area in the southeast of Pleasanton. Through geographic information systems (GIS) mapping, site visits, studies of neighboring communities (i.e., Danville, Moraga, Orinda, and San Ramon), and research, staff prepared maps of the Southeast Hills and developed a methodology for identifying slopes, ridgelines, and ridgeline setbacks.

The City Council adopted the mapping and methodology in 2017, and at that time determined it should be applied more broadly to other parts of the City where development on hillsides is proposed. (See City Council Resolution 17-981, Southeast Hills Mapping and Methodology).

With the adoption of Resolution 17-981, individual project sites are expected to use the methodology adopted to map their sites, "but could show a finer-grained pattern of areas

[2] Certain provisions of Measure PP related to the City's Housing Cap were invalidated by the Alameda County Superior Court as conflicting with State law that mandates communities to meet regional housing requirements.
[3] As of January 1, 2007.

subject to Measure PP (and areas not subject to Measure PP)[4]." The ultimate objective of each project-specific mapping would be to follow the restrictions of Measure PP while allowing for development of those areas not subject to Measure PP, or other limitations imposed by the General Plan, or other environmental considerations.

Project Background

Lester/Kolb Properties

The Lester/Kolb properties, referred to hereafter as the "Lester properties", have been of interest to developers prior to and since Measures PP and QQ and the Southeast Hills mapping; with applications from various developers and real estate entities seeking feedback on a single-family home development dating back to 1997. Through these past applications the City provided feedback on the proposals including, but not limited to, aspects such as density, grading, visibility of development, and development consistency with City hillside policies and programs.

With the City's 2017/2018 priority work plan, the City Council directed staff to work with the current applicant and the EBRPD to facilitate consideration of a residential subdivision on the project site consistent with Measure PP restrictions and include dedication of land to the EBRPD and a new staging area for improved public access to the Pleasanton Ridge. As a "Priority B" effort, the work plan also stipulated the City would not assign planning resources to this effort until calendar year 2018.

Staff began working with the applicant on their formal application in 2018, and the Hidden Canyon Project was reviewed by the Planning Commission at a Work Session on March 27, 2019. The feedback received was to reduce the number of new units proposed to adhere to Measure PP and adjust the location and design of the EBRPD staging area closer to Dublin Canyon Road. While staff continued to work with the applicant on plan refinements, planning resources were put on hold for this project in 2021 to accommodate the City's Housing Element update.

Housing Element Update

The City's Housing Element, a required component of the General Plan, is periodically updated to address community housing needs across all income levels. At the time the Hidden Canyon application was initiated, the City was operating under the 5th Cycle Housing Element (2015–2022). The update to the 6th Cycle Housing Element (2023–2031) began in March 2021, with public hearings and an extensive outreach process that included over 40 meetings and community engagement efforts. The City Council subsequently provided direction on December 20, 2022, including modifications to the proposed housing site rezone list. In 2023, City Council adopted the 6th cycle Housing Element update, which included a list of sites to be rezoned for housing. The Lester properties were included as Area 1 in the Housing Element and were rezoned accordingly as a Housing Element Overlay site. It is noted that during the Housing Element update process, the Oak Hills property (10971 Dublin Canyon Road), was not evaluated as a potential housing site. While no housing is proposed for the Oak Hills property, it was recognized the property would need to be annexed in conjunction with the proposed project, as it is an intervening parcel along the project site's frontage on Dublin

[4] Source: Southeast Hills Mapping and Methodology

Canyon Road. This approach is consistent with the General Plan Land Use Element, which encourages the annexation of remaining contiguous unincorporated parcels.

Since the submittal of the formal applications in 2018 through the certified 6th Cycle Housing Element update, the applicant worked with City staff, adjacent property owners, residents, and EBRPD staff on plan refinements to provide a project design that minimized grading, avoided development on slopes of 25 percent or greater, and modified the new staging area to enhance public access to the Pleasanton Ridge. These refinements resulted in a reduction of units from 33 to 30 by eliminating two residential lots on the Ponderosa-owned parcel and redesignating a proposed residential lot to a stormwater basin for the new subdivision. The staging area modifications included relocating the staging area from the southern portion of the project site to the northeast, closer to Dublin Canyon Road, and reducing the size of the staging area from 36 vehicle parking stalls with four pull-through trailer parking spaces, to 18 vehicle parking stalls. The change was made in response to site constraints associated with the relocated staging area near Dublin Canyon Road, where a reduced development footprint to prevent further grading in areas with slopes of 25 percent or greater, necessitated a decrease in parking capacity and elimination of pull-through trailer spaces; these modifications were reviewed and approved by EBRPD staff and are reflected in the current project plans.

ANNEXATION AND THE LOCAL AGENCY FORMATION COMMISSION (LAFCO)

Should the City Council certify the FEIR and approve the proposed project entitlements, the final determination on the applicant's ability to annex into the City and construct the project would be made by the Alameda County LAFCo. Annexation proceedings would be initiated upon approval of the various applications before the City of Pleasanton, in the form of submittal of an application for annexation to LAFCo.

Furthermore, as part of the annexation process, the City would need to negotiate an agreement with Alameda County about how future property tax revenues would be shared between the County and City. Furthermore, following annexation, and pursuant to State law, the City and County will be required to negotiate and (ideally) reach agreement on how any portion of the County's Regional Housing Needs Assessment (RHNA) units would be re-allocated to Pleasanton, along with any corresponding credit for construction of units on the site.

GENERAL PLAN, HOUSING ELEMENT, AND ZONING

Applicable General Plan, Housing Element, and Zoning regulations are summarized below. Compliance with focused regulations and policies are analyzed further in the Analysis section of this report.

General Plan Designation

Although the properties are unincorporated, they are located within the City's Sphere of Influence and General Plan Planning Area Boundaries. As discussed below, the portion of the property proposed for development with new single-family homes is located within the City's Urban Growth Boundary (UGB).

Most of the development would be in the Low Density Residential (LDR)-designated portion of the project site, which allows development of up to two dwelling units per acre. Approximately 45 acres of the project site are designated LDR. Considering the development as a whole, the

proposed 30 (28 new and two existing) dwelling units equates to 0.67 dwelling units/acre (du/ac), and would meet the General Plan density requirement.

However, portions of the project, including three of the future lots (Lots 3-5) located on the 12.6-acre Ponderosa-owned parcel, and existing Lester homes and future Lots 29 and 30 intended as new homesites for the Lester family (encompassing the existing 0.9-acre parcel at 11033 Dublin Canyon Road and a portion of 11021 Dublin Canyon Road), are located in areas designated Open Space-Public Health and Safety. Under this land use designation, no development is allowed other than one single-family home on each "existing lot of record as of September 16, 1986, which meets City requirements for access, public safety, building site, and architectural design." Therefore, while most of the proposed project conforms to the current General Plan Land Use designations, amendments to the General Plan Land Use Map would be required to allow for the proposed development.

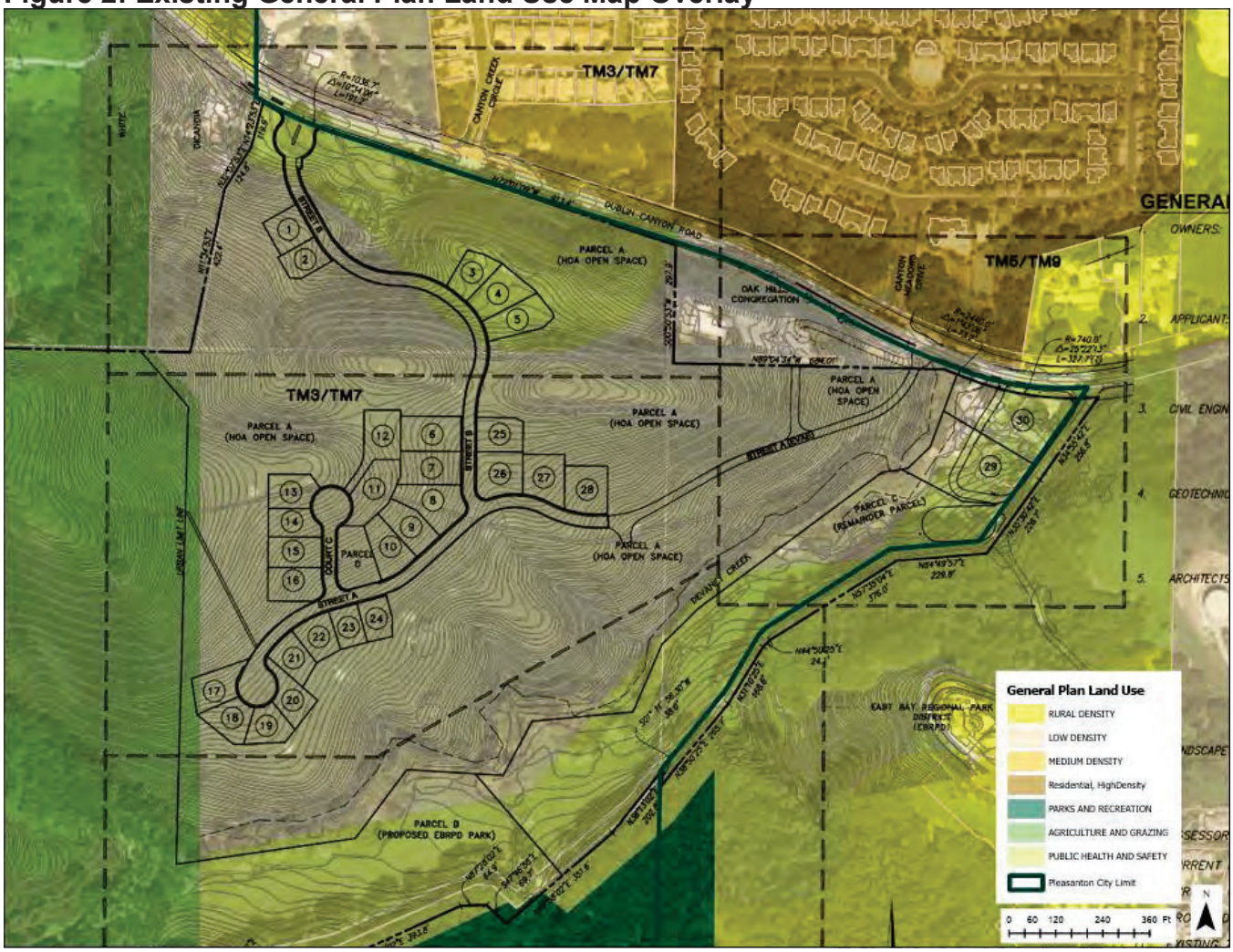
Table 1 summarizes the City of Pleasanton's 2005-2025 General Plan Land Use Map and zoning designations for each parcel, and Figure 2 illustrates the existing General Plan Land Use designations with the proposed project.

Table 1: Pleasanton General Plan and Zoning Land Use Designations

APN/ADDRESS	General Plan Land Use Designation	Zoning Designation
APN:941-2500-2 11033 Dublin Canyon Rd. (Lester)	Open Space – Public Health and Safety Housing Element Overlay Site	Pre-zoned-PUD-OS-A&G/OS-PH&S/LDR/HOZ (Planned Unit Development-Open Space-Agriculture & Grazing/Open Space-Public Health and Safety/Low Density Residential/Housing Opportunity Zone) Districts
APN: 941-2500-3 11021 Dublin Canyon Rd. (Lester)	Low Density Residential Open Space – Public Health and Safety Housing Element Overlay Site	Pre-zoned-PUD-OS-A&G/OS-PH&S/LDR/HOZ (Planned Unit Development-Open Space-Agriculture & Grazing/Open Space-Public Health and Safety/Low Density Residential/Housing Opportunity Zone) Districts
APN: 941-2600-2-6 West of 11021 Dublin Canyon Rd. (Lester)	Low Density Residential Open Space – Agriculture and Grazing Open Space – Public Health and Safety Housing Element Overlay Site	Pre-zoned-PUD-OS-A&G/OS-PH&S/LDR/HOZ (Planned Unit Development-Open Space-Agriculture & Grazing/Open Space-Public Health and Safety/Low Density Residential/Housing Opportunity Zone) Districts

APN: 941-2700-2 10807 Dublin Canyon Rd. (Ponderosa)	Low Density Residential Open Space – Public Health and Safety Housing Element Overlay Site	Pre-zoned-PUD-OS-A&G/OS-PH&S/LDR/HOZ (Planned Unit Development-Open Space-Agriculture & Grazing/Open Space-Public Health and Safety/Low Density Residential/Housing Opportunity Zone) Districts
APN: 941-2700-1 10971 Dublin Canyon Rd. (Oak Hills)	Low Density Residential	Unincorporated

Figure 2: Existing General Plan Land Use Map Overlay



Housing Element

As noted in the Housing Element Update section of this report, the City's adopted 2023 Housing Element identified the project site as Area 1 - Lester, which allows up to two residential dwelling units per acre, for a maximum number of 31 residential units; the proposed 30 residential unit project would be consistent with this designation.

Zoning District

The project site is Pre-zoned-PUD-OS-A&G/OS-PH&S/LDR/HOZ (Planned Unit Development-Open Space-Agriculture & Grazing/Open Space-Public Health and Safety/Low Density Residential/Housing Opportunity Zone) Districts.

Pre-zoning establishes the framework for future development of the project site, including areas designated for LDR uses. Development of single-family residences is permitted with the LDR designation, subject to the standards and development plan established through the PUD process. The proposed project is consistent with this pre-zoning framework.

The Oak Hills property at 10971 Dublin Canyon Road, is also included as part of the annexation area but is developed with an existing religious facility. No changes to the land use are proposed for this property, and it would continue to operate under existing conditions. Any future modifications to the use or development of the Oak Hills site would be subject to separate City review and approval.

INCLUSIONARY ZONING ORDINANCE (IZO) AND AFFORDABLE HOUSING

Pleasanton Municipal Code (PMC) Section 17.44.040(A) provides that for all new single-family residential projects of 10 units or more, at least 15 percent of the project's dwelling units (i.e. six affordably priced units in the development) shall be affordable to very low, low-income, and/or moderate-income households, with such units provided on-site. Section 17.44.080 of the IZO allows for alternative compliance methods, recognizing that providing affordable units on-site may not always be feasible.

While the current ordinance provides that the City Council approval of an alternative compliance approach is required, at the time of the IZO update in 2022, projects deemed "in process," were allowed to be subject to the provisions of the prior ordinance. The proposed project has been under review since 2018, including issuance of a CEQA Notice of Preparation before passage of the IZO update, and qualifies under this provision.

As such, the prior IZO permitted payment of fees, rather than constructing on-site units, and this is the approach selected by the applicant as they have asserted building the units on-site would not be financially feasible.

Pursuant to the PMC, Affordable Housing funds paid to the City may be used for a wide range of projects; including but not limited to, support for existing City housing programs that benefit lower-income households, funding a future affordable housing project proposed by the City, or to acquire land for construction of a project.

In accordance with PMC Section 17.44.060, an Affordable Housing Agreement with Ponderosa Homes is not required because this project is permitted to pay the Affordable Housing Fee to meet the IZO requirements, as reflected in the Pre-Annexation and Development Agreement.

PROJECT DESCRIPTION

The applicant proposes: 1) annexation (P18-0078) of five parcels totaling 130.98 acres; 2) General Plan amendments (P18-0080) of four parcels to redesignate proposed residential areas from Open Space–Public Health and Safety to Low Density Residential and proposed open space areas from Low Density Residential to either Open Space–Public Health and

Safety or Open Space–Parks and Recreation; 3) rezoning (P18-0081) four parcels from Pre-Zoned PUD–OS-A&G/OS-PH&S/LDR/HOZ Districts to PUD–OS-A&G/OS-PH&S/LDR; 4) Planned Unit Development (PUD-130) approval to construct 28 detached single-family residential units, demolish and reconstruct two existing single-family homes, install related on- and off-site improvements and infrastructure, construct a staging area for public access to the Pleasanton Ridge, and dedicate 70.3 acres of land to the EBRPD; 5) a Vesting Tentative Tract Map (Tract 8569) to subdivide 128.5 acres into: (a) 11.72 acres for 30 single-family lots and roadways; (b) 39.80 acres of private open space; (c) 7.5 acres of private/public open space; and (d) 69.33 acres of public open space to be dedicated to the EBRPD; and 6) a Pre-Annexation and Development Agreement for vesting entitlements and fees.

Site Design and Development

The project is proposed as a gated subdivision with 28 new two-story detached single-family homes, two new (rebuilt) single-story homes for the Lester family, private and public open space, and related on- and off-site improvements and infrastructure. Figures 3-6 illustrate the overall site plan and vesting tentative map layout for the proposed project (additional color maps and exhibits are included in the DEIR). The designation of the lots and parcels are as follows:

- Single-family home Lots 1-5 are proposed on the northern portion of the project site, closest to Dublin Canyon Road.

- Single-family home Lots 6-28 are proposed, generally, in the center of the project site.

- Parcel A encompasses Lots 1-28 and is designated as privately owned and maintained Ponderosa Homeowners Association open space for the new subdivision.

- Parcel B, located south and west of Parcel A, will be dedicated to the EBRPD.

- The Lester homes, located at the eastern portion of the project site, are designated as Lots 29 and 30, and not included in Ponderosa's subdivision (Lots 1-28, and Parcel D).

- Parcel C, located southwest of the Lester Lots, will remain undeveloped, with the exception of the new staging area and related modifications, and retained by the Lester's under a life estate with future dedication to the EBRPD when the last Lester family member passes.

- Parcel D, located adjacent to Lots 10 and 11, is dedicated as a stormwater treatment basin for the new subdivision.

Figure 3: Overall Site Plan

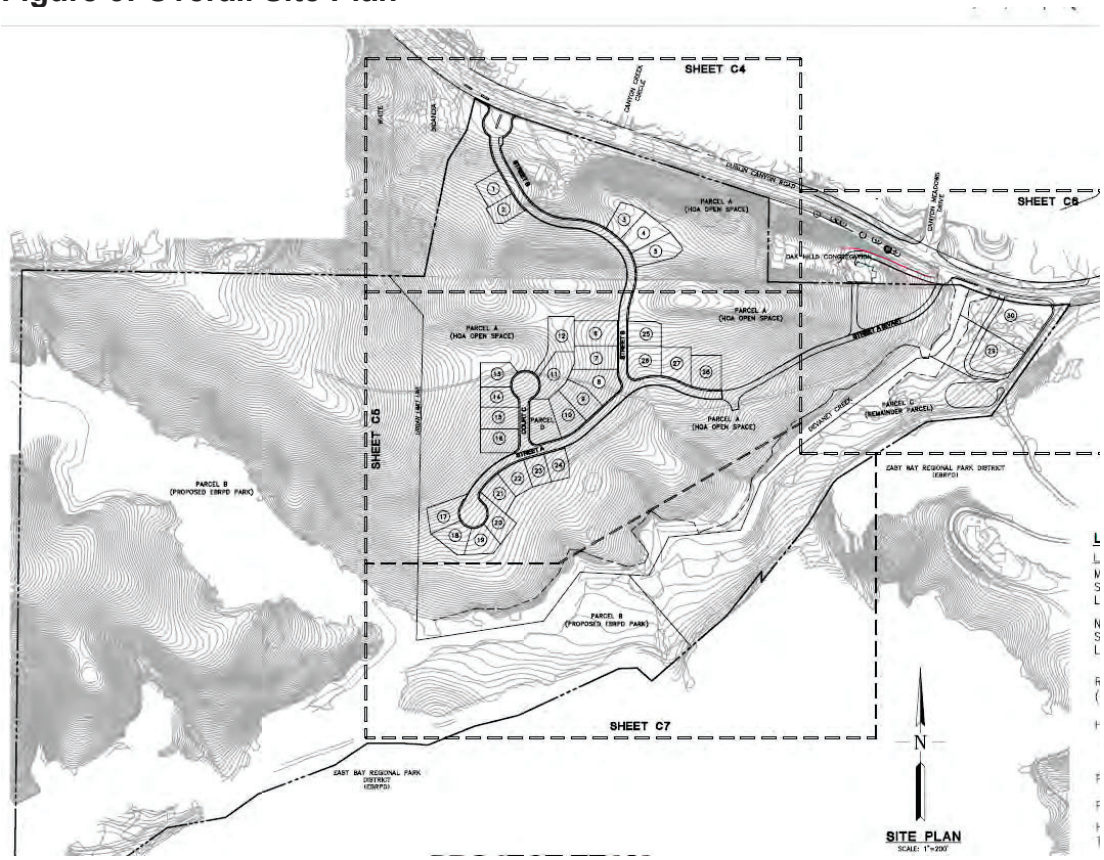


Figure 4: Layout of Lots 1-5

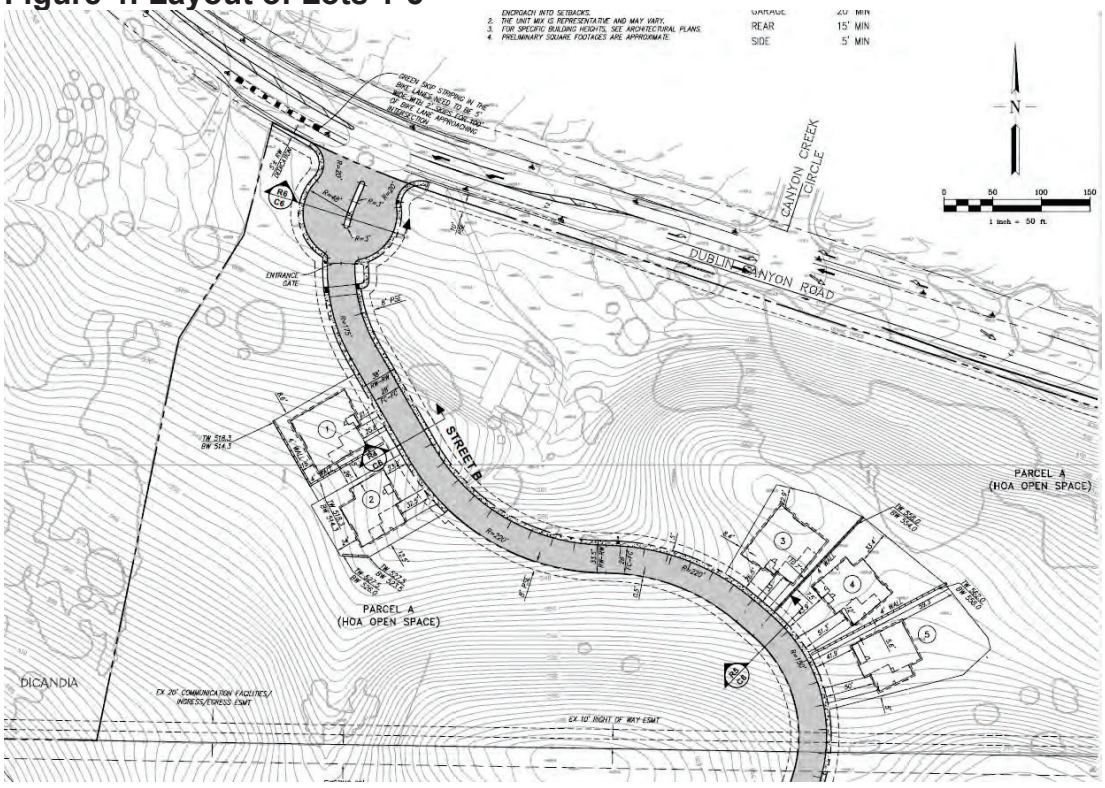


Figure 5: Layout of Lots 6-28

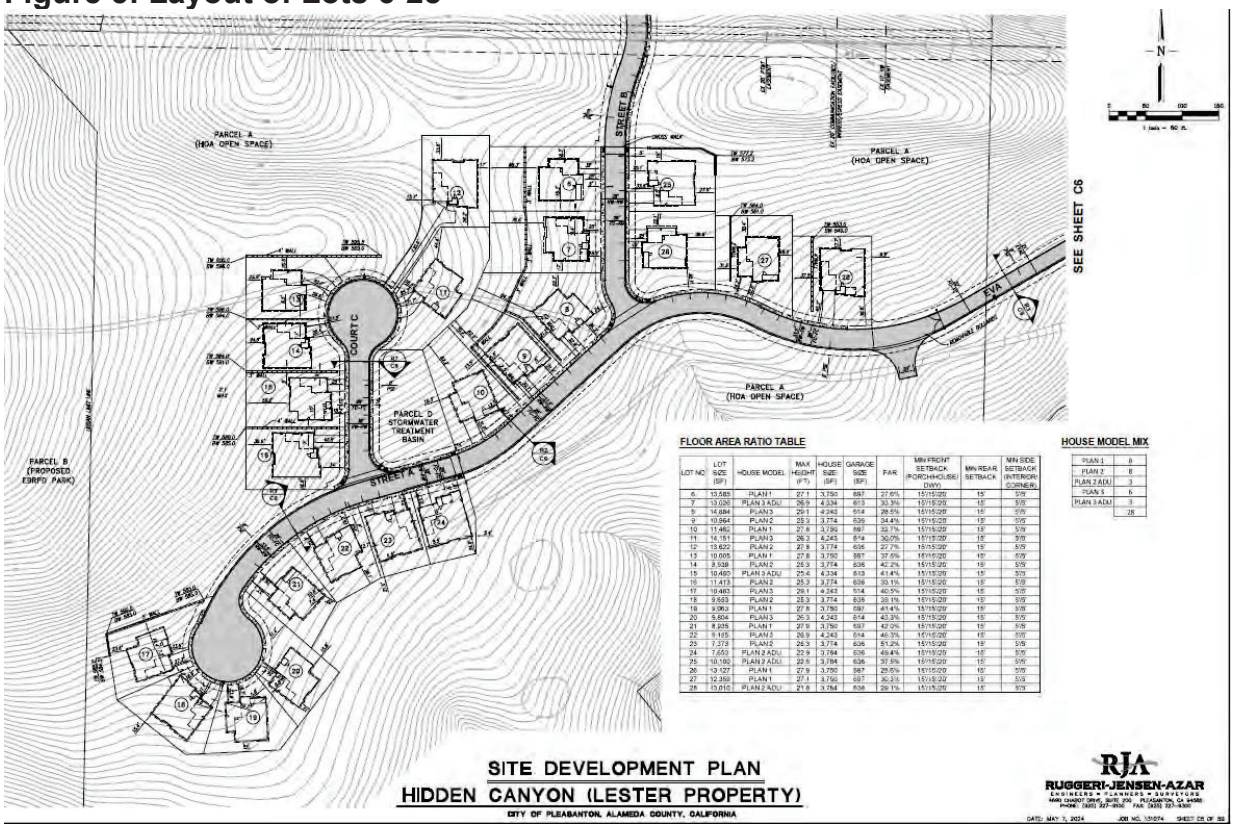
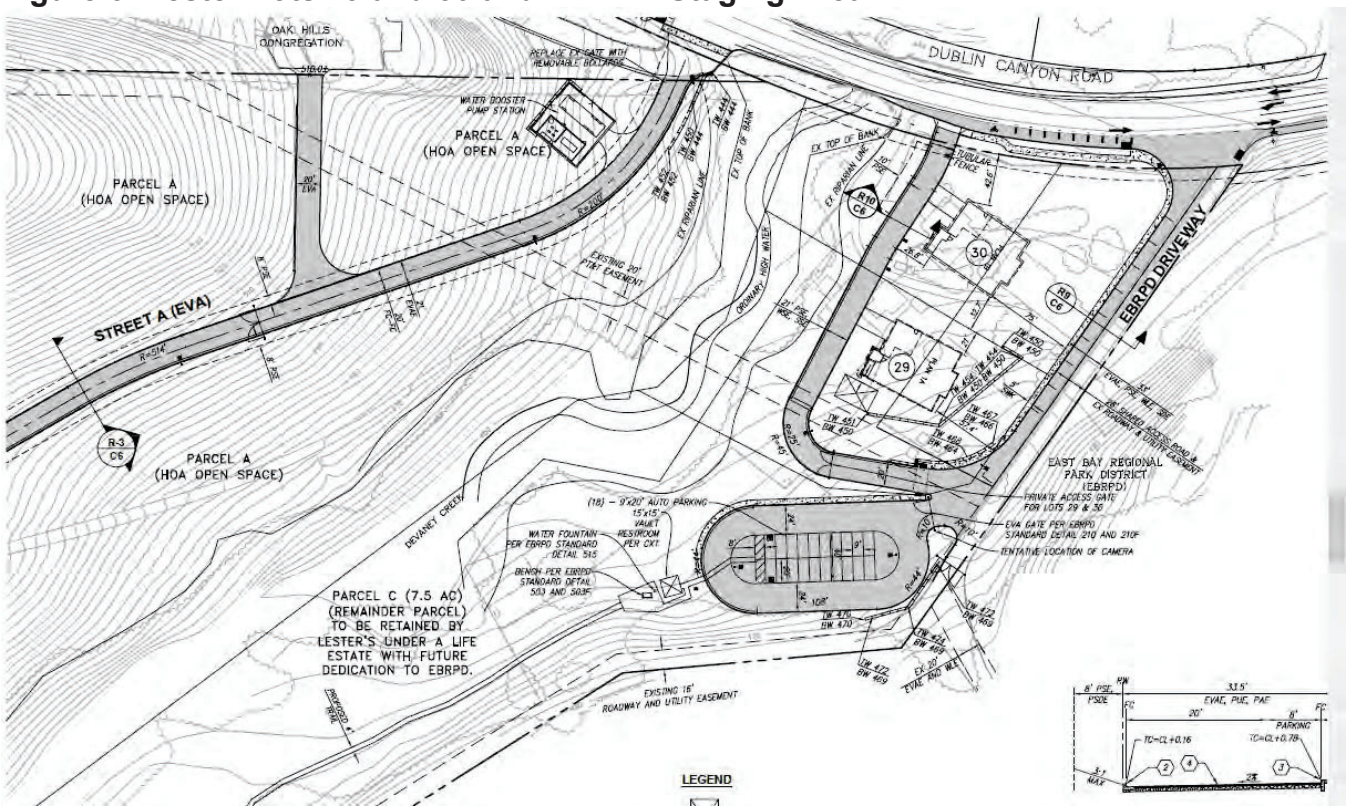


Figure 6: Lester Lots 29 and 30 and EBRPD Staging Area



Architectural Plans and Styles – Ponderosa Subdivision

Lots 1-28 vary in site area, with the minimum lot size being 7,373 square feet and the largest being 14,884 square feet in area. The project includes three model floor plans with set square footages based on the plan type: Plan 1 is approximately 1,750 square feet, Plan 2 approximately 3,774 square feet, and Plan 3 is approximately 4,243 square feet in area. There are four architectural styles corresponding to the floor plan type, Rustic Villa (Mediterranean), Spanish, Prairie, and Farmhouse. Lots 4, 7, 15, 24, 25, and 28 have plan types that will include attached accessory dwelling units. The plan type corresponds with a lot number to provide variation throughout the subdivision. Each plan would contain classic elements reflective of the architectural style, details, color schemes, and stonework that would fit in and be harmonious with the area and adjacent subdivisions in the vicinity. A selection of various exterior color schemes (three per elevation style) would provide continuity with the design themes and add variation within the new subdivision.

The applicant is proposing a PUD development plan that establishes as-built development standards, meaning that future development (i.e., additions) would not be allowed. Accessory structures, if desired, would be subject to the development standards of the R-1-10,000 Zoning District.

Table 2 summarizes the proposed development standards that include minimum lot area, minimum setbacks, maximum floor area ratio, and maximum building height. Elevation drawings of each model type are included in Exhibit B, Attachment 2.

See next page for Table 2

Table 2: Lots 1-28 Development Standards

LOT NO	LOT SIZE (SF)	HOUSE MODEL	MAX HEIGHT (FT)	HOUSE SIZE (SF)	GARAGE SIZE (SF)	FAR	MIN FRONT SETBACK (PORCH/HOUSE/ DWY)	MIN REAR SETBACK	MIN SIDE SETBACK (INTERIOR/ CORNER)
1	9,188	PLAN 2	27.8	3,774	636	41.1%	15'/15'/20'	15'	5'/5'
2	8,016	PLAN 3	26.9	4,243	614	52.9%	15'/15'/20'	15'	5'/5'
3	9,359	PLAN 1	27.8	3,750	697	40.1%	15'/15'/20'	15'	5'/5'
4	12,505	PLAN 3 ADU	29.1	4,243	614	33.9%	15'/15'/20'	15'	5'/5'
5	11,813	PLAN 2	25.3	3,774	636	31.9%	15'/15'/20'	15'	5'/5'
6	13,585	PLAN 1	27.1	3,750	697	27.6%	15'/15'/20'	15'	5'/5'
7	13,026	PLAN 3 ADU	26.9	4,334	613	33.3%	15'/15'/20'	15'	5'/5'
8	14,884	PLAN 3	29.1	4,243	614	28.5%	15'/15'/20'	15'	5'/5'
9	10,964	PLAN 2	25.3	3,774	636	34.4%	15'/15'/20'	15'	5'/5'
10	11,462	PLAN 1	27.8	3,750	697	32.7%	15'/15'/20'	15'	5'/5'
11	14,151	PLAN 3	26.3	4,243	614	30.0%	15'/15'/20'	15'	5'/5'
12	13,622	PLAN 2	27.8	3,774	636	27.7%	15'/15'/20'	15'	5'/5'
13	10,005	PLAN 1	27.8	3,750	697	37.5%	15'/15'/20'	15'	5'/5'
14	8,939	PLAN 2	25.3	3,774	636	42.2%	15'/15'/20'	15'	5'/5'
15	10,460	PLAN 3 ADU	25.4	4,334	613	41.4%	15'/15'/20'	15'	5'/5'
16	11,413	PLAN 2	25.3	3,774	636	33.1%	15'/15'/20'	15'	5'/5'
17	10,483	PLAN 3	29.1	4,243	614	40.5%	15'/15'/20'	15'	5'/5'
18	9,653	PLAN 2	25.3	3,774	636	39.1%	15'/15'/20'	15'	5'/5'
19	9,063	PLAN 1	27.8	3,750	697	41.4%	15'/15'/20'	15'	5'/5'
20	9,804	PLAN 3	26.3	4,243	614	43.3%	15'/15'/20'	15'	5'/5'
21	8,935	PLAN 1	27.9	3,750	697	42.0%	15'/15'/20'	15'	5'/5'
22	9,155	PLAN 3	26.9	4,243	614	46.3%	15'/15'/20'	15'	5'/5'
23	7,373	PLAN 2	25.3	3,774	636	51.2%	15'/15'/20'	15'	5'/5'
24	7,653	PLAN 2 ADU	22.9	3,784	636	49.4%	15'/15'/20'	15'	5'/5'
25	10,100	PLAN 2 ADU	22.6	3,784	636	37.5%	15'/15'/20'	15'	5'/5'
26	13,127	PLAN 1	27.9	3,750	697	28.6%	15'/15'/20'	15'	5'/5'
27	12,359	PLAN 1	27.1	3,750	697	30.3%	15'/15'/20'	15'	5'/5'
28	13,010	PLAN 2 ADU	21.8	3,784	636	29.1%	15'/15'/20'	15'	5'/5'

Architectural Plans and Styles – Lester Properties

The two existing Lester homes would be demolished and rebuilt as single-story homes on each respective new lot. The site area of Lot 29 is 41,723 square feet and Lot 30 is 29,038 square feet, with each home being the same floor plan of 2,451 square feet. The architectural style of Lot 29 is Cottage and the style for Lot 30 is Bungalow, with each style containing elements reflecting the architectural style, details, and color schemes found throughout Pleasanton and the newer and adjacent subdivisions in the area.

The uses and future modifications, additions, changes, etc. to the homes and/or Lots 29 and 30 would be subject to the use and development standards of the R-1-20,000 Zoning District of the PMC.

Table 3 includes development standards which include minimum lot area, minimum setbacks, maximum floor area ratio, and maximum building height. Elevation drawings of each Lot's respective model type are included in Exhibit B, Attachment 2.

Table 3: Lots 29 and 30 Development Standards

LOT NO	LOT SIZE (SF)	HOUSE MODEL	MAX HEIGHT (FT)	HOUSE SIZE (SF)	GARAGE SIZE (SF)	FAR	MIN FRONT SETBACK (PORCH/HOUSE/ DWY)	MIN REAR SETBACK	MIN SIDE SETBACK (INTERIOR/ CORNER)
29	41,723	PLAN 1	23.0	2,451	558	7.2%	15'/15'/20'	15'	5'/5'
30	39,038	PLAN 1	20.5	2,451	558	7.7%	15'/15'/20'	15'	5'/5'

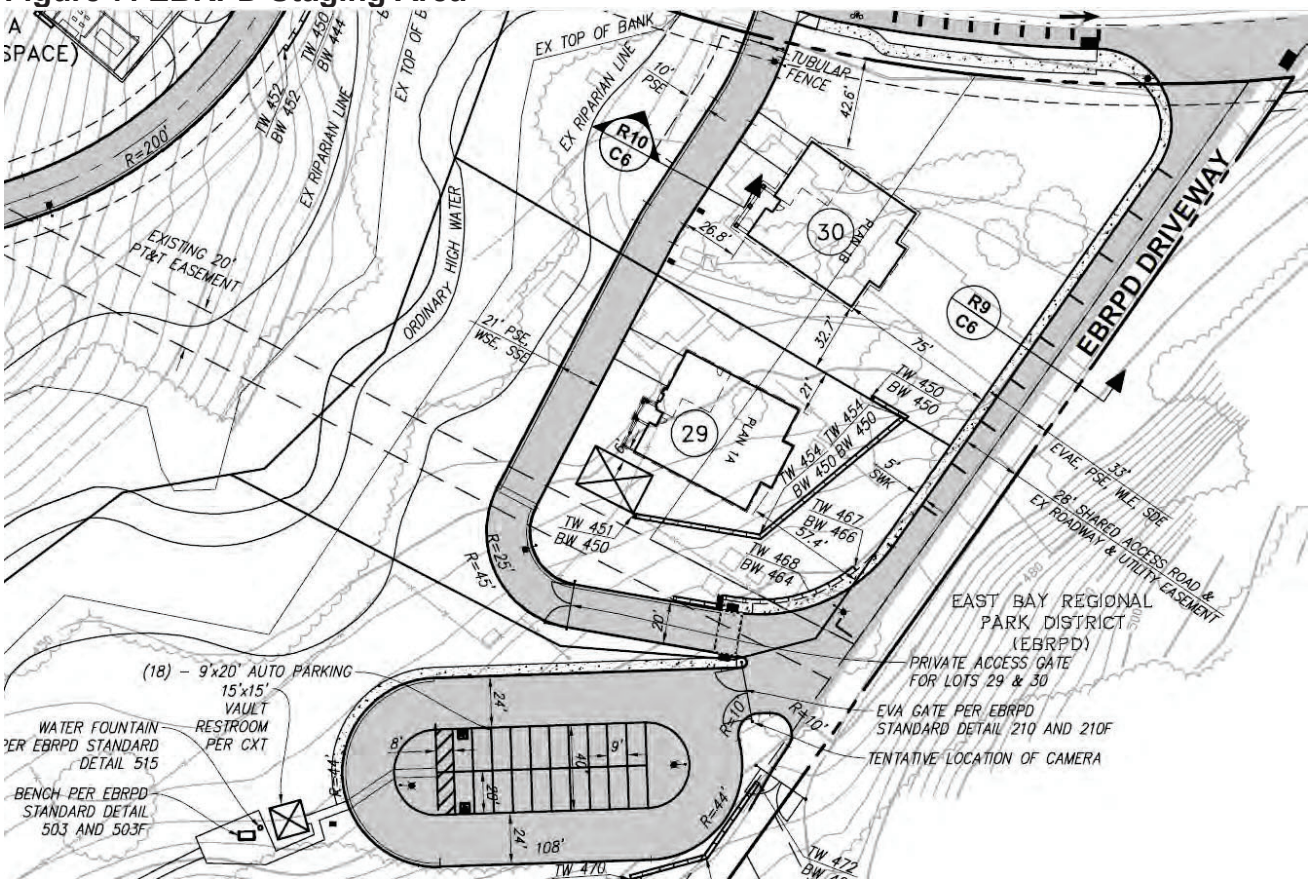
EBRPD STAGING AREA AND PRIVATE/PUBLIC OPEN SPACE

The proposed project includes dedication of land and construction of a new publicly accessible staging area for the EBRPD, located south of Lester Lot 29 and accessed via a driveway along the eastern side of the Lester properties. The driveway would provide eight parallel parking spaces leading to a gated staging area featuring a paved parking lot with a total of 18 stalls, a vault restroom, water fountain, seating, and trailhead access. The staging area would connect to a future EBRPD trail extending south into Pleasanton Ridge Regional Park. The staging area would be constructed in accordance with EBRPD standards, serving as a key trailhead access for the northern terminus of the park's trail system and implementing a component of the EBRPD master land use plan. The project also includes a public access road along a portion of the existing non-exclusive easement on the eastern boundary of the Lester property. Figure 7 illustrates a focused view of the location of the staging area.

In conjunction with these improvements, a total of 117.1 acres would be designated as open space across four parcels: Parcel A (39.9 acres) and Parcel D (0.3 acres) would be owned and managed by the Ponderosa HOA; Parcel B (69.3 acres) would be dedicated to EBRPD; and Parcel C (7.6 acres) would remain under current Lester family ownership but is proposed for future dedication through a life estate agreement. Upon the passing of the remaining family members, Parcel C would transfer to EBRPD ownership, ultimately consolidating approximately 76.9 acres of open space, staging, and trail facilities for long-term public use.

The applicant consulted closely with EBRPD throughout the design process. The District has confirmed they are supportive of the proposed staging area sizing and design, and the approach with respect to transfer of ownership of land to the District.

Figure 7: EBRPD Staging Area



PUBLIC AND PRIVATE ROADWAYS, CIRCULATION AND ACCESS

The proposed project includes frontage and intersection improvements along Dublin Canyon Road, including installation of a traffic signal at Canyon Meadows Drive to improve access and safety for the Oak Hills Congregational Church, construction and striping of six-foot-wide bike lanes along the project frontage, and a five-foot-wide sidewalk extending to the EBRPD trailhead and staging area, as shown in the improvement plans in Exhibit B, Attachment 2.

Internal circulation would be provided by a network of new private streets (Street A, Street B, and Court C) accessed from a landscaped, gated entry at the northwestern corner of the site. Street B would serve as the primary gated entrance, connecting directly to Street A, which would function as a 20- to 21-foot-wide emergency vehicle access (EVA) route extending southwest through the site. All private roadways, gates, and landscaped areas would be maintained by the Ponderosa Homeowners Association (HOA).

Additional access features include an EVA connection between Dublin Canyon Road, the subdivision, and the Oak Hills Congregational Church driveway, as well as an access road at the terminus of Street A to accommodate ongoing ranching operations beyond the Urban Growth Boundary. Existing access to the Lester property would be retained and improved as a paved loop connecting to a new EBRPD easement, which would provide paved access to the planned trailhead and parking area south of the Lester property. This connection would include bollards at Dublin Canyon Road and a private gate at the easement interface. Although no off-site trail construction is proposed, the project would provide driveway easements and open

space access, along with required sidewalks along the Dublin Canyon Road frontage of Lot 30 and within the EBRPD access area to support future connectivity.

The applicant will also be making a monetary contribution in the amount of $500,000 to be used by the City for future improvements to Dublin Canyon Road, including the potential widening of the Devaney Creek bridge in order to improve traffic circulation and enhance public safety.

INFRASTRUCTURE IMPROVEMENTS

The proposed project would be served by water from the City, via connection to the Moller 770 Pressure Zone, with the installation of a water booster pump station located near the entrance of the EVA on Dublin Canyon Road. Eight-inch water mains are proposed along Streets A and B, continuing along the EVA portion of Street A, and also within Court C. An 8-inch water main is also proposed to follow both the private and public roads surrounding the proposed Lots 29 and 30, connecting the roads along Dublin Canyon Road. Water would also be provided to the facilities at the proposed EBRPD Staging Area, though no sewer connection will be necessary for the EBRPD vaulted restroom as it will be pumped and maintained for cleanout by the EBRPD.

CLIMATE ACTION PLAN

In 2022, the City adopted Climate Action Plan (CAP) 2.0. The CAP 2.0 was reviewed by the Bay Area Quality Management District (BAAQMD) and was deemed a “Qualified Greenhouse Gas Reduction Strategy” in accordance with the District’s CEQA guidelines. Implementation of the CAP will occur over several years. The CAP consists of amendments to regulations and policies related to Land Use and Transportation, Energy, Solid Waste, and Water and Wastewater, which result in reductions in greenhouse gas emissions in compliance with the targets set by AB 32, California’s Global Warming Solutions Act of 2006.

Staff completed an analysis of how the proposed project is consistent with or implements the applicable measures outlined in the City of Pleasanton’s CAP. The proposed project is consistent with multiple goals and strategies outlined in the CAP, specifically within the Buildings & Energy, Transportation & Land Use, and Water Resources sectors.

The project supports Strategy BE-1 (Advance the decarbonization of buildings) through the incorporation of all-electric residential units, consistent with Supporting Action P1, which promotes all-electric new construction and reduces greenhouse gas emissions associated with natural gas use. The project also aligns with Strategy BE-3 (Expand use of renewable energy), as the future residential development would be subject to State and local requirements for solar readiness and energy efficiency. With respect to land use and transportation, the project is consistent with Strategy TLU-2 (Advance active, shared, and public transportation) and Strategy TLU-3 (Advance sustainable land use) by clustering residential development within the City’s Sphere of Influence, facilitating efficient infrastructure extension, and incorporating pedestrian and bicycle improvements along Dublin Canyon Road that support reduced vehicle miles traveled (VMT).

Furthermore, the project is consistent with Strategy WR-1 (Improve water supply and increase conservation) and Strategy WR-2 (Improve stormwater resilience) by incorporating water-efficient fixtures, compliance with State water efficiency standards, and on-site stormwater

management features, including a dedicated stormwater treatment basin designed to meet municipal and regional requirements. With respect to wastewater, the project would connect to the City's existing sanitary sewer system and be subject to all applicable municipal and regional wastewater regulations, including requirements that reduce inflow and infiltration, promote efficient water use, and support treatment processes that minimize energy consumption and associated greenhouse gas emissions.

By utilizing existing wastewater infrastructure and adhering to regulatory standards, the project supports CAP objectives to reduce emissions associated with water conveyance and treatment while ensuring long-term system efficiency and resilience. Collectively, these features demonstrate consistency with the CAP's overarching goal of reducing greenhouse gas emissions while improving resource efficiency and infrastructure sustainability.

GRADING

Grading would cover approximately 21.2 acres, and approximately 129,850 cubic yards of material would be generated from grading activities to construct the lots, streets, and foundations. Another 14,630 cubic yards of material would be generated by trench spoils and anticipated soil swelling (five percent), for a total of 142,200 cubic yards of cut and fill work. As a result, the site grading would be balanced and neither off-haul nor import of dirt would be required.

Grading on the development site has been designed to avoid potential impacts to Devany Creek and associated vegetation and to provide a transition to the natural grades beyond the building envelopes. All grading on the project site has been designed to eliminate grading within areas of 25 percent slope or greater except for grading required to construct road segments and a portion along the EVA. Figure 8 illustrates the grading boundaries and areas affected by road only grading, which is provided as the last sheet in Exhibit B.

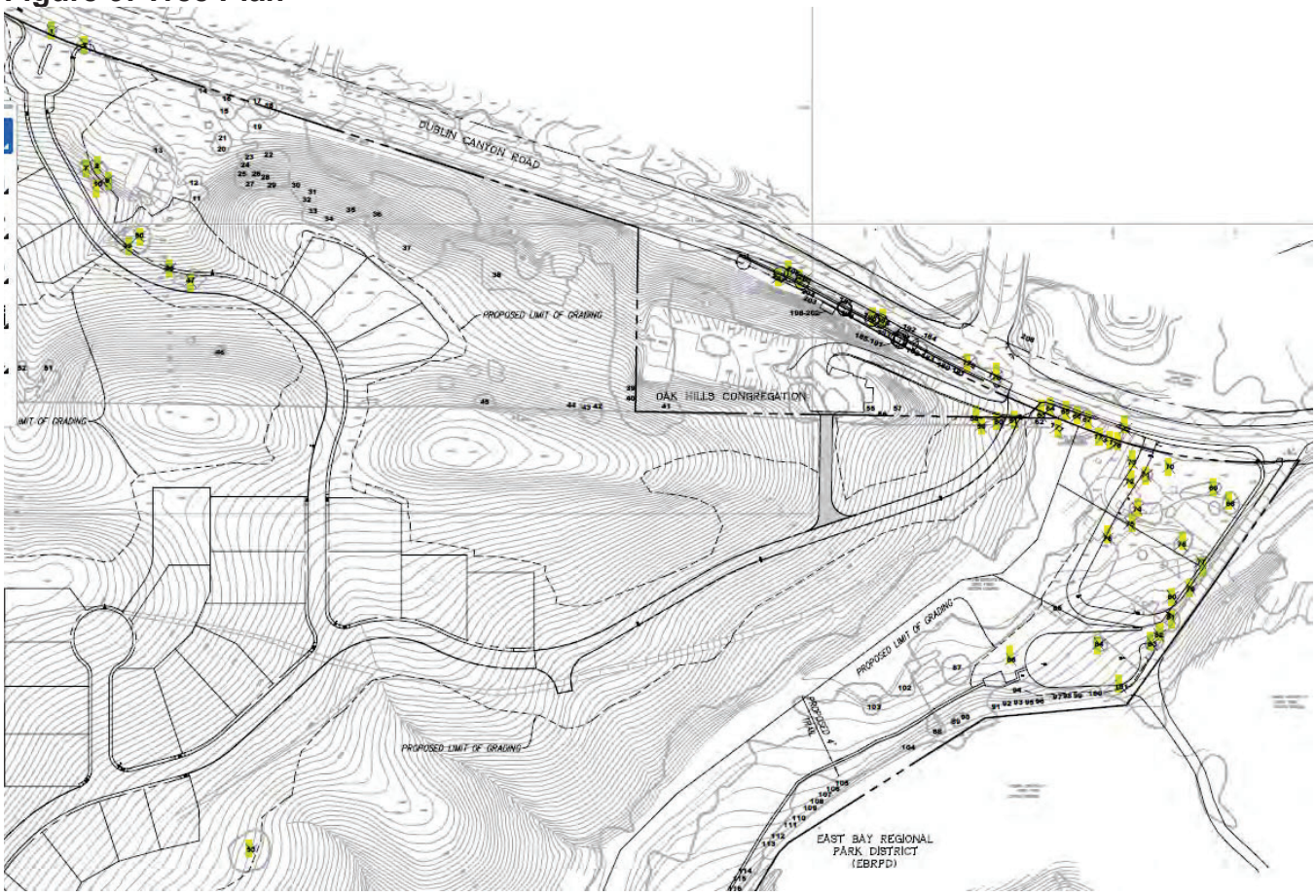
Figure 8: Slope and Grading Plan



TREE REMOVAL

Of the 208 on- and off-site trees surveyed, 95 of the trees met the City of Pleasanton's criteria for Heritage Trees[5]. These Heritage Trees include species such as coast live oaks, California bays, bigleaf maples, blue gums, California black walnuts, valley oaks, apples, trees of heaven, black locust, California buckeye, California incense cedar, elderberry, Mexican fan palm, and willow. The project would require removing 61 trees, including 64 Heritage or otherwise protected trees, due to direct or significant encroachment by the proposed project, mostly due to roadway placements, improvements to Dublin Canyon Road, and rebuilding the two new homes for the Lesters. The applicant will be able to preserve 147 of the 208 trees surveyed, including 64 Heritage Trees. Figure 9 illustrates the location of the trees, and the yellow highlights indicate which trees are to be removed, which as noted, are principally along the Dublin Canyon Road frontage and in the lower elevation/northern part of the site. The Director has made the determination required by PMC § 17.16.020(C)(4) that the protected trees that will be removed must be in order to construct improvements to allow for the economic enjoyment of the property and that the trees are situated such that their preservation would preclude reasonable development.

Figure 9: Tree Plan



Please refer to Exhibit B, Attachment 1, for fully detailed and remaining project details.

[5] Any single-trunked tree with a circumference of 55 inches or more measured four and one-half feet above ground level; any multi-trunked tree of which the two largest trunks have a circumference of 55 inches or more measured four and one-half feet above ground level; or any tree 35 feet or more in height.

ANALYSIS

Annexation

The project site is located outside of the Pleasanton city limits, but within the City's Sphere of Influence (SOI) and UGB. As such, annexation of the project site, along with the adjacent Oak Hills property located at 10971 Dublin Canyon Road, is required prior to development. The annexation is consistent with applicable Alameda County LAFCo policies, which promote orderly and logical boundary adjustments.

Annexation of these properties would represent a logical extension of the City's boundaries and ensure that development occurs in a comprehensive manner consistent with the City's General Plan and PMC. The project site is identified in the City's Housing Element, and annexation would facilitate implementation of Housing Element programs that encourage annexation of contiguous unincorporated lands for residential development. Additionally, annexation would allow the City to apply its development standards, infrastructure requirements, and environmental review processes to the project, while LAFCo would retain authority to review and approve the boundary change to ensure consistency with regional policies.

General Plan Land Use and Policy Conformance

The project site has General Plan Land Use Designations of Low Density Residential (LDR), Open Space – Public Health and Safety, Open Space – Agriculture and Grazing, and Housing Element Sites Overlay which permits residential uses and open space. While portions of the proposed development are located within areas currently designated Open Space – Public Health and Safety, the project includes a corresponding redesignation of other portions of the site from Low Density Residential (LDR) to Open Space, resulting in a reallocation rather than an increase in the amount of land allocated to residential development across the project site.

The Pleasanton General Plan supports such amendments where they further land use and environmental objectives, particularly in hillside areas. Specifically, the General Plan emphasizes preservation of scenic ridgelines, protection of natural landforms, and the use of site planning techniques that concentrate development in less constrained areas while maintaining larger, contiguous open space areas. Consistent with these policies, the proposed General Plan amendment would cluster residential development within the more suitable, lower-gradient portions of the site while redesignating steeper slopes and visually prominent areas to Open Space. This approach aligns with General Plan direction to preserve hillside character, avoid excessive grading, and maintain open space resources, while also allowing flexibility in the precise location of land use boundaries so long as the overall intent of the Land Use Element is achieved.

Accordingly, the proposed amendments of LDR and Open Space redesignations maintains the overall land use framework envisioned by the General Plan, ensures consistency with hillside development and resource protection policies, and does not result in a substantive loss of open space, but rather a more appropriate and policy-consistent configuration of uses across the project site.

The City's adopted 2023 Housing Element identifies the proposed project site as Area 1 - Lester, which allows up to two residential units per acre with a total maximum number of 31

dwelling units allowed. Considering the development as a whole, the proposed 30 dwelling units would meet the General Plan density requirement.

In addition, the proposed project supports/promotes the General Plan Goals, Programs, and Policies included in Exhibit D.

Zoning and Use Conformance

The City Council approved the pre-zoning of Pre-zoned-PUD-OS-A&G/OS-PH&S/LDR (Planned Unit Development-Open Space-Agriculture & Grazing/Open Space-Public Health and Safety/Low Density Residential/Housing Opportunity Zone) Districts for the project site in 2023.

The approved uses for the project site include detached single-family residential development and open space; thus, the proposed project conforms with the current pre-zoning designations.

Affordable Housing and Regional Housing Needs Allocation (RHNA)

The City's Inclusionary Zoning Ordinance (IZO) requires new single-family residential projects of fifteen units or more to provide at least 15 percent of units at prices affordable to very low, low, and/or moderate-income households, and pursuant to the provisions made for projects "in process" at the time of the update to the IZO, would be permitted to pay the City's Affordable Housing in-lieu fee, pursuant to PMC Chapter 17.40, and as reflected in the Draft Conditions of Approval.

Objective Design Standards (ODS) and Site Development Standards

Although designated as a Housing Site in the City's Housing Element, because the proposed project was submitted prior to the adoption of the City's ODS, those standards are not applicable to the proposed project.

Rather, given the PUD pre-zoning for the project site, the applicant is permitted via a PUD development plan to establish the minimum site development standards for the project. As stated previously, Lots 1 through 30 include, but are not limited to, minimum lot area, minimum setbacks, maximum floor area ratio, and maximum building height.

A PUD development plan allows flexibility in applying Municipal Code standards to achieve an innovative overall plan for project sites and the area. The applicant developed the current site plan with input from the Planning Commission during the Work Session and numerous discussions with staff prior to and after formally submitting the PUD application. The applicant was considerate of the position of the buildings to provide adequate setbacks from the property lines and new street frontages and maximized the usability of the site. While the subject site is relatively large, Measure PP, the UGB, and open space requirements limit the allowable developable area. Due to these project constraints, smaller lot sizes with house sizes commonly used for new single-family home development make the floor area ratios for the new homes higher; however, the visual appearance of the new homes is in keeping with existing adjacent residential subdivisions in the area.

Staff finds the proposed siting, massing, and size of the units are appropriate for this site and would result in an attractive development for this area. The buildings would be in keeping with the scale and massing of the surrounding homes on Dublin Canyon Road and adjacent areas.

Furthermore, staff is recommending conditions of approval prohibiting additions to the residential units.

Site Layout and Design Features

The site layout reflects a clustered development approach that concentrates residential units within the less constrained portions of the site while preserving a substantial portion of the property as open space. This design strategy minimizes environmental disturbance, reduces grading, and maintains the visual integrity of the surrounding hillsides.

The project includes 30 single-family residential lots (28 new and two reconstructed units) arranged along an internal roadway network designed to follow natural contours and reduce cut-and-fill impacts. Significant areas of the site, approximately half of the total acreage, would be preserved as permanent open space and dedicated to the EBRPD, providing long-term habitat protection and public access opportunities.

Additional site design features include the construction of a public staging area with parking, restrooms, and trail connections to the Pleasanton Ridge trail system, enhancing regional recreational access. The layout also incorporates infrastructure improvements that balance development with safety and environmental considerations.

Overall, the site design is consistent with General Plan policies that encourage preservation of open space, sensitive siting of development, and integration with regional trail systems.

Architecture and Design

The proposed residential architecture is designed to reflect a high-quality, semi-rural character consistent with the surrounding area and the City's hillside development standards. Homes would feature varied architectural styles, materials, and elevations to create visual interest and avoid uniformity.

Building designs incorporate articulated facades, varied rooflines, and natural materials such as stone and wood accents to blend with the natural landscape. The scale and mass of the homes have been carefully considered to minimize visual impacts when viewed from public vantage points, including Dublin Canyon Road and nearby open space areas.

Collectively, the architectural and design approach supports the project's goal of integrating residential development into a sensitive hillside environment while maintaining a cohesive and high-quality visual character.

Traffic and Circulation

The project includes a comprehensive set of transportation improvements designed to ensure safe and efficient access to and from the site. Primary access would be provided via Dublin Canyon Road, with improvements including gating of the new subdivision and installation of a traffic signal, along with associated roadway modifications to enhance safety and circulation for both project residents and existing users in the area. The proposed traffic signal is not required based on the standard traffic signal warrants; however, is included as part of the project to improve access to Dublin Canyon Road by providing a protected turn and safe crossing for pedestrians.

Additional improvements include roadway widening, intersection enhancements, and bicycle and pedestrian facilities to improve multimodal connectivity. These improvements are consistent with City standards and have been reviewed and found acceptable by the City's Traffic Engineer.

As analyzed in the EIR, the project would result in vehicle miles traveled (VMT) impacts that exceed applicable thresholds. While feasible mitigation measures would be implemented to reduce VMT, including design features that support alternative modes of transportation, these impacts would remain significant and unavoidable. This condition is not unique to the project and reflects broader regional travel patterns associated with low-density residential development in areas with limited transit accessibility. Further discussion on this is in the Environmental Assessment section of this report.

Notwithstanding the VMT findings, the proposed circulation improvements would enhance local traffic operations and safety conditions along Dublin Canyon Road and surrounding roadways.

Drainage

A comprehensive drainage strategy has been incorporated into the project design to ensure that post-development runoff does not exceed pre-development conditions. Stormwater runoff would be managed through a combination of on-site detention, drainage improvements, and best management practices (BMPs) in compliance with City standards and regional requirements. The project would be required to prepare and implement a Stormwater Control Plan, consistent with the requirements of the Alameda County Clean Water Program, to address water quality, erosion control, and long-term maintenance of drainage facilities. With implementation of these measures, grading and drainage impacts would meet all regulatory requirements, and any potential environmental impacts would be less than significant.

Measures PP and QQ

The proposed project has been designed to minimize development within the site's steeper areas; however, it includes grading associated with roadway construction, lot creation, and related improvements on slopes of 25 percent or greater. Consistent with prior City Council interpretation of Measure PP, roads are not considered "structures" and therefore are not prohibited within these areas. Accordingly, the proposed staging area, which does not include structural development, is not subject to Measure PP restrictions. The grading necessary to establish the roadway network that provides access to the subdivision and individual lots facilitates a site design that avoids placement of residential structures on slopes of 25 percent or greater. Furthermore, the proposed project is not near a ridgeline. It is noted that, while the mapping shows several small areas that would represent steep slopes beneath proposed lots, these areas represent minor topographic variations (e.g. rocks, small hillocks and depressions), detected due to the high degree of precision available in today's survey technology, within larger areas that otherwise are below the threshold 25% grades. These features are topographic anomalies that in staff's view fall outside the scope or intent of the voter approved hillside protection measure.

Therefore, the project, as proposed, conforms to Measures PP and QQ.

Tree Removal and Landscaping

Development of the project would require the removal of a limited number of trees to accommodate roadway improvements, building envelopes, and infrastructure. Tree removal has been minimized to the extent feasible through site planning and clustering of development. All tree removals would be subject to the City's PMC requirements, including permitting and replacement ratios.

The landscape plan emphasizes preservation of the site's natural character and integration with surrounding open space areas. The hillside area of the project site does not have many trees, as shown in Figure 8. Native and drought-tolerant plant species would be utilized to reduce water demand and maintain consistency with the project's semi-rural setting. In addition, mitigation measures identified in the EIR require the protection of sensitive biological resources, including avoidance and preservation of specific habitat areas and implementation of tree protection measures during construction.

Landscaping within developed areas would include street trees, fuel modification zones, and defensible space consistent with fire safety requirements, while open space areas would remain largely undisturbed or be restored with native vegetation. Overall, the project would result in a balanced approach that accommodates necessary development while preserving the visual and ecological character of the site.

Development Agreement

As proposed, a Pre-Annexation and Development Agreement between the City and the applicant would establish the terms and conditions under which the project may proceed. The key provisions of the draft Pre-Annexation and Development Agreement are in Exhibit C, and are summarized as follows:

- Term: Initial 10-year term commencing upon the effective date of the agreement, with the potential for an administrative extension of up to 18 months upon demonstration of substantial progress.

- Vesting: Provides the Developer with vested rights to develop the project in accordance with the approved project approvals and applicable regulations in effect at the time of agreement execution.

- Annexation Requirement: The agreement is contingent upon successful annexation of the project site into the City, with the applicant responsible for initiating and funding annexation proceedings through LAFCo.

- Public Benefits:
    - Design and construction of an EBRPD staging area, including parking, restrooms, water facilities, and a trail connection to the Pleasanton Ridge trail system, along with a commitment to ongoing maintenance funding.
    - Dedication of open space to EBRPD, subject to a conservation easement ensuring long-term preservation and maintenance.
    - Installation of a traffic signal and related improvements at Dublin Canyon Road and Canyon Meadows Drive to improve access and safety for surrounding uses.
    - Payment of a $500,000 contribution toward future improvements to Dublin

Canyon Road, including potential bridge widening to enhance circulation and safety.
    - Development of 28 new residential units to support local housing needs, consistent with the City's Housing Element.

- Fees: The Developer is required to pay applicable City impact fees and development-related fees, subject to established schedules and annual adjustments, as well as fees collected on behalf of other agencies such as Zone 7 and the Tri-Valley Transportation Council.

Based on these terms, staff has determined the Pre-Annexation and Development Agreement would provide substantial public benefits, including open space preservation, transportation and infrastructure improvements, and financial contributions toward public facilities. In exchange, the applicant receives certainty regarding applicable development regulations and project timing. Accordingly, staff finds that the agreement would result in a balanced exchange of benefits and recommends that the Planning Commission forward a recommendation of approval to the City Council. The City Council must ultimately determine if the agreement is consistent with the General Plan, and staff finds this finding can be made based on the analysis above.

PLANNED UNIT DEVELOPMENT CONSIDERATIONS

PMC Section 18.68.110 sets forth the purposes of the PUD District and considerations to be addressed in reviewing a PUD development plan. These purposes and considerations are set forth in the draft Resolution included as Exhibit B and include whether the plan is in conformance with the City General Plan; in the best interest of public health, safety, and general welfare; and whether the plan would be compatible with developed properties in the vicinity. As described in Exhibit A, and based on the information and analysis provided in this report, staff recommends the Commission make the required findings to recommend approval of the project to the City Council.

PUBLIC NOTICE

Notice of this meeting was sent to property owners and tenants/occupants within 1,000-feet of the site as shown in Exhibit E, and project identification signage has been posted on-site by the applicant. At the time of this report's publication, staff had not received any public comments. Public comments received after publication will be forwarded to the Commission.

ENVIRONMENTAL ASSESSMENT

An EIR was prepared for the Hidden Canyon Residences and Preserve Project in accordance with the California Environmental Quality Act (CEQA). The Draft EIR, along with appendices, was circulated for public review, and a Final EIR, consisting of responses to comments, errata, and revisions to the Draft EIR, was subsequently prepared. The FEIR reflects the independent judgment and analysis of the City of Pleasanton as the lead agency and is provided as Exhibit A.

Pursuant to CEQA Guidelines Section 15090, prior to project approval, the decision-making body must certify: (1) the FEIR has been completed in compliance with CEQA; (2) the FEIR was presented to and reviewed by the decision-making body; and (3) the FEIR reflects the

independent judgment of the City. In addition, CEQA Guidelines Section 15091 requires the City to adopt findings for each significant environmental impact identified in the EIR.

The EIR evaluates the potential environmental impacts associated with construction and operation of the proposed project. As documented in the EIR and summarized in the Findings of Fact, the majority of environmental impacts would either be less than significant or reduced to less than significant levels through the incorporation of mitigation measures identified in the Mitigation Monitoring and Reporting Program (MMRP).

Impacts Reduced to Less Than Significant with Mitigation

The EIR identifies several environmental topic areas where impacts would be potentially significant but can be reduced to a less than significant level through implementation of mitigation measures. These include aesthetics (light and glare), biological resources, geology and soils (including paleontological resources), and hazards and hazardous materials. Applicable mitigation measures are identified in the MMRP included in Exhibit A and would be implemented as part of project approval to ensure impacts are reduced to less than significant levels. In addition, the EIR determined that impacts related to air quality, greenhouse gas emissions, hydrology, noise, recreation, and utilities would be less than significant without mitigation.

Significant and Unavoidable Impacts

The EIR identifies transportation-related vehicle miles traveled (VMT) impacts as significant and unavoidable. While mitigation measures would reduce VMT, they would not achieve the level of reduction necessary to meet applicable thresholds, and no additional feasible mitigation measures or alternatives have been identified to further reduce these impacts. As such, both project-level and cumulative VMT impacts remain significant and unavoidable, which is typical for low-density residential development in areas with limited transit access.

Statement of Overriding Considerations

Because the EIR identifies significant and unavoidable impacts, approval of the project requires adoption of a Statement of Overriding Considerations. As outlined in the Findings, project benefits include development of a Housing Element site, preservation and dedication of substantial open space, expansion of public access to regional recreational amenities, and roadway and safety improvements. These benefits are determined to outweigh the project's unavoidable VMT impacts.

Based on the EIR, and with adoption of the CEQA Findings, MMRP, and Statement of Overriding Considerations, the project has been analyzed in compliance with CEQA, and all necessary findings for certification can be made.

SUMMARY/CONCLUSION

Staff worked closely with the applicant on the proposed development over an eight-year period and appreciated the applicant's cooperation in revising the proposal to address comments from the Planning Commission Work Session and staff concerning site layout and other elements of the project. The proposed development is well-designed, would preserve a large amount of open space, provide a public amenity through the construction of a staging area, and would be compatible with other residential developments in the immediate vicinity. Staff, therefore, finds the annexation, General Plan amendments, rezoning, PUD development plan,

Vesting Tentative Map, and Pre-Annexation and Development Agreement merit a favorable recommendation to the City Council from the Planning Commission, subject to the Draft Conditions of Approval.

Primary Author: Natalie Amos, Associate Planner, 925-931-5613 or namos@cityofpleasantonca.gov

Reviewed/Approved By:
Derek Farmer, Assistant Director of Community and Economic Development, Planning Manager
Ellen Clark, Director of Community and Economic Development
Katherine Wisinski, Assistant City Attorney

EXHIBIT A

RESOLUTION NO. PC-2026-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON RECOMMENDING THE CITY COUNCIL CERTIFY THE ENVIRONMENTAL IMPACT REPORT FOR THE HIDDEN CANYON RESIDENCES AND PRESERVE PROJECT, AS FILED UNDER CASE NO. P18-0078, P18-0080, P18-0081, PUD-130, AND TRACT 8569

WHEREAS, on March 30, 2018, Ponderosa Homes II (the "Applicant") submitted applications for Annexation (P18-0078), General Plan Amendments (P18-0079), Rezoning (P18-0081), a Planned Unit Development Plan (PUD-130), and a Tentative Tract Map (TRACT 8569) for the properties located in unincorporated Alameda County adjacent to the northwestern portion of the City of Pleasanton; and

WHEREAS, the Applicant and the City subsequently negotiated a proposed Pre-Annexation and Development Agreement to strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic risk of development; and

WHEREAS, the proposed project includes constructing 28 new detached single-family residences and roadways on approximately 23.89 acres of an approximately 130.98-acre project site, demolition and reconstruction of two existing single-family residences located in the northeastern portion of the development site, dedication of approximately 104.6 acres of public open space, various on and off-site improvements, and annexation of a portion of the project site into the City of Pleasanton (hereinafter "the Project"); and

WHEREAS, the Project site is located at 11033 Dublin Canyon Road (APN 941-2500-002), 11021 Dublin Canyon Road (APN 941-2500-003), APN 941-2600-002-6, 10807 Dublin Canyon Road (APN 941-2700-2), and 10971 Dublin Canyon Road (APN 941-2700-1); and

WHEREAS, the City determined that an Environmental Impact Report (EIR) would be prepared for the Project and circulated a Notice of Preparation (NOP) dated August 22, 2019, to public agencies and interested parties for a 30-day consultation period on the scope of the EIR ending on September 23, 2019; and

WHEREAS, the Planning Commission held a public scoping meeting on September 11, 2019, to provide comment and receive public feedback on the scope and content of the EIR; and

WHEREAS, based on the project description and responses to the NOP, the City prepared a Draft EIR dated November 14, 2025, (SCH No. 2019080461) which reflected the independent judgment of the City as to the potential environmental effects of the Project. The Draft EIR, a copy of which is posted on the City's website, https://www.cityofpleasantonca.gov/our-government/community-and-economic-development/short-range-projects/, and is incorporated herein by reference; and

WHEREAS, the City circulated the Draft EIR for a 60-day public review period, from November 21, 2025 to January 20, 2026. The Draft EIR was distributed to local, regional, and

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State agencies. The public was advised of its availability. The Draft EIR was available for review on the City's website; and

WHEREAS, the Planning Commission reviewed a Staff Report dated December 10, 2025, and the Draft EIR at a noticed study session on December 10, 2025, during the 60-day comment period; and

WHEREAS, the public and the Planning Commission had the opportunity to present written and oral comments on the Draft EIR at the Planning Commission study session on December 10, 2025; and

WHEREAS, the City received comment letters from public agencies as well as interested individuals and organizations during the public review period. In accordance with the California Environment Quality Act (CEQA), the City prepared written responses to all the comments received during the public review period, both oral and written. The City prepared a Final EIR dated March 2026 labeled Attachment 1 included hereto and made a part hereof. The Final EIR included an annotated copy of each comment letter identifying specific comments, responses to each specific comment, and clarifications and minor corrections to information presented in the Draft EIR. The responses to comments provide the City's good faith, reasoned analysis of the environmental issues raised by the comments; and

WHEREAS, information was generated in the course of preparing written responses for the Final EIR. The City carefully reviewed both the comments and the written responses to assess whether they constituted significant new information that would require recirculation of the Draft EIR under the standards in CEQA Guidelines Section 15088.5. After its review, the City determined that the Final EIR, including the comments, clarifications, and minor corrections to the Draft EIR, do not constitute significant new information requiring recirculation of the Draft EIR; and

WHEREAS, the Final EIR was posted on the City's website on April 15, 2026, and referenced in the public notice for the April 22, 2026, Planning Commission public hearing; and

WHEREAS, a staff report, dated April 22, 2026, and incorporated herein by reference, described and analyzed the Project and related Draft and Final EIRs for the Planning Commission; and

WHEREAS, the Planning Commission reviewed the staff report, and the Draft and Final EIRs at a noticed public hearing on April 22, 2026, at which time all interested parties had the opportunity to be heard; and

WHEREAS, the Draft and Final EIRs, reflect the City's independent judgment and analysis on the potential for environmental impacts and constitute the Environmental Impact Report for the Project; and

WHEREAS, the EIR identified several potentially significant impacts that will be reduced to a less than significant level with specified mitigation measures. Approval of the Project by the City Council will therefore require adoption of findings on impacts and mitigations and a

Mitigation Monitoring and Reporting Program, which is included in Attachment 2 attached hereto and made a part hereof; and

WHEREAS, the EIR identified a significant and unavoidable environmental impact of the Project. Approval of the Project by the City Council will therefore require adoption of Alternative Findings and a Statement of Overriding Considerations, which is included as Attachment 2 attached hereto and made a part hereof; and

WHEREAS, the complete Project EIR consists of the Draft EIR and Final EIR together. The Draft and Final EIRs are available for review on the City's website at https://www.cityofpleasantonca.gov/our-government/community-and-economic-development/short-range-projects/, and at the Community and Economic Development Department during normal business hours. The location and custodian of the EIR and other documents that constitute the record of proceedings for the Project is the City of Pleasanton Community and Economic Development Department, 200 Old Bernal Avenue, Pleasanton, CA 94566.

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission of the City of Pleasanton does resolve, declare, determine, and order the following:

A. The foregoing recitals are true and correct and made a part of this resolution.

B. The Planning Commission independently reviewed and considered the information contained in the Project EIR, including the written and oral comments received on the Draft EIR and written responses to the comments, prior to making a recommendation on the Project.

C. The Project EIR reflects the City's independent judgment and analysis on the potential environmental impacts of the Project, and provides information to the decisionmakers and the public on the environmental consequences of approving the Project.

D. The Project EIR adequately describes the Project, its significant environmental impacts, mitigation measures, and a reasonable range of alternatives.

BE IT FURTHER RESOLVED THAT: the Planning Commission hereby recommends to the City Council of the City of Pleasanton that, prior to the approval of the Project, the City Council certify the Environmental Impact Report as complete, adequate, and in compliance with CEQA and the CEQA Guidelines.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on April 22, 2026, by the following vote:

Ayes:	Commissioners
Noes:	Commissioners
Absent:	Commissioners
Abstain:	Commissioners

ATTEST:

_____	_____
Derek Farmer	Brandon Pace
Secretary, Planning Commission	Chair

APPROVED AS TO FORM:

_____
Katherine Wisinski
Assistant City Attorney

EXHIBIT A
ATTACHMENT 1

FCS
An ADEC Innovation

FINAL
Environmental Impact Report
Hidden Canyon Residences and Preserve Project
City of Pleasanton, Alameda County, California

State Clearinghouse Number 2019080461

Prepared for:
City of Pleasanton
Community Development Department
200 Old Bernal Avenue
Pleasanton, CA 94566
925.931.5613

Contact: Natalie Amos, Associate Planner

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Walnut Creek, CA 94597
925.357.2562

Contact: Mary Bean, Project Director
Prathna Maharaj, AICP, Senior Project Manager

Date: April 15, 2026

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SECTION 1: INTRODUCTION

In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15088, the City of Pleasanton (Lead Agency) has evaluated the comments received on the Hidden Canyon Residences and Preserve Draft Environmental Impact Report (Draft EIR). Pursuant to CEQA Guidelines Section 15132, this Final EIR includes a list of persons, organizations, and agencies that provided comments on the Draft EIR; responses to the comments received regarding the Draft EIR; and errata, or revisions to the Draft EIR; as well as a Mitigation Monitoring and Reporting Program (MMRP) for use by the City of Pleasanton during its review.

This document is organized into five sections:

- **Section 1–Introduction.** Provides an introduction to the Final EIR.
- **Section 2–Master Responses.** Provides a single, comprehensive response to similar comments about a particular topic.
- **Section 3–Responses to Written Comments.** Provides a list of the agencies, organizations, and individuals who commented on the Draft EIR. Copies of all of the letters received regarding the Draft EIR and responses thereto are included in this section.
- **Section 4–Response to Public Meeting Verbal Comments.** Provides responses to all verbal comments received at the Planning Commission meeting held on December 10, 2025 to solicit public comments on the Draft EIR. A link to the full recorded public meeting is included in this section.
- **Section 5–Errata.** Includes a listing of refinements and clarifications on the Draft EIR, which have been incorporated.

The Final EIR includes the following contents:

- Draft EIR (provided under separate cover)
- Draft EIR Appendices (provided under separate cover)
- Master Responses, Responses to Written Comments on the Draft EIR, Responses to Public Meeting Verbal Comments, and Errata (Sections 2, 3, 4, and 5 of this document)
- Mitigation Monitoring and Reporting Program (provided under separate cover)

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SECTION 2: MASTER RESPONSES

Master responses address similar comments made by multiple public agencies, businesses, organizations, or individuals through written comments submitted to the City of Pleasanton. Master responses are provided in the order in which they are referenced in Section 3.

2.1 - List of Master Responses

- Master Response 1—Non-CEQA Issues Not Addressed in the Final EIR
- Master Response 2—General Opposition Comments Not Addressed in the Final EIR

2.2 - Master Responses

Master Response 1—Non-CEQA Issues Not Addressed in the Final EIR

Summary of Relevant Comments

Various comments received either (1) reference non-environmental issues outside of the scope of recognized California Environmental Quality Act (CEQA) frameworks; or (2) relate to social, economic, or general health and safety topics that are not project impacts related to the physical environment and thus fall outside the scope of CEQA. Generally, these comments, referred to herein collectively as "Non-CEQA Issues" involve, but are not limited to, the following topics:

- Economic effects or other similar perceived impacts related to property values, development costs, taxation, maintenance costs, and infrastructure costs;
- New suggestions for elements of the proposed project or conditions of approval unrelated to environmental topic areas;
- Document length;
- Traffic congestion;
- Non-project-related infrastructure concerns; or
- Social effects or other similar concerns related to the proposed project's impact to community culture.

These comments do not raise significant environmental issues or provide input about the environmental analysis or conclusions in the Draft EIR. This Master Response addresses why these Non-CEQA Issues are not further addressed in the Final EIR and confirms that these comments will nonetheless be included in the administrative record and provided to City decision-makers for consideration during the proposed project's public hearing process.

Response

In compliance with CEQA, the Draft EIR evaluates the potential for the proposed project to adversely impact the physical environment based upon an assessment of identified significance thresholds. Under CEQA, the Lead Agency must evaluate comments on the Draft EIR and prepare written

responses for inclusion in the Final EIR. (Public Resources Code [PRC] § 21091(d); CEQA Guidelines §§ 15088(a), 15132). The written responses must describe the disposition of any "significant environmental issues" raised by commenters. (CEQA Guidelines § 15088(c)).

However, CEQA does not require that a lead agency respond to every comment received on an EIR, but only comments raising significant environmental issues. (PRC § 21091(d)(2)(B); CEQA Guidelines §§ 15088(a), (c), 15132(d), 15204(a)).

The CEQA Guidelines specify that comments on an EIR should focus on the sufficiency of the document's identification and analysis of significant environmental impacts, and measures to avoid or mitigate those impacts (CEQA Guidelines § 15204(a)). "Economic or social effects of a project" in and of themselves "shall not be treated as significant effects on the environment." (CEQA Guidelines § 15131(a)). Economic and social effects that are not related to physical impacts shall not be evaluated in an EIR. (CEQA Guidelines §§ 15604(e), 15131(a), 15131(b)). Accordingly, issues related to revenue loss, infrastructure cost, budget deficits, parking and similar economic and/or social concerns are appropriately not addressed in this environmental document.

Additionally, as identified in the "Thresholds of Significance" section within each topical section (Section 3.1, Aesthetics, Light, and Glare through Chapter 4, Effects Found not to be Significant), the City as Lead Agency elected to analyze the proposed project against the significance thresholds in CEQA Guidelines Appendix G Environmental Checklist to determine whether the proposed project would have significant environmental impacts to that specific environmental topical area, which is the City's standard practice for EIRs.

Several comments identify concerns that could be generally characterized as relating to a specific topical section, but these comments neither relate nor apply to any of the thresholds utilized by the Lead Agency and detailed in CEQA Guidelines Appendix G, nor otherwise specifically relate to an adverse physical impact of the project on the environment.

With respect to comments concerning the format, style or length of the Draft EIR, CEQA does not mandate page limits or require environmental documents to be reduced in length based on preference. The suggestions in Guidelines Section 15141 are aspirational–not mandatory. Importantly, CEQA requires that environmental documents be sufficiently detailed to enable informed decision-making and meaningful public participation, while disclosing and analyzing the environmental issues raised by the project. (PRC §§ 21061, 21080.3; CEQA Guidelines §§ 15003(b), 15151).

CEQA further requires that documents be prepared with sufficient detail to respond to the full range of environmental issues and viewpoints presented. (CEQA Guidelines §§ 15003(b), 15144). Accordingly, the Draft EIR has been organized to enhance readability and public access, including the use of headings, summaries, and clear topic separation, consistent with CEQA's directive that environmental documents be understandable. (CEQA Guidelines § 15140). The fact that the document addresses issues in detail does not render it legally deficient; to the contrary, providing a thorough explanation of the relevant considerations supports informed public review and a robust administrative record.

Accordingly, the comment regarding document length does not identify a violation of CEQA, nor does it demonstrate that the document fails to meet CEQA's informational or analytical requirements. No changes to the document are required in response to this comment.

For the reasons explained above, the Final EIR will not provide further responses to comments on Non-CEQA Issues. However, as previously indicated, each comment will be included in the administrative record on the proposed project and will be provided to City decision-makers for consideration as part of the public hearing process on the proposed project. In this regard, the City will review, evaluate, and consider, as determined appropriate, all comments received as part of the decision-making process. See also Master Response 2, General Opposition Comments Not Addressed in Final EIR. No changes are warranted, and no further response is required.

Master Response 2—General Opposition Comments Not Addressed in Final EIR

Summary of Relevant Comments

Several commenters expressed general opposition to the merits of the proposed project but did not raise any significant environmental issues related to the adequacy of the environmental impact analysis; and/or objected generally regarding the adequacy of the environmental impact analysis but did not provide a specific basis to support the asserted inadequacy. The City reviewed all such general comments and prepared this Master Response to address them accordingly. Comments that were more specific in nature and provided supporting information are addressed in the individual, unique responses. The general comments addressed in this Master Response fall into one of several categories:

- The comment broadly identified environmental topics and/or requested additional evaluation but did not provide supporting information as to why additional evaluation would be required;
- The comment identified general concerns or questions related to broad topical areas, but did not provide any specifics related to the project or the analysis in the Draft EIR;
- The comment asked for additional studies, mitigation, or alternatives without explanation, supporting information, or rationale;
- The comment presented generalized claims challenging the adequacy of the analysis in the Draft EIR which were not supported by data or references offering facts; or
- The comment stated an opinion, speculation, or conclusion regarding the proposed project but did not (1) provide any rationale, or (2) raise any issues related to the adequacy of the environmental impact analysis.

The foregoing types of comments received in response to the Draft EIR are referred to herein collectively as "general opposition" and are the focus of this Master Response.

Response

As also discussed in Master Response 1, Non-CEQA Issues Not Addressed in the Final EIR, above, comments on an EIR should focus on the sufficiency of the document's identification and analysis of significant environmental impacts, and the adequacy of measures designed to avoid or mitigate

those impacts (CEQA Guidelines § 15204(a)). "Reviewers should explain the basis for their comments" and provide data, references, or other evidence to support their comments (CEQA Guidelines § 15204(c)).

CEQA requires that the Final EIR address comments submitted during the public comment period that raise significant environmental issues on the adequacy of the Draft EIR (PRC § 21091(d)(2)(B); CEQA Guidelines § 15088(c)). CEQA considerations are limited to significant issues as these relate to potential adverse physical impacts of the proposed project on the environment. General comments and comments that consist merely of speculation or unsupported criticism may be rejected or answered with only a general response.

CEQA Guidelines Section 15204, in part states:

- In reviewing draft EIRs, persons and public agencies should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and the ways in which the significant effects of the project might be avoided or mitigated. . . . [R]eviewers should be aware that the adequacy of an EIR is determined in terms of what is reasonably feasible, in light of [specified] factors. . . . CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR. (CEQA Guidelines § 15204(a)).
- Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to Section 15064, an effect shall not be considered significant in the absence of substantial evidence." (CEQA Guidelines § 15204(c)).

Pursuant to CEQA, personal opinions expressing general support for, or opposition to, the proposed project are noted and will be included within the administrative record for the proposed project for consideration by the City, but do not require a specific written response if they do not relate to a significant environmental issue that is addressed within the Draft EIR and/or otherwise within the purview of CEQA. Likewise, opinions about the general desirability, merits, and/or purely economic, social, or political considerations of the proposed project are not within the purview of CEQA and do not require a specific written response in this Final EIR. See also Master Response 1, Non-CEQA Issues Not Addressed in the Final EIR, above.

In cases where the commenter provides an opinion and/or generalized concerns about the merits of the proposed project and/or the scope and nature of the environmental review but does not identify any particular issue concerning the sufficiency of the Draft EIR, the City notes the opinion in this Final EIR for informational purposes and consideration by the decision-makers as part of the public hearing process on the merits of the proposed project.

Where a commenter offers unsubstantiated assertions about an environmental issue or the adequacy of the Draft EIR, the City notes the assertion in this Final EIR for informational purposes

and consideration by the decision-makers but does not alter or augment the analysis in the Draft EIR, pursuant CEQA Guidelines Section 15204.

Each comment will be included in the administrative record on the proposed project and will be provided to City decision-makers for consideration as part of the public hearing process on the merits of the proposed project. In this regard, the City will review, evaluate, and consider, as determined appropriate, all comments received prior to making a decision on the proposed project.

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SECTION 3: RESPONSES TO WRITTEN COMMENTS

3.1 - List of Authors

A list of public agencies, organizations, and individuals that provided written comments on the Hidden Canyon Residences and Preserve Project Draft EIR is presented below. Each comment has been assigned a code. Individual comments within each communication have been numbered so comments can be cross-referenced with responses. Following this list, the text of the communication is reprinted and followed by the corresponding response.

Author **Author Code**

State Agencies

California Department of Transportation ..... CALTRANS
Department of Toxic Substances Control ..... DTSC 1
Department of Toxic Substances Control ..... DTSC 2

Local Agencies

Dublin San Ramon Services District ..... DSRSD
East Bay Regional Parks District ..... EBRPD

Organizations

Lisjan Nation ..... Lisjan

Individuals

Andrew Gelb ..... A.GELB 1
Anonymous ..... ANONYMOUS
Cornell Holmes ..... C.HOLMES
Mary Jo Carreon ..... M.CARREON
Robert Devany ..... R.DEVANY 1
Robert Devany ..... R.DEVANY 2
Scott Miner ..... S.MINER
Tim Hyles ..... T.HYLES
Ted Vinson ..... T.VINSON 1

3.2 - Responses to Comments

3.2.1 - Introduction

In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15088, the City of Pleasanton, as the Lead Agency, evaluated the comments received on the Draft EIR (State Clearinghouse [SCH] No. 2019080461) for the Hidden Canyon Residences and Preserve Project, and has prepared the following responses to the comments received. This Response to Comments

document becomes part of the Final EIR for the project in accordance with CEQA Guidelines Section 15132.

3.2.2 - Comment Letters and Responses

The comment letters reproduced in the following pages follow the same organization as used in the List of Authors.

From: Ayon, Llisel@DOT <Llisel.Ayon@dot.ca.gov>
Sent: Tuesday, January 20, 2026 2:10 PM
To: Natalie Amos
Cc: State.Clearinghouse@lci.ca.gov
Subject: Hidden Canyon DEIR - Caltrans Comments
Attachments: Hidden Canyon DEIR - Caltrans.pdf

Hello Natalie,

Please see the attached letter for Caltrans comments on the above referenced project. Let me know if you have any questions. 1

Thanks,

Llisel Ayon
Associate Transportation Planner
Caltrans, District 4 | Local Development Review
Cell: (510) 506-6184



CALIFORNIA STATE TRANSPORTATION AGENCY GAVIN NEWSOM, GOVERNOR

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
P.O. BOX 23660, MS–10D | OAKLAND, CA 94623-0660
www.dot.ca.gov

January 20, 2026

SCH #: 2019080461
GTS #: 04-ALA-2019-01010
GTS ID: 16997
Co/Rt/Pm: ALA/580/R22.558

Natalie Amos, Associate Planner
City of Pleasanton
200 Old Bernal Avenue
Pleasanton, CA 94566

Re: Hidden Canyon Residences and Preserve Project – Draft Environmental Impact Report (DEIR)

Dear Natalie Amos:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Hidden Canyon Residences and Preserve Project. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities. The following comments are based on our review of the November 2025 DEIR.

Please note this correspondence does not indicate an official position or approval by Caltrans on this project and is for informational purposes only.

1 CONT

Project Understanding

The proposed project would build 28 new detached single-family residential units and roadways on approximately 23.89 acres of a 30.98-acre project site within the City of Pleasanton near Interstate (I)-580.

Travel Demand Analysis

The project vehicle miles traveled (VMT) analysis and significance determination are undertaken in a manner consistent with the Office of Land Use and Climate Innovation's (LCI) Technical Advisory. Per the DEIR, this project is found to have significant and unavoidable VMT impact.

2

Mitigation Strategies
We encourage the project applicant to develop and implement an effective Transportation Demand Management (TDM) Program to reduce VMT and greenhouse gas emissions from future development in this area. TDM programs should be documented with annual monitoring reports by a TDM coordinator to demonstrate effectiveness. If the project does not achieve the VMT reduction goals, the reports should also include next steps to take to achieve those targets.

Please also consider the measures listed below, which are quantified by the California Air Pollution Control Officers Association (CAPCOA) and shown to have different efficiencies reducing regional VMT:

- Provide Electric Vehicle Charging Infrastructure
- Provide Secure Bike Parking
- Provide Pedestrian Network Improvement
- Construct or Improve Bike Facilities
- Construct or Improve Bike Boulevards
- Expand Bikeway Networks
- Provide Traffic Calming Measures
- Dedicate Land for Bike Trails
- Improve first and last mile connections

2 CONT

VMT Mitigation Program
Please consider exploring the following options to help further reduce the VMT impact if the implementation of applicable TDM measures is insufficient to mitigate the project VMT impact to a less-than-significant level: VMT based Transportation Impact Fee programs, VMT Mitigation Exchanges, and VMT Mitigation Banks. Please note that Caltrans has funded several local/regional agencies to study the feasibility of a variety of VMT mitigation programs through the Sustainable Transportation Planning Grant program (*link*). Caltrans welcomes the potential opportunities to work with the City.

Construction-Related Impacts
Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, please visit Caltrans Transportation Permits (*link*). Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the State Transportation Network (STN).

3

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Llisel Ayon, Associate Transportation Planner, via LDR-D4@dot.ca.gov. For future early coordination opportunities or project referrals, please visit Caltrans LDR website (*link*) or contact LDR-D4@dot.ca.gov.

Sincerely,

YUNSHENG LUO
Branch Chief, Local Development Review
Office of Regional and Community Planning

c: State Clearinghouse

State Agencies

California Department of Transportation (CALTRANS)

Response to CALTRANS-1
This comment provides introductory remarks. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to CALTRANS-2
A Vehicle Miles Traveled (VMT) Analysis for Hidden Canyon Residences & Preserve Residential Development in Pleasanton, California was prepared for the Draft EIR and is included in Appendix H. Please note that the List of Appendices in the Draft EIR erroneously labels Appendix H as Noise Supporting Information. Appendix H contains Transportation Supporting Information and Appendix G contains Noise Supporting Information. Moreover, Appendix H does not contain information related to police and fire services, as stated on page 3.12-1 of the Draft EIR. Refer to Section 5, Errata, of this document for the revised list of appendices for the proposed project.

The VMT analysis concludes that the proposed project would have a significant and unavoidable impact related to VMT. Although there is no feasible project specific mitigation, as described on pages 203 through 205 in Appendix H of the Draft EIR, the proposed project would include the following VMT mitigation strategies consistent with the requirements of the City's Housing Element:

- limit parking supply
- provide bike parking
- improve street connectivity
- improve pedestrian facilities
- expand the bikeway network
- provide neighborhood traffic calming measures on internal roadways

Accordingly, the proposed project would implement VMT reduction strategies recommended by the Alameda County Transportation Commission VMT Tool. A full description of each strategy and associated VMT reduction potential is provided in Appendix H. Collectively, these measures are estimated to achieve a combined VMT reduction of 14 percent. As noted on page 2 of this comment letter, the VMT analysis and impact significance determination are "undertaken in a manner consistent with the Office of Land Use and Climate Innovation's (LCI) Technical Advisory." Based on the VMT analysis provided in Appendix H of the Draft EIR, the proposed project complies with the VMT mitigation measures required under the City of Pleasanton 2023–2031 Housing Element. As such, no further mitigation measures related to VMT would be required for the proposed project. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to CALTRANS-3

Comment noted. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required

From: CEQAReview <ceqareview@dtsc.ca.gov>
Sent: Monday, November 24, 2025 4:42 PM
To: POD; CEQAReview; Natalie Amos
Cc: Purvis, Tamara@DTSC
Subject: RE: Hidden Canyon Residences and Preserve Project _Phase I and Phase II

Good afternoon,

Apparently the Phase I was mentioned as Appendix F in the document but does not appear in this link. We will draft a comment letter based on the document as we were not able to review the Phase I, thanks! 1

CEQA Unit
HWMP-Permitting
Department of Toxic Substances Control
California Environmental Protection Agency
CEQAReview@dtsc.ca.gov

From: POD <pod@cityofpleasantonca.gov>
Sent: Monday, November 24, 2025 4:08 PM
To: CEQAReview <ceqareview@dtsc.ca.gov>; Natalie Amos <namos@cityofpleasantonca.gov>
Cc: Kereazis, Dave@DTSC <Dave.Kereazis@dtsc.ca.gov>; Purvis, Tamara@DTSC <Tamara.Purvis@dtsc.ca.gov>
Subject: Re: Hidden Canyon Residences and Preserve Project _Phase I and Phase II

Hello,

Thanks for reaching out. A link to the EIR (and appendices) is located here: https://www.cityofpleasantonca.gov/our-government/community-and-economic-development/short-range-projects/

Best,

Megan

Planner on Duty

Planning Division, Community & Economic Development Department

D: 925-931-5600

C: 925-437-4009

pod@cityofpleasantonca.gov

Permit Center In-Person Hours
Mondays: 9 am to 4 pm
Tuesdays, Wednesdays, and Thursdays: 9 am to 1 pm
Fridays: Closed

From: CEQAReview <ceqareview@dtsc.ca.gov>
Sent: Friday, November 21, 2025 2:14 PM
To: Natalie Amos <namos@cityofpleasantonca.gov>; POD <pod@cityofpleasantonca.gov>
Cc: Kereazis, Dave@DTSC <Dave.Kereazis@dtsc.ca.gov>; Purvis, Tamara@DTSC <Tamara.Purvis@dtsc.ca.gov>
Subject: RE: Hidden Canyon Residences and Preserve Project _Phase I and Phase II

Good afternoon,

Forwarding our request below as Natalie Amos is out of the office.

Thanks,

CEQA Unit
HWMP-Permitting
Department of Toxic Substances Control
California Environmental Protection Agency
CEQAReview@dtsc.ca.gov

From: CEQAReview <ceqareview@dtsc.ca.gov>
Sent: Friday, November 21, 2025 2:09 PM
To: namos@cityofpleasantonca.gov
Cc: Kereazis, Dave@DTSC <Dave.Kereazis@dtsc.ca.gov>; Purvis, Tamara@DTSC <Tamara.Purvis@dtsc.ca.gov>
Subject: Hidden Canyon Residences and Preserve Project _Phase I and Phase II

Good afternoon Natalie,

While conduction Responsible Agency Review for the Hidden Canyon Residences and Preserve Project, we wanted to review the following assessments and were unable to find them on the State Clearinghouse Project page.

Appendix F: Hazards and Hazardous Materials Supporting Information F.1 - Phase I Environmental Site Assessment F.2 - Phase II Environmental Site Assessment

We are requesting copy of these assessments so we can complete our review.

Thank you,

1
CONT

CEQA Unit
HWMP-Permitting
Department of Toxic Substances Control
California Environmental Protection Agency
CEQAReview@dtsc.ca.gov

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Department of Toxic Substances Control 1 (DTSC 1)

Response to DTSC 1-1

This comment is noted for the record. The List of Appendices in the Draft EIR erroneously labels Appendix F as Hazards and Hazardous Materials Supporting Information, noting the inclusion of a Phase I and Phase II Environmental Site Assessment. These reports were not prepared for the proposed project. Appendix F of the Draft EIR is Hydrology and Water Quality Supporting Information. Refer to Section 5, Errata, of this document for the revised list of appendices for the proposed project. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

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From: CEQAReview <ceqareview@dtsc.ca.gov>
Sent: Tuesday, November 25, 2025 10:03 AM
To: Natalie Amos
Cc: state.clearinghouse@lci.ca.gov; Prathna Maharaj; Purvis, Tamara@DTSC; Wiley, Scott@DTSC; Kereazis, Dave@DTSC
Subject: Draft Environmental Impact Report (DEIR) for the Hidden Canyon Residences and Preserve Project SCH #2019080461
Attachments: DTSC Comments - Hidden Canyon Residences and Preserve Project_ADA.pdf

Dear Natalie Amos,

The Department of Toxic Substances Control (DTSC) reviewed the Draft Environmental Impact Report (DEIR) for the Hidden Canyon Residences and Preserve Project. Attached our DTSC's comments for consideration. 1

DTSC would like to thank you for the opportunity to comment on the DEIR for the Hidden Canyon Residences and Preserve Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances.

CEQA Unit
HWMP-Permitting
Department of Toxic Substances Control
California Environmental Protection Agency
CEQAReview@dtsc.ca.gov

Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov

Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

November 25, 2025

Natalie Amos
Associate Planner
City of Pleasanton
200 Old Bernal Avenue
Pleasanton, CA 94566
namos@cityofpleasantonca.gov

RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE HIDDEN CANYON RESIDENCES AND PRESERVE PROJECT DATED NOVEMBER 20, 2025, STATE CLEARINGHOUSE NUMBER 2019080461

Dear Natalie Amos,

The Department of Toxic Substances Control (DTSC) reviewed the Draft Environmental Impact Report (DEIR) for the Hidden Canyon Residences and Preserve Project (Project). The proposed Project would build 28 new detached single-family residential units and roadways on approximately 23.89 acres of an approximately 130.98-acre project site within the City of Pleasanton. Project implementation would also include the demolition and reconstruction of two existing single-family homes located in the northeastern portion of the development site, dedication of open space, and annexation of a portion of the project site, including the existing Oak Hills Congregation Church Site, into the City of Pleasanton to ensure a logical reorganization of City of Pleasanton boundaries. DTSC recommends and requests consideration of the following comments: 2

1. When agricultural crops and/or land uses are proposed or rezoned for residential use, several contaminants of concern (COCs) can be present. The Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property. If present, OCPs requiring

further analysis are dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet approved local area baselines or thresholds. If they do not, remedial action must take place to mitigate them below those thresholds. Additional COCs may be found in mixing/loading/storage areas, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed. If smudge pots had been routinely utilized, additional sampling for Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons may be required. These recommendations should be adhered to and become part of the environmental document. Please refer to the DTSC's Human and Ecological Risk Office (HERO) webpage for the most recent guidance and screening levels.

2 CONT

2. DTSC recommends all imported soil/fill material be tested to ensure all COCs meet screening levels as outlined in DTSC's Preliminary Endangerment Assessment Guidance Manual. Furthermore, DTSC advises referencing the DTSC Information Advisory Clean Imported Fill Material Fact Sheet if importing fill is necessary. To minimize the possibility of introducing contaminated soil/fill material there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.

3

3. The City of Pleasanton should consider soil testing as mentioned in comment #1. If, in the event any COC results are above DTSC residential screening levels, DTSC recommends the City of Pleasanton address the contaminations within the Project area through an Environmental Site Assessment and/or receive oversight from a self-certified local agency, DTSC or Regional Water Quality Control Board. If entering into one of DTSC's voluntary agreements, please note that DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC

4

oversight using this link: Request for Agency Oversight Application. Submittal of the online application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact the relevant Regional Brownfield Coordinator for your Project.

4 CONT

DTSC would like to thank you for the opportunity to comment on the DEIR for the Hidden Canyon Residences and Preserve Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via our CEQA Review email for additional guidance.

Sincerely,

Dave Kereazis

Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

cc: (via email)

Governor's Office of Land Use and Climate Innovation
State Clearinghouse
state.clearinghouse@lci.ca.gov

Ponderosa Homes II, Inc
Project Applicant
namos@cityofpleasantonca.gov

Prathna Maharaj
Senior Environmental Project Manager
First Carbon Solutions
pmaharaj@fcs-intl.com

Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

Scott Wiley
Associate Governmental Program Analyst
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov

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Department of Toxic Substances Control 2 (DTSC 2)

Response to DTSC 2-1
This comment is included in the administrative record. This comment will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to DTSC 2-2
As stated in Draft EIR Section 3.8, Hazards and Hazardous Materials, page 3.8-3 and 3.8-4, of the Draft EIR, the project site is primarily undeveloped, is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and has no areas of concern on the project site identified by DTSC's EnviroStor. The project site has been used as rangeland for cattle grazing since the early 1900s. This comment is noted and is included in the administrative record.

The Draft EIR adequately addresses hazards and hazardous materials consistent with CEQA. DTSC's recommendations are acknowledged and will be incorporated into project implementation, as applicable, through compliance with existing regulatory programs and site-specific investigation and mitigation, should previously unidentified contamination be discovered. The commenter's recommendations will be provided to the Lead Agency and the project applicant for further consideration. This comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to DTSC 2-3
As noted in Draft EIR Chapter 2, Project Description, page 2-54, the proposed project would not require the off-haul or import of dirt for construction activities. The commenter's recommendations will be provided to the Lead Agency and the project applicant for further consideration. This comment is included in the administrative record. This comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required

Response to DTSC 2-4
This comment is noted and is included in the administrative record. The commenter's recommendations will be provided to the Lead Agency and the project applicant for further consideration. This comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required

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From: Jaclyn Yee <yee@dsrsd.com>
Sent: Wednesday, December 24, 2025 2:56 PM
To: Natalie Amos
Cc: Steven Delight; Irene Suroso
Subject: DSRSD Comments on the Draft Environmental Impact Report for the Hidden Canyon Residences and Preserve, City of Pleasanton
Attachments: DSRSD Comments 12.24.2025 - signed.pdf

Hi Natalie,

Attached is the response letter from DSRSD for the DEIR for the Hidden Canyon Residences and Preserve. If you have any questions feel free to reach out. 1

ackie ee
Senior Engineer
Dublin San Ramon Services District
P ( ) -

Dublin San Ramon Services District
Water, wastewater, recycled water

7051 Dublin Boulevard
Dublin, CA 94568-3018

main (925) 828-0515
fax (925) 829-1180
www.dsrsd.com

December 24, 2025

Natalie Amos
Associate Planner
City of Pleasanton
200 Old Bernal Avenue
Pleasanton, CA 94566
Email: namos@cityofpleasantonca.gov

Subject: DSRSD Comments on the Draft Environmental Impact Report for the Hidden Canyon Residences and Preserve, City of Pleasanton

Dear Natalie Amos:

The Dublin San Ramon Services District (DSRSD) appreciates the opportunity to comment on the Draft Environmental Impact Report (DEIR) for the Hidden Canyon Residences and Preserve Development. DSRSD distributes drinking water and recycled water to the City of Dublin and Dougherty Valley portion of the City of San Ramon, provides wastewater collection and treatment for the City of Dublin and southern portion of the City of San Ramon and, by contract, treats wastewater from the City of Pleasanton. DSRSD is also a member of the Livermore-Amador Valley Water Management Agency (LAVWMA), which discharges treated wastewater from the cities of Livermore, Pleasanton and DSRSD into San Francisco Bay by the East Bay Dischargers Authority (EBDA). By contract, DSRSD is also responsible for the operation and maintenance of the LAVWMA facilities. 1 CONT

As described in Table ES-1: Impact UTIL-3 of the DEIR, the Project states that the proposed project would not result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Under the existing Agreement for Wastewater Disposal Services dated November 3, 1992, DSRSD provides wastewater treatment services to the City of Pleasanton. Per the 1992 agreement, any future plans for either a temporary emergency or future connection to the City of Pleasanton's wastewater collection system would require coordination and review with DSRSD. Provide confirmation that this development was coordinated with DSRSD between 2015-2017 to be included as part of the DSRSD master plan. This should also include the Biological Oxygen Demand ("BOD") and Total Suspended Solids ("TSS") shall also be analyzed with the flow. 2

The DEIR provides no evidence to support the conclusion that the additional flow, BOD, and TSS generated by the Project in combination with other reasonably foreseeable future developments would not exceed the City's allocated capacity in the regional WWTP. Water conservation has had a major impact on the ratio of flows to solids that are received at the regional WWTP. Because of conservation

and reduced per capita water use, flows to the WWTP have remained relatively constant even as growth has occurred, but solids have continued to increase. As these water use trends project into the future, solids are likely to be the constraint in treating future wastewater flows.

The impacts of the Project and related development on DSRSD's ability to comply with the San Francisco Bay Nutrients Watershed Permit, which was adopted by the San Francisco Regional Water Quality Board in July 2024, must be evaluated. The DEIR does not analyze the nutrient impacts of the Project and related development that could be annexed into the City, and thus the DEIR fails to identify how potential nutrient impacts of this cumulative development will be mitigated. The Nutrients Watershed Permit requires Bay area agencies discharging to San Francisco Bay to collectively reduce nutrients by 40% over the next 10 years, as compared to a 2022 baseline. Any additional flow from the Project and future developments in the area will impact nutrient loading at the WWTP. These impacts must be identified, evaluated, and mitigated to the extent it is feasible to do so.

2
CONT

DSRSD looks forward to reviewing the final EIR for the Project. Should you have any questions concerning the above, please contact Jaclyn Yee at (925) 875-2258.

Sincerely,

Jaclyn Yee

Jaclyn Yee
Senior Engineer

cc: Steve Delight, Engineering Services Director
Irene Suroso, Senior Engineer

DSRSD Comments 12.24.2025

Final Audit Report 2025-12-24

Created:	2025-12-24
By:	Kim Roberts (kroberts@dsrsd.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAADcEBWJXbJ0f9hdK4bDJQZGJlXGiqkcMY

"DSRSD Comments 12.24.2025" History

Document created by Kim Roberts (kroberts@dsrsd.com)
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Document emailed to Jaclyn Yee (yee@dsrsd.com) for signature
2025-12-24 - 10:48:24 PM GMT

Email viewed by Jaclyn Yee (yee@dsrsd.com)
2025-12-24 - 10:49:23 PM GMT

Document e-signed by Jaclyn Yee (yee@dsrsd.com)
Signature Date: 2025-12-24 - 10:52:10 PM GMT - Time Source: server

Agreement completed.
2025-12-24 - 10:52:10 PM GMT

Local Agencies

Dublin San Ramon Services District (DSRSD)

Response to DSRSD-1
This comment provides introductory remarks and is included in the administrative record. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to DSRSD-2
Wastewater treatment and conveyance services for the proposed project would be provided by the City. The City owns and operates sanitary sewer lines throughout the City, and conveys wastewater to the DSRSD regional Wastewater Treatment Plant (WWTP). Through a contract agreement with the City, DSRSD provides wastewater treatment services to the City.

As discussed in Draft EIR Section 3.15, Utilities and Service Systems, page 3.15-15, DSRSD's Recycled Water Treatment Facility (RWTF) provides primary, secondary, and tertiary wastewater treatment, and has an average dry-weather wastewater flow (ADWF) design capacity of 17 million gallons per day (mgd). The City is currently entitled to half of this treatment capacity, or 8.5 mgd. At the time of the last General Plan Amendment, the City's average annual wastewater flow was approximately 6 mgd. Thus, the current 8.5 mgd wastewater treatment capacity is sufficient to serve the City's planned buildout growth as anticipated in the City's General Plan, including the City's updated Housing Element adopted in 2023, which included the project site as a Housing Element Opportunity site. In their comment in response to review of the Draft Program EIR for the 2023-2031 Housing Element (SCH Number 2022040091), DSRSD stated, "the RWTF serving the City would have adequate capacity to treat the potential increase in wastewater flow associated with Housing Element requirements." DRSD further indicated that an update to the 2017 RWTP Master Plan was planned for 2024 that would evaluate changed conditions that may impact future loading capacity. As of the preparation of the Final EIR for the proposed project, this update has not been completed. The City shall participate in a wastewater loading study with the DSRSD to assure that the proposed project's generated wastewater would be sufficiently treated given existing treatment capacity.[1]

As part of its ongoing master planning process, DSRSD will identify actions that will need to be implemented to accommodate the increased loading generated by customers within its service area through the future planning horizon year (2050). Any identified changes to the DSRSD treatment process will be funded through increases in customer service rates and through connection fees imposed upon future projects, including the proposed project. The proposed project would be required to pay applicable fees to reflect its fair share contribution to the DSRSD in support of maintenance of its existing facilities and any planned equipment or process refinements identified as part of its master planning.

Further, as stated on page 3.15-18 of the Draft EIR, the proposed project would generate approximately 0.01 mgd of wastewater flows. This amount of wastewater generation would represent approximately 0.1 percent of the DSRSD RWTF treatment capacity that the City is entitled to. The proposed project, in combination with the most recent wastewater flow estimates, would

[1] Personal email communication with Jackie Yee on behalf of the Dublin San Ramon Services District (DSRSD) on February 2, 2026.

account for approximately 6.01 mgd of the available 8.5 mgd of wastewater treatment capacity from the DSRSD RWTF.

Approximately 2.4 mgd of wastewater treatment capacity would be available for other reasonably foreseeable projects within the City. Therefore, the proposed project, in conjunction with identified cumulative projects in the City's service area, would result in a less than significant cumulative impact related to wastewater generation and wastewater treatment facilities.

Moreover, as discussed on page 3-3 in the DSRSD's Wastewater Treatment & Biosolids Facilities Master Plan, the most recent ADWF expansion project (Stage 4 Improvements Project) provided for the ADWF capacity of 17 mgd mentioned above, as predicted by the previous DSRSD Master Plan.[2] Page 2-20 of the Wastewater Treatment & Biosolids Facilities Master Plan states that the projected 2035 influent Biological Oxygen Demand (BOD) and Total Suspended Solids (TSS) flows are less than those that served as the basis for the Stage 4 Improvements Project design. Specifically, the maximum daily load for BOD is 63,200 pounds per day less than what was previously projected and the maximum daily load for TSS is 56,300 pounds per day less than the amount accounted for in the previous ADWF expansion. Moreover, these projections were based on population estimates that included the City. However, the City's population has decreased compared to the population projection since the creation of DSRSD's Master Plan in 2017; from approximately 78,800 to approximately 75,664; as noted on page 4-3 of the Draft EIR. As such, there would be capacity to treat approximately 63,200 pounds per day of BOD and 56,300 pounds per day of TSS for the development of the proposed project.

In relation to nutrients, agricultural uses are known to directly contribute to the amount of nutrients in water.[3] The current project site zoning district is Agriculture, with a portion of the project site being mapped as grazing land. Development of the proposed project would result in the construction of single-family residences and would not include any agricultural uses on the project site. Additionally, DSRSD's Raw Wastewater Diversion Project would produce recycled water to meet the agency's irrigation demand and was identified by the San Francisco Bay Regional Water Quality Control Board to significantly reduce total inorganic nitrogen nutrient loads to the San Francisco Bay.[4]

As noted on page 3.15-16 of the Draft EIR, the proposed project would adhere to the City's Water Efficient Landscape Program, which requires implementation of outdoor irrigation water conservation measures and practices. This is not anticipated to conflict with DSRSD's Raw Wastewater Diversion project. Given that agricultural uses are associated with the addition of nutrients into receiving waters, the residential uses anticipated as part of the proposed project are not likely to significantly increase nutrients in wastewater from the project site. This comment is

[2] Dublin San Ramon Services District (DSRSD). Wastewater Treatment & Biosolids Facilities Master Plan. Website: https://www.dsrsd.com/files/assets/waterservice/v/1/engineering/documents/master-plans/wastewater-treatment-and-biosolids-facilities-master-plan-september-2017-final.pdf. Accessed February 6, 2026.

[3] United States Geological Survey (USGS). Agriculture and the Quality of the Nation's Waters. Website: https://www.usgs.gov/mission-areas/water-resources/science/agriculture-and-quality-nations-waters#overview. Accessed February 6, 2026.

[4] San Francisco Bay Regional Water Quality Control Board (San Francisco Bay RWQCB). Order R2-2024-0013 NPDES Permit CA0038873. Website: https://www.waterboards.ca.gov/sanfranciscobay/board_decisions/adopted_orders/2024/R2-2024-0013.pdf. Accessed February 6, 2026.

included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

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January 20, 2026

Natalie Amos, Associate Planner
P.O. Box 520
Pleasanton, CA 94566

RE: Hidden Canyon Residences and Preserve Project – Draft Environmental Impact Report

The East Bay Regional Park District (Park District) appreciates the opportunity to provide comments on the Draft Environmental Impact Report (DEIR) for the Hidden Canyon Residences and Preserve Project (Project). The Park District owns and manages over 126,000 acres of open space throughout Alameda and Contra Costa Counties, including Pleasanton Ridge Regional Park located directly adjacent to the Project.

The Project proposes to develop 28 residential units, replace two existing single-family homes located on the Lester family lot, and permanently preserve approximately 117 acres as open space, with approximately 69.3 acres of that dedicated to the Park District and an additional 7.6 acres to be transferred to the Park District as part of the Life Estate directive of the Lester Family Trust. As determined in coordination between the Park District, City of Pleasanton, and the applicant Ponderosa Homes, the Project would also dedicate to the Park District a staging area with 29 vehicle parking spaces, a trail connection from the staging area into the adjacent Pleasanton Ridge Regional Park trail system, and an access road onto the Parcel B open space from the end of Street "A" for grazing purposes. 1

While the Park District has maintenance access along the driveway from Dublin Canyon Road directly east of the Lester property, the Park District notes that a public access easement is needed for allowing public access onto the Lester driveway from Dublin Canyon Road to access the staging area. The Park District also notes that a survey of the driveway will need to be conducted to determine where the trail connection from the staging area can cross the driveway to meet with the Pleasanton Ridge Regional Park trail network, as the Park District has a pedestrian access easement along the portion of the roadway owned by property owner, Ted Vinson.

The Park District will continue to coordinate with the City of Pleasanton and Ponderosa Homes as the Project moves through the approval process to ensure that the establishment of an appropriate long-term funding mechanism is included as part of project approval. If a conservation easement is required to be placed on the open space dedication, the Park District will work with the City of Pleasanton and Ponderosa Homes towards a long term management plan and endowment for the open space. 2

Thank you for your consideration of the Park District's comments. If you have any questions or concerns, please contact me at (510) 544-2320 or by email at kthai@ebparks.org.

Sincerely,

Kim Thai
Principal Planner
East Bay Regional Park District

Board of Directors

Olivia Sanwong, Ward 5, President
Colin Coffey, Ward 7, Vice President
Dennis Waespi, Ward 3, Treasurer
Elizabeth Echols, Ward 1, Secretary
Lynda Deschambault, Ward 2
Luana España, Ward 4
John Mercurio, Ward 6

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East Bay Regional Parks District (EBRPD)

Response to EBRPD-1

This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to EBRPD-2

EBRPD and the project applicant are currently coordinating on access to the proposed EBRPD facilities with the adjacent private property owner. As discussed in Draft EIR Chapter 2, Project Description on page 2-27, the EBRPD easement providing access to the proposed trailhead would be a new paved access road along a portion of the existing non-exclusive access easement located along the eastern boundary of the Lester property. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

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From: Lisjan Nation <cvltribe@gmail.com>
Sent: Thursday, December 18, 2025 3:38 PM
To: Natalie Amos; Derek Farmer
Subject: Ponderosa Homes II
Attachments: Ponderosa Homes II, Pleasanton.pdf

Thank you for reaching out to the Tribe. We received your notification and will wait to receive formal consultation on this matter. Thank you. 1

'Uni (Respectfully),

Cheyenne Zepeda, Cultural Resource Manager I
Confederated Villages of Lisjan Nation

1 CONT


THE CITY OF
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COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION

DEIR NOTICE OF AVAILABILITY
In accordance with the California Environment Quality Act (CEQA) Guidelines, the City of Pleasanton, as Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the project referenced below.

Project Description
The project developer, Ponderosa Homes II, Inc., submitted applications for Annexation (P18-0078), General Plan Amendments (P18-0079), Planned Unit Development (PUD) Rezoning (P18-0081) and Development Plan (PUD-130), and Tentative Tract Map (TRACT 8569) for the properties located in unincorporated Alameda County adjacent to the northwestern portion of the City of Pleasanton. The project site consists of five Assessor's Parcel Numbers (APNs) 941-2500-002, 941-2500-003, 941-2600-002-6, and 941-2700-2, as well as the Oak Hills Congregation Church Site (APN 941-2700-1). The proposed project includes constructing 28 new detached single-family residential units and roadways on approximately 23.89 acres of an approximately 130.98-acre project site, demolition and reconstruction of two existing single-family homes located in the northeastern portion of the development site, dedication of approximately 104.6 acres of public open space, modifications to a portion of Dublin Canyon Road, a new public trailhead to be dedicated to the East Bay Regional Park District (EBRPD) with a restroom, parking, an equestrian staging area, and a new trail providing access to the Pleasanton Ridge EBRPD trail system, and annexation of a portion of the project site, including the existing Oak Hills Congregation Church Site, into the City of Pleasanton.

Public Review and Comment
The DEIR is being circulated for public review and comment. A copy of the DEIR and all documents referenced in the DEIR are available for review at 200 Old Bernal Avenue during Permit Center in-person business hours and at the Pleasanton Library during business hours. The documents can also be viewed at the City of Pleasanton website at https://www.cityofpleasantonca.gov/our-government/community-and-economic-development/short-range-projects/. Please submit electronic and written comments you have on the DEIR to the contact persons listed below, **no later than 5:00 pm on January 5, 2026**. The DEIR, along with any comments received prior to the close of the public review period, will be considered by the City in conjunction with consideration of the project for approval. Additionally, the Pleasanton Planning Commission will hold a **public hearing on Wednesday, December 10, 2025, at 7:00 p.m.**, 200 Old Bernal Avenue, Council Chambers, to receive comments on the DEIR.

Staff Contact
City of Pleasanton P.O. Box 520 Pleasanton, CA 94566

Natalie Amos, Associate Planner
(925) 931-5613 namos@cityofpleasantonca.gov

Derek Farmer, Assistant Director of Community and Economic Development
(925) 931-5605 dfarmer@cityofpleasantonca.gov

Date of Notice: November 21, 2025

1
CONT

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Organizations

Lisjan Nation (LISJAN)

Response to LISJAN-1

This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

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SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 12/10/2025

Outlook

Fw: Ponderosa Homes II, Inc., Applications

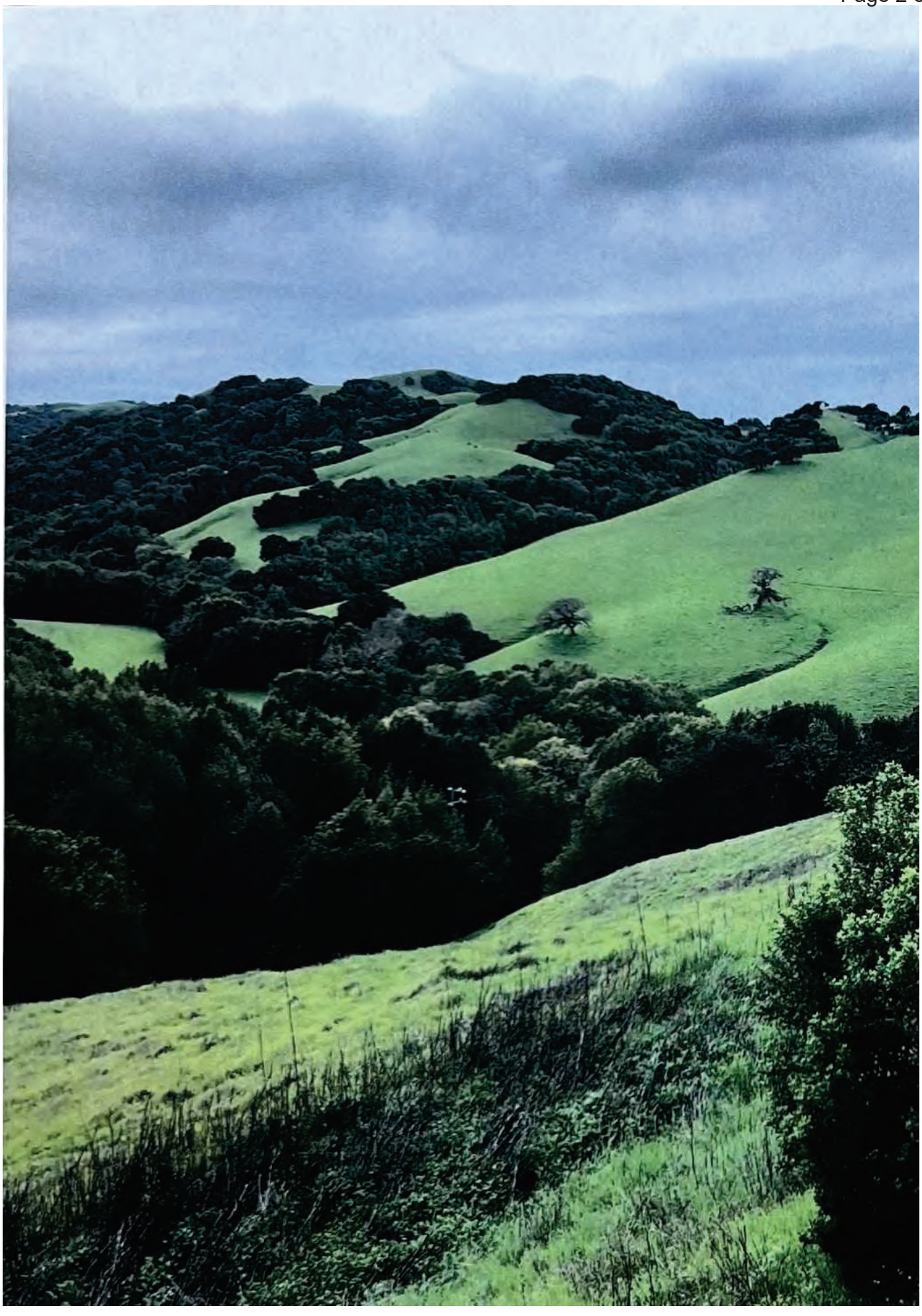
From: Andrew Gelb <[redacted]>
Sent: Monday, December 8, 2025 2:29 PM
To: Derek Farmer <DFarmer@cityofpleasantonca.gov>
Subject: Fw: Ponderosa Homes II, Inc., Applications

1

Hello Mr. Farmer, I have received an out of office rely from Ms. Amos. May I impose upon you to help distribute my message to the Planning Commision members? If you could do so, I'd really appreciate it. I believe it is very important to have citizens' comments in the Commissioners' hands well in advance of the actual meeting. Thanks!

With my best wishes,
Andrew Gelb

-------- Forwarded Message --------
From: Andrew Gelb <[redacted]>
Date: On Monday, December 8th, 2025 at 2:18 PM
Subject: Ponderosa Homes II, Inc., Applications
To: Natalie Amos <namos@cityofpleasantonca.gov>
CC: dfarmer@cityofpleasantonca.gov <dfarmer@cityofpleasantonca.gov>, Crosby Neighbors <[redacted]>, Crosby Neighbors <[redacted]>, Crosby Neighbors <[redacted]>, Crosby Neighbors <[redacted]>, Crosby Neighbors <[redacted]>, Crosby Neighbors <[redacted]>, Crosby Neighbors <[redacted]>



2

Hello Ms. Amos,

While I intend to speak at the Wednesday meeting, I would ask that you distribute to the Commission members my comments herein as well as the photo I have attached. Thank you very much.

The hillside which is to be significantly damaged by this project currently comprises one of the most beautiful views in Pleasanton. People regularly drive or walk to the end of Crosby Drive to look and take portraits there and photograph the view. I implore each of you to visit for yourself and see what is at stake. Please note that the picture I attached unfortunately appears as a matter of optical perspective to flatten the slope, which makes it important for you to see for yourselves. 2 CONT

The Draft EIR says, among other things, "The proposed project would not have a substantial adverse effect on a scenic vista." That's utter nonsense. Please come and see for yourselves. The Draft EIR loses credibility instantly with that assertion.

I ask that you recognize that the inclusion in the City's Housing Element aside, this project ignores completely Pleasanton's longstanding and cherished prohibitions against grading hillsides and covering open spaces and hillsides with houses. The primary purposes of Pleasanton's hillside regulations are to "preserve significant features of a hill area in essentially their natural state and to minimize grading and fill ... consistent with retention of the natural character of the hills." Well, it appears that has gone completely out the window. 3

The original report on this project by City staff refers over and over to "grading slopes that are too steep to be graded," "placing homes and roads where not allowed on slopes," "substantial grading," "lack of conformance to Measure PP," and "allowing homes in designated open space." Unfortunately, it seems this disregard for City regulations is likely moving ahead.

I do understand this plan will not be rejected in its entirety. But I do know it is just too much, too many houses, too much grading and filling and retaining, too much tree removal, too much scarring and damage to hillsides, open space, and viewsheds. 4

Back in 2019, Herb Ritter, as a member of this Commission, came to look. And he then made it clear during the meeting that the developer must do what it can to minimize the visual blight. The Commission discussed that there is much that can be done to make this project more palatable and less offensive. It is evident, at least to me, that the developer has not listened very carefully to this Commission. 5

The City can and should impose conditions, emphasizing what the Commission in 2019 said would be required. Conditions on the height and the colors of the houses; the healthy, tall, mature trees that must be planted for screening the project; the colors of the road surfaces and retaining walls; the size and terracing of the retaining walls; the removal of aboveground power poles and lines, etc. In other words, if the developer did what it promised to do way back in 2019 — listen to and work with their neighbors to resolve concerns – - which as far as I can tell they have thus far completely failed to do, perhaps much still can be accomplished. The City should insist that the developer try much harder than it has, to the extent it has tried at all, to minimize the damage and blight they intend to bring to Pleasanton. 6

To be clear, I oppose completely the draft EIR, the annexation, and the project. I do not believe the developer's employees are bad people. But, I would truly appreciate it if the developer and the City actually worked to minimize the damage to the hillsides and the visual blight to be caused if the developer is allowed to proceed unchecked.

Thank you for your attention to this very serious matter.

With my best wishes,
Andrew Gelb
[redacted]
Pleasanton

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Individuals

Andrew Gelb (A.GELB 1)

Response to A.GELB 1-1
This comment is noted and is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to A.GELB 1-2
As disclosed in Section 3.1, Aesthetics, Light, and Glare, the analysis identifies scenic vistas based on City of Pleasanton General Plan policies, designated scenic resources, scenic highways, and publicly accessible viewpoints. Because the City does not formally identify any scenic vistas, for purposes of the Draft EIR, a significant impact would occur if project operation would result in substantial adverse effects on the view of a scenic resource/route as defined by the General Plan or General Plan EIR. The General Plan does not designate the views identified by the commenter as protected scenic vistas, nor are they associated with a designated scenic highway, officially recognized viewpoint, or other adopted scenic resource. The proposed project is not expected to significantly block surrounding scenic resources or ridgelines for adjacent properties. Therefore, the proposed project would not have a substantial impact on a scenic vista, and impacts would be considered less than significant. Accordingly, while the views may be subjectively valued by individual observers, they do not meet the City's threshold for a CEQA scenic vista impact.

Visual simulations comparing existing conditions to the views of the proposed project development were included in Draft EIR Chapter 2, Project Description at pages 3-29 through 3-31 and in Section 3.1, Aesthetics, Light, and Glare at pages 3.1-9 through 3.1-13. These visual simulation locations were selected by City staff based on possible views that could be altered by the proposed development and were utilized for analysis of aesthetic impacts related to the proposed project. It is important to note that existing views of hillsides surrounding the project site are currently obstructed from several of the viewpoints by existing vegetation and residential development. While the proposed project would be visible from certain existing viewpoints, it would provide landscaping and trees that would enhance views of the project site and promote harmony with the existing visual landscape. Furthermore, development would be located within a lower topographic portion of the project site, consistent with the City's Municipal Code. Moreover, the proposed project would not be visible from the viewpoint along Crosby Drive at the foot of the surrounding hills. No development of housing structures would occur on slopes of 25 percent or greater, preserving existing ridgelines, consistent with the City's General Plan Program 20.3, which discourages grading on such slopes.

In addition, Draft EIR page 3.1-6 notes that a majority of the site would be proposed for open space dedication, so interruptions to views would be intermittent as portions of the site that are proposed for open space dedication would continue to provide visual corridors to surrounding scenic resources. Thus, the proposed project is not expected to significantly block views toward surrounding scenic resources or ridgelines, nor would it substantially impact publicly accessible views in the project area. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial

evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to A.GELB 1-3

The proposed project has changed since 2019. As noted in Draft EIR Chapter 2, Project Description, page 2-27, the proposed project would preserve 117.1 acres of open space on the approximately 130.98-acre project site. Development would only occur on approximately 23.89 acres of the project site. In an effort to preserve scenic hillsides and ridge views, the City's General Plan discourages grading to construct residential structures on slopes of 25 percent or greater under Program 20.3 and Measure PP. The proposed project would include the approximately 23.89 acres of development within the lower topographic portion of the project site and would not include development on 25 percent or greater slopes, consistent with General Plan Program 20.3 and Measure PP. Additionally, as explained on Draft EIR page 2-54, grading on the project site has been designed to avoid potential impacts to Devany Creek and its associated vegetation and to provide a transition to the natural grades beyond the building envelopes. Exhibit 2-9 on page 2-41 in the Draft EIR displays the grading plan for the proposed project.

Moreover, as stated on Draft EIR page 3.1-11, the proposed project would provide landscaping and trees that would enhance views of the project site and promote harmony with the existing landscape. Overall, the proposed project would be consistent with the City's hillside regulations established in the General Plan and Municipal Code. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to A.GELB 1-4

Please refer to Master Response 2, General Opposition Comments Not Addressed in Final EIR, in Section 2, Master Responses, of this document. This Master Response provides a response to comments that express general comments on the proposed project or the environmental analysis.

Draft EIR Chapter 4, Effects found Not to be Significant, page 4-2 and 4-3 states that the project site was evaluated as a Housing Opportunity site under the City's 6th Cycle Housing Element Update and associated Housing Element Update Program EIR. The Housing Element Update proposed updates to the project site's zoning district to allow for 31 dwelling units on the Hidden Canyon project site to support the City in meeting its Regional Housing Needs Assessment (RHNA) requirements. The proposed project would include the development of 28 dwelling units and the reconstruction of two existing homes, which would be consistent with the zoning evaluated in the City's Housing Element Update.

As discussed in Draft EIR Chapter 2, Project Description, page 2-54, grading on the project site would be balanced and neither off-haul nor import of soil would be required. Additionally, grading on the development site and open space has been designed to avoid potential impacts to Devany Creek and associated vegetation and to provide a transition to the natural grades beyond the building envelopes. The proposed project would also incorporate the geotechnical recommendations resulting from the design-level geotechnical investigation in accordance with Mitigation Measure

(MM) GEO-1, ensuring that any potential geotechnical hazards would be reduced to less than significant.

As stated in Draft EIR Section 3.4, Biological Resources, page 3.3-44, the proposed project would preserve 147 of the 208 trees surveyed in the project area. Moreover, MM BIO-5 would include a Tree Preservation Plan to protect preserved trees during construction activities, including grading.

Please refer to the Response to A.GELB-3 for a discussion of the preservation of open space on the project site and hillside grading regulations and refer to the Response to A.GELB-2 for a discussion of the proposed project's less than significant impacts related to viewsheds. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to A.GELB 1-5
The proposed project would develop 28 new detached single-family homes, consistent with City design standards. The number of homes was reduced from an originally proposed total of 31, in part as a result of evaluation of proposed grading in light of Measure PP. Aesthetic impacts related to the proposed project were evaluated in Draft EIR Section 3.1; Aesthetics, Light, and Glare, pages 3.1-6 through 3.1-18. The proposed project would have a less than significant impact related to aesthetics with implementation of MM AES-4a, which requires adherence to the City's design review process and standards by minimizing reflective materials and building colors on the exterior of buildings. Please also refer to the Response to A.GELB-2 for a discussion of the proposed project's impacts related to viewsheds. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to A.GELB 1-6
As discussed on page 3.1-16 in the Draft EIR, the proposed project would be subject to the City's design review process. Specifically, under MM AES-4a, the proposed project would be required to minimize glare through restriction of the color of exterior buildings and structure materials, as well as restriction of the use of reflective glass. Additionally, please refer to the Response to A.GELB-4 for a discussion of the Tree Preservation Plan that would be implemented for the proposed project.

Further, as noted on page 10 in Appendix E of the Draft EIR, the proposed project would require a design-level geotechnical review to investigate the optimal siting and specifications for the proposed retaining wall. MM GEO-1 on page 3.6-27 of the Draft EIR requires the proposed project to implement the engineering recommendations provided by the design-level geotechnical review.

Draft EIR Section 3.15, Utilities and Service Systems, page 3.15-17 notes that the proposed project would be served by existing underground utility lines adjacent to the project site in Dublin Canyon Road.

Please refer to the Response to A.GELB-3 and A.GELB-4 for a discussion related to hillsides and grading on the project site. Please refer to the Response to A.GELB-2 and A.GELB-5 for a discussion of visual impacts related to the proposed project. Please also refer to Master Response 2, General Opposition Comments Not Addressed in Final EIR, in Section 2, Master Responses, of this document. This Master Response provides a response to comments that express general comments on the proposed project or the environmental analysis. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

From: EHOA <ehoa4444@gmail.com>
Sent: Monday, January 19, 2026 10:12 PM
To: Natalie Amos
Subject: Public Review and Comment- Dublin Canyon Rd
Attachments: IMG_9630.jpeg; IMG_9632.jpeg

RE: Short Range Proposed Developments along Dublin Canyon Road , APNs 941-2500-002, 941-2500-003, 941-2600-002-6, 941-2700-2 and 941-2700-1

Dear Ms. Natalie Amos and City Planning Division,

We submit this formal public comment regarding the proposed church development and new residential units in the area.

While we do not oppose these projects, we respectfully request that the City require the inclusion of Conditions of Approval to mitigate the cumulative impacts on existing residents and surrounding properties. 1

The combined developments are expected to increase traffic, noise, and activity in the neighborhood. Existing conditions already include traffic noise and electrical humming from nearby utility and communications infrastructure. Without mitigation, these impacts could significantly affect residential livability. 2

We are particularly concerned with transportation safety. There is currently no dedicated bicycle lane infrastructure, despite frequent bicycle use. Increased vehicle trips, construction traffic, and service vehicles stopping along the roadway create hazards for cyclists, pedestrians, and residents. 3

Additionally, ongoing noise from the utility and communications hub, combined with unpaved easements that become muddy and unstable during rainfall, raises safety and livability concerns. Construction and long-term activity associated with the proposed developments may further exacerbate erosion, drainage issues, and hazards for pedestrians and residents. 4

We respectfully request that the City require the following Conditions of Approval or comparable enforceable measures:

• Utility Easement Improvements: Stabilization or paving of easement areas to address erosion, drainage, and pedestrian safety.

• Noise Attenuation Measures: Installation of sound walls, barriers, or fencing near the utility and communications infrastructure. 5

• Traffic and Safety Mitigation: Implementation of traffic-calming measures and evaluation for bicycle infrastructure or other bicycle safety enhancements.

• Construction Management: A plan to minimize noise, traffic disruption, and safety hazards during construction.

5 CONT

We request that these comments be fully considered as part of the environmental review and final project approvals.

Thank you for the opportunity to provide input.

Sincerely,

Concerned Local Residents



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CONT



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Anonymous (ANONYMOUS)

Response to ANONYMOUS-1
This comment provides general introductory statements and does not raise any specific issues with respect to the proposed project or the Draft EIR. Please refer to Master Response 1, Non-CEQA Issues Not Addressed in Final EIR, in Section 2, Master Responses, of this document. This Master Response provides an explanation of the scope of CEQA, including conditions of approval.

Cumulative impacts for each environmental resource topic were evaluated at the end of each environmental topic section of the Draft EIR. The Draft EIR determined that cumulative impacts resulting from development of the proposed project would be less than significant with the exception of transportation impacts related to VMT, which would be significant and unavoidable. However, as stated in Draft EIR Section 3.14, Transportation, on page 3.14-13, the proposed project would include VMT-reducing strategies such as reducing off-street parking spaces and enhancing multimodal infrastructure. Moreover, this impact determination is consistent with the conclusions of the City's Housing Element Update EIR. The comment does not identify any specific cumulative impact with which the commenter disagrees, nor does it propose any mitigation measures. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to ANONYMOUS-2
Please refer to Master Response 1, Non-CEQA Issues Not Addressed in Final EIR, in Section 2, Master Responses, of this document. This Master Response provides an explanation of the scope of CEQA.

The comment raises general concerns regarding cumulative increases in traffic, noise, and neighborhood activity, but does not identify any specific CEQA threshold that would be exceeded or provide substantial evidence of a significant cumulative impact. As discussed in Draft EIR Sections 3.11, Noise, and 3.14, Transportation, the Draft EIR evaluates existing conditions, including background traffic and infrastructure-related noise, and analyzes both project-level and cumulative impacts using adopted significance criteria. The analysis concludes that cumulative traffic and noise impacts would not be significant, and the project's contribution would not be cumulatively considerable. The comment does not provide new or substantial evidence requiring revision of the Draft EIR's conclusions.

However, a Transportation Impact Study was prepared for the proposed project and included as Appendix H (erroneously labeled 'Noise Supporting Information;' refer to Section 5, Errata, of this document) of the Draft EIR. While not required under CEQA, this report included an Level of Service (LOS) analysis. Appendix H includes count sheets conducted to collect existing peak-hour traffic volumes. As stated on page 7 in Appendix H of the Draft EIR, motor vehicle traffic impacts resulting from the proposed project were found to be less than significant based on the City's LOS standards. The anticipated proposed project traffic would result in roughly a 3 percent increase in peak-hour traffic on Dublin Canyon Road at the Canyon Meadows Drive intersection, which would not significantly affect existing conditions. All study intersections were found to operate at an acceptable LOS under all study scenarios, with and without the proposed project, and traffic conditions resulting

from the proposed project development would not conflict with adopted congestion management agency standards.

Furthermore, existing ambient noise measurements were conducted on the project site in October of 2024, accounting for all existing noise-generating sources, and included in Appendix G of the Draft EIR. Draft EIR Section 3.11, Noise, page 3.11-17, notes that the proposed project would result in a temporary reasonable worst-case construction scenario of noise levels up to 74 dBA L_{eq}, which would be below the City's applicable construction noise threshold of 86 dBA. Draft EIR page 3.11-18 states that vehicle trips generated by proposed project operations would not double average daily or peak-hour traffic volumes and would result in a less than 1 dBA increase in traffic noise levels, which is well below the 4 dBA increase that would be considered significant. Therefore, the proposed project's impact on traffic noise levels would be less than significant. In addition, Draft EIR pages 3.11-18 and 3.11-19 discuss proposed project operational noise levels associated with utility infrastructure in the form of mechanical ventilation equipment. The proposed ventilation equipment would be located approximately 160 feet from the nearest sensitive receptor property line. At this distance, noise level calculations would not exceed the City's noise performance thresholds of 60 dBA at the nearest receiving residential property line. Therefore, any operational noise impacts resulting from proposed project development, including mechanical equipment, would be less than significant without mitigation required. Noise calculations for the proposed project are included in Appendix G of the Draft EIR.

This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to ANONYMOUS-3
As stated in Draft EIR Chapter 2, Project Description, page 2-27, the proposed project would include construction of 6-foot-wide bicycle lanes on both sides of Dublin Canyon Road along the project site frontage and would provide a 5-foot-wide sidewalk on Dublin Canyon Road to the EBRPD staging area and trailhead. These bicycle and pedestrian facilities were evaluated in Draft EIR Section 3.14, Transportation, page 3.14-12, and were not anticipated to interfere with bicycle accessibility to project site and adjoining areas; or conflict with an existing or planned pedestrian or bicycle facility; or conflict with policies related to bicycle and pedestrian activity adopted by the City. Moreover, as noted on Draft EIR page 3.14-14 and 3.14-15, the proposed bicycle lanes and pedestrian sidewalk would be sited to be adequately accommodated by the proposed project streets and the EBRPD driveway to avoid creating hazardous conditions for bicyclists and pedestrians. Therefore, the impact to bicycle facilities and pedestrian facilities would be less than significant without mitigation required. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to ANONYMOUS-4
Refer to the Response to ANONYMOUS-2 for a discussion of the less than significant noise impacts associated with the proposed project. Please also refer to the Response to ANONYMOUS-3 for a discussion of pedestrian circulation hazards.

As noted in Draft EIR Section 3.6; Geology, Soils, and Seismicity, page 3.6-28, the proposed project would be required to comply with Municipal Code Section 9.14 which requires construction projects to conform to the C.6 Construction Site Control Requirements in the San Francisco Bay Regional Water Quality Control Board's (San Francisco Bay RWQCB) Municipal Regional Stormwater National Pollutant Discharge Elimination System (NPDES) permit (MRP) (Order No. R2-2022-1108; NPDES Permit No. CAS612008). The C.6 Construction Site Control Requirements mandate construction projects that disturb more than one acre of land to file a Notice of Intent and prepare an erosion/pollution control plan or Storm Water Pollution Prevention Plan (SWPPP) to obtain a Construction Stormwater General Permit. The SWPPP or erosion control plan will identify site specific best management practices (BMPs) that will implement erosion, run-on and runoff, and sediment control measures to prevent the discharge of sediments. Compliance with the City's Municipal Code Section 9.14 would ensure that impacts related to erosion would be less than significant.

In addition, the proposed project would be required to implement engineering recommendations from a design-level geotechnical study under MM GEO-1. As discussed on Draft EIR page 3.6-30, under MM GEO-1, a qualified Geotechnical Engineer would provide recommendations in site plans and design features that would be incorporated into the project grading and building plans to reduce potential impacts associated with unstable soil conditions, in accordance with the California Building Code. Thus, with incorporation of MM GEO-1, impacts related to unstable soil and subsurface conditions would be less than significant. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to ANONYMOUS-5
Please refer to the Response to ANONYMOUS-4 for a discussion of erosion and drainage. Refer to the Response to ANONYMOUS-2 for a discussion of less than significant noise impacts related to the proposed project development and traffic. Please also refer to the Response to ANONYMOUS-3 for an explanation of traffic safety. Impacts related to soil erosion, unstable soil conditions, hazardous roadway design, bicycle and pedestrian facilities, and noise were determined to be less than significant. Therefore, no additional mitigation measures would be required. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

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Outlook

Fw: Annexation P18-0078 & P18-0019 ~ ACCESS AND EGRESS ON AND OFF DUBLIN CANYON RD.

From: Cornell Holmes <[redacted]>
Sent: Monday, December 8, 2025 1:10 PM
To: Derek Farmer <DFarmer@cityofpleasantonca.gov>
Subject: Annexation P18-0078 & P18-0019 ~ ACCESS AND EGRESS ON AND OFF DUBLIN CANYON RD.

There have been 2 significant properties that present a hazard to exit them getting onto Dublin Canyon Rd. going to Pleasanton. Please help plan that this doesn't happen again to this new development above.

I would like to make mention of the danger trying to come out of Canyon Meadows drive to get onto Dublin Canyon road going East towards town. What happens is the trees grow up and block your view of seeing traffic coming down the hill, until it is too late and very dangerous. We own [redacted],since new in 1990. Please factor in widening of road frontage looking towards the West so that there will always be a clear view of safety on Dublin Canyon Rd to exit and go towards Town. Trees grow fast and hinder later what could have been priced in at the beginning, for safety. 1

Also could you direct this information to someone in the city that could help this current situation we are having with Canyon Meadows exiting. This is an alternate road that takes the place of HW580 and fills with traffic during traffic commute hours, especially with traffic accidents or wild land fires along the freeway or close bye. 2

Thank you for your considering this request.

Cornell Holmes

Cornell & Pam Holmes
Home ([redacted])
Cornell's Cell ([redacted])
Pam's Cell ([redacted])

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Cornell Holmes (C.HOLMES)

Response to C.HOLMES-1
A Transportation Impact Study was prepared for the proposed project and is included as Appendix H of the Draft EIR. This report included a sight distance analysis, which is incorporated in the Draft EIR.

Chapter 2, Project Description, Exhibit 2-7b of the Draft EIR is mislabeled as Dublin Canyon Road Project Entrance but actually shows the existing Dublin Canyon Road and Canyon Meadows Drive intersection as well as a simulation of what the intersection would look like after project implementation. As shown, there would be a significant improvement in visibility as well as the addition of a traffic signal, striping and markings to enhance safety for motorists, bicyclists, and pedestrians. Section 5, Errata, includes the corrected Exhibit titles. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to C.HOLMES-2
Please refer to Master Response 1, Non-CEQA Issues Not Addressed in Final EIR, in Section 2, Master Responses, of this document. This Master Response provides an explanation of the scope of CEQA as it relates to development of the proposed project. Concerns regarding existing accident patterns or safety conditions on roadways not affected by the proposed project are outside the scope of CEQA review for this project, unless the proposed project would exacerbate those conditions. The Draft EIR concludes that the proposed project would not substantially worsen traffic safety conditions on nearby roadways.

The City nevertheless recognizes that traffic safety is an important community concern. Comments received during the public review period are part of the administrative record for the proposed project and are reviewed by City staff with expertise in the relevant subject areas, including transportation and public works. Concerns related to roadway operations, maintenance, and traffic safety within the City's jurisdiction may also be addressed outside the CEQA process through routine City programs, service requests, or future capital improvement planning, as appropriate. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

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From: MARY JO CARREON <m.carreon@comcast.net>
Sent: Saturday, December 27, 2025 12:49 PM
To: Natalie Amos; dfarmer@www.cityofpleasantonca.gov
Subject: Project concerns on Dublin Canyon

Hello,
My name is Mary o Carreon and I reside at [redacted]. I am concerned about the proposal of a traffic light at Canyon Meadows because I fear that I will be unable to make a left hand turn out of my housing development. During periods of heavy traffic we are able to use the acceleration lane access lane to wait until there is an opening and be able to safely join traffic. I am afraid that if there is a traffic light at Canyon Meadows traffic will be stopped on Dublin Canyon and I won t be able to get out. I am afraid it would improve traffic conditions at Dublin Meadows but make it worse for us. Is there a way to add an acceleration lane by Canyon Meadows instead of a light
Thank you for your time and consideration.
Mary o Carreon

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Mary Jo Carreon (M.CARREON)

Response to M.CARREON-1

A Transportation Impact Study was prepared for the proposed project and is included as Appendix H of the Draft EIR. This study includes an analysis of traffic operations as a result of traffic signal construction on Dublin Canyon Road. Page 7 of Appendix H states that the proposed signal would improve operations at the intersection of Dublin Canyon Road and Canyon Meadows Drive. The installation of a traffic signal at this intersection as part of a package of roadway improvements intended to address existing and future traffic conditions, improve overall intersection safety, and provide controlled and predictable access for all roadway users, including residents of Canyon Meadows, Oak Hills Congregational Church, and through traffic on Dublin Canyon Road.

Specifically, during the peak-hours, the intersection would operate at LOS A for all "Plus Project" conditions. As described on page 12 in Appendix H, LOS A represents a very low control delay where many vehicles do not stop at all. Furthermore, the installation of the signal would improve roadway safety by limiting concurrent vehicular path conflicts between Canyon Meadows Drive and the existing church driveway and provide a protected pedestrian crossing across Dublin Canyon Road for residents trying to access the nearby park. With respect to the commenter's concern about left-turn access from nearby residential developments, signalization is expected to improve overall traffic operations by introducing defined gaps through signal phasing, rather than relying on opportunistic merging during heavy traffic conditions. Therefore, the Transportation Impact Study concluded that the signalized intersection would operate within acceptable parameters and would not result in unsafe or unmanageable access conditions for adjacent neighborhoods and traffic impacts related to the installation of a traffic signal for the proposed project would be less than significant. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

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Outlook

Hidden Canyon DEIR

From Devany, Robert <[redacted]>
To Natalie Amos <namos@cityofpleasantonca.gov>
Cc Don Devany <[redacted]>; Joe Dearborn <[redacted]>

Hi Natalie,

It has been a while, and I hope you are doing well. You may recall that we own the 160-acre parcel to the west of the project site, and that the project property was originally acquired through federal purchase by my great-great-grandfather in the early 1860s. We actively use our current land for cattle grazing under a Williamson Act contract. The project appears to eliminate the sole vehicular access route we have used for more than 50 years to support agricultural operations on our property. The termination of this access would effectively end the designated agricultural use of this land established through the Alameda General plan, current zoning, and deed restriction. 1

We are in the process of reviewing the DEIR. A few questions have come up so far:

1. **Land Use Information:**
   Is there a particular reason that land-use details were not provided for the Alameda County properties (see Exhibits 2-2b, 2-3 2-4 and Section 3.10) 2
2. **County Review:**
   Did Alameda County review the pre-draft DEIR? If not, can you clarify why they did not? If they did provide comments or plan to provide comments on the DEIR, could you please forward those to us or provide the appropriate County point of contact? 3
3. **Public Hearing Timing:**
   The public hearing is scheduled too soon for us to complete a thorough review of a document of this size, especially during the holiday period. We will likely not be able to provide comments at the meeting, though we do plan to attend. 4
4. **Request for Comment Period Extension:**
   Does CEQA or the City allow for an extension of the public comment deadline due to the timing and complexity of a DEIR? This seems particularly relevant given that it took more than five years to prepare the DEIR, and we may require expert and CA Division of Land Resources Protection support to complete our comments. Our initial review indicates that the DEIR is incomplete, and that certain project impacts—particularly related to land use and fire hazards—are significant, contrary to the findings presented. 5
5. **Extension Procedure:**
   If an extension of the comment period is possible, what is the process for requesting it, and what is the typical duration of such an extension?
6. **Response to Prior Comments:**
   Since you should have records of our comments from the pre-DEIR meeting, have any project changes been made to address or mitigate those concerns? So far, we have not identified any in the DEIR. 6

Please consider any positions expressed in this email as preliminary and subject to change. We are not currently broadly opposed to the project, but we will likely request additional environmental mitigations that we believe are reasonable, consistent with zoning provisions, supportive of open-space and agricultural protection, and can be readily incorporated into the project at this stage. 7

Thank you, and please feel free to call or email me if you have any questions or would like to discuss the situation further.

Sincerley.

Robert Devany
([redacted]) [redacted]office
([redacted]) [redacted]mobile

Robert Devany 1 (R.DEVANY 1)

Response to R.DEVANY 1-1

This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. Draft EIR Chapter 4, Effects Found not to be Significant, Section 4.2.1, Agriculture Resources and Forestry Resources, page 4-2 states that the proposed project would continue to provide access to Assessor's Parcel Number (APN) 941-2600-1-3, located immediately west of the project site boundary, through an access easement. This easement would allow existing agricultural (grazing) activities to continue on the adjacent parcel upon project implementation. The project applicant would be required to coordinate with the City and EBRPD regarding specifications for this easement as a project condition of approval. Therefore, no impact related to agriculture or forestry resources would occur.

Response to R.DEVANY 1-2

Draft EIR Chapter 2, Project Description, Exhibit 2-2b displays the local vicinity of the project site with the proposed project site plan. This exhibit includes aerial imagery, as well as project site feature delineations. Exhibit 2-3 depicts the existing parcels within the project site. The parcel number is provided for each property in the project site. Exhibit 2-2b and Exhibit 2-3 are not intended to show land use designations, as that is displayed on Exhibit 2-4 in Chapter 2, Project Description, of the Draft EIR. Exhibit 2-4 contains the land use designations for parcels within the City and within Alameda County within the vicinity of the project site. Moreover, Draft EIR Section 3.10, Land Use and Planning, pages 3.10-1 through 3.10-3 include textual descriptions of land uses within and surrounding the project site. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to R.DEVANY 1-3

As described in Draft EIR Chapter 1, Introduction, a Notice of Preparation (NOP) was provided to agencies, including the County of Alameda (County), with potential jurisdiction over or expertise related to the project in order to solicit input on the scope and content of the environmental analysis. The County did not submit comments in response to the NOP during the scoping period. Comments received from other agencies and members of the public (see Draft EIR Chapter 1, Introduction, Table 1-1), were considered in determining the issues analyzed in the Draft EIR, consistent with CEQA Guidelines Sections 15082 and 15083. Accordingly, the NOP circulation process complied with CEQA requirements, and the County was afforded the opportunity to review and comment on the proposed project during the scoping phase. Additionally, the Notice of Availability for review of this Draft EIR was provided to the County. However, no comments on this Draft EIR were received from the County. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to R.DEVANY 1-4

The City's Planning Commission meeting for the proposed project occurred on December 10, 2025; however, the public review period closed on January 20, 2026. The purpose of the public hearing

was to provide an additional opportunity for members of the public to provide oral comments and ask questions, not to limit or replace the opportunity to submit written comments. Written comments received by the close of the public review period are considered equally, regardless of whether they are submitted before or after a public hearing. Accordingly, the timing of the public hearing did not limit the public's opportunity to review the Draft EIR or to provide comments, and the City's review process complies with CEQA requirements. Please refer to Section 4, Response to Public Meeting Verbal Comments, of this document for a transcript of the meeting and for written responses to all public speakers. Moreover, the City Council hearing date for the proposed project is scheduled on May 19, 2026. Members of the public would be able to provide comment at this meeting as well. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to R.DEVANY 1-5

Under CEQA Guidelines Section 15105, a Draft EIR must be circulated for a minimum public review period of 45 days. The review period began on November 11, 2025, and was extended 15 days beyond the statutory 45-day period from January 5th, 2026, to January 20th, 2026. As stated in CEQA Guidelines Section 15105, "[t]he public review period for a Draft EIR shall not be less than 30 days nor should it be longer than 60 days except under unusual circumstances." The Draft EIR was circulated for a 60-day public review period, and there is no evidence of unusual circumstances that would justify a departure from the standard requirements set forth in the CEQA Guidelines.

An analysis of land use impacts related to the proposed project for each required CEQA threshold was provided in Draft EIR Section 3.10, Land Use and Planning, pages 3.10-10 through 3.10-13. With approval of the proposed General Plan Amendment, the proposed project would not conflict with the City's General Plan and impacts related to land use and planning would be less than significant.

Further, evaluation of wildfire impacts for each required CEQA threshold was provided in Draft EIR Section 3.16, Wildfire, pages 3.16-11 through 3.16-16. With implementation of MM GEO-1 to reduce post-fire slope instability, the proposed project would have a less than significant impact related to wildfire. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to R.DEVANY 1-6

Notice of Preparation comments and comments received at the public scoping meeting for the proposed project are summarized in Table 1-1, NOP Comment Letters, in Section 1, Introduction, of the Draft EIR. Since the NOP comment scoping period, changes have been made to the Draft EIR, including the preparation of visual simulation exhibits for the Draft EIR, which are available in Draft EIR Section 3.1; Aesthetics, Light, and Glare, pages 3.1-9 through 3.1-13. Additionally, the construction of a traffic signal, bicycle lanes, and sidewalks on Dublin Canyon Road were included as part of the proposed project. Please see the Response to R.DEVANY 1-1 for a discussion of adjoining parcel access. This comment is included in the administrative record and will be provided to the

decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to R.DEVANY 1-7

As discussed in Draft EIR Section 3.10, Land Use and Planning, pages 3.10-11, the proposed project would annex the project site into the City and rezone the project site to PUD-LDR/A/OS-HOZ. The proposed project would be consistent with the rezoned project site zoning district. Thus, impacts would be less than significant without the incorporation of mitigation. As noted in Chapter 2, Project Description, page 2-27, the proposed project would preserve 117.1 acres of open space on the approximately 130.98-acre project site. Additionally, as discussed on Draft EIR pages 4-2 and 4-3, the proposed project would have no impact related to agriculture and forestry resources. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

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DEVANY RANCH

4044 Los Arabis Drive, Lafayette, CA 94549 | 925-818-9765

January 10, 2026

Ms. Natalie Amos
City of Pleasanton
P.O. Box 520,
Pleasanton, California, 94566

Dear Ms. Natalie Amos:

On behalf of the owners of the Devany Ranch (APN 941-2600-1-3), this letter documents our comments on the Draft Environmental Impact Report (DEIR) prepared by the City of Pleasanton (City) for the development project commonly known as Hidden Canyon as described in the City's DEIR Notice of Availability dated December 23, 2025.

Our comments are shown below. We note that comment 1 presented herein was presented verbally in part at the December 10 public hearing. We request that the City respond to both the verbal and written comments.

Comments

Dear Ms. Natalie Amos:

On behalf of the owners of the Devany Ranch (APN 941-2600-1-3), this letter documents our comments on the Draft Environmental Impact Report (DEIR) prepared by the City of Pleasanton (City) for the development project commonly known as Hidden Canyon as described in the City's DEIR Notice of Availability dated December 23, 2025.

Our comments are shown below. We note that comment 1 presented herein was submitted verbally in part at the December 10 public hearing. We request that the City respond to both the verbal and written comments.
Comments

1

1. My family owns the 160-acre parcel immediately west of the Project studied in the DIER (APN 941-2600-001-3, the "Devany Parcel") and formerly owned much of the land within the project area. Since the period of common ownership, we have continuously used the dirt road that runs through the project area as the primary access to the Devany Parcel, where we have grazed cattle and engaged in other agricultural

2

activities for over a century. Through this long-standing and regular use, we have legally established unrecorded access rights.

The dirt road we use is partially visible in Exhibit 2-3 aerial photograph, and a portion of it is shown in the base topographic survey in Exhibit 2-6. However, Exhibit 2-6 inaccurately depicts the road as ending in the middle of "Parcel B" when in fact it continues to the northwest corner of Parcel B, where it enters the Devany Parcel. As shown on Exhibit 2-6, the project proposes three homesites that are directly on this road. 2 CONT

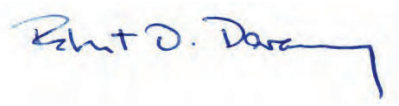
It appears that the authors of the DEIR were unaware of both the existence of this road and its long-standing use as access to our otherwise landlocked parcel. As a result, the DEIR is deficient in failing to discuss the road and address the impacts associated with it. For example, pages 2-20 and 3.10-11 of the DEIR discuss compatibility with surrounding uses, but do not reference or analyze the incompatibility of the project as designed with the access to, and current or potential future uses of, the Devany Parcel.

Similarly, the Transportation analysis in the DEIR (Section 3-14) fails to include the traffic from the Devany parcel (which includes typical traffic associated with a working ranch, including the seasonal transportation of cattle to and from the Devany parcel using the road) in the baseline, nor does it analyze the impacts of the Project on that use or the impacts of that Devany Parcel traffic on the Project. These deficiencies are also present in the Cumulative Impacts and Project Alternatives sections of the DEIR. 3

To comply with CEQA, the DEIR must include these analyses and identify and adopt feasible mitigation measures to address these potentially significant impacts prior to the City Council's consideration of the Final EIR.

2. During the December 10, 2025 public hearing, Ponderosa Homes, the developer, stated that it would provide an easement to allow access to our property. In post-meeting discussions with the developer and the property owner, it was indicated that Alameda County would record the easement; however, they suggested that the right-of-way was not a CEQA issue. Based on the issues discussed in our previous comment, both we and our expert disagree and believe this matter does constitute a CEQA issue. Accordingly, we request that the recorded easement be explicitly identified as a mitigation measure addressing the project's impacts on our access rights. 4

Please confirm receipt of this letter and let us know if you have any questions about our comments. 4 CONT



Sincerely,

Robert O. Devany

Cc: Don Devany
Joe Dearborn
Bart Heckman, Esq.

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Robert Devany 2 (R.DEVANY 2)

Response to R.DEVANY 2-1
Please refer to the Response to R.DEVANY 3 in Section 4, Responses to Public Meeting Verbal Comments, in this document for a discussion of the public comments received from Robert Devany during the December 10, 2025, City Planning Commission Meeting. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to R.DEVANY 2-2
Draft EIR Chapter 4, Effects Found not to be Significant, Section 4.2.1, Agriculture Resources and Forestry Resources, page 4-2, states the proposed project would continue to provide access to APN 941-2600-1-3, located immediately west of the project site boundary, through an access easement. This easement would allow existing agricultural (grazing) activities to continue on the adjacent parcel upon project implementation. Draft EIR Chapter 2, Project Description, page 2-20 describes the existing land uses surrounding the project site, which includes mention of grazing land to the west. As noted at the beginning of Chapter 2, on page 2-1, the Project Description is intended to provide an overview of the project location and setting, project objectives, and proposed project details, characteristics, and phasing, consistent with CEQA requirements. As such, no land use compatibility analysis is included in this section.

Furthermore, Chapter 2, Project Description, Exhibit 2-6 is a project-level base topographic survey prepared to illustrate proposed development features within the site plan. The exhibit is not intended to serve as a comprehensive depiction of all informal or private access routes beyond the scope of project construction and operation. To the extent the dirt road extends beyond what is depicted on Exhibit 2-6, that issue does not affect the environmental analysis of the proposed project.

The Draft EIR does not conclude, and does not rely on any conclusion, that the dirt road does not exist or that it lacks historical use. Rather, CEQA requires the Draft EIR to analyze whether the proposed project would result in new or substantially worsened environmental impacts, including impacts related to agricultural operations, transportation, access, or circulation.

Please refer to the Response to R.DEVANY 1-1 for a discussion of the existing dirt road on the project site and access to APN 941-2600-1-3 after proposed project development. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to R.DEVANY 2-3
Please refer to the Response to ANONYMOUS-2 above for an explanation of VMT compared to LOS as required under CEQA. As noted on page 1 of Appendix H, Transportation Impact Study, of the Draft EIR, the transportation analysis for the proposed project studied the potential adverse effects related to traffic per the standards and methodologies set forth in the City's significance criteria

established in the General Plan, Pedestrian and Bicycle Master Plan, and other transportation studies. Study intersections for the proposed project were selected in consultation with City staff and according to the City's criteria. Measurements for existing conditions were taken during the highest one-hour volumes during weekday morning and evening peak periods, when school was in session, to account for typical traffic volumes in the proposed project area, which includes the adjacent parcel APN 941-2600-1-3.

Page 24 of Appendix H states that all of the study intersections are operating acceptably at LOS D or better during both the AM and PM peak-hours. Further, on page 7, the Transportation Impact Study found that all study intersections would operate at acceptable LOS with implementation of the proposed project, including the cumulative project scenario.

Seasonal cattle movements associated with ranch operations are intermittent and episodic in nature, rather than a continuous or daily traffic generator. CEQA does not require that infrequent or seasonal activities be separately quantified or disaggregated in the traffic baseline where they do not materially affect average daily traffic volumes or operational performance of the roadway network. The Draft EIR therefore appropriately relies on standard traffic engineering practice to characterize baseline conditions.

With respect to proposed project impacts, the proposed project does not eliminate, restrict, or physically block access to the Devany Parcel, nor does it propose changes that would interfere with continued ranch operations or associated access. As discussed in Section 3.14, Transportation, the proposed project would not result in inadequate access, unsafe roadway conditions, or conflicts between project traffic and existing roadway users. Accordingly, no project-related impact to ranch access or operations was identified. Similarly, the cumulative impacts analysis evaluates whether the proposed project's incremental contribution, when combined with other past, present, and reasonably foreseeable projects, would result in a cumulatively significant transportation impact. Because the proposed project does not substantially affect access to the Devany Parcel and does not introduce traffic conditions that would conflict with existing agricultural uses, the absence of a separate line-item analysis of Devany Parcel traffic does not render the cumulative analysis inadequate.

Moreover, the discussion in Chapter 6, Alternatives to the Proposed Project, describes how existing traffic to the proposed project site would remain if no development were to occur under Alternative 1 on Draft EIR page 6-11, as well as how by-right development under Alternative 2 would increase vehicle trips from existing conditions on Draft EIR page 6-22. However, there is an existing significant and unavoidable VMT impact in the project site area. As such, the required transportation impact is discussed in Chapter 6, Alternatives to the Proposed Project. Furthermore, despite the significant and unavoidable VMT impact, the proposed project would include VMT-reducing strategies such as reducing off-street parking spaces and enhancing multimodal infrastructure, as stated on Draft EIR page 3.14-13. The Alternatives analysis appropriately focuses on whether project alternatives would reduce or avoid significant environmental impacts of the proposed project. Because the Draft EIR does not identify a significant transportation impact related to Devany Parcel traffic under the proposed project, CEQA does not require a separate alternatives analysis addressing that issue.

This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required

Response to R.DEVANY 2-4

As indicated in Draft EIR Section 4.2, Effects Found Not to be Significant, page 4-2, the proposed project would continue to provide access to APN 941-2600-1-3, located immediately west of the project site boundary, through an access easement. This easement would allow existing agricultural (grazing) activities to continue on the adjacent parcel upon project implementation. Therefore, no potentially significant impacts would occur to the adjacent agricultural land use and no mitigation measures would be required to achieve a less than significant impact. Please refer to the Response to R.DEVANY 1-1 and the Response to R.DEVANY 2-2 for a discussion of access to APN 941-2600-1-3. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

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Subject: Hidden Canyon Residences and Preserve Project

From: SCOTT MINER <scottminer@me.com>
Sent: Monday, January 19, 2026 10:03 PM
To: namos@cityofpleasantonca.gov <namos@cityofpleasantonca.gov>
Cc: ca.director@lincolnhighwayassoc.org <ca.director@lincolnhighwayassoc.org>; Paul Gilger <paulgilger@att.net>; map@lincolnhighwayassoc.org <map@lincolnhighwayassoc.org>; Prathna Maharaj <pmaharaj@fcs-intl.com>; namos@cityofpleasantonca.gov <namos@cityofpleasantonca.gov>; president@lincolnhighwayassoc.org <president@lincolnhighwayassoc.org>
Subject: Hidden Canyon Residences and Preserve Project

Caution: This is an external email and may contain suspicious subject or content. Please take care when clicking links or opening attachments. When in doubt, please contact your IT Department

Hello Natalie,
My Name is Scott Miner.
Our family has lived in Pleasanton for almost 50 years.
I am a lifetime member of the Lincoln Highway Association.

https://www.lincolnhighwayassoc.org/

I recently read about a new residential project being proposed in the western side of Pleasanton called the Hidden Residences. I found your name and contact in the CEQA documents online for this project. I see you as the primary contact from the planning department.

https://ceqanet.lci.ca.gov/2019080461/3

When reviewing the historical information contained in this series of documents, I see a brief mention of the Lincoln Highway which passes directly in front of the project. I also understand from the document and plans that there are some offsite improvement planned if this project goes through. Specifically modifications or upgrades to the section of the Lincoln Highway that passes in front of the proposed development. I am reaching out to you with my concern regarding the Lincoln Highway historical bridge or culvert over crossing that is directly to the east of the proposed project. I am concerned that the existing historical bridge from the 1913 alignment of the Lincoln Highway will somehow be removed or modified in the process of the offsite development plans. I saw nowhere in the CEQA document that even acknowledged that this historical artifact is adjacent to the project. I believe it is very important that the city of Pleasanton does everything possible to encourage the upkeep and restoration of this important piece of national history. There is also a second bridge or culvert over crossing to the east of the proposed project very close to Highway 580, also in the city of Pleasanton. I am unsure as to what the process is after the Public Comments period closes on January 20, 2026? 1
As a longtime member of the Pleasanton community, as well as a member of the National Lincoln Highway, Association, I would request that the developer of the property be asked to preserve this important piece of history.

I would appreciate hearing your response and what the proposal is for this important historical structure since it is not included in the current historical discussion within the CEQA document. 1 CONT

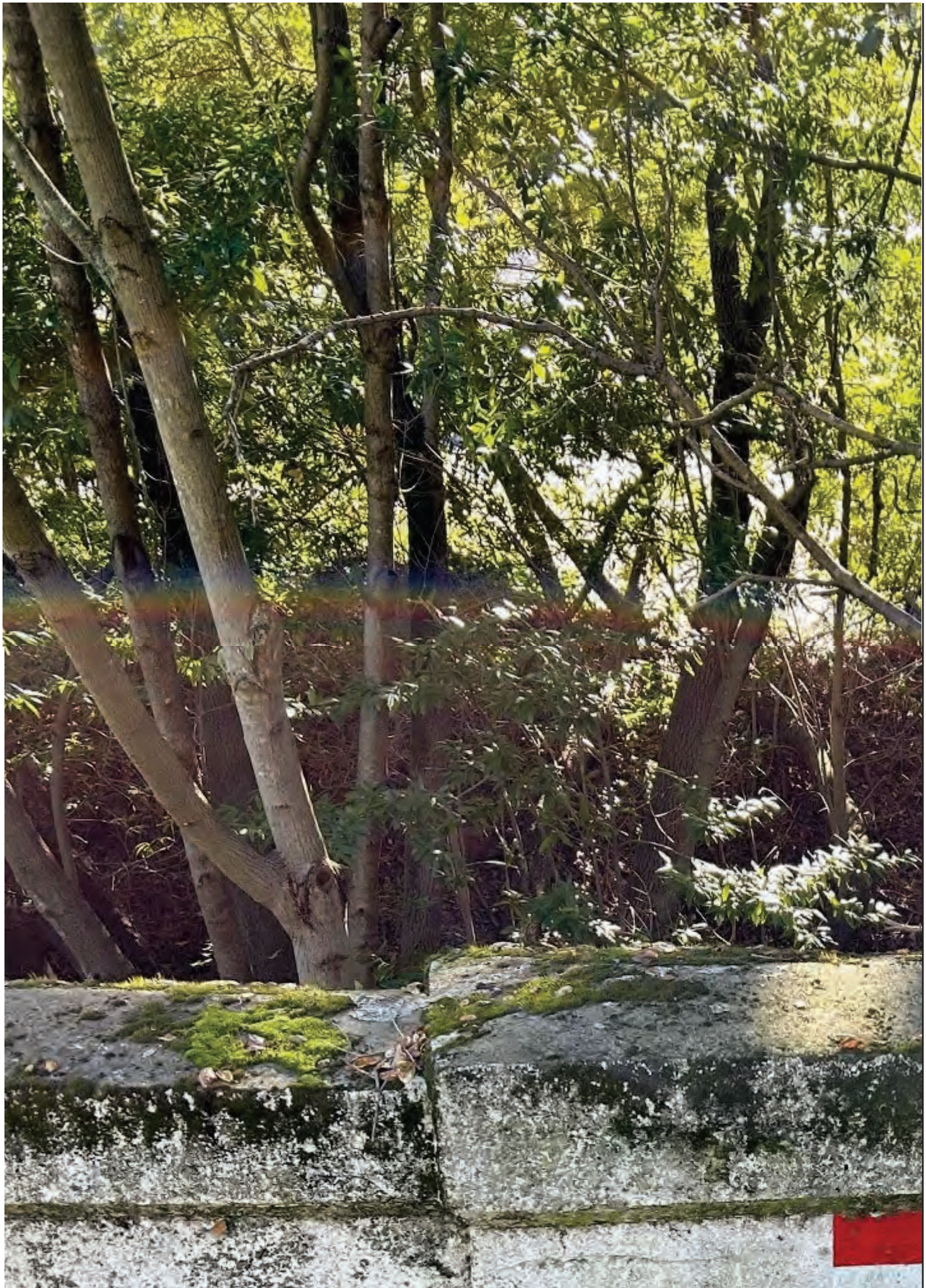
Respectfully,
Scott Miner
1507 Ramblewood Way
Pleasanton, CA 94566


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Scott Miner (S.MINER)

Response to S.MINER-1

Draft EIR Section 3.4, Cultural Resources and Tribal Cultural Resources, pages 3.4-8 through 3.4-14 includes a description of the cultural resources records utilized for analysis of the proposed project. Additionally, the Draft EIR analyzes proposed project impacts related to historical resources pursuant to Section 15064.5 of the California Code of Regulations on Draft EIR page 3.4-25. According to Section 15064.5, a historic resource includes a resource listed on or eligible for listing in the California Register of Historical Resources, a resource included in a local register of historical resources, or a resource determined to be historic by the Lead Agency (the City of Pleasanton).[5]

The Lincoln Highway, including the bridge structure adjacent to the project site, is not listed in the California Register of Historical Resources.[6] The City's General Plan does not designate the Lincoln Highway bridge structure as a historic resource.[7] Further, the portion of the Lincoln Highway adjacent to the project site is not identified within the National Register of Historic Places (NRHP).[8] No impacts to historic resources pursuant to Section 15064.5 were identified within the Draft EIR. Any construction that would occur within the off-site improvement area on Dublin Canyon Road would be designed in accordance with applicable roadway requirements. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

[5] California Code of Regulations. Title 14, Section 15064.5. Website: https://www.law.cornell.edu/regulations/california/14-CCR-15064.5. Accessed February 2, 2026.

[6] California Office of Historic Preservation (OHP). California Historical Resources. Website: https://ohp.parks.ca.gov/ListedResources/. Accessed February 2, 2026.

[7] City of Pleasanton. City of Pleasanton General Plan 2005-2025. Conservation and Open Space Element. Website: https://www.cityofpleasantonca.gov/assets/our-government/community-development/7.%20Conservation-OpenSpace%20Element%20(SA).pdf. Accessed February 2, 2026.

[8] National Park Service. National Register Database and Research. Website: https://www.nps.gov/subjects/nationalregister/database-research.htm. Accessed February 2, 2026.

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Outlook

Fw: Comments on DEIR

From: Tim <[redacted]>
Sent: Tuesday, December 9, 2025 10:39 PM
To: Natalie Amos <namos@cityofpleasantonca.gov>; Derek Farmer <DFarmer@cityofpleasantonca.gov>
Subject: Comments on DEIR

Hello,

I am submitting a comment on the Draft Environmental Impact Report titled "Hidden Canyon Residences and Preserve
City of Pleasanton, Alameda County, California" (State Clearinghouse Number 2019080461), dated November 14, 2025.

I'm a resident of the Canyon Meadows community, living here for the past 4 years. I wanted to express my strong support for installing the stop lights at the intersection of Dublin Canyon Rd. and Canyon Meadows Dr. because turning left out of Canyon Meadows Dr. is currently so dangerous. Cars fly around the blind curve at very high speeds and you often have to accelerate very quickly across the lanes to avoid being hit. I'm surprised there aren't more collisions. There's surely a lot of near misses. 1

In addition, I ride my bicycle Monday-Friday to and from the West Dublin/Pleasanton Bart station as part of my work commute. The addition of the stop lights would make it a lot safer for me to turn left out of Canyon Meadows Dr. onto Dublin Canyon Rd. on my bicycle.

If for some reason installing stop lights weren't possible, I would consider stop signs to be a good alternative to make it safer for cars and bicyclists to exit the Canyon Meadows community.

I personally find the current shoulder/bike lane width to be adequate in the area. A bigger concern, but one that I realize may be outside the scope of this project, is that there's no street lights along the majority of Dublin Canyon Rd. once you go west of the Albertson's corporate business footprint. It's pitch dark at night. This makes walking or riding a bicycle (even with bike lights) quite hazardous at night when there's cars driving by at high speeds. If there was any way to add street lights along Dublin Canyon Rd., I would definitely be in support of this. 2

I also strongly support adding sidewalks in the area because there is a large stretch Dublin Canyon Rd. in this area without any sidewalk, which makes me never want to walk outside of the Canyon Meadows community due to the danger of being hit by traffic. 3

Thanks for the opportunity to provide feedback.

Best regards,
Tim Hyles

Tim Hyles (T.HYLES)

Response to T.HYLES-1

Please see Response to M.CARREON-1. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to T.HYLES-2

Please refer to Master Response 1, Non-CEQA Issues Not Addressed in Final EIR, in Section 2, Master Responses, of this document. This Master Response provides an explanation of the scope of CEQA. The Draft EIR concludes that, with the proposed roadway, bicycle, and pedestrian improvements, the project would not result in a significant transportation safety impact, including for pedestrians and bicyclists. CEQA does not require the project to correct existing conditions unrelated to project impacts. Decisions regarding the installation of additional street lighting within the public right-way may be considered by the City outside the CEQA process for this project through separate considerations. Such actions would be discretionary and would not be part of this project or required as mitigation for the proposed project. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to T.HYLES-3

This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required

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5 January 2026

Ted Vinson
11029 Dublin Canyon Road
Pleasanton, CA 94588

Pleasanton Planning Commission
City of Pleasanton
Pleasanton, CA 94566

Subject: Comments on Draft Environmental Impact Report (DEIR) for Ponderosa Homes/Lester Residential Home and Roadway Project. - "Hidden Canyon Residences and Preserve"

I have invested substantial time and effort to review the DEIR for the subject project. I find the report to be very lengthy and difficult to read. The difficulty was caused by the authors of the report who added a great deal of superfluous "filler" information. It would have been more useful to the public (who were asked to review the DEIR) if the unnecessary/nonessential information was not included, and the report was sharply focused on the environmental impacts of the project. Presumably the authors of the report did not use "filler" to justify their fee. 1

I previously submitted comments on the subject development in a letter to the Pleasanton Planning Commission dated March 26, 2019. Several, but not all, of the issues I raised in the letter have been addressed under the current project proposal. I appreciate that the parking/staging area has been moved to the location presented in the DEIR. This move "saves" the beautiful and pristine meadow.

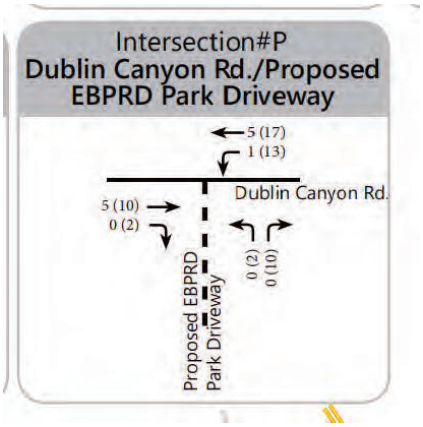
My comments/issues herein are related to four areas: transportation, hydrology, environmental impact, and project justification. If my comments/issues were already addressed in the DEIR or Appendices that discussion was not intentionally ignored by me….I simply did not find/"see" the discussion.

<u>Transportation</u> 2

I have reviewed Appendix H. It is obvious to everyone who lives in the vicinity of Dublin Canyon Road that the addition of 28 houses along Dublin Canyon Road west of Canyon Creek Circle will not appreciably contribute to the traffic problems on Dublin Canyon Road or nearby intersections. The traffic congestion on Dublin Canyon Road is dominated by the vehicles that divert off of I-580 owing to a variety of I-580 disruptions. Most often it is eastbound traffic during the PM rush hour. Only occasionally is it diverted westbound traffic. The traffic data collected to evaluate the impact of 28 new homes at a number of intersections, some quite distant, was not necessary.

It is stated in Appendix H that Ponderosa Homes, in coordination with the City, is proposing to install a traffic signal at the intersection of Dublin Canyon Road and Canyon Meadows Drive as part of the project. I can find no discussion of this proposed traffic signal in Appendix H. Were other alternatives such as stop signs or a traffic circle considered? If not, they should be considered at this intersection and the justification for the traffic signal over these alternatives should be given. A traffic circle would appear to be possible at this intersection. A traffic circle will slow traffic but keep it moving. Stop signs are used at the Palomares Road and Dublin Canyon Road intersection approximately four miles to the west. A stoplight will back up eastbound traffic and create a large volume when released precluding egress from the EBRPD driveway, and other driveways to the east. 3

The EBRPD driveway should be referred to as the Vinson/EBRPD driveway. I own (and pay property taxes) on a substantial length (the majority) of the driveway up to the EBRPD house. EBRPD has an easement over my property. Furthermore, the analysis of the traffic on the Vinson/EBRPD driveway is not accurate. I have four ADUs and an additional house at the terminus of the driveway on my property at the head of Devaney Canyon. EBRPD currently has a fire trail crew occupying their house along the driveway. Every workday, 11 (or more) private cars belonging to the trail crew drive to the EBRPD house. Added to this are the vehicles coming in and out from my buildings. Of course, the EBRPD fire crew, on occasion, must to respond to an emergency with their firetrucks. Finally, on occasion, there are meetings between EBRPD fire crews, and Cal Fire crews. These activities are illustrated in Figures 1 to 4. This traffic volume from my buildings and EBRPD fire crew activities is not accurately considered in the traffic analysis. This error must be corrected and considered. The figure below from Appendix H is totally incorrect: 4



The traffic flow into an out of the staging/parking area should not be combined with the Vinson/EBRPD driveway. The access to the staging/parking area must be kept separate from the Vinson/EBRPD driveway (but they may share the same left turn lane). The gates which will be required for both driveways should be at the road. How is a truck towing a horse trailer supposed

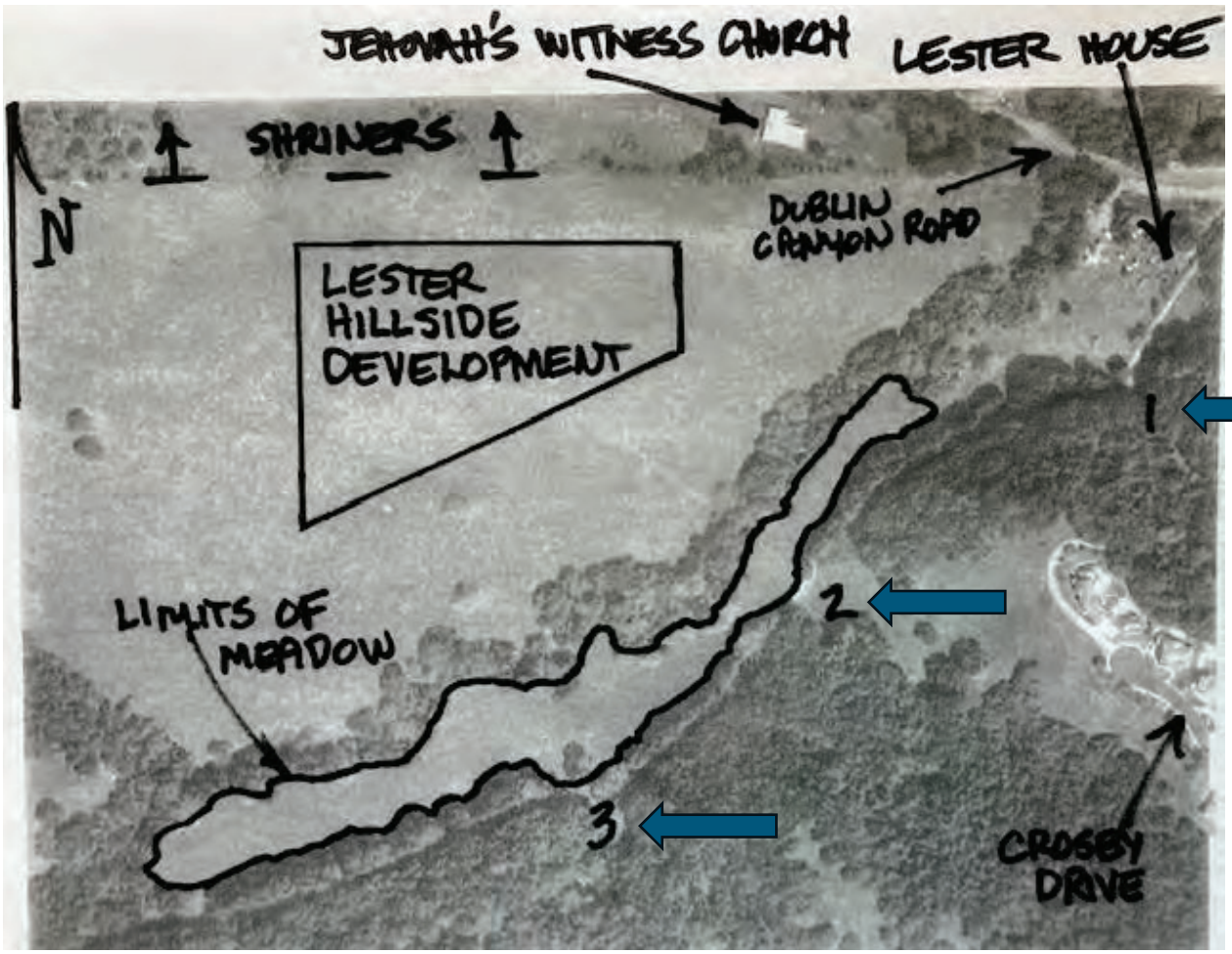
to turn around at a closed gate placed at the propsed staging/parking area? Furthermore, it is stated that 16 automobiles spaces and four horse trailer spaces will be provided in the parking lot. At the south parking lot (Tyler Ranch) I believe 74 spaces and three horse trailer spaces are provided. This is a substantial difference. How is the difference justified? Will the lack of parking spaces result in on-street parking? There is no mention of this issue or the problems that would be created if Park visitor parking were to occur on Dublin Canyon Road. An electric gate will be required for the Vinson/EBRPD driveway to keep the public from inadvertently entering the driveway. The EVA and emergency escape to/from my house and four ADU's and the EBRPD fire crew house must be preserved and not in any way interfered with by the public using the Park. 4 CONT

Hydrology

The hydrologic response of a natural grass surface is very well understood. When rain falls on a natural grass surface, you have slower runoff, and a low peak flow. The hydrograph rises slowly, peaks at a relatively low flow and recedes gradually. With a paved surface there is no storage. Rain becomes runoff almost immediately. The smooth surface increases flow velocity and causes a higher peak flow. A large volume of water is delivered quickly. The hydrograph rises sharply, peaks much higher than the natural grass surface, and falls quickly. Greater erosion and the risk of downstream flooding occur.

It is stated in the report that the project would have bio retention areas with sufficient capacity to ensure that the proposed project would not result in substantial erosion. This remains to be demonstrated, and in fact has not been demonstrated based on my observations of runoff from the paved areas in the Preserve housing development above two small canyons adjacent to the Vinson/EBRPD driveway. Stormwater runoff is "dumped" directly into the two small canyons, Canyons 1 and 2 (location shown below). A large volume of water is delivered quickly into Canyons 1 and 2. Figures 5 and 6 show the completely blocked inlet structures at the entrance to these canyons. Obviously, the inlet structures do not accommodate the high peak flows created by the paved tributary areas in the Preserve. Figures 7 and 8 show the runoff down the Vinson/EBRPD driveway at these two canyons. When the runoff reaches Dublin Canyon Road, it creates flooding across the road. Vehicles which drive through the high flood water covering the road create a "rooster tail". 5

This unfortunate situation has been created because the stormwater from the paved areas in the Preserve is "dumped" into these two drainages. When the inlet structures become filled with sediment and debris the subsurface stormwater drain system no longer functions. The City of Pleasanton owns the streets and stormwater drain system in the Preserve. The City accepted this poor design from the home developer (who actually created the problem) but of course the developer "walked away" from the problem. Now the City of Pleasanton "owns" the problem. I have contacted the City of Pleasanton regarding this matter and they have done nothing to solve the problem. The runoff down the paved area at the beginning of the driveway has



5 CONT

softened the subgrade to the degree that the pavement structure is weakened and completely broken up, see Figure 9. There is no mention of this unacceptable drainage situation in the DEIR, but it must be corrected if the Hidden Canyon Residences and Preserve project is approved. It has a direct bearing on the Vinson/EBRPD and Parking/staging area driveways and the parking/staging area lot. Also, it is entirely conceivable that problems similar to this may occur for the proposed project.

The proposed project will divert a significant amount of water from Devaney Creek. It is stated in the report "the proposed projects bio retention areas would have sufficient stormwater capacity to serve the proposed project, preventing surface runoff". If this is the case, then in a normal year 10 acre-feet (or more) of runoff would not flow into Devaney Creek. (Based on the proposed project increasing the impervious surface area by approximately 7.4 acres and an average annual rainfall of 18 in,) The State Water Resources Control Board regulates the diversion of water from "blue line" drainages in California. Devaney Creek is a "blue line" drainage. Have the developers contacted the State Water Resources Control Board regarding the diversion of water they have proposed? I have a 75+ year-old 2-acre lake/"stock pond" on my property at the head of Devaney Canyon. I divert a similar amount of runoff from Devaney Creek. I am regulated by the State

6

Water Resources Control Board. Ponderosa Homes III, Inc. should be held to the same legal requirement. 6 CONT

Environmental Impact

Table E –1 required by the CEQA guidelines, identifies nearly every impact as "less than significant impact" or "no impact" … There are a few entries identifying a "potentially significant impact" but these are immediately dismissed. Overall, the reader/reviewer has the impression that there are no environmental concerns…..the environment is the same with or without the proposed housing development. But obviously this is not true! 7

In my previous comments (letter dated March 26, 2019) regarding the project, I requested a photomontage. This was provided in the report and is shown in Figure 10. Assuming this is not intentionally deceptive, it is not a correct portrayal of the site on which the homes will be built. I have provided two views of the hillside on which the homes will be built in Figure 11. These should be used as the "before" figures with the "after" to be provided when the homes and streets are added. Additional "before" photos should be obtained from Google Earth. The "after" overhead photos should show Streets A, B, and Court C and the 28 homes. "Honesty is the best policy." 8

It is noted many times in the DEIR that a substantial benefit of the Hidden Canyon Residences and Preserve project is that it would provide a staging area and access to a trail at the north end of Pleasanton Ridge Park. The environmental impact of the public going to/from the staging/parking area to the trailhead is not given. Where will this access trail be located? How will the public be prevented from walking on the Vinson/EBRPD driveway? Will the public be prevented from wandering in the meadow and other land EBRPD will obtain from the Lesters?? No information on how the public will get to/from the staging/parking area to the trailhead is given. 9

In the DEIR it is stated under 2.2 " Ponderosa Homes III, Inc., proposes to develop 28 homes to serve the growing needs of Pleasanton's expanding workforce and to provide an open space preserve with public access to the Pleasanton Ridge trail system for hikers, bikers, and equestrians. Working with EBRPD, this access would complete the Pleasanton Ridge trail system and would provide public access to trails and open space properties owned by EBRPD that has been envisioned and proposed over the last 30 years." The EBRPD trail activities and open space preservation activities and the Ponderosa Homes, Inc. activities are tied together! The EIR for the public interaction with the environment, noted above, must be presented before to City Planning Commission approves the project. 10

The trail at the north end of the Pleasanton Ridge Park has recently been constructed with the trailhead near the Vinson/EBRPD driveway in Canyon 3. The trail to/from the staging/parking area to the trailhead has not been located by EBRPD. The public immediately trespassed over private property and a closed area at the north end of the Pleasanton Ridge Park to use the newly constructed north end trail at Canyon 3. They did so by willfully ignoring "closed area", "private 11

property", and "no trespassing" signs. They had to "toss" their bikes over a fence into a closed area of the Park then peddle approximately 300 yds through the closed area to gain access to the ridge trail. The bikers had no regard for private property ownership or to damage they were causing to the environment. This is a serious environmental impact and while it may be convenient for Ponderosa Homes, Inc. to ignore it in the DEIR report, it must be addressed before this project is approved by the Pleasanton Planning Commission. I state once more, how will the public go to/from the staging/parking area to the north ridge trailhead at Canyon 3 and what is the environmental impact of their movement? What measures will be implemented to ensure the rights of adjacent private property owners will be respected? Appendix A is a letter which I recently wrote to EBRPD Trail Supervisor complaining about bicyclists who were trespassing on private property and ignoring any attempt to control their movement in the north end of the Pleasanton Ridge Park. How will this behavior be controlled in the future? What is to prevent the public from wandering all over the meadow and destroying the pristine environment that is the meadow. The trespassing bicyclist behavior presented in Appendix A demonstrates what happens when you have no plan! 11 CONT

EBRPD projects are required to comply with CEQA, as it's a state law governing actions by public agencies that can affect the environment. EBRPD uses CEQA to review and mitigate impacts for trail development and facility construction. Therefore, EPRPD is required to submit an EIR for the staging area and trail that will lead to the Ridge trailhead. They should coordinate with Ponderosa Homes, Inc. *at this time* to present a DEIR for public review on the totality of the project. 12

In the project report, it is stated "there are no historic structures present on the project site. This statement is incorrect. The Lester family home is an early California Stucco house (to the best of my knowledge) very likely 100+ years old. The house is shown in Figure 12. What appears to be a stone column supporting the roof over the porch is shown in Figure 13. In my youth (70 years ago-the mid-1950s), I was invited into the house by Manuel Terra (Diane and Myron Lester's grandfather) who lived in the house. The house appeared to be old, even then. I recall Manuel stated the house belonged to his parents, which would make it very old. The house is a historic resource. The City of Pleasanton requires that the character of such historic houses be preserved, especially the front façade, under city ordinances. This means the house can't be demolished and the key features of the house cannot be significantly altered without strong justification. I can find no discussion in the EIR of this house. It must be considered, evaluated, and very likely preserved. 13

Project Justification

What is the "true" justification to approve the construction of 28 new luxury homes under the name Hidden Canyon Residences and Preserve? If the Lester property is not annexed into the City and remains in Alameda County the land will be "preserved" because it is zoned Agricultural and no more than three new buildings can be constructed on the Lester property (e.g., primary house, 14

caretaker house, and agricultural building). This will obviously have less impact than the proposed 28 luxury homes. And to justify the construction of 28 luxury homes as serving "the growing needs of Pleasanton's expanding workforce" (re. Section 2.2) is laughable! If the project is not approved the City of Pleasanton would not receive the property tax revenue from the 28 luxury homes….but surely this isn't a reason the City would consider to approve the project. Furthermore, the north end of the Pleasanton Ridge Park does not need an outlet (with the problems noted above) for visitors/the public to enjoy the Park. The existing trail at the north end can be easily "looped" with a sign at the top indicating "no outlet". Visitors could access the north end from existing parking/staging areas south ((Tyler Ranch) and east ((Castleridge Trailhead/Old Foothill Road; Foothill staging area; The Preserve staging on Laurel Creek Drive). While it is a moderate to long hike from these areas it is also a moderate hike from the proposed parking/staging to and up the newly constructed trail at the north end of Pleasanton Ridge Park. I have already made this hike.

14 CONT

So, what is the "real" reason"? It can't be to preserve open space….that is better accomplished by not annexing the Lester property and not approving the project. Obviously for Ponderosa Homes and the Lesters the reason is the money/profit they receive if the project is approved. EBRPD will benefit by receiving a substantial land addition to the Pleasanton Ridge Park without paying for the land. I suspect that if the Lesters do not give EBRPD a substantial portion of their property then EBRPD will oppose the Hidden Canyon Residences and Preserve Project. EBRPD methods are well known….they tried a similar tactic with me during my Alameda County Agricultural Site Development review process (20+ years ago) but fortunately I escaped their extortion efforts.

What is the "real" reason(s) the City would annex the Lester property and approve the development? The reason(s) is not clear and not presented in the DEIR.

Very truly yours,

Ted S. Vinson

Ted S Vinson, PhD, PE

cc. Melanie D. Vinson, Attorney-at-law

William T Vinson, Attorney-at-law





Figures 1 and 2 - Vehicles Parked at EBRPD House on a Typical Workday

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Figures 3 and 4 - Vehicles Parked at EBRPD House During a Meeting with Cal Fire

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Figures 5 and 6 – Blocked Inlet Structures at Canyon 1 (above) and Canyon 2 (below)





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Figures 7 and 8 – Water Flowing on Vinson/Driveway at Canyons 1 (above) and 2 (below)



Figure 9 - First Carbon Solutions Photomontage from Crosby Drive

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Figure10 and 11 – More Accurate Representation of ‘Before” View from Crosby Drive

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Figure 12 – Historic Early California Stucco House? Terra Family Home

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Figure 13 – Stone Column Supporting Roof Structure Over Porch. Appears to be Very Old.

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Appendix A

November 30, 2025

Ted Vinson
11029 Dublin Canyon Road
Pleasanton, CA 94588

Sean Connelly
Trails Coordinator
East Bay Regional Park District
2950 Peralta Oaks Court, Oakland, CA 94605

Dear Sean,

Now that the Trail at the north end of Pleasanton Ridge Park is passable, we have had a steady stream of biker trespassers. It has been made worse by the signage that EBRPD or your Trail Contractor placed at both ends of the Trail which encourages (rather than discourages) the use of the Trail. The signs also encourage bikers to go down other routes, all of which results in their trespassing on my private driveway. In one instance, a biker was up at my barn complex meaning he peddled by at least eight "no trespassing" or "private property" signs. The annotated figures below partially illustrate the problem.

The trespassing bikers are climbing over the fence at the north end of Pleasanton Ridge. In my email dated November 5, 2025, I suggested you improve the signage at the fence at the north end of Pleasanton Ridge. Did you do so? Whatever signage exists it is not stopping the bikers! Furthermore, the "word has now spread" and substantial numbers of bikers are coming in from Dublin Canyon Road. Before the problem gets even worse you need to immediately plan to install an electric gate at the driveway entrance on Dublin Canyon Road. I am demanding (not requesting) this action. You can get power for the gate from the power pole or meter panel (Figures 10 and 11). The best location for the gate is near the entrance at the end of the broken asphalt driveway, which would allow for delivery trucks to make deliveries at this location without opening the gate. This is our current situation for delivery trucks.

Furthermore, I will construct an electric gate on the continuation of my driveway near the EBRPD Firehouse. I need power from the EBRPD Firehouse. You should identify ASAP the EBRPD person I will work with to accomplish this objective. I will construct this gate at my expense. I can also lay the underground conduit etc. The gate at the driveway entrance is at your expense.

It is imperative that you deal with this problem immediately. I have personally encountered seven groups of bikers (four this weekend). One biker and a group of three were heading up the driveway towards my house and Barn complex. One group of four encountered by my caretaker, were dressed like antifa criminals in all black with masks and goggles. If you are negligent and do not take action to immediately control the biker trespassing it could easily result in a violent confrontation between the bikers and the one or more of the permanent residents on my property (e.g., myself, my caretaker and his wife). You and EBRPD would be directly responsible for the consequences of any violent confrontation. I have already been threatened by one biker. Many bikers have an "attitude" and consider themselves to be "macho". Note: I'm not driving down the driveway looking for bikers…. these are just chance encounters associated with my daily activities. There are many more bikers on the Trail.

This morning two Alameda County sheriff's deputies came to my house to discuss the situation. They confronted me because one (or more) bikers reported the encounter they had with me and kicking them off my property in a "mean-spirited manner". The sheriff's deputies encouraged me to be "nicer" when encountering the trespassing bikers. I asked them "how many times am I supposed to deal with trespassing bikers and be nice?" No response. It is important to remember who are the victims and who are the criminals. The permanent residents on my property are the victims. In 1955, my father and mother purchased the property that I have lived on for the past 20 years. We have never experienced problems and trespassers like you/EBRPD have created with the uncontrolled access to your Trail. You and I stood on the driveway at the Trail entrance the day I met you and you stated the Trail would not be open until the staging area was complete and further noted "we don't know when that will occur". You are EBRPD's representative and you are obligated to keep your word! Did you tell the Trail Contractor the Trail would not be open to the public in the foreseeable future? Why do all his signs suggest it will be open?

16 CONT

I am expecting that you will immediately address this unfortunate situation. I would like to know when you will install the electric gate at the entrance. Also, I would like to install the electric gate at the Firehouse immediately and, therefore, would like to work with your representative to determine how this can best be accomplished. Finally, what is your plan to close the illegal access at the north end of Pleasanton Ridge?

Very truly yours,

Ted S. Vinson

Ted S Vinson, PhD, PE

cc.

Melanie D. Vinson, attorney-at-law
William T Vinson, attorney-at-law



Figure 1 Mountain Biker Near EBRPD Firehouse

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Figure 1 Mountain Biker Near EBRPD Firehouse Vehicles



Figure 3 Bikers Peddling Back to Ridge after Encounter with Ted S. Vinson (TSV)

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Figure 4 Bikers Peddling to Dublin Canyon Road Entrance. Biker at Lower Left Threatened TSV



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Figure 5 Sign at the bottom of the Trail, indicating the Trail is closed and bikers who should stay off until November 26. The unambiguous implication is after November 26 the Trail is open. This is precisely how the bikers interpreted the sign, and this was stated to TSV by one biker, who said. "I thought the Trail was open after November 26."



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Figure 6 Sign at the entry to the Trail at the top of the ridge which obviously implies that after November 26, the Trail is open. Did the Trail Contractor or EBRPD place this sign? The answer doesn't matter as the Trail Contractor is EBRPD's agent. Was the Trail Contractor ever informed that the Trail would not be open in the foreseeable future?



Figure 7 Sign at the entry at the top of the ridge indicating an alternate way to go down to reach TSV's private driveway. Was the Trail Contractor ever informed that the Trail would not be open in the foreseeable future?

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CONT



Figure 8 Sign at the Trail entry at the top of the ridge directing bikers to a route and using the word "shred" which in mountain biking slang means they're going to:

- descend quickly
- take corners hard
- hit features instead of avoiding them
- ride with flow and intensity

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CONT

Figure 9 sign at the Trail entry at the top of the ridge directing bikers to a route described as Candy which in mountain-biking slang, “candy” usually refers to something that’s especially fun, smooth, or visually appealing on a Trail. Was the Trail Contractor ever informed that the Trail would not be open in the foreseeable future?



Figure 10 Breaker panel near the driveway entrance at Dublin Canyon Road, which could provide power for an electric gate on the driveway near this location

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CONT



Figure 11 Street light at the driveway entrance at Dublin Canyon Road, which could provide power for an electric gate at this location

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CONT

Ted Vinson (T.VINSON 1)

Response to T.VINSON 1-1

Please refer to Master Response 1, Non-CEQA Issues Not Addressed in Final EIR, in Section 2, Master Responses, of this document. This Master Response provides an explanation of the scope of CEQA. The Draft EIR for the proposed project includes an analysis of all environmental topic areas, as required under CEQA. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to T.VINSON 1-2

Please refer to the Response to ANONYMOUS-2 above for an explanation of VMT compared to LOS as required under CEQA. As noted on page 1 of Appendix H, Transportation Impact Study, of the Draft EIR, the transportation analysis for the proposed project studied the potential adverse effects related to traffic per the standards and methodologies set forth in the City's significance criteria established in the General Plan, Pedestrian and Bicycle Master Plan, and other transportation studies. Study intersections for the proposed project were selected in consultation with City staff and according to the City's criteria.

Page 24 of Appendix H states that all of the study intersections are operating acceptably at LOS D or better during both the AM and PM peak-hours. Further, on page 7, the Transportation Impact Study found that all study intersections would continue to operate at acceptable LOS with implementation of the proposed project. The data collection and intersection analyses cited by the commenter provide the evidentiary basis for the Draft EIR's finding that the project would not substantially worsen traffic conditions on Dublin Canyon Road or at nearby intersections.

Accordingly, the transportation analysis was necessary to comply with CEQA, even though it ultimately demonstrates that the project's contribution to traffic congestion would be minimal. The Draft EIR therefore adequately evaluates transportation impacts and is not deficient for including the analyses referenced in the comment.

Response to T.VINSON 1-3

Page 9 of Appendix H states that the proposed project would install a traffic signal at the intersection of Dublin Canyon Road and Canyon Meadows Drive, which is reflected in the analysis of all "Plus Project" scenarios. A traffic signal was considered in development with the developer, City staff, and members of the public. Appendix H goes on to state that installation of a traffic signal at this intersection would operate at LOS A for all "plus Project" conditions on pages 29, 36, and 40. As described on page 12 in Appendix H, LOS A represents a very low control delay where many vehicles do not stop at all. Therefore, installation of the traffic signal on Dublin Canyon Road would not result in a significant impact related to transportation. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to T.VINSON 1-4

As noted in Draft EIR Chapter 2, Project Description, page 2-27, the proposed project would include the construction of a new public access road off Dublin Canyon Road to provide access to the proposed EBRPD parking lot and trailhead. Since the primary purpose of this roadway for the proposed project would include new access to an EBRPD facility and is not intended to alter access to the Vinson Property, the naming convention used in Appendix H of the Draft EIR is Proposed EBRPD Park Driveway; the road's permanent name will ultimately be selected by the City.

Pages 28 through 33 in Appendix H of the Draft EIR discuss trip generation and distribution related to the proposed project. Estimated trip generation from the proposed project was based on published trip generation rates from the Institute of Transportation Engineers' (ITE) *Trip Generation Manual (10th Edition)*. Specifically, Single-Family Detached housing (ITE Code 210). Published trip rates from land use of Public Park (ITE Code 411) was utilized to obtain projects trips for the proposed EBRPD facilities. As such, the proposed project is expected to generate approximately 407 daily vehicle trips including 22 weekday AM peak-hour trips (six inbound and 16 outbound), and 56 weekday PM peak-hour trips (33 inbound and 23 outbound). These trip generation rates were then distributed along the project site area based on existing travel patterns, knowledge of the study area, and consultation with City staff. Figure 10: Project Trip Assignment in Appendix H of the Draft EIR, and referenced in this comment letter, displays the additional vehicle trips associated with development of the proposed project. This figure of the Proposed EBRPD Park Driveway is not intended to showcase the total amount of vehicle trips estimated as a result of existing conditions in addition to trips from the proposed project and, in turn, is not incorrect. Figure 11: Existing Plus Project Conditions Traffic Volumes on page 33 in Appendix H of the Draft EIR denotes proposed project trips in addition to the existing traffic volumes. Based on this data, traffic impacts resulting from the proposed project would be considered less than significant based on City standards, as indicated on page 29 in Appendix H of the Draft EIR.

As discussed in Draft EIR Chapter 2, Project Description, page 2-27, the EBRPD easement providing access to the proposed trailhead would be a new paved access road along a portion of the existing non-exclusive access easement located along the eastern boundary of the Lester property. The proposed project would include 16 parking stalls and four trailer parking stalls for the proposed EBRPD trailhead. The number of parking spaces was developed in coordination with EBRPD. As noted in Draft EIR Section 3.14, Transportation, page 3.14-2, on-street parking along Dublin Canyon Road is prohibited. No on-street parking spaces along Dublin Canyon Road are expected as part of the proposed project. Additionally, a private access gate would be installed to restrict access beyond the EBRPD trailhead.

This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to T.VINSON 1-5

The proposed project would increase the area of new impervious surfaces on the project site. As discussed in Draft EIR Section 3.9, Hydrology and Water Quality, page 3.9-19, all on-site stormwater

flow would be directed into 10 drainage management areas (DMAs) with 10 associated bioretention areas. The proposed bioretention areas are Low Impact Development techniques, consistent with the County's NPDES permit and the Clean Water Program Stormwater C.3 Guidebook, that allow for stormwater infiltration into the soil and detain stormwater on-site in order to reduce peak flows and prevent erosion and siltation. These bioretention areas would be designed in accordance with all applicable standards with adequate capacity to accommodate stormwater flows at the project site. All excess runoff from these bioretention areas would be directed into the on-site storm drain system which would direct flow into the existing 12-inch storm drain line beneath Dublin Canyon Road via new proposed 18-inch and 12-inch storm drains. All new proposed storm drainage facilities would be sized and designed with sufficient capacity to serve the proposed project.

Furthermore, as noted in Draft EIR Section 3.6, Geology and Soils, the proposed project would be required to comply with Municipal Code Section 9.14 which requires construction projects to conform to the C.6 Construction Site Control Requirements in the San Francisco Bay Regional Water Quality Control Board's MRP (Order No. R2-2022-1108; NPDES Permit No. CAS612008). The C.6 Construction Site Control Requirements mandate construction projects that disturb more than one acre of land to file a Notice of Intent and prepare an erosion/pollution control plan or SWPPP to obtain a Construction Stormwater General Permit. The SWPPP or erosion control plan will identify site specific BMPs that will implement erosion, run-on and runoff, and sediment control measures to prevent the discharge of sediments. These BMPs may include scheduling and timing of grading (soil-disturbing) activities, timely revegetation of graded areas, use of hydroseed and hydraulic mulches, and installation of erosion control blankets. Sediment control may include properly sized detention basins, dams, or filters to reduce entry of suspended sediment into the storm drain system and watercourses and installation of construction entrances to prevent tracking of sediment onto adjacent streets. Pollution prevention practices may include designated washout areas or facilities, control of trash and recycled materials, covering of materials stored on-site, and proper location of and maintenance of temporary sanitary facilities. Compliance with the City's Municipal Code Section 9.14 would ensure that impacts related to erosion and drainage would be less than significant. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to T.VINSON 1-6

As noted in Draft EIR Section 3.3, Biological Resources, page 3.3-2, average annual rainfall is approximately 16 inches and stormwater runoff readily infiltrates the site's soils; when field capacity has been reached, gravitational water drains into the seasonal drainages and the creek on-site as shallow groundwater or as surface sheet flow, which then flows into Devaney Creek. As stated in Draft EIR Section 3.9, Hydrology and Water Quality page 3.9-20, the majority of the 130.98-acre site would be left as undeveloped open space and existing drainage would not be modified outside of the approximately 7.4 acres of proposed impervious surfaces. Additionally, as stated on Draft EIR page 3.3-41, the proposed project would include the construction of an 18-inch outfall that will drain into the west side of Devaney Creek and a 24-inch outfall that drains into the east side of Devaney Creek near the vicinity of Dublin Canyon Road. The applicant will need to comply with all State and federal regulations related to construction work that will impact aquatic habitats occurring on the

site. Moreover, water that enters the ground through the proposed bioretention area, described in the Response to T.VINSON 1-5 above, would still have the potential to seep into the nearby Devany Creek.[9] Thus, the proposed project is not anticipated to substantially alter the watercourse for Devany Creek.

The State Water Resources Control Board was notified of the preparation of the Draft EIR via CEQAnet and was given the opportunity to comment during the State Review Period lasting from November 21, 2025, to January 20, 2026.[10] No comments have been received from the State Water Resources Control Board regarding the proposed project. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to T.VINSON 1-7

Draft EIR Section 3, Executive Summary Table ES-1: Executive Summary Matrix on pages ES-6 through ES-48 summarizes the impact level determinations made for each environmental topic threshold in the Draft EIR. Where an impact is found to be potentially significant, the associated mitigation measures, if applicable, are included that would reduce the identified environmental impact. As noted on page ES-5, the table is intended to provide a general overview; detailed narrative discussions for each issue areas are included in the corresponding section of this EIR. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to T.VINSON 1-8

The locations of viewpoints for the visual simulations were confirmed in the field with staff from the City of Pleasanton. Each of the viewpoints represents a publicly accessible location (e.g., a sidewalk or trail, and specifically excluding private property). The simulations were developed using a process that includes specific camera settings to replicate the human experience rather than employing any close-up adjustments or other alterations. The simulation process combines 3D Computer Aided Design (CAD) programming, 2D photo-manipulation software, and GIS to accurately render the proposed project as it would be viewed at the street level. Please refer to the Response to A.GELB-2 for a discussion of the proposed project's less than significant impact related to views of the project site. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to T.VINSON 1-9

Refer to the Response to T.VINSON 1-4 for an explanation of access to the proposed trailhead and proposed project trip generation associated with the EBRPD trail. The environmental impact

[9] United States Geological Survey (USGS). Rivers Contain Groundwater. Website: https://www.usgs.gov/water-science-school/science/rivers-contain-groundwater#overview. Accessed February 6, 2026.

[10] California Governor's Office of Land Use and Climate Innovation (LCI). CEQAnet. Hidden Canyon Residences and Preserve Project. Website: https://ceqanet.lci.ca.gov/2019080461/3. Accessed February 6, 2026.

associated with additional trips to and from the EBRPD trail was evaluated in Appendix H of the Draft EIR and discussed in Draft EIR Section 3.14, Transportation, pages 3.14-11 through 3.14-19. Further, the proposed trail is required to be compliant with all operational EBRPD rules, with EBRPD staff member enforcement as needed. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to T.VINSON 1-10

The proposed project was introduced before the City's Planning Commission at the December 10, 2025, Planning Commission meeting. Members of the public and members of the City's Planning Commission were provided with an opportunity to comment on and discuss the proposed project. Additionally, this Final EIR will be presented to the City Council for certification. Please refer to the Response to T.VINSON 3 for a response to the public comment received by Ted Vinson at this meeting. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to T.VINSON 1-11

Please refer to Master Response 1, Non-CEQA Issues Not Addressed in Final EIR, in Section 2, Master Responses, of this document. This Master Response provides an explanation of the scope of CEQA. Additionally, refer to the Response to T.VINSON 1-9 for a discussion of the EBRPD trail staging and access. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to T.VINSON 1-12

The EBRPD is identified as a Responsible Agency under CEQA and may rely on the City's EIR, if certified, in connection with its discretionary approvals, consistent with CEQA Guidelines Sections 15050(b) and 15096. As described in Chapter 2, Project Description, and analyzed throughout the Draft EIR, the trail EBRPD dedication and trail are elements of the proposed project and, as such the Draft EIR analyzes the environmental impacts associated with the staging area, trail connection, and related facilities, including impacts to biological resources, aesthetics, transportation, recreation, and other relevant issue areas, and identifies mitigation measures where required. Thus, potential impacts related to the dedication of open space and associated trail connection are included in the analysis of the Draft EIR. No separate CEQA documentation would be required. CEQA does not require separate EIRs to be prepared by each public agency involved in a project when the project is evaluated in a single, comprehensive EIR by the Lead Agency. Nor does CEQA require a Responsible Agency to prepare a separate Draft EIR where the environmental effects of its discretionary actions are adequately addressed in the Lead Agency's EIR. To the extent that EBRPD undertakes future, discretionary actions related to the regional trail system that are independent of the proposed project or that were not evaluated in this Draft EIR, those actions would be subject to their own CEQA review by EBRPD at the time such actions are proposed and would be subject to all applicable

streamlining and exemptions. The scope of this Draft EIR does not preclude future environmental review of unrelated or expanded EBRPD trail projects. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to T.VINSON 1-13
The existing single-family homes on the project site at 11021 and 11033 Dublin Canyon Road were evaluated in Draft EIR Section 3.4, Cultural Resources and Tribal Cultural Resources, pages 3.4-11 through 3.4-14. As noted in the Draft EIR, a Historic Architecture Evaluation Report was conducted for these homes and found that they do not meet any of the four criterion to be eligible for listing on the California Register of Historic Resources. Further, these houses are not identified as historic resources within the City's General Plan nor the NRHP.[11,12] Therefore, construction of the proposed project would not have an adverse impact on historic era built environment resources. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to T.VINSON 1-14
Please refer to Master Response 1, Non-CEQA Issues Not Addressed in Final EIR, in Section 2, Master Responses, of this document. This Master Response provides an explanation of the scope of CEQA comment responses. As discussed in Draft EIR Chapter 6, Alternatives to the Proposed Project, page 6-12 and 6-13, if annexation of the project site did not occur, the zoning district established by the County for the five existing parcels on the project site would remain as Agriculture. Under this zoning district, each parcel on the project site is allowed to develop one single-family dwelling unit.[13] Additionally, since APN 941-2600-002-6 is over 25 acres in size, the development of a secondary dwelling unit is permitted. Thus, a total of 6 dwelling units could be built by-right on the project site, including the development of three additional dwelling units and one secondary dwelling unit.

As noted in Draft EIR Chapter 2, Project Description, page 2-27, the proposed project would preserve 117.1 acres of open space on the approximately 130.98-acre project site. Further, as discussed in Draft EIR Chapter 4, Effects Found Not to be Significant, page 4-2, the project site was identified and evaluated as a Housing Opportunity site in the City's 6th Cycle Housing Element Update. The City's Housing Element Update proposed updates to the project site zoning that allowed for the development of up to 31 residential units. Thus, development of 28 new single-family residences on the project site would support the City in meeting its RHNA requirements. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the

[11] City of Pleasanton. City of Pleasanton General Plan 2005-2025. Conservation and Open Space Element. Website: https://www.cityofpleasantonca.gov/assets/our-government/community-development/7.%20Conservation-OpenSpace%20Element%20(SA).pdf. Accessed February 2, 2026.
[12] National Park Service. National Register Database and Research. Website: https://www.nps.gov/subjects/nationalregister/database-research.htm. Accessed February 2, 2026.
[13] Alameda County. Alameda County Zoning Code Chapter 17.06.030. Website: https://library.municode.com/ca/alameda_county/codes/code_of_ordinances?nodeId=TIT17ZO_CH17.06ADI, Accessed February 3, 2026.

disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to T.VINSON 1-15

This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Response to T.VINSON 1-16

Please refer to Master Response 1, Non-CEQA Issues Not Addressed in Final EIR, in Section 2, Master Responses, of this document. This Master Response provides an explanation of the scope of CEQA as it relates to development of the proposed project. For commenter Figures 1 through 4, please see the Response to T.VINSON 1-4. With respect to commenter Figures 5 through 9, please see the Response to T.VINSON 1-5. For commenter Figures 10 and 11, please see the Response to T.VINSON 1-8. Additionally, please see the Response to T.VINSON 1-13 for a discussion related to commenter Figures 12 and 13. This comment is included in the administrative record and will be provided to the decision-makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

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SECTION 4: RESPONSE TO PUBLIC MEETING VERBAL COMMENTS

4.1 - List of Authors

A list of public individuals that provided verbal comments on the Hidden Canyon Residences and Preserve Project Draft EIR at the Planning Commission public meeting on December 10, 2025, is presented below. Each verbal commenter has been assigned a code, and a single response has been provided to each speaker. Following this list, a transcript of the video recording of each comment made at the City's Planning Commission public meeting has been included and is followed by the corresponding response. The full recorded public meeting is also available to watch at the following website link: https://www.youtube.com/live/EswOB9m4hGg.

Speaker	Speaker Code
Janet Gardner	GARDNER
Sarah Jane Hollister	HOLLISTER
Sean Ghoddoucy	GHODDOUCY
Andrew Gelb	A.GELB 2
Robert Devany	R.DEVANY 3
Guy Houston	HOUSTON
Diane Lester Kolb	L.KOLB
Ted Vinson	T.VINSON 2

4.2 - Responses to Comments

4.2.1 - Introduction

In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15088, the City of Pleasanton, as the lead agency, evaluated the comments received on the Draft EIR (State Clearinghouse No. 2019080461) for the Hidden Canyon Residences and Preserve Project, and has prepared the following responses to the comments received. This Response to Comments document becomes part of the Final EIR for the project in accordance with CEQA Guidelines Section 15132.

4.2.2 - Verbal Comment and Responses

The verbal comment transcript and its corresponding response is included in the following pages and follows the same organization as used in the List of Speakers.

Speakers

Janet Gardener (GARDNER)

Thank you. My name is Janet Gardner. I'm a 25-year resident of the Canyon Meadows community and I'm also the current homeowner association president. Our community has expressed the need for traffic control at the intersection of Dublin Canyon and Canyon Meadows on several occasions during the our community's 35 plus year history. Um the traffic flies on Dublin Canyon. It gets thicker as the years continue. So, this is particularly problematic on the westbound blind corner on the

approach to the community or part of the old Lincoln Highway Bridge. Therefore, I'm in the strong support of the traffic light to be installed at Canyon Meadows in Dublin Canyon. This is a crucial piece of the Ponderosa proposal without which I would have a hard time lending support. Related, I'm in support of measures to make Dublin Canyon safer for pedestrians. Again, the bridge on the westbound approach to Canyon Meadows has a very narrow shoulder and which cars routinely cut as it's an apex to the bend in the road. This makes a walk to BART a perilous proposition or watching kids try to ride bicycles home from school. So, I had a clarifying question about pedestrian improvements. I believe I read that there is going to be some sidewalks and crosswalks in conjunction with the East Bay Regional Park . . . I also wanted clarification on the construction work is probably going to add a fair bit of traffic. So, I wanted some clarification on the timing for the um traffic signal. Will that be at the tail end of all the construction or ideally at the beginning of the construction?

Response to GARDNER
As noted on page 2-27 in Chapter 2, Project Description, of the Draft EIR, the proposed project would include the construction of a traffic signal at the Dublin Canyon Road and Canyon Meadows intersection. The proposed project would also include construction of 6-foot-wide bike lanes on both sides of Dublin Canyon Road along the project frontage, as well as a 5-foot-wide sidewalk or pathway on Dublin Canyon Road to the East Bay Regional Park District (EBRPD) trailhead and staging area.

As stated by the project applicant during the Planning Commission public meeting, the traffic signal would not be constructed first, due to construction vehicle access, economic, and permitting constraints. This comment is included in the administrative record and will be provided to the decision makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Sarah Jane Hollister (HOLLISTER)

Hi. Hello. I'm Sarah Jane Hollister. Welcome. I think I know some of you. I've been a resident of Pleasanton for over 55 years and have been a homeowner and have taught in Pleasanton also for 35 years. And uh when I was ready to downsize and retire, I thought Dublin Canyon Meadows would be the perfect place to retire and to downsize. And it's been wonderful development. But in the course of this time and I was involved in 2017 to 2019 also um traffic has gotten way more than what it was in 2017 and 2019 and um I am very concerned. It's difficult to see that map and to see where the stoplight is. And it the stoplight was important in 2017 and 2019, but it's even important now. Um, a few years ago, as a matter of fact, my immediate neighbor uh there's a curve where that bridge is and it doesn't give you enough visual sight. And of course now um Dublin Canyon Road I call 580 Annex because we have traffic during commute time constantly and you have to hold your breath leaving our complex and before somebody is majorly injured. I am happy to see this, but I'm. On the map, it's difficult to actually see where those stop lights are going to be, where the lefthand turn lane’s going to be. I don't even know where the equestrian buildings are going to be, where the parking for that is. It just seems like we're putting more and more on this road. And um maybe there's better plans than the one that's up here, but I would hope that the Planning Commission would look at all of that. We have 244 homes in Dublin Canyon Meadows. That's a lot of people exiting and entering there every day, as well as the church that's across the road. I think it's very

important that the stoplight be number one and not be put off to the end of the project. Also, if we're shutting down the road for construction, we had a tree fall down and for me to get to my residence, I had to go over to Dublin, take Dublin Road over to where the rodeo is and come around to my place that way. That's the only way in and out. And uh we've also limited our access in the preserve area. And with the construction coming up, I am very concerned that the stop lights maybe be the first thing that the road construction be the first thing so that we can accommodate more cars through there safely. So, uh thank you very much. And where can I see a more intricate map? Is it online? . . . So if something has to be modified we could do that in advance? . . . So will we have more time? On this notice it says everything has to be in by January 5th . . . So we will have more time? Thank you very much.

Response to S.HOLLISTER
Pages 4, 5, and 6 in Appendix H of the Draft EIR include more detailed images of turn lanes and roadway striping associated with the proposed project. Additionally, an image of the location of the proposed traffic signal is displayed on Exhibit 2-7b on page 2-31 of the Draft EIR. Note that the Exhibit is mislabeled and is corrected in this FEIR. See Section 5, Errata, for the corrected Exhibit. Further, as noted by City staff during the Planning Commission public meeting, the complete proposed project site plans are available for viewing upon request.

Also note that the comment period for the proposed project's Draft EIR was extended from January 5, 2026, to January 20th, 2026. Further, comments on the design of the proposed project can be given during the Planning Commission and City Council Hearings. This comment is included in the administrative record and will be provided to the decision makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Sean Ghoddoucy (GHODDOUCY)

Hi. Uh, my name is Sean Ghoddoucy. I've been a resident of, uh, Crosby Drive in Pleasanton, which is the in direct view of this project for 20 plus years. Um, I look at that beautiful green hill every day for hours. That's where, uh, our family room is. That's where our kitchen is. That's where we our bedroom windows are. And this is very concerning to me. I have um a handful of questions, not necessarily comments. Can I just read them and then you guys could someone could answer them whenever they can. Is that all right? . . . questions uh could turn into concerns if um the answers are no . . . Sounds good. Um, is there going to be any exceptions to the uh grading and cut and fill guidelines on this project? That's question one. Will there be uh required um clean energy solar panels required to limit the amount of impact on the grid on these homes? Are there any plans to add mature trees on the uh south edge of this project to uh limit the eyesore that I'll be staring at? . . . Add mature trees to uh reduce the uh you know the ugliness of a of a project like this. Will there be an additional fire road added? Um who will maintain it? Um will there be an HOA? I'm assuming because it's gated there will be an HOA. And what is covered on that HOA for maintaining the um um state of that project. Will there be a low income 55 older something like that which Pleasanton needs um as part of this project? Um and uh alongside the traffic impact on on uh eastbound, um that that road is extremely dangerous from 3 to 3 to 6:00 p.m. If you guys have ever been there, um I suggest you find a different time to be there. Um what's the average square foot of the homes? I'm sure it's in the plans. And what is the asking price? Um, and you guys had you guys addressed visual

uh impact of the home from the freeway. I would like to know about the visual impact from Crosby Drive, which is right above it, staring directly at it. That's it. Okay.

Response to GHODDUCY
Refer to the Response to A.GELB 1-1 and the Response to A.GELB 1-2 for a discussion of the analysis of aesthetic impacts related to scenic views performed in the Draft EIR, as well as a description of grading activities associated with the proposed project. As stated in Draft EIR Section 3.7, Greenhouse Gas Emissions, page 3.7-13, the proposed project would comply with the requirement to include a solar photovoltaic system that meets the power needs of the new buildings at the time of construction. As stated in Draft EIR Section 3.4, Biological Resources, page 3.3-44, the proposed project would preserve 147 of the 208 trees surveyed in the project area.

Draft EIR Chapter 2, Project Description, page 2-33 in states that the new streets, gated entryway, and landscaped streetscape, as well as some open space areas, would be privately maintained within the community via the establishment of a Homeowner's Association (HOA). The Draft EIR then states that a 20 to 21-foot wide Emergency Vehicle Access (EVA) roadway would be constructed to connect Dublin Canyon Road with the Oak Hill Congregational Church driveway connection, which would be accessible by fire protection personnel.

The proposed project would not include the construction of deed-restricted affordable or 55+ housing. Please refer to Master Response 1, Non-CEQA Issues Not Addressed in Final EIR, in Section 2, Master Responses, of this document. This Master Response provides an explanation of the scope of CEQA, including economic considerations of the proposed project. Please also refer to the Response to ANONYMOUS-2 above for an explanation of VMT compared to LOS as required under CEQA. This response also discusses how traffic impacts related to the proposed project would be less than significant. This comment is included in the administrative record and will be provided to the decision makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Andrew Gelb (A.GELB-2)

Good evening. My I'm Andrew Gellb and I live at 9671 Crosby Drive, which is one of the neighboring locations where the damage will be most obvious. I sent you a photo of the hillside view. Uh believe it or not, some have called that the best view in town. people regularly drive up and walk and take pictures and portraits there. Uh it is not uh something minor that can be ignored. The Draft EIR says the proposed project would not have a substantial adverse effect on a scenic vista. Uh that's utter nonsense. And the Draft EIR, I have to say, loses credibility instantly with that patently false assertion. Calling the project hidden doesn't make it hidden. Uh, this project runs rough shot over Pleasanton's hillside regulations that preserve significant features of a hill area in essentially their natural state and minimize grading and fill consistent with retention of the natural character of the hills. City staff's original report on this project called out grading slopes that are too steep to be graded. Placing homes and roads were not allowed on slopes, substantial grading, lack of conformance to measure PP. I'm very curious how they got around that. And allowing homes in designated open space. Now, I implore you to come in person, view the site from Crosby Drive and see what will happen if restrictions are not implemented. You need to see the damage you're being

asked to approve. This is desecration . . . Okay. Um, you need to see the damage you're being asked to approve. Uh, this is desecration. Uh, back in 2019, Herb Ritter, a member of this commission, came to see for himself, which I'm asking you to do. He then made it clear during that 2019 meeting that the developer must try harder to minimize the visual blight. Some of these points were made at that hearing. If the number of houses won't be reduced, and they should be, they should be less of an eyesore. They should be single-story. The houses, roads, retaining walls should have earthtone colors that blend into the hillside. Retaining walls should be planted and terraced and not so clearly scar the hillsides. And the recent drawings that they have placed in the file show that they are so high and so big, but that's because they have to do that because they can't otherwise flatten the hills to make their paths. Mr. Mr. Ritter made it clear that tall and yes, mature trees, the size of the heritage trees that are going to be removed must be planted around the development for visual screening. There are power poles and power lines on the property that city staff has told me will be or should be removed and undergrounded. There's also a plan to put pipes down the fire road from Crosby Drive to Dublin Canyon Road. Well, if that's the case, then the developer or the city has to repave that road and maintain it and the wooden fence along it. And if driveway to my house uh is cut open for those pipes, that's going to have to be replaced. Uh any East Bay Regional Park walkways and parking lot must be secured and monitored for fire safety. That hillside is an absolute tinder box in the summer. Fire safety measures must be enforced. Now I know under current state law and the housing element, this project won't be rejected in its entirety. But you have to understand despite the fact that they have decreased the number, it is still too much. Too many houses, too much grading and flattening of those hillsides, and there is much that can be done. I've mentioned a few things to help mitigate it. Now, Ponderosa told us at the very first time we met with them, that we are not like other developers. We care about and listen to and work with impacted neighbors. And those are quotes, by the way. I was there and took notes. But I have to tell you, sadly, nothing of the sort has taken place. There has been no communication, no collaboration, nothing from Ponderosa. They know we're there. They can say visually it's unimportant. It is important to some of us. So, I call upon Ponderosa. I'm sure they're not bad people, but to heed their own promises, work with your neighbors to make this project as palatable as possible. You promised and you failed. And I call upon the city to insist that they do so and create an imposed condition so that their valuable rights and interests of current Pleasanton restaurant residents are not completely ignored. Insist the developer try harder than it has to the extent that is tried at all to minimize the blight they intend to bring to Pleasanton and to not ignore what already has been requested by the city. Thank you. Okay. I'm sorry I went over my three minutes. They've had six years . . .

Response to A.GELB 2

Please refer to Master Response 2, General Opposition Comments Not Addressed in Final EIR, in Section 2, Master Responses, of this document. This Master Response provides a response to comments that express general comments on the proposed project or the environmental analysis. Please also refer to the Response to A. GELB 1-1 through the Response to A. GELB 1-6 for a discussion of aesthetic impacts related to development of the proposed project, including the City's ridgeline. As stated by the project applicant at the Planning Commission public meeting, the proposed project development has been designed to fit into the allowable envelope to meet Measures PP and QQ. This is also discussed in Draft EIR Chapter 2, Project Description at pages 2-19 and 2-20.

The EBRPD would be responsible for maintenance of the proposed trailhead and trail staging area. Additionally, Draft EIR Section 3.16, Wildfire, page 3.16-12 notes that the proposed project would be adequately served by fire protection services and would be constructed in compliance with the California Fire Code, as well as the California Building Code. As such, the proposed project would have a less than significant impact related to the spread of wildfire. This comment is included in the administrative record and will be provided to the decision makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Robert Devany (R.DEVANY 3)

Good evening. Thank you for uh making time for us tonight. Um my name is Robert Devany. Um my family owns the 160-acre parcel that's immediately west of the you see the yellow box there. So, that that westernmost line uh is the start of our property and it goes west about 1,200 ft and uh comprises uh uh 100 and we basically our family so we are the Devany of Devany Canyon. This is not Hidden Canyon. This is Devany Canyon. That's a recognized geographic place name. Devany Creek flows through it. That was that was shown in the EIR. But uh regardless, um much of this land of the project itself was owned by my family. Um the lands were purchased in uh January of 1866. And so we've had continuous ownership of the the one parcel to the west since then. Um, so we have historically for a very long period of time used a good the central portion of the project site basically more or less following that road off of Dublin Canyon Road to the east through and it basically bisects through where where the housing uh the central housing area is and it crosses into what is committed to the East Bay Regional Parks in the green area. Um we use that road as the sole access to our property. Okay. And um we pulled in a subject matter expert. We reviewed the records that we have and the and the records indicate that that while we don't have a recorded easement, we have established the rights for that easement through California law. Okay. Um, so this road is it it's shown in several of the exhibits um in the DEIR. Um, Exhibit 2-3 aerial shows portions of it. Exhibit 2-6 uh shows portions of it, although it inaccurately shows that that road ends in the green area before it reaches um the corner just below that residential house. Uh that's the property owned by the Stalys and then it crosses into our land right there. So that is the way that we maintain our cattle operation. This land is protected under the Williamson act and uh we uh have no structures there, but we keep cattle there uh through a tenant process. Okay. So, when we reviewed the DEIR, we we didn't see any um reference to the existence of this road, to the use of this road and the fact that that this is a key access point um to our property. Okay. So we think that that is a deficiency that this potentially has significant impacts. Certainly, to us it would have sig very significant impacts, but we think broad more broadly in the EIR context it does and um you know there there's several sections u the uh page 2-20 uh page 3.10-11 it does not dis discuss the compatibility with surrounding uses that's clearly impact incompatible with the surrounding uses our use. Um and um there there's numerous other things that there will be transportation impacts from our use of our easement within the project. Right? We have uh farm vehicles, trucks with movement of cattle seasonally, things like that. So that will have impacts on this project. Um, and uh, all of this needs to be carried into the cumulative impacts, the project alternative sections. There's just no coverage at all for any of this. And we're really surprised because we raised this issue back in 2019 in this room. And uh, it was apparently ignored or misunderstood or something. But in part, that's why we we brought in a subject matter expert to look at this carefully. This is a real thing, we think. So um so you know we

think that it it does pose significant impacts and to satisfy the requirements of CEQA uh this needs to be resolved because uh I don't think this is an approvable EIR as it stands. Thank you.

Response to R.DEVANY 3
Please refer to the responses to R. DEVANY 1 and R. DEVANY 2 in Section 3, Responses to Written Comments, in this document. These letters discuss access to the parcel (APN 941-2600-1-3) adjacent to the project site, along with impacts related to parcel access and grazing. Further, as stated by the project applicant, access would be maintained for APN 941-2600-1-3 and development of the proposed project would still allow for grazing uses on the project site and adjacent parcel. This comment is included in the administrative record and will be provided to the decision makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required

Guy Houston (HOUSTON)

Mr. Chair, members of the commission, Guy Houston, 7885 and 7815 Canyon Meadow. Um, I'm a a newcomer in the Canyon Meadow community. Um, before that I was actually work very closely with the uh Greek Orthodox Church on their project which will be coming in the future. Um, I am here to say that I think this is environmentally this is a home run for the city of Pleasanton. You've got a lot of open space that's going to be set aside. You have a regional working with East Bay Regional Parks. You have a regional recreation facility. Uh, and the the part of this that has been spoken by some of the others from Canyon Meadow. Uh, the big one for me is the traffic improvements um on on uh Dublin Canyon Road. Uh it is dangerous. It's been dangerous. I've been around long enough where there's been accidents out there uh and there's a lot more close calls uh than we'd like care to think about. Uh but uh this is a great improvement and from what I understand there is no money in the city of Pleasanton uh for these improvements, particularly for the stoplight. So it's a huge benefit and win for the city of Pleasanton in in all three of those areas. Uh, and I, you know, certainly very interested in this process and going forward and to see this to completion. I might also add that, um, people in the preserve, I've been around long enough to know that, uh, people said the same things about them back when those houses were built. Um, and so, uh, this is just part of the process. Uh, but this is a huge win for the city of Pleasanton and the citizens. Um, and staff's done a great job up to this point in time. It's just taken too long. 12 years. We got to get this done. and I appreciate your time.

Response to HOUSTON
This comment is included in the administrative record and will be provided to the decision makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

Diane Lester Kolb (L.KOLB)

Hi, I'm Diane Lester Kolb. Uh my family's been out there for at least uh 73 years. I was I got there at a year of age one year. Um, this project to me means a lot to my family. My mother has passed, so she has not been able to see the finish of it. Um, everything that we have working with Ponderosa with the park district, the open space, keeping the wildlife there, the signal for our our neighbors to be

safe. I mean, we're not being selfish saying we want these houses. We looking out for the neighborhood. We're looking out for Pleasanton. It's a it's a great plan that Ponderosa has done and worked with us even though it's taken 11 years. Um I don't see any negativity in it myself. Uh that stoplight was going to save some lives because my son did get an accident at that church entrance years ago with my mother. So um we know what an accident is like on on that section. So that stoplight is definitely going to help. The traffic it is busy, but I think with the light coming in may change the whole deal that people might want to stay on that damn freeway instead of taking the scenic ride. Um, and because they people that ride their bicycles are in danger and even coming in and out of my driveway and especially coming in my driveway. I've almost been hit several times for people that will not slow down. go across behind me and go around the ridge and I just hold my breath every time that they don't kill me. So this project to me I'm hoping you guys can see the benefit of it because it's not just for my family but it's for Pleasanton as well and for our neighbors and for our wildlife. Thank you.

Response to L.KOLB
This comment is included in the administrative record and will be provided to the decision makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required

Ted Vinson (T.VINSON 2)

Hello, I'm Ted Vinson. Uh I at 11029 Dublin Canyon Road. I'm actually not on the road. I'm a mile and a half uh up in Devany Canyon at the head of Deanny Canyon on property that my family has had for 70 years. We're kind of the newcomers in the area because you had Bob Devany here. Uh you had Diane Lester which is Teraa uh actually and the Cronins aren't represented. That's another family. They've been around for about 150 years. East Bay Regional Park came in I don't know 30 years ago, 40 years ago. I kind of view them as the newcomers. Uh, first I would like to thank uh whoever moved the parking and staging area out of the meadow, the middle of the meadow and moved it back to a location where the meadow has now been uh well a good start for its preservation. The next major consideration in terms of preserving the meadow, which is certainly the thrust of my presentation, uh is how the um well park users will get from that staging and parking area to the entrance to the trail. Uh the trail that goes up to Pleasanton Ridge, the north end of Pleasanton Ridge Park. Uh that trail has actually been constructed. It is already built and over the past month or so uh I have already experienced a at least and personally 20 bikers that have been on my driveway uh who basically trespassed into the park went right by the signs and then were encouraged by the trail contractor and even the trail supervisor with East Bay Regional Park to come down the trail after they had trespassed. The Alameda County Sheriff's Department has been up there to deal try to deal with the issue. You can't really deal with it when a bicyclist comes up. I've confronted literally a dozen of them. And even the fact that they trespass, it doesn't seem to matter. And consequently, um, I bring that up as a major issue in terms of getting the park users from that parking lot over to the entrance and ensuring that they don't uh, basically practice uh, you know, very bad uh, uh, well, user manners. Uh, a few other issues and I'm happy to work with anyone. And I don't know if we have any representatives here from East Bay Regional Park, but I would be happy to work with them. I am in contact with the trail supervisor. Uh and hopefully uh that will be something in the future

that will not lead to the uh issues that I just pointed out. Uh beyond that, I believe that the uh East Bay Regional Park/Vinson driveway because we share the driveway and in fact I've been on the driveway for 70 years. They are the newcomers. Uh that that should be separate from the driveway and access to the parking area. I believe the gates that are shown in the uh uh draft environmental report should be moved to Dublin Canyon Road. Uh and again that those driveways be kept separate.

Um beyond that the effect of the hydrology and the change in hydrology associated with the development uh is not really clear to me. Uh, and I'm a little bit concerned about it because what was done at the preserve and approved by the city, you own it now, is to dump the storm water, literally dump the storm water from the preserve at two locations near Dublin Canyon Road into just the old drainages. And with the result, when you pave an area, it's just basic hydrologic principles. When you pave an area, you actually get a shorter uh retention and you get a higher peak in terms of the flow. And at the two locations I'm referring to, it absolutely blows out the culverts in the crossing there. I would say once every three or four years. I mean, Diane can support me on this. I don't know why it was ever approved. And consequently, I am concerned when I read uh in the report if I can find the wording but basically says that uh there's not going to be oh . . . but it says that all water uh is controlled uh and does that which is just a statement.

And it says all water is controlled. And of course I can read the size of the of the piping and the storm water system etcetera. But in a way I kind of don't believe it. The flooding on Dublin Canyon Road and there's others here that can substantiate this from Canyon Meadows, Diane, and Canyon Creek. The flooding is so severe on Dublin Canyon Road that that when the cars drive through it, they create a rooster tail like you're out water skiing. It's unbelievable . . .Okay. Well one of the thing I would say is that uh when you divert water uh you actually are controlled by the State Water Resources Control Board. So, in this area after you have diverted the water I do wonder is the control board, have they been notified because they're concerned about my diversion of water and therefore, I have to believe they would be concerned about this diversion of water. All right. These are my points and I will have a written report that I'll submit. Thank you very much.

Response to T.VINSON2
Refer to the Response to T. VINSON 1-4 and the Response to T. VINSON 1-9 in Section 3, Responses to Written Comments, in this document for a discussion of the siting and access of the proposed EBRPD parking lot and trailhead. As stated by the project applicant at the Planning Commission public meeting for the proposed project, an official connection to the EBRPD trail is proposed on the project site which would facilitate trail connections outside of private property. Additionally, a private access gate would be installed to restrict access beyond the EBRPD trailhead.

Please also refer to the Response to T. VINSON 1-5 and the Response to T. VINSON 1-6 in Section 3, Responses to Written Comments, in this document for an explanation of hydrologic impacts related to development of the proposed project. This comment is included in the administrative record and will be provided to the decision makers for review and consideration. The comment did not provide new, substantial evidence with respect to the disposition of significant environmental impacts evaluated in the Draft EIR. Therefore, no further response is required.

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SECTION 5: ERRATA

The following are revisions to the Draft EIR for the Hidden Canyon Residences and Preserve Project. These revisions are minor modifications and clarifications to the document, and do not change the significance of any of the environmental issue conclusions within the Draft EIR. The revisions are listed by page number. All additions to the text are underlined (underlined) and all deletions from the text are stricken (~~stricken~~).

The City has revised the Draft EIR for internal document consistency. These edits have not substantially changed the proposed project analysis and do not trigger recirculation of the Draft EIR.

5.1 - Changes in Response to Specific Comments

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Appendix F: ~~Hazards and Hazardous Materials Supporting Information~~ Hydrology and Water Quality Supporting Information

~~F.1-Phase I Environmental Site Assessment~~
~~F.2-Phase II Environmental Site Assessment~~

~~Appendix G: Hydrology and Water Quality Supporting Information~~

~~G.1-Preliminary Stormwater Control Plan~~
~~G.2-Drainage Area Memorandum~~

Appendix G ~~H~~: Noise Supporting Information

Appendix H ~~I~~: Transportation Supporting Information

Appendix I ~~J~~: Utilities and Service Systems Supporting Information

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Exhibit 2-7a: Visual Simulation–Dublin Canyon Road Project Entrance ~~and Canyon Meadows Drive~~

Exhibit 2-7b: Visual Simulation–Dublin Canyon Road and Canyon Meadows Drive ~~Project Entrance~~

Introduction

1-1

The proposed project is located on a 130-acre site within unincorporated Alameda County, with a portion of the site located within the City of Pleasanton Urban Growth Boundary (UGB). The portion of the project site within the UGB would be annexed into the City and rezoned to facilitate the development of 28 detached single-family residential units and private open space, and

redevelopment of two existing single-family homes and private open space on the eastern portion of the project site. Additionally, the existing Oak Hills Congregation Site (APN 941-2700-1) would be annexed into the City, but would continue to operate under existing conditions. Finally, the remaining 69.3 ~~58.3~~ acres of the project site, to the west of the City's UGB, would remain in unincorporated Alameda County, but would be dedicated to the East Bay Regional Parks District (EBRPD) as public open space. Chapter 2, Project Description provides a complete description of the proposed project.

Executive Summary

ES-1

The project sponsor, Ponderosa Homes II~~I~~, Inc., proposes to build 28 new detached single-family residential units and roadways on approximately 23.89 acres of an approximately 130.98-acre project site within the City of Pleasanton.

Executive Summary

ES-2

Improve Dublin Canyon Road to increase access and safety by constructing roadways, sidewalks, ~~and~~ bike lanes, and a traffic signal.

Executive Summary

ES-2

Under the No Project, Existing Zoning Alternative (Alternative 2), the project site would be redeveloped with uses allowed by-right for the existing zoning districts on each parcel. This alternative would not include annexation of the project site into the City. As such, permitted development would be subject to the County's zoning code. On the project site, each parcel is allowed to develop one single-family dwelling unit. Additionally, since APN 941-2600-002 is over 25 acres in size, the development of a secondary dwelling unit is permitted. Thus, this alternative would result in the development of 5 total dwelling units and 1 secondary dwelling unit. No dedication of land to the EBRPD, parking improvements, or improvements to the Oak Hills Congressional Church access would occur. No improvements to Dublin Canyon Road, including the traffic signal and turn lane, would be constructed.

Executive Summary

ES-6

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact AES-4: The proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	Potentially significant impact.	**MM AES-4~~a~~": Adhere to Design Review Processes and Standards** As part of the design review process for the proposed project, the applicant shall include the following	Less than significant impact with mitigation incorporated.

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		features in its design review submittal: • Structures facing a public street or neighboring property shall use minimally reflective glass, and other materials and colors used on the exterior of buildings and structures shall be selected with attention to minimizing reflective glare. • Building windows shall be tinted with an anti-reflective material.	

Executive Summary

ES-7

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Section 3.2—Air Quality			
Impact AIR-1: The proposed project would not ~~could~~ conflict with or obstruct implementation of the applicable air quality plan.	Less than significant impact.	None.	Less than significant impact.

ES-20

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Section 3.3—Biological Resources			
		Pipes will be capped and trenches will contain exit ramps to avoid direct mortality while construction areas are ~~is~~ active.	

Executive Summary

ES-34 and ES-35

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact CUL-4: The proposed project could cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k).	Potentially significant impact.	Implement MM CUL-2 ~~and COA CUL-3~~.	Less than significant impact with mitigation incorporated.
Impact CUL-5: The proposed project could cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.	Potentially significant impact.	Implement MM CUL-2 ~~and COA CUL-3~~.	Less than significant impact with mitigation incorporated.

Executive Summary

ES-37 through ES-40

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact GEO-6: The proposed project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	Potentially significant impact.	**MM GEO-~~2~~6a:** Prior to the issuance of grading permits, the project proponent/developer shall demonstrate the retention of the services of a qualified professional Paleontologist as defined by the Society of Vertebrate Paleontology (SVP). The qualified Paleontologist shall prepare a Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP). The project proponent/developer shall submit the PRIMMP to and receive approval from the City/Lead Agency. The PRIMMP will describe, in addition to industry standards and SVP standards, the level of monitoring required in the project area, qualifications of the Paleontological monitor for grading operations, and identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens. Furthermore, the PRIMMP shall provide direction for any fossil discoveries to be immediately reported, means and methods to be employed to quickly salvage fossils as they are unearthed to avoid construction delays, sampling procedures and protocol for collecting and processing sediments and	Less than significant impact.

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		specimens, fossil identification, and reporting and curation procedures to be employed. The report will include the paleontological records search conducted at the UCMP, pertinent exhibits, maps and reference procedures for reporting of findings. **MM GEO-~~2~~6b:** On the first day of ground disturbance and prior to the start of any ground-disturbing activities, the qualified professional Paleontologist that meets SVP Standard Procedures shall prepare and conduct a project-wide Worker Environmental Awareness Program (WEAP) training. The WEAP training shall include a review of applicable federal, State, and local regulations related to paleontological resources; recognition and understanding of significant paleontological resources pertinent to the geography and geology of the region and the types of paleontological resources that may be encountered; procedures to be followed in the event that such resources are encountered; the protocols that apply in the event of inadvertent discovery, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated and any other appropriate protocols. In the event construction crews are phased in, additional training will be	

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		conducted for new construction personnel. **MM GEO-~~2~~6c:** During ground-disturbing construction activities, full time paleontological monitoring shall be conducted by a qualified Paleontological Resource Monitor meeting SVP standards and best practices, under the supervision of the Principal Paleontologist. Monitoring shall be restricted to areas that intrude into the Claremont shale and Monterey formations (i.e., generally below 2 feet) and undisturbed subsurface areas of marine sedimentary rock units of Miocene-age. In the event potentially significant paleontological resources are encountered during ground-disturbing activities, construction-related activities within 50 feet of the find shall stop. No excavation or other disturbances shall occur within the buffer zone until the find has been evaluated by the project Paleontologist. The Paleontologist shall collect samples of sediments which are likely to contain the remains of small fossil invertebrates, vertebrates, or microfossils. If the resources are found to be significant, protocol for collecting and processing sediments and specimens, as outlined in the Paleontological Resource Impact Mitigation Monitoring Program	

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		(PRIMMP), is to be implemented. The Paleontologist shall have the power to temporarily halt or divert grading equipment to allow for removal of abundant or large specimens. If no significant specimens are encountered during ground-disturbing activities, full time monitoring can be reduced to spot-checking or suspended entirely, at the discretion of the qualified professional Paleontologist and the City/Lead Agency. **MM GEO-~~2~~6d:** The Paleontological Monitor shall keep a daily log and photographic record of all activities involving ground disturbance during the construction phase, as well as adhering to the procedures outlined in the Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP). The Monitor's daily activities, findings, etc. shall be submitted to the Principal Paleontologist. All relevant details and findings shall be summarized in a report that shall be prepared at the completion of ground-disturbing activities and submitted to the City/Lead Agency and UCMP repository. Additionally, specimens shall be identified and curated into a permanent accredited repository (such as the University of California Museum of Paleontology [UCMP]) with permanent curation and retrievable storage.	

Executive Summary

ES-47

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Cumulative Impact	~~Less than significant~~ Significant and unavoidable~~-~~impact.	None.	Cumulatively considerable and significant and unavoidable.~~ Less than significant impact.~~

Chapter 2: Project Description

2-1

The project sponsor, Ponderosa Homes III~~,~~, Inc., proposes to build 28 new detached single-family residential units and roadways on approximately 23.89 acres (development site) of an approximately 130.98-acre project site within the City of Pleasanton (City).

Chapter 2: Project Description

2-9

Approximately 110 acres of the project site are owned by the Lester Family, ~~18.5~~ 12.4 acres in the northern portion are owned by Ponderosa Homes, and the 2.5-acre church site is owned by the Oak Hills Congregation.

Chapter 2: Project Description

2-29 and 2-31

See updated exhibits below.

2.2–Project Objectives

2-20

Ponderosa Homes III~~,~~, Inc., proposes to develop 28 homes to serve the growing needs of Pleasanton's expanding workforce and to provide an open space preserve with public access to the Pleasanton Ridge trail system for hikers, bikers, and equestrians.

2.2–Project Objectives

2-21

Improve Dublin Canyon Road to increase access and safety by constructing roadways, sidewalks, ~~and~~ bike lanes, and a traffic signal.

2.3.2–Land Uses

2-29

Exhibit 2.7a: ~~Dublin Canyon Road and Canyon Meadows Drive~~ Dublin Canyon Road Project Entrance

2.3.2–Land Uses

2-31

Exhibit 2.7b: ~~Dublin Canyon Road Project Entrance~~ Dublin Canyon Road and Canyon Meadows Drive

3.1–Aesthetics, Light, and Glare

3.1-16

MM AES-4~~a~~ Adhere to Design Review Process and Standards



Exhibit 2-7a
Visual Simulation
Dublin Canyon Road Project Entrance

FIRSTCARBON SOLUTIONS™

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CITY OF PLEASANTON
HIDDEN CANYON RESIDENCES AND PRESERVE PROJECT
ENVIRONMENTAL IMPACT REPORT

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Exhibit 2-7b
Visual Simulation
Dublin Canyon Road and Canyon Meadow Drive

FIRSTCARBON SOLUTIONS™

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3.3–Biological Resources

3.3-25 and 3.3-26

Clustering and siting of the proposed project allows for the in-perpetuity preservation of approximately 10<u>4.6</u>~~3.5~~ acres of open space outside of the grading envelope, the majority of which is contiguous with other open space lands to the north, south, and west.

3.3-34

- Pipes will be capped and trenches will contain exit ramps to avoid direct mortality while construction areas <u>are</u> ~~is~~ active.

3.4–Cultural Resources and Tribal Cultural Resources

3.4-28

Implementation of MM CUL-2 and ~~COA CUL-3~~.

3.4–Cultural Resources and Tribal Cultural Resources

3.4-29

Implementation of MM CUL-2 and ~~COA CUL-3~~.

3.4–Cultural Resources and Tribal Cultural Resources

3.4-30

For the reasons noted above, the proposed project would not have a cumulatively considerable contribution to the less than significant cumulative impact on any known archaeological resources, and potentially significant impacts to any previously unknown resources that could be damaged or destroyed during project construction would be mitigated to less than significant by adherence to applicable laws and regulations and compliance with the identified mitigation measure~~s~~ <u>and condition of approval</u> (MM CUL-2 and COA CUL-3), which requires "on-call" monitoring during ground-disturbing construction, and inadvertent discovery procedures.

3.6–Geology, Soils, and Seismicity

3.4-33

Thus, implementation of MM GEO-~~2~~<u>6</u>a through GEO-~~2~~<u>6</u>d would include the provisions required for the protection and recovery of paleontological resources. As such, with the implementation of MM GEO-~~2~~<u>6</u>a through GEO-~~2~~<u>6</u>d, impacts related to damaging unique paleontological resources would be reduced to less than significant.

3.6–Geology, Soils, and Seismicity

3.6-33 and 3.6-34

MM GEO-~~2~~<u>6</u>a Prior to the issuance of grading permits, the project proponent/developer shall demonstrate the retention of the services of a qualified professional Paleontologist as defined by the Society of Vertebrate Paleontology (SVP). The qualified Paleontologist shall prepare a Paleontological Resource Impact Mitigation

Monitoring Program (PRIMMP). The project proponent/developer shall submit the PRIMMP to and receive approval from the City/Lead Agency. The PRIMMP will describe, in addition to industry standards and SVP standards, the level of monitoring required in the project area, qualifications of the Paleontological monitor for grading operations, and identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens. Furthermore, the PRIMMP shall provide direction for any fossil discoveries to be immediately reported, means and methods to be employed to quickly salvage fossils as they are unearthed to avoid construction delays, sampling procedures and protocol for collecting and processing sediments and specimens, fossil identification, and reporting and curation procedures to be employed. The report will include the paleontological records search conducted at the UCMP, pertinent exhibits, maps and reference procedures for reporting of findings.

MM GEO-~~2~~6b On the first day of ground disturbance and prior to the start of any ground-disturbing activities, the qualified professional Paleontologist that meets SVP Standard Procedures shall prepare and conduct a project-wide Worker Environmental Awareness Program (WEAP) training. The WEAP training shall include a review of applicable federal, State, and local regulations related to paleontological resources; recognition and understanding of significant paleontological resources pertinent to the geography and geology of the region and the types of paleontological resources that may be encountered; procedures to be followed in the event that such resources are encountered; the protocols that apply in the event of inadvertent discovery, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated and any other appropriate protocols. In the event construction crews are phased in, additional training will be conducted for new construction personnel.

MM GEO-~~2~~6c During ground-disturbing construction activities, full time paleontological monitoring shall be conducted by a qualified Paleontological Resource Monitor meeting SVP standards and best practices, under the supervision of the Principal Paleontologist. Monitoring shall be restricted to areas that intrude into the Claremont shale and Monterey formations (i.e., generally below 2 feet) and undisturbed subsurface areas of marine sedimentary rock units of Miocene-age. In the event potentially significant paleontological resources are encountered during ground-disturbing activities, construction-related activities within 50 feet of the find shall stop. No excavation or other disturbances shall occur within the buffer zone until the find has been evaluated by the project Paleontologist. The Paleontologist shall collect samples of sediments which are likely to contain the remains of small fossil invertebrates, vertebrates, or microfossils. If the resources are found to be significant, protocol for collecting and processing sediments and specimens, as outlined in the Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP), is to be implemented. The Paleontologist shall have the power to temporarily halt or divert grading equipment to allow for removal of abundant or

large specimens. If no significant specimens are encountered during ground disturbing activities, full time monitoring can be reduced to spot-checking or suspended entirely, at the discretion of the qualified professional Paleontologist and the City/Lead Agency.

MM GEO-~~2~~6d The Paleontological Monitor shall keep a daily log and photographic record of all activities involving ground disturbance during the construction phase, as well as adhering to the procedures outlined in the Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP). The Monitor's daily activities, findings, etc. shall be submitted to the Principal Paleontologist. All relevant details and findings shall be summarized in a report that shall be prepared at the completion of ground-disturbing activities and submitted to the City/Lead Agency and UCMP repository. Additionally, specimens shall be identified and curated into a permanent accredited repository (such as the University of California Museum of Paleontology [UCMP]) with permanent curation and retrievable storage.

3.12–Public Services

3.12-1

Additional information was provided through correspondence with the Livermore-Pleasanton Fire Department (LPFD) and the Pleasanton Police Department (PPD) ~~(Appendix H)~~.

3.13–Recreation

3.12-1

The proposed project would include a staging area and a trail connection to EBRPD Pleasanton Ridge Regional Park. (Exhibit 2-2b~~7d~~) The staging area would consist of a parking lot with trailer stalls, a drinking fountain and horse trough, and a vault restroom.

5.3–Mandatory Findings of Significance

5-4

Potentially significant cumulative impacts related to Biological Resources, Cultural and Tribal Cultural Resources, Geology and Soils, and Hazards would be mitigated to less than significant levels with the implementation of MM BIO-1a through MM BIO-5; MM CUL-2 and MM CUL-3; MM GEO-1 and MM GEO-~~2~~6a through GEO-~~2~~6d; and MM HAZ-1.

6.3.1–Impact Analysis

6-4

Cumulative impacts would be less than significant without mitigation. Impacts related to aesthetics, light, and glare for the proposed project would be less than significant with implementation of MM AES-4~~a~~.

6.4.1–Impact Analysis

6-13

Cumulative impacts would be less than significant without mitigation. Impacts related to aesthetics, light, and glare for the proposed project would be less than significant with implementation of MM AES-4~~a~~.

6.5.1–Impact Analysis

6-25

Cumulative impacts would be less than significant without mitigation. Impacts related to aesthetics, light, and glare for the proposed project would be less than significant with implementation of MM AES-4~~a~~.

6.5.1–Impact Analysis

6-26

As such, this alternative would still require MM AES-4~~a~~ to ensure that the appropriate design review is conducted to ensure implementation of best practices to mitigate the potential for adverse light and glare. With implementation of MM AES-4~~a~~, Alternative 3 would have less than significant impacts related to the addition of light and glare.

6.5.1–Impact Analysis

6-30

As such, this alternative would still require implementation of MM GEO-~~2~~6a through GEO-~~2~~6d from the proposed project to mitigate any potential impacts related to cultural resources. Overall, while impacts related to proximity to faults, landslides, and liquefaction would be reduced compared to the proposed project, there is still the potential for impacts related to subsidence and earthquakes. With the implementation of MM GEO-1 and MM GEO-~~2~~6a through GEO-~~2~~6d, this alternative would have less than significant impact related to geology, soils, and seismicity.

EXHIBIT A
ATTACHMENT 2

FCS
An ADEC Innovation

CEQA Findings of Fact and Statement of Overriding Considerations Hidden Canyon Residences and Preserve Project City of Pleasanton, Alameda County, California

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CEQA FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

1.1 - Introduction

In accordance with requirements under the California Environmental Quality Act (CEQA) and based on the nature and scope of the proposed project, the City of Pleasanton (City), in its discretion as Lead Agency, directed the preparation of a Draft Environmental Impact Report and attached appendices (collectively, Draft EIR). The Draft EIR for the Hidden Canyon Residences and Preserve Project (proposed project) provides a detailed explanation related to the preparation of this environmental document as well as information regarding the applicable regulatory framework, the various project components and the project site, along with a robust analysis of the potential environmental impacts that could occur as a result of the construction and operation of the proposed project. As detailed more fully below, the Draft EIR was prepared, noticed, published, circulated, reviewed and completed in full compliance with CEQA. The Draft EIR identifies significant effects on the environment, which may occur as a result of implementation of the proposed project and identifies those mitigation measures that would reduce impacts to below a level of significance. After circulating the Draft EIR for a 60-day public review and comment period (including a required 45-day and a 15-day extension), the City of Pleasanton prepared a Final Environmental Impact Report (Final EIR). The Final EIR (consisting of the Introduction, Errata, and Responses to Written Comments) incorporates the Draft EIR by reference in its entirety. The City of Pleasanton is required to certify the Final EIR pursuant to CEQA Guidelines Section 15090 prior to approving a project and make certain findings with respect to these impacts pursuant to CEQA Guidelines Section 15091.

The CEQA Guidelines provide that prior to approving a project, the Lead Agency shall certify that:

1) The Final EIR has been completed in compliance with CEQA;
2) The Final EIR was presented to the decision-making body of the lead agency, and that the decision-making body reviewed and considered the information contained in the Final EIR prior to approving the project; and
3) The Final EIR reflects the lead agency's independent judgment and analysis. (CEQA Guidelines § 15090).

CEQA Guidelines Section 15091 further explains that:

> No public agency shall approve or carry out a project for which an EIR has been completed which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:
>
> (a) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

(b) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

(c) Specific economic, legal, social, technological or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.

The required findings shall be supported by substantial evidence in the record (CEQA Guidelines § 15091).

This document sets forth the required findings described above (hereinafter, "Findings"). For the purpose of these Findings, the "EIR" shall consist of the Draft EIR, all appendices attached to the Draft EIR, and the Final EIR. The Final EIR incorporates the Draft EIR. References herein to the EIR are to the collective documentation contained in the Draft EIR and Final EIR. All acronyms used within this document shall have the same meaning as defined in the Draft EIR.

1.2 - Statement of Findings

The City of Pleasanton has prepared an EIR pursuant to CEQA. The Draft EIR for the Hidden Canyon Residences and Preserve Project (proposed project) identifies significant effects on the environment, which may occur as a result of the proposed project. The Final EIR (consisting of the Introduction, Errata, and Responses to Comments) incorporates the Draft EIR. For these Findings, the "EIR" shall consist of the Draft EIR, all appendices attached to the Draft EIR, and the Final EIR. All acronyms used within this document shall have the same meaning as defined in the Draft EIR.

Section 1.5 sets forth potential environmental effects of the proposed project which have no impact or are not significant because of the design of the proposed project.

Section 1.6 sets forth those potential environmental effects of the proposed project which are not significant because they can feasibly be mitigated below a level of significance.

Section 1.7 discloses the environmental impacts that remain significant and unavoidable even with the incorporation of feasible mitigation.

Section 1.8 summarizes the alternatives discussed in the EIR and makes findings with respect to the feasibility of alternatives and whether the alternatives would lessen the significant environmental effects of the proposed project.

The following sets forth all significant effects of the proposed project and with respect to each effect, makes one or more findings set forth in Section 1.1, Introduction, and provides facts in support of such findings.

As discussed above, the City of Pleasanton is required to make certain findings with respect to these impacts pursuant to CEQA Guidelines Section 15091. Accordingly, the City of Pleasanton hereby makes these required findings, as set forth in this document ("Findings"). These Findings summarize

the environmental determinations about the proposed project's significant impacts before and after mitigation, and summarize the proposed project's individual and cumulative impacts. These Findings do not attempt to describe the full analysis of each environmental impact. Instead, they provide a summary description of each significant impact and the applicable mitigation measures identified in the EIR and adopted by the City of Pleasanton, and state the conclusions regarding the significance of each impact after incorporation of the identified mitigation measures. A comprehensive explanation of these environmental impact conclusions can be found in the EIR, as supplemented and explained in staff reports and materials presented by the project applicant, the City of Pleasanton staff, and various project consultants, and other relevant materials in the administrative record. The EIR is incorporated into these Findings in its entirety. Without limitation, this incorporation is intended to elaborate on the scope and nature of mitigation measures, the basis for determining the significance of impacts, the comparative analysis of alternatives, and the reasons for approving the proposed project in spite of the potential for associated significant and unavoidable adverse impacts.

1.3 - Project Summary

1.3.1 - Project Description

Residential

The proposed project would result in the construction of 28 new detached single-family residential units, three of which would include accessory dwelling unit (ADU) plans ranging in size from 394 to 720 square feet. The proposed project would also demolish two existing homes owned by the Lester Family on two separate existing lots, Lots 29 and 30, for the construction of two new single-family homes in the same location. All residential lots would have a maximum lot size of approximately 14,884 square feet. Residential units would contain three different floor plans ranging from 3,750 to 4,250 square feet, with four architectural styles: Rustic Villa (Mediterranean), Spanish, Prairie, and Farmhouse. All plans would feature classic elements, details, color schemes, and stonework to fit in or be congruent with the rolling landscape of the development site and open space.

The proposed 28 new detached single-family residential units would be accessible off a landscaped gated entry off Dublin Canyon Road. Three new internal roadways (Street A, Street B, and Court C) would provide connection to the project site from Dublin Canyon Road. An access road at the end of Street A would be provided to allow continued access for grazing livestock on the open space areas outside of the City's Urban Growth Boundary (UGB). The proposed project includes construction of sidewalks along Street A, Street B, and Court C. The proposed project also includes the construction of a 5-foot-wide sidewalk along the front of lot 30 along Dublin Canyon Road and a pedestrian crossing at Canyon Meadows that would facilitate access to the proposed East Bay Regional Parks District (EBRPD) trailhead. Crosswalks are also proposed within the development site.

Access to the two proposed homes on Lots 29 and 30 would retain the existing entrance on Dublin Canyon Road. This entrance would be converted into a paved loop that would connect to the EBRPD easement to the east of the existing property. Bollards would be installed at the Lester driveway connection to Dublin Canyon Road and a private access gate would be constructed at the loop's connection with the EBRPD easement. A 5-foot-wide sidewalk or pathway would also be constructed

on the northern frontage of Lot 30 facing Dublin Canyon Road to facilitate access to a proposed EBRPD trailhead.

Landscape elements would be native and native-type species that are drought-tolerant and wind resistant to conserve water use. No artificial landscape plantings are proposed. High-efficiency drip irrigation would also reduce outdoor water use. A proposed 30-foot minimum firebreak planting area would be installed behind proposed residences behind Lots 1 and 2 near the intersection of Dublin Canyon Road and Street B, and behind Lots 13 and 14 on the northern end of Court C.

The proposed project would include lighting elements for security and wayfinding typical of a residential subdivision. Lighting elements would include roadway lighting, accent lighting at the entrance from Dublin Canyon Road to Street B, and accent lighting associated with landscaping and single-family residences. A community identification plaque would be provided at the development site's entrance at the intersection of Dublin Canyon Road to Street B.

The proposed project would include bioretention areas and vaults for on-site stormwater management near the proposed main entrance at the intersection of Dublin Canyon Road and Street B and along Street A. Proposed 12-inch storm drains throughout the development site would be provided connections to bioretention areas for pre-treatment before draining into a 12-inch storm drain located in Dublin Canyon Road. The proposed storm drains would connect to a new 24-inch storm drain located in Dublin Canyon Road by extension of an 18-inch storm drain located at the intersection of Street A and Street B and within Street A. Additionally, 12- and 8-inch storm drains are also proposed within Court C. A 12-inch storm drain is proposed along private and public roads surrounding Lots 29 and 30, which would connect to existing facilities adjacent to Dublin Canyon Road to the north.

Pleasanton Garbage Services would provide weekly solid waste and recycling services. Each residential household would be provided with a garbage and recycling cart.

Pacific Gas and Electric Company (PG&E) would provide gas and electric service. Pacific Bell Telephone Company (Pac Bell), Xfinity, and AT&T would provide telecommunications services.

Both the 28 detached single-family residential units and the two existing single-family residential units proposed for development are located within the City's UGB and would be annexed into the City as part of the proposed project.

Open Space

The proposed project would preserve approximately 117.1 acres of designated open space on four parcels: Parcel A, which would contain 39.9 acres to be owned and managed by the Homeowner's Association (HOA); Parcel B, which would contain 69.3 acres to be dedicated to the EBRPD; Parcel C, which would add another 7.6 acres of open space to be retained by the Lester Family for future dedication to EBRPD; and Parcel D would contain 0.30 acre to be owned and managed by the HOA. Throughout the duration of development for the proposed project, Parcel C would be retained by the Lester Family for continued agricultural use. However, as part of a "life estate dedication," upon

the passing of the last Lester Family member ownership of this parcel would transfer to the EBRPD, thus securing approximately 76.9 acres of open space, parking/staging, and trail use.

Parcel A, Parcel C, and Parcel D are located inside the City's UGB and would be annexed into the City as part of the proposed project. Parcel B is located outside of the City's UGB and would not be annexed into the City as part of the proposed project.

Roadway Improvements

The proposed project would construct several roadway improvements on Dublin Canyon Road, including the construction of a traffic signal and a proposed pedestrian crossing at the intersection of Canyon Meadows Drive and Dublin Canyon Road across from the Oak Hills Congregation to facilitate access to the proposed EBRPD trailhead. Six-foot-wide bike lanes would also be constructed on both sides of Dublin Canyon Road along the northern frontage of the project site. An Emergency Vehicle Access (EVA) roadway would also be constructed to facilitate connection between the southern boundary of the Oak Hills Congregation Site from Dublin Canyon Road and the proposed Street A.

The existing Oak Hills Congregation Site is located inside the City's UGB and would be annexed into the City as part of the proposed project.

Construction

For purposes of analysis in the Draft EIR, construction was assumed to occur in five sub-phases from the first quarter of 2026 to the second quarter of 2028. Residential construction would occur in one phase and would involve the removal of accessory structures and the two existing residential structures owned by the Lester Family on Lots 29 and 30 at the northeastern portion of the site.

Grading would cover approximately 21.2 acres and would generate approximately 129,850 cubic yards of material to support the construction of lots, streets, and foundations. 14,630 cubic yards of trench spoils and anticipated soil swelling would result in a total of 142,200 cubic yards of cut and fill work, which would be balanced on site. The proposed grading is designed to avoid potential impacts to Devany Creek and associated vegetation, and would provide a natural slope beyond the proposed residences. Specifically, grading at the two Lester Family-owned sites would avoid areas of 25 percent slope or greater except along small road segments at the sites' entrance on Dublin Canyon Road and along a portion of the EVA.

Construction traffic would use Dublin Canyon Road to access the project site for all site development activities. Construction staging would occur along Dublin Canyon Road when feasible and at the site of the proposed EBRPD trailhead and parking area.

Construction hours would comply with the City's Municipal Code requirements and would occur between the hours of 8:00 a.m. and 8:00 p.m., Monday through Saturday. Limited construction would occur on Sundays and holidays only as needed with pre-approval by the Chief Building Official.

1.3.2 - Project Objectives and Statement of Underlying Purpose

The underlying purpose of the proposed project is to facilitate single-family residential housing for the project site consistent with the City's adopted planning documents; to promote open space for conservation and recreational purposes; and to implement roadway improvements to Dublin Canyon Road that would enhance safety and accessibility. Thus, the objectives of the proposed project are to:

1. Provide a well-designed residential neighborhood with a strong sense of community and connection with adjacent open space.
2. Encourage redevelopment of underused sites containing available infrastructure as identified in the Pleasanton General Plan Housing Element.
3. Develop a residential community consistent with Measures PP and QQ.
4. Provide open space areas across the project site and dedicate land to the EBRPD to be permanently preserved.
5. Provide public access, including a public parking/staging area and a trail connection, to Pleasanton Ridge.
6. Preserve the open space character at the edges of the City, in accordance with the City of Pleasanton General Plan Community Character Element.
7. Improve Dublin Canyon Road to increase access and safety by constructing roadways, sidewalks, bike lanes, and a traffic signal.

1.3.3 - Required Approvals

Discretionary approvals and permits are required for implementation of the proposed project. The proposed project would require the following discretionary approvals and actions, including:

- EIR Certification (City Council)
- Approve General Plan amendment, rezoning, and growth management allocation (City Council)
- Approve annexation, subdivision, and development plans including a development agreement (City Council)
- Issue architectural review permit (City Council)
- Approve street and sidewalk improvements (City Public Works and Community Development Department)
- Approve water, sewer, stormwater, and street light improvements (City Public Works and Community Development Department)

Subsequent ministerial actions would be required for the implementation of the proposed project including a demolition permit and building permits from the City's Building Inspection Department and grading permits from the City Engineering Department.

It is the City's intent that the Final EIR and the adopted Findings be relied upon to the fullest extent permitted by law in connection with the issuance of any permits or approvals necessary to effectuate the proposed project.

1.4 - Background

The City of Pleasanton released a Notice of Preparation (NOP) of an environmental impact report for public review from August 28, 2019 to September 26, 2019 (30-day review period). The NOP and copies of comments received are included as Appendix A to the Draft EIR.

On September 11, 2019, a scoping meeting was held at the City Council Chambers located at 200 Old Bernal Avenue, Pleasanton, CA 94566-0802. The meeting was held at 7:00 p.m. during which individuals and organizations/agency representatives were invited to provide oral comments on the scope of the Draft EIR. Many comments received during the NOP scoping period addressed concerns suggesting further evaluation on significant environmental impacts, including impacts on scenic hillside views, proposed circulation patterns, existing agricultural uses, traffic congestion, geometric design hazards, driver safety, pedestrian safety, stormwater runoff, and soil instability resulting from proposed hillside grading activities.

The Draft EIR was prepared and circulated for an extended 60-day public review period between November 21, 2025 and January 20, 2026. The Draft EIR was publicly available at the City Council Chambers on 200 Old Bernal Avenue, Pleasanton, CA 94566-0802. The Draft EIR was also posted on the City of Pleasanton Community Development Department website at https://www.cityofpleasantonca.gov/our-government/community-and-economic-development/short-range-projects/ during the public review period.

A public meeting was held on December 10, 2025, at 7:00 p.m. at the City Council Chambers on 200 Old Bernal Avenue, Pleasanton, CA 94566-0802 during which individuals and organizations/agency representatives were invited to provide oral comments on the EIR.

The City of Pleasanton prepared a Final EIR, consisting of the comments received on significant environmental issues, written responses to those comments, and an Errata making minor, non-substantive changes to the Final EIR.

The City of Pleasanton subsequently considered all oral and written comments regarding environmental issues in the Final EIR and determined, based on all of the evidence presented, including but not limited to the EIR, written and oral testimony given at public meetings and hearings in connection therewith, and the submission of comments from the public, organizations and regulatory agencies, as well as all other relevant information in the administrative record, the following environmental impacts associated with the proposed project are: (1) less than significant and do not require mitigation; or (2) potentially significant but will be avoided or reduced to a level of insignificance through the identified mitigation measures; or (3) significant and cannot be fully mitigated to a level of less than significant but will be substantially lessened to the extent feasible by the identified mitigation measures.

The City of Pleasanton concludes that implementation of the proposed project could result in potentially significant adverse environmental impacts. As reflected in the Final EIR, there is disagreement among various parties regarding particular conclusions in the EIR. CEQA and relevant case law interpreting the CEQA statute and Guidelines provide the standards for treating disagreement among experts in the context of an EIR, as follows: Where evidence and opinions conflict on an issue concerning the environment, and the lead agency knows of these controversies in advance, the EIR and/or related findings must acknowledge the controversies, summarize the conflicting opinions of the experts, and include sufficient information on the controversy. In making a decision on a project where there is disagreement among experts, the lead agency is not obligated to select the viewpoint that purports to be the most environmentally sensitive. Instead, decision-makers are vested with the discretion to weigh expert opinion and choose which they intend to rely on and are not required to resolve a dispute among experts. In their proceedings, decision-makers must consider comments received concerning the adequacy of the EIR and address any objections raised in these comments. However, decision-makers are not obligated to follow any directives, recommendations, or suggestions presented in comments on an EIR, and can certify an EIR without needing to resolve disagreements among experts.

In making its decision to certify the EIR and approve the proposed project, the City of Pleasanton recognizes that a range of technical and scientific opinions exist with respect to certain environmental issues, particularly with respect to existing agricultural uses, and transportation impacts. The Lead Agency has acquired a comprehensive and well-rounded understanding of the range of this technical and scientific opinion by its review of the EIR; as well as by its review of the information provided by the experts who prepared the EIR; the Lead Agency's other consultants and its staff; along with testimony, letters, reports, and other relevant materials in the administrative record, as well as its own experience and expertise in these matters. The materials reviewed by the Lead Agency include conflicting expert opinions and conflicting statements of facts, as well as other comments on the environmental issues set forth in the EIR. This comprehensive review has enabled the Lead Agency to make its decisions after weighing and considering the various viewpoints on these important issues, and the Lead Agency has made determinations of significant effects based on substantial evidence, not public controversy or speculation. Accordingly, the Lead Agency hereby certifies that its Findings and determinations are based on all of the evidence contained in the EIR, as well as the evidence and other information in the record addressing the environmental impacts of the proposed project, and hereby elects to rely on the analysis and evidence set forth in the EIR.

1.5 - Potential Environmental Effects Which are Not Significant or Less than Significant

The City of Pleasanton has heard, been presented with, reviewed, and considered all of the information and data in the administrative record, including the Draft and Final EIR, and all oral and written evidence presented to it during all meetings and hearings. The EIR reflects the independent judgment of the City of Pleasanton and is deemed adequate for purposes of making decisions on the merits of the proposed project.

To provide more meaningful public disclosure, reduce the time and cost required to prepare an EIR, and focus on potentially significant effects on the environment of a proposed project, this EIR

focuses on those potential effects on the environment of the proposed project which the City of Pleasanton has determined are or may be significant. Accordingly, consistent with Public Resources Code Sections 21100 and 21002.1 and Section 15128 of the CEQA Guidelines, the EIR focused its analysis on potentially significant impacts, and limited discussion of other impacts for which it can be seen with certainty there is no potential for significant adverse environmental impacts. CEQA Guidelines Section 15091 does not require specific findings to address environmental effects that an EIR identifies as "no impact" or a "less than significant" impact and for which no mitigation is necessary.

The City of Pleasanton agrees with the characterization in the EIR of all project-specific impacts identified as "no impact" or "less than significant" and finds that those impacts have been described accurately and either have no impact on the physical environment or a less than significant impact, as described in the EIR. The City of Pleasanton further finds that no substantial evidence was submitted or identified during the public comment period indicating that the proposed project would have a potentially significant impact with respect to the environmental impacts or topical categories listed below.

Therefore, based on its independent judgment and the entire administrative record before it, the City of Pleasanton has determined and finds that the following direct, indirect and cumulative environmental impacts will not exceed any established thresholds, will have either no impact or less than significant effects and no mitigation is necessary:

- Air Quality (Draft EIR, Section 3.2)
- Energy (Draft EIR, Section 3.5)
- Greenhouse Gas Emissions (Draft EIR, Section 3.7)
- Hydrology and Water Quality (Draft EIR, Section 3.9)
- Noise (Draft EIR, Section 3.11)
- Recreation (Draft EIR, Section 3.13)
- Utilities and Service Systems (Draft EIR, Section 3.15)

In addition to finding the entire topical areas listed above as having no impact or less than significant impact, the City of Pleasanton has determined and finds that the following environmental thresholds would have either no impact or less than significant effects and no mitigation is necessary:

Impact AES-1: The proposed project would not have a substantial adverse effect on a scenic vista. The City finds that impacts would be less than significant. (Draft EIR, pp. 3.1-6 to 3.1-7).

Impact AES-2: The proposed project would not damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway. The City finds that impacts would be less than significant. (Draft EIR, p. 3.1-7).

Impact AES-3: The proposed project would not, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings (public views are those that are experienced from publicly accessible vantage point), and would not conflict with

applicable zoning and other regulations governing scenic quality. The City finds that impacts would be less than significant. (Draft EIR, pp. 3.1-8 to 3.1-11).

Cumulative Aesthetics Impacts: The City finds that the proposed project would have less than significant cumulative impacts with respect to aesthetics. (Draft EIR, pp. 3.1-16 to 3.1-18).

Impact BIO-4: The proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. The City finds that impacts would be less than significant. (Draft EIR, pp. 3.3-43 to 3.3-44).

Impact BIO-6: The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. The City finds that there would be no impact. (Draft EIR, p. 3.3-46).

Impact CUL-1: The proposed project would not cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5. The City finds that there would be no impact. (Draft EIR, p. 3.4-25).

Impact CUL-3: The proposed project could disturb human remains, including those interred outside of formal cemeteries. The City finds that impacts would be less than significant. (Draft EIR, pp. 3.4-26 to 3.4-27).

Cumulative Cultural Resources Impacts: The City finds that the proposed project would have less than significant cumulative impacts with respect to cultural resources. (Draft EIR, pp. 3.4-29 to 3.4-32).

Impact GEO-2: The proposed project would not result in substantial soil erosion or the loss of topsoil. The City finds that impacts would be less than significant. (Draft EIR, pp. 3.6-28 to 3.6-29).

Impact GEO-5: The proposed project would not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. The City finds that there would be no impact. (Draft EIR, p. 3.6-32).

Cumulative Geology, Soils, and Seismicity Impacts: The City finds that the proposed project would have less than significant cumulative impacts with respect to geology, soils and seismicity. (Draft EIR, pp. 3.6-35 to 3.6-37).

Impact HAZ-2: The proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment. The City finds that impacts would be less than significant. (Draft EIR, pp. 3.8-18 to 3.8-19).

Impact HAZ-3: The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The City finds that impacts would be less than significant. (Draft EIR, pp. 3.8-19 to 3.8-20).

Impact HAZ-4: The proposed project would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment. The City finds that impacts would be less than significant. (Draft EIR, pp. 3.8-20 to 3.8-21).

Impact HAZ-5: For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, the proposed project would not result in a safety hazard or excessive noise for people residing or working the project area. The City finds that there would be no impact. (Draft EIR, p. 3.8-21).

Impact HAZ-6: The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The City finds that impacts would be less than significant. (Draft EIR, pp. 3.8-21 to 3.8-22).

Impact HAZ-7: The proposed project would not expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires. The City finds that impacts would be less than significant. (Draft EIR, pp. 3.8-22 to 3.8-23).

Cumulative Hazards and Hazardous Materials Impacts: The City finds that the proposed project would have less than significant cumulative impacts with respect to hazards and hazardous materials. (Draft EIR, pp. 3.8-23 to 3.8-26).

Impact LAND-1: The proposed project would not physically divide an established community. The City finds that impacts would be less than significant. (Draft EIR, p. 3.10-10).

Impact LAND-2: The proposed project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The City finds that impacts would be less than significant. (Draft EIR, pp. 3.10-11 to 3.10-12).

Cumulative Land Use and Planning Impacts: The City finds that the proposed project would have less than significant cumulative impacts with respect to land use and planning. The City finds that impacts would be less than significant. (Draft EIR, pp. 3.10-12 to 3.10-13).

Impact PUB-1: The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection. The City finds that impacts would be less than significant. (Draft EIR, pp. 3.12-13 to 3.12-14).

Impact PUB-2: The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other

performance objectives for police protection. The City finds that impacts would be less than significant. (Draft EIR, pp. 3.12-14 to 3.12-15).

Impact PUB-3: The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools. The City finds that impacts would be less than significant. (Draft EIR, pp. 3.12-15 to 3.12-16).

Impact PUB-4: The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks. The City finds that there would be no impact. (Draft EIR, pp. 3.12-16 to 3.12-17).

Impact PUB-5: The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities. The City finds that impacts would be less than significant. (Draft EIR, p. 3.12-18).

Cumulative Public Services Impacts: The City finds that the proposed project would have less than significant cumulative impacts with respect to public services. The City finds that impacts would be less than significant. (Draft EIR, pp. 3.12-19 to 3.12-22).

Impact TRANS-1: The proposed project would not conflict with a program plan, ordinance or policy of the circulation system, including transit, roadway, bicycle and pedestrian facilities. The City finds that impacts would be less than significant. (Draft EIR, pp. 3.14-11 to 3.14-12).

Impact TRANS-3: The proposed project would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). The City finds that impacts would be less than significant. (Draft EIR, pp. 3.14-14 to 3.14-15).

Impact TRANS-4: The proposed project would not result in inadequate emergency access. The City finds that impacts would be less than significant. (Draft EIR, pp. 3.14-15 to 3.14-16).

Cumulative Transportation Impacts (Conflict with a Transportation Policy or Plan, Design Hazards, Emergency Access): The City finds that the proposed project would have less than significant cumulative impacts with respect to conflict with a Transportation Policy or Plan, design hazards, and emergency access. The City finds that impacts would be less than significant. (Draft EIR, pp. 3.14-16 to 3.14-18).

Impact WILD-1: The proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan. The City finds that impacts would be less than significant. (Draft EIR, pp. 3.16-11 to 3.16-12).

Impact WILD-2: The proposed project would not, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. The City finds that impacts would be less than significant. (Draft EIR, pp. 3.16-12 to 3.16-13).

Impact WILD-3: The proposed project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. The City finds that impacts would be less than significant. (Draft EIR, pp. 3.16-13 to 3.16-14).

Cumulative Wildfire Impacts: The City finds that the proposed project would have less than significant cumulative impacts with respect to wildfire. The City finds that impacts would be less than significant. (Draft EIR, pp. 3.16-15 to 3.16-16).

1.6 - Potential Environmental Effects Which Can Be Mitigated Below a Level of Significance

The City of Pleasanton hereby finds that feasible mitigation measures have been identified in the EIR that will avoid or substantially lessen the following potentially significant environmental impacts discussed below to a less than significant level. The potentially significant impacts, and the mitigation measures that will reduce them to a less than significant level, are as follows:

1.6.1 - Impact AES-4: Daytime Glare

Impact AES-4: The proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Findings: Less than significant impact with mitigation incorporated. (Draft EIR, p. 3.1-16). Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (CEQA Guidelines § 15091(a)(1)).

Mitigation Measures

MM AES-4 Adhere to Design Review Process and Standards

As part of the design review process for the proposed project, the applicant shall include the following features in its design review submittal:

- Structures facing a public street or neighboring property shall use minimally reflective glass, and other materials and colors used on the exterior of buildings and structures shall be selected with attention to minimizing reflective glare.

- Building windows shall be tinted with an anti-reflective material.

Facts in Support of Findings: The proposed project would result in the net development of 28 new single-family residences with associated windows and reflective building materials on an undeveloped site. Thus, upon full buildout the proposed project would inevitably increase the amount of glare generated at the project site when compared to existing conditions. (Draft EIR, p. 3.1-15). As such, impacts on daytime glare during operations would be potentially significant. However, the proposed project would be required to undergo standard design review process to ensure compliance with applicable lighting and energy requirements to reduce these impacts. (Draft EIR, p. 3.1-16). This includes those within the California Energy Code designed to minimize spillover of light and glare onto adjacent land uses. To ensure compliance with these standards, Mitigation Measure (MM) AES-4 would be implemented to ensure conformance with all applicable light and glare requirements, including those from the California Energy Code, in order to reduce impacts on daytime glare to less than significant.

The Lead Agency finds that MM AES-4 is feasible, is adopted, and will further reduce impacts related to daytime glare impacts. Accordingly, the Lead Agency finds that, pursuant to Public Resources Code Section 21081(a)(1) and CEQA Guidelines Section 15091(a)(1), changes or alterations have been required in, or incorporated into, the proposed project that mitigate or avoid the potentially significant impacts as identified in the EIR. Therefore, impacts associated with light and glare would be less than significant with mitigation incorporated.

1.6.2 - Impact BIO-1: Special-status Species

Impact BIO-1: The proposed project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or United States Fish and Wildlife Service.

Findings: Less than significant impact with mitigation incorporated. (Draft EIR, p. 3.3-37). Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (CEQA Guidelines § 15091(a)(1).)

Mitigation Measures

MM BIO-1a Compensation Measures for Congdon's Tarplant

The project shall compensate for the loss of tarplant on the project development area via the preservation of estimated individuals at a mean ratio of 8:1. However, per the East Alameda County Conservation Strategy (EACCS), mitigation for Congdon's tarplant must also demonstrate habitat enhancement, not just preservation; therefore, a Resource Management Plan (RMP) shall be prepared and implemented, as described below by a qualified Biologist. At a minimum, the RMP shall include the following:

- Party or parties responsible for implementation of the RMP.
- Allowed and prohibited activities on preserved lands.
- The locations and types of any fencing, signs and/or displays to be constructed on preserved lands.
- A monitoring and management plan for non-native and/or invasive species considered detrimental to protected resources (i.e., weed abatement and invasive species removal).
- The types, frequency, and timing of any maintenance activities to be conducted on preserved lands (i.e., litter removal, fence or sign repairs, fire prevention activities such as mowing, etc.).
- A grazing and/or mowing component, and requirements of any grazing/mowing plan shall also be included. For grazing, this plan shall include applicable stocking rates (based on the best current information), how other sensitive resources occurring on-site such as riparian habitats will be protected (if necessary) and any monitoring requirements, such as the monitoring of Residual Dry Matter (RDM). A mowing plan shall include timing of mowing activities to best enhance habitat for this species.
- A mechanism whereby the RMP shall be funded in perpetuity. Such a mechanism would be the establishment by the applicant of a non-wasting endowment, funded by the applicant and/or through monthly Homeowner Association (HOA) fees.

MM BIO-1b Avoidance and Minimization Measures for the California Red-legged Frog

Avoidance and Minimization

Conduct protocol-level California red-legged frog (CRLF) surveys or assume presence on-site.

Implementation of the following measures, partially summarized below, shall be taken during construction to avoid harm or mortality to individual CRLF.

- Conduct protocol-level CRLF surveys or assume presence on the site.
- Prior to the start of construction, an approved qualified Biologist will train all construction personnel regarding habitat sensitivity, identification of special-status species, and required practices.
- Pre-construction surveys shall be conducted to ensure that CRLF are absent from the construction area. If CRLF are present, they shall be relocated by a qualified Biologist.
- The construction zone shall be cleared, and silt fencing shall be erected and maintained around construction zones to prevent CRLF from moving into these areas.
- A Biological Monitor shall be present on-site during times of construction, such as any impacts to the creek, to ensure no CRLF are harmed, injured, or killed during project buildout.

EACCS-specific CRLF Avoidance Minimization Measures:

- If aquatic habitat is present, a qualified Biologist shall stake and flag an exclusion zone prior to activities. The exclusion zone shall be fenced with orange construction zone and erosion control fencing (to be installed by construction crew). The exclusion zone shall encompass the maximum practicable distance from the work site and at least 500 feet from the aquatic feature wet or dry.
- A qualified Biologist shall conduct pre-construction surveys prior to construction activities (before groundbreaking). If individuals are found, work shall not begin until they are moved out of the construction zone to a United States Fish and Wildlife Service (USFWS) or California Department of Fish and Wildlife (CDFW) approved relocation site.
- A Service-approved Biologist shall be present for initial ground-disturbing activities.
- If the work site is within the typical dispersal distance (contact USFWS/CDFW for latest research on this distance for species of interest) of potential breeding habitat, barrier fencing shall be constructed around the worksite to prevent amphibians from entering the work area. Barrier fencing shall be removed within 72 hours of completion of work.
- No monofilament plastic shall be used for erosion control.
- Construction personnel shall inspect open trenches in the morning and evening for trapped amphibians.
- A qualified Biologist possessing a valid Endangered Species Act Section 10(a)(1)(A) permit or Service approved under an active biological opinion, shall be contracted to trap and to move amphibians to nearby suitable habitat if amphibians are found inside fenced area.
- Work shall be avoided within suitable habitat from October 15 (or the first measurable fall rain of 1 inch or greater, to May 1).

In addition, the EACCS specifies that a project shall obtain an Incidental Take Permit if occupied habitat is adjacent to the site and suitable habitat is on the project site.

Compensation

The project proposes to preserve in perpetuity approximately 104.6 acres of the project site as open space outside of the grading envelope. This amount of open space would more than sufficiently compensate for any loss of CRLF upland habitat. Additionally, to ensure that mitigation habitat meets or exceeds the value of the habitat lost to development. Additionally, Focal Species Impact/Mitigation Scoring Sheets, located in Appendix E of the EACCS, were used as part of the assessment for suitability of mitigation lands for CRLF. Standardized mitigation ratios for CRLF, according to Table 3-7 in the EACCS, are 3:1 if the development area is within critical habitat and 2.5:1 if the development area is outside of critical habitat. The vast majority of the development area of the project is outside of critical habitat;

therefore, the proposed project is consistent with standardized ratios set forth by the EACCS for this species.

An RMP shall be prepared explicitly to manage the proposed open space areas for potentially sensitive species potentially occurring. This plan will be submitted to the City for review and approval. At minimum, this plan should:

- Identify approaches to be used and provide evidence that sufficient water budget exist for any proposed enhancement.
- Identify a suitable planting regime for restoring or enhancing riparian habitats.
- Identify success criteria for monitoring both wetland and riparian habitats that are consistent with similar habitats regionally.
- Monitor restored or enhanced riparian habitats for 5 years.
- Define and identify maintenance and management activities to manage open space habitats to meet stated goals of supporting habitat characteristics suitable for CRLF. This would include suitable fencing to control access, limited cattle grazing or other procedures to manage grass height and forage production at levels that benefit CRLF, removal of trash.
- Define and provide for a financial mechanism such as a non-wasting endowment or an assessment district that funds open space management into perpetuity.

MM BIO-1c **East Alameda County Conservation Strategy-specific Avoidance and Minimization Measures for Alameda Whipsnake**

- No monofilament plastic shall be used for erosion control.
- Barrier fencing may be used to exclude focal reptiles. Barrier fencing shall be removed within 72 hours of completion of work.
- Construction crews or on-site Biological Monitor shall inspect open trenches in the morning and evening for trapped reptiles.
- Ground disturbance in suitable habitat shall be minimized.
- A United States Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) approved Biological Monitor shall be present for all ground-disturbing activities in suitable habitat.
- A qualified Biologist possessing a valid Endangered Species Act Section 10(a)(1)(A) permit or Service approved under an active biological opinion, and approved by the CDFW shall be contracted to trap and to move reptiles to nearby suitable habitat if listed reptiles are found inside fenced area.

Compensation

Clustering and siting of the project has also allowed for in-perpetuity preservation of 104.6 acres of open space of similar habitat quality to the approximately 24 acres that would be impacted by the project. This amount of open space would more than sufficiently compensate for any loss of Alameda whipsnake upland habitat.

Additionally, Focal Species Impact/Mitigation Scoring Sheets located in Appendix E of the East Alameda County Conservation Strategy (EACCS) were used as part of the assessment for suitability of mitigation lands for Alameda whipsnake. Standardized mitigation ratios for Alameda whipsnake, according to Table 3-9 in the EACCS, are as follows:

1. If the development area is within critical habitat and the mitigation area is within critical habitat, and both are within the same Recovery Unit (both areas in this case are within Recovery Unit 3) the mitigation ratio is 3:1.
2. If the development area is outside of critical habitat but inside a Recovery Unit and the mitigation area is outside critical habitat but inside the same recovery unit, the mitigation ratio is 3:1.
3. If the development area is outside of critical habitat but inside a Recovery Unit and the mitigation area is inside critical habit and within the same Recovery Unit, 2.5:1.
4. All other types of mitigation would require site-specific agency approval.

Areas proposed for preservation by the project would meet the EACCS goals of preserving a mosaic of habitats at an approximate 3:1 ratio, including woodland and upland habitats adjacent to riparian woodlands. The majority of the proposed open space consists of upland habitats (i.e., grasslands).

MM BIO-1d Mitigation Measures for Golden Eagle, White-tailed Kite, Northern Harrier, and Migratory Birds

Trees planned for removal shall be removed during nonbreeding season (September 1 through January 31). If it is not possible to avoid tree removal or other disturbances during breeding season (February 1 through August 31), a qualified Biologist shall conduct a pre-construction survey for tree-nesting raptors and other tree- or ground-nesting migratory birds in all trees or other areas of potential nesting habitat within the construction footprint and within 250 feet of the footprint. This survey shall be conducted no more than 7 days prior to initiation of demolition/construction activities during the early part of breeding season (February 1 through April 30), and no more than 30 days prior to initiation of these activities during the latter part of the breeding season (May 1 through August 31). If nesting raptors or migratory birds are detected on the project site during the survey, a suitable construction-free buffer will be established around all active nests. Precise dimensions of the buffer (up to 250 feet) would be determined at that time and may vary depending on location and species. Buffers will remain in place for the duration of breeding season or until it has been confirmed by a qualified Biologist that all chicks have fledged and are independent of their parents. Pre-construction surveys during nonbreeding season are not necessary, as birds are expected to abandon their roosts during construction activities. Implementation of the above measures

would mitigate impacts to tree-nesting raptors and other migratory birds to a less than significant level.

Specific East Alameda County Conservation Strategy Avoidance and Minimization Measures for the golden eagle

Although nesting habitat is marginal on the development site and its proximity, in the unlikely event that an eagle did nest on the project site, the following mitigation would ensure that the project does not cause nest abandonment. Pre-construction surveys for other nesting birds and raptors shall include a survey for nesting golden eagles to determine their presence or absence within 250 feet of the development footprint.

- If an active nest is identified near a proposed work area, work shall be conducted outside of the nesting season (February 1 to September 1).
- If an active nest is identified near a proposed work area and work cannot be conducted outside of the nesting season, a no-activity zone shall be established by a qualified Biologist. The no-activity zone will be large enough to avoid nest abandonment and at a minimum will be a 250-feet radius around the nest.
- If an effective no-activity zone cannot be established in either case, an experienced golden eagle Biologist will develop a site-specific plan (i.e., a plan that considers the type and extent of the proposed activity, the duration and timing of the activity, the sensitivity and habituation of the eagles, and the dissimilarity of the proposed activity with background activities) to minimize the potential to affect the reproductive success of the eagles.

Compensation

The project proposes to preserve approximately 104.6 acres of the project site outside of the grading envelope as open space. This amount of open space would more than sufficiently compensate for any loss of golden eagle foraging habitat. Additionally, Focal Species Impact/Mitigation Scoring Sheets located in Appendix E of the EACCS were used as part of the assessment for suitability of mitigation lands for the golden eagle. Standardized mitigation ratios for the golden eagle, according to Table 3-10 in the EACCS, is 3:1 within the East Bay Hills Mitigation Area where the project and associated conservation land are sited. The majority of the area proposed for preservation consists of grassland habitat, although it also includes woodland and riparian woodland habitat.

MM BIO-1e Avoidance and Minimization Measures for American Badger

Pre-construction surveys conducted for burrowing owls (MM BIO-1i) will also be used to determine presence or absence of badgers within or immediately adjacent to the development footprint. Therefore, the burrowing owl study identified in MM BIO-1i will include American badger. If an active badger den is identified during pre-construction surveys within or immediately adjacent to the construction envelope, a construction-free buffer of up to 300 feet (or other distance specified by California

Department of Fish and Wildlife [CDFW]) shall be established around the den. Because badgers are known to use multiple burrows in a breeding burrow complex, a Biological Monitor shall be present on the project site during construction activities to ensure the buffer is adequate to avoid direct impact to individuals or den abandonment. The monitor would be necessary on the project site until it is determined that any badger young are of an independent age and construction activities would not harm individual badgers. Once it has been determined that badgers have vacated the project site, burrows can be collapsed or excavated and ground disturbance can proceed.

Specific Avoidance and Minimization Measures for the badger reported in Table 3-3 of the East Alameda County Conservation Strategy (EACCS) include:

- If potential dens are located within the proposed work area and cannot be avoided during construction, qualified Biologist will determine if the dens are occupied or were recently occupied using methodology coordinated with the United States Fish and Wildlife Service (USFWS) and CDFW.
- If unoccupied, the qualified Biologist will collapse these dens by hand in accordance with USFWS procedures. Exclusion zones will be implemented following USFWS procedures or the latest USFWS procedures available at the time. The radius of these zones will follow current standards or will be as follows: Potential Den–50 feet; Known Den–100 feet; Natal or Pupping Den–to be determined on a case-by-case basis in coordination with USFWS and CDFW.
- Pipes will be capped and trenches will contain exit ramps to avoid direct mortality while construction areas are active.

Compensation

The project shall permanently protect 104.6 acres as open space, which is considered more than adequate to offset any loss of badger habitat. Additionally, Focal Species Impact/Mitigation Scoring Sheets located in Appendix E of the EACCS were used as part of the assessment for suitability of mitigation lands for the badger. Standardized mitigation ratios for the badger, according to Table 3-10 in the EACCS, is 3:1 within the East Bay Hills Mitigation Area, where the project and associated conservation land are sited.

MM BIO-1f Mitigation Measures for Crotch's Bumble Bee

A qualified Biologist shall conduct pre-construction surveys with methodology approved by the California Department of Fish and Wildlife (CDFW) during the three stages of Crotch's bumble bee flight period; once a positive identification is made, no further general surveys are necessary; at that point, intensive surveys would occur. The three stages of flight periods include: 1) queen flight after emergence is February–March; 2) highest detection time for nests is April–August; 3) queens solo flight is September–October when queens find a hibernation area. Surveys will be conducted in the two flight periods prior to the start of construction with two

surveys occurring at least 3 weeks apart within each of those flight periods. These surveys will increase the likelihood this species and their underground nests are observed will they be present on the project site. Survey schedules are shown below:

Start of Construction Date	Required Survey Periods	Dates of Survey Periods
November–March	2 and 3	Two surveys April–August Two surveys September–October
April–August	3 and 1	Two surveys September–October Two surveys February–March
September–October	1 and 2	Two surveys February–March Two surveys April–August

Bumble bees observed shall be photographed and a Global Positioning System (GPS) point taken. If a Crotch's bumble bee is positively identified, general surveys shall stop and intensive surveys will begin.

General Survey Timing

This survey shall be conducted the season prior to the start of work (i.e., if work is expected to start in the late summer, surveys may occur that same year; if work is expected to start in winter or early spring, the surveys shall occur the year before).

Avoidance

Should a Crotch's bumble bee be observed, intensive surveys to locate underground nests shall be conducted. Appropriate weather for intensive surveys is warm and sunny or sunny with some overcast with temperatures between 60° Fahrenheit (degrees Fahrenheit) and 90°. Should an underground nest be located, individuals at the nest shall be photographed to confirm species. If a confirmed underground nest of Crotch's bumble bee is observed, the nest shall be flagged and a 25-foot buffer established around the nest.

Minimization

If a Crotch's bumble bee or a Crotch's bumble bee nest is observed, an avoidance plan would be developed and reviewed by CDFW prior to project work and/or vegetation removal or ground disturbance.

Compensation

If Crotch's bumble bee exists on-site and if take avoidance is not feasible, then a mitigation plan that provides for on- or off-site compensation shall be completed. The mitigation plan shall provide for a minimum of a 1:1 replacement ratio of suitable habitat. It shall define the location and whether this mitigation is on- or off-site, measures to restore and/or enhance existing habitat, management strategies to

maintain the conservation value of the habitat into perpetuity, and a funding source for the ongoing management.

Compensation may necessitate the need to obtain an Incidental Take Permit from CDFW under the California Endangered Species Act (CESA). If in the end, the Fish and Game Commission chooses to not list the Crotch's bumble bee under CESA, then this would vacate the need to implement the minimization and avoidance methods above.

MM BIO-1g Mitigation Measure for San Francisco Dusky-footed Woodrats

Avoidance and Minimization

A qualified Biologist shall conduct a pre-construction survey for San Francisco dusky footed woodrat nests no more than 30 days and no less than 14 days prior to the onset of construction activities in or within 50 feet of riparian habitat. This survey timing allows for the scheduling of and deconstruction of any woodrat nests which need relocating. The survey shall encompass all construction zones and surrounding lands within 50 feet. If no woodrat nests are present, no additional measures are required.

A report shall be prepared for submission to the City summarizing the results of the survey which identifies any buffer zones and outlines recommended next steps, including measures implemented to prevent impacts to San Francisco dusky-footed woodrats.

Nest deconstruction

Identified nests shall be avoided, where possible. If avoidance is not possible, as determined by a qualified Biologist in coordination with the applicant, the nest(s) will be manually deconstructed by a qualified Biologist when helpless young are not present, typically during the nonbreeding season (October through January). The nest will be reconstructed in a nearby suitable area.

Construction-free buffers

If it is determined during the pre-construction survey that young may be present, a suitable buffer, delineated with flagging, depending on the timing within the breeding season (ranging from 15–50 feet) will be established around the nest by the qualified Biologist and maintained during construction until the young are independent and have successfully moved from the nest on their own.

MM BIO-1h Mitigation Measure for Ringtails

Pre-construction Survey

A qualified Biologist shall conduct pre-construction surveys for the ringtail prior to any disturbance to the property. All suitable areas within the project site shall be

surveyed with walking transects within 2 days prior to the onset of construction. This survey can be conducted in conjunction with other pre-construction surveys.

Tailgate Training

All workers on the project and access corridor shall attend a tailgate training that includes a description of the species, summary of its biology, and minimization measures and instructions on what to do if a ringtail is observed.

Protective Measures for Individuals

In the event an individual is discovered within a construction zone on-site, construction would be halted until the individual self-relocates from the project site. A ringtail would not be expected to be residing within the area of development; therefore, self-relocation is believed to be inevitable. Once the Biologist has determined that the animal has moved outside of potential danger, construction activities could resume. If the ringtail is found to be residing within a construction zone on-site, an appropriate construction-free buffer (to be determined by a qualified Biologist) would be established around the area being used by the ringtail until the nest is abandoned by adult(s) and young for the year (approximately after September).

MM BIO-1i Avoidance and Minimization Measures for Burrowing Owls

To avoid potential impacts to active burrowing owl nests and adult owls, a qualified Biologist shall conduct pre-construction surveys for burrowing owls within the construction footprint and within 250 feet of the footprint no more than 7 days prior to project ground disturbance during the early part of breeding season (i.e., February 1 through April 30), and no more than 30 days prior to onset of ground disturbance during any other times of year. These surveys shall be conducted in a manner consistent with accepted burrowing owl survey protocols. Specific Avoidance and Minimization Measures for the burrowing owl are reported in Table 3-3 of the East Alameda County Conservation Strategy (EACCS). These measures are mandatory for mitigation and include:

- If an active nest is identified near a proposed work area work will be conducted outside of the nesting season (March 15 to September 1).
- If an active nest is identified near a proposed work area and work cannot be conducted outside of the nesting season, a no-activity zone shall be established by a qualified Biologist. The no-activity zone shall be large enough to avoid nest abandonment and will at a minimum, be 250-feet radius from the nest.
- If the burrowing owls are present at the project site during the nonbreeding period, a qualified Biologist shall establish a no-activity zone of at least 150 feet.
- If an effective no-activity zone cannot be established in either case, an experienced burrowing owl Biologist shall develop a site-specific plan (i.e., a plan that considers the type and extent of the proposed activity, the duration and timing of the activity, the sensitivity and habituation of the owls, and the

dissimilarity of the proposed activity with background activities) to minimize the potential to affect the reproductive success of the owls.

Compensation

To ensure that mitigation habitat meets or exceeds the value of habitat lost to development, Focal Species Impact/Mitigation Scoring Sheets located in Appendix E of the EACCS were used as part of the assessment for suitability of mitigation lands for the burrowing owl. Standardized mitigation ratios for the burrowing owl, according to Table 3-10 in the EACCS, is 3:1 within the East Bay Hills Mitigation Area where the project and associated conservation land is sited.

Facts in Support of Findings:

Congdon's Tarplant

Congdon's tarplant was observed on the project site during field and focus surveys. (Draft EIR, p. 3.3-25). Although four new populations identified in 2023 would be located within the proposed conservation area and would thus not be affected by project construction activities, the proposed project would still result in significant harm or removal of Congdon's tarplant during project construction. (Draft EIR, p. 3.3-25). Therefore, the proposed project would be required to implement MM BIO-1a which would involve the preservation of Congdon's tarplant at an 8:1 ratio and preparation of a sitewide Resource Management Plan (RMP) to manage the 104.6 acres of open space for all potentially sensitive species, including Congdon's tarplant. Through implementation of MM BIO-1a, the proposed project would reduce potential impacts on Congdon's tarplant during grading and habitat modification to a less than significant level.

California Red-legged Frog

Approximately 104.6 acres of open space west of the project site within Parcel B is proposed for conservation purposes and is classified as Critical Habitat Unit ALA-1b for the California Red-legged Frog (CRLF). (Draft EIR, p. 3.3-25; Errata, p. 5-3). According to the results of the site-specific habitat assessment, aquatic features on the project site lack suitable hydrology to provide breeding habitat for the species. (Draft EIR, Appendix C) However, the CRLF may also occur within riparian corridors on-site or in their immediate vicinity during movement and foraging activities. (Draft EIR, p. 3.3-25). Although the proposed project would use clustering and siting features to reduce impacts on riparian corridors that would qualify as potential CRLF foraging habitat to the extent feasible, the proposed project would implement MM BIO-1b out of an abundance of caution to further reduce these impacts. Through implementation of MM BIO-1b, the proposed project would reduce potential impacts on the CRLF to less than significant.

Alameda Whipsnake

The project site is located almost entirely within Critical Habitat for the Alameda whipsnake. (Draft EIR, p. 3.3-26). As a result, the proposed project would result in the loss of approximately 24 acres of upland habitat suitable for all life stages of the whipsnake, which includes potential impacts to Alameda Whipsnake habitat located adjacent to the proposed project's boundaries. Therefore, the

proposed project would be required to implement MM BIO-1c, which involves the use of compensatory measures such as the preservation of approximately 104.6 acres of open space of similar habitat quality. Based on standardized mitigation ratios required by EACCS, this would more than sufficiently make up for the species' loss of upland habitat. (Draft EIR, p. 3.3-30). Therefore, through implementation of MM BIO-1c, the proposed project would reduce potential impacts on the Alameda whipsnake to less than significant.

Nesting Birds

Trees located throughout the oak woodland and riparian woodland habitats and lone trees would provide located in the grassland habits of the project site provide suitable nesting habitat for tree-nesting raptors and migratory birds, including special-status species such as the white-tailed kite, northern harrier, and golden eagle. (Draft EIR, p. 3.3-26). Therefore, the proposed project would be required to implement MM BIO-1d, which would involve limiting tree removal activities to the nonbreeding season (September 1 through January 31) to the extent feasible and the use of pre-construction surveys. The preservation of approximately 104.6 acres of open space included in MM BIO-1d would also more than sufficiently make up for any loss in golden eagle foraging habitat. Through implementation of MM BIO-1d, the proposed project would reduce potential impacts on nesting birds to less than significant.

American Badger

The project site provides potential denning and foraging habitat for badgers. (Draft EIR, p. 3.3-26). Although the 104.6 acres of open space proposed for conservation purposes under the proposed project would more than sufficiently compensate for any loss in badger habitat, out of an abundance of caution, in case badgers are present during construction-related ground disturbance, implementation of MM BIO-1e would be required. (Draft EIR, p. 3.3-27). Through implementation of MM BIO-1e, the proposed project would reduce potential impacts on the American badger to less than significant.

Crotch's Bumble Bee

There is a possibility for Crotch's bumble bee to occur on the project site. As such, the loss of underground nests during project-related demolition, excavation, and grading activities would constitute a potentially significant impact. (Draft EIR, p. 3.3-27). Although the proposed project would acquire an Incidental Take Permit from CDFW, out of an abundance of caution the proposed project would also implement MM BIO-1f requiring the use of pre-activity surveys and follow-up intensive surveys. Through implementation of MM BIO-1f, the proposed project would reduce potential impacts on Crotch's bumble bee to less than significant.

San Francisco Dusky-footed Woodrats

No woodrat nests were observed during field and focus surveys. (Draft EIR, Appendix C) However, since riparian habitats may provide potentially suitable habitat for the species and in the case that woodrats may occur on the project site during construction-related ground disturbance, out of an abundance of caution, the proposed project would implement MM BIO-g. Through implementation

of MM BIO-1g, the proposed project would reduce potential impacts on the San Francisco dusky-footed woodrats to less than significant.

Ringtails

Suitable habitat for ringtails is restricted to the riparian woodlands on-site. Although there is a small chance that site development would result in direct mortality or injury to any ringtail individuals, direct mortality or injury to this species would constitute a potentially significant impact. (Draft EIR, p. 3.3-27). Therefore, out of an abundance of caution, the proposed project would implement MM BIO-1h. Through implementation of MM BIO-1h, the proposed project would reduce potential impacts on ringtails to less than significant.

Burrowing Owls

No burrowing owls have ever been documented on-site during numerous surveys since 2014. (Draft EIR, p. 3.3-27). However, the project site does contain annual California grassland habitat with the potential to support this species. Therefore, although the proposed project would acquire an Incidental Take Permit from CDFW, out of an abundance of caution in case burrowing owls may colonize the site prior to construction activities, the proposed project would also implement MM BIO-1i. Through implementation of MM BIO-1i, the proposed project would reduce potential impacts on burrowing owls to less than significant.

The Lead Agency finds that MM BIO-1a through MM BIO-1i are feasible, are adopted, and will further reduce impacts related to special-status species. Accordingly, the Lead Agency finds that, pursuant to Public Resources Code Section 21081(a)(1) and CEQA Guidelines Section 15091(a)(1), changes or alterations have been required in, or incorporated into, the proposed project that mitigate or avoid the potentially significant impacts as identified in the EIR. Therefore, impacts associated with special-status species would be less than significant with mitigation incorporated.

1.6.3 - Impact BIO-2: Riparian Habitat

Impact BIO-2: The proposed project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or United States Fish and Wildlife Service.

Findings: Less than significant impact with mitigation incorporated. (Draft EIR, p. 3.3-28). Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (CEQA Guidelines § 15091(a)(1)).

Mitigation Measures:

MM BIO-3 Mitigation Measures for Aquatic/Wetland Habitats:

Minimization

To minimize impacts, measures taken during construction activities shall include placing construction silt fencing around preserved aquatic features and riparian areas to ensure that construction activities do not inadvertently impact these areas.

As part of project buildout, all proposed lighting shall be designed to avoid light and glare impacts to preserved riparian corridors. Light sources shall not be visible from riparian areas and will not illuminate riparian areas or cause glare on the opposite side of the channels (e.g., to neighboring properties). Additionally, proposed development activities shall be designed and situated to avoid loss of trees within any riparian areas to the maximum extent practicable. Project construction must setback from the Tree Protection Zone (TPZ) of trees within the riparian area. A TPZ is defined as a circle whose center is within the base of an oak tree, the radius of which is equal to an oak tree's height or 10 feet, whichever is greater.

Compensation

A wetland/riparian Mitigation and Monitoring Plan (MMP) shall be prepared to compensate for a loss of approximately 0.25 acre of seasonal wetlands, 0.06 acre of a Roadside Drainage Ditch, and up to 0.06 acre of the loss of riparian habitat (see Table 3 of Appendix C1). The plan shall identify on-site preservation areas having a sufficient water budget (as determined by a Hydrologist) for the creation of seasonal wetland habitat that is of equal or greater quality to the seasonal wetland habitats being impacted at a minimum 2:1 creation: loss. If sufficient areas for the creation of wetland habitat cannot be identified on the preserve area, then the MMP shall include off-site mitigation, preferably within the same watershed, as an alternative strategy. At a minimum, the MMP shall:

- Define the location of all created wetlands.
- Provide evidence of a suitable water budget to support any created wetland habitats, as determined by a qualified Hydrologist.
- Identify species, size, number, and location of plants to be installed.
- Identify time of year for planting and any methods for supplemental watering during the establishment period.
- Identify the monitoring period for wetlands of no less than 5 years and no less than 10 years for riparian creation/enhancement.
- Identify measures that will be monitored, and define incremental and final success criteria that will be required for the wetland mitigation to be deemed a success.
- Identify adaptive management procedures that accommodate uncertainty that comes with wetland creation projects. These include (but are not limited to) measures to address colonization by invasive species, unexpected lack of water, excessive foraging of installed wetland plants by wildlife, etc.
- Define management and maintenance activities (weeding, repair of water delivery systems and browsing protection, etc.).

- Provide for surety in funding for MMP and for in-perpetuity preservation and management of created wetland habitats.

Facts in Support of Findings: The proposed project would preserve approximately 104.6 acres of open space for conservation purposes, including riparian habitat and corridors that would be considered a sensitive natural community. (Draft EIR, p. 3.3-28). The proposed project would construct an 18-inch and a 24-inch outfall that would drain into the west and east sides of Devany Creek and would be designed to be above the ordinary high water mark (OHWM). However, as a precautionary measure in case the OHWM is exceeded and 0.03 to 0.06 acre of riparian habitat are impacted, the proposed project would implement MM BIO-3. Implementation of MM BIO-3 would include minimization measures and compensation measures, including a Mitigation and Monitoring Plan (MMP) for identifying and creating riparian/seasonal wetland habitat equal or of greater quality than the riparian/seasonal wetland habitats being impacted. Through implementation of MM BIO-3, the proposed project would reduce impacts on riparian habitat to less than significant.

The Lead Agency finds that MM BIO-3 is feasible, is adopted, and will further reduce impacts related to riparian habitats. Accordingly, the Lead Agency finds that, pursuant to Public Resources Code Section 21081(a)(1) and CEQA Guidelines Section 15091(a)(1), changes or alterations have been required in, or incorporated into, the proposed project that mitigate or avoid the potentially significant impacts as identified in the EIR. Therefore, impacts associated with riparian habitats would be less than significant with mitigation incorporated.

1.6.4 - Impact BIO-3: Wetlands and Jurisdictional Features

Impact BIO-3: The proposed project would not have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

Findings: Less than significant impact with mitigation incorporated. (Draft EIR, p. 3.4-43). Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (CEQA Guidelines § 15091(a)(1)).

Mitigation Measures

Implement MM BIO-3.

Facts in Support of Findings: The proposed project is sited to avoid and minimize impacts to Devany Creek and its unnamed tributary to the fullest extent feasible. However, approximately 0.25 acre of seasonal wetlands on the northern portion of the site near the entrance on Dublin Canyon Road would be affected. (Draft EIR, p. 3.3-41). Although the proposed project would be required to obtain a compulsory permit from the Regional Water Quality Control Board (RWQCB) and the United States Army Corps of Engineers (USACE), out of an abundance of caution, the proposed project would implement MM BIO-3. As previously mentioned, implementation of MM BIO-3 would require the preparation of an MMP for identifying and creating riparian/seasonal wetland habitat equal or of greater quality than the riparian/seasonal wetland habitats being impacted. Through

implementation of MM BIO-3, the proposed project would reduce impacts on wetlands and jurisdictional waters to less than significant.

The Lead Agency finds that MM BIO-3 is feasible, is adopted, and will further reduce impacts related to wetlands and jurisdictional waters. Accordingly, the Lead Agency finds that, pursuant to Public Resources Code Section 21081(a)(1) and CEQA Guidelines Section 15091(a)(1), changes or alterations have been required in, or incorporated into, the proposed project that mitigate or avoid the potentially significant impacts as identified in the EIR. Therefore, impacts associated with wetlands and jurisdictional waters would be less than significant with mitigation incorporated.

1.6.5 - Impact BIO-5: Local Tree Preservation Policies or Ordinances

Impact BIO-5: The proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Findings: Less than significant impact with mitigation incorporated. (Draft EIR, 3.3-46). Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (CEQA Guidelines § 15091(a)(1)).

Mitigation Measures

MM BIO-5 Tree Preservation Plan

For trees to be retained, a tree preservation plan shall be prepared for the project identifying all protection and mitigation measures to be taken. These measures will remain in place for the duration of construction activities at the project site.

The following are recommendations for design and construction phases that will assist in successful tree preservation.

Design recommendations

a) Locate the trunk of all trees recommended for preservation that are located within 25 feet of the edge of grading and/or utility installation. Include trunk locations and tree tag numbers on all plans.
b) Establish a Tree Protection Zone (TPZ) around each tree to be preserved. For design purposes, the TPZ shall be 3 feet behind the edge of grading. No grading, excavation, construction or storage of materials shall occur within that zone.
c) Install protection around all trees to be preserved. No entry is permitted into a TPZ without permission of the Project Superintendent.
d) Use only herbicides safe for use around trees and labeled for that use, even below pavement.

Pre-construction and demolition treatments and recommendations

1. The demolition contractor shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.

2. Trees to be preserved may require pruning to provide adequate clearance from construction activities. All pruning shall be performed by a licensed State of California contractor possessing the C61 classification license and the D49 specification. All pruning shall adhere to the latest editions of the American National Standards Institute Z133 and A300 standards.
3. Install tree protective fencing at the edge of the TPZ. No grading, construction, installation or other activity is permitted within this area.
4. Stake the edge of grading along the East Bay Regional Park District (EBRPD) access road in order to review impacts to trees.

Tree protection during construction

1. Prior to beginning work, contractors working near trees to be preserved shall be required to meet with the Consulting Arborist at the project site to review all work procedures, access routes, storage areas, and tree protection measures.
2. Any grading, construction, demolition or other work that is expected to encounter tree roots shall be monitored by the Consulting Arborist.
3. If injury should occur to any tree during construction, it shall be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
4. Fences have been erected to protect trees to be preserved. Fences shall remain until all site work has been completed. Fences may not be relocated or removed without permission of the Project Superintendent.
5. Construction trailers, traffic, and storage areas shall remain outside fenced areas at all times.
6. No materials, equipment, spoil, waste, or wash-out water may be deposited, stored, or parked within the TPZ (fenced area).
7. Any additional tree pruning needed for clearance during construction shall be performed by a qualified Arborist and not by construction personnel. 8
8. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.

Tree Removal Permit

The City of Pleasanton requires a permit to remove Heritage Trees. Implementation of the above mitigation measures would reduce loss of trees to a less than significant level.

Facts in Support of Findings: 95 of the 208 on-site trees surveyed meet the City's criteria for Heritage Trees. (Draft EIR, p. 3.3-44). Although the number of trees that would be removed or retained would be determined when the grading footprint is staked on the field, the potential removal of Heritage Trees would constitute a potentially significant impact. (Draft EIR, p. 3.3-44). Therefore, the proposed project would be required to implement MM BIO-5 to ensure conform with the City's Tree Preservation Ordinance. Through implementation of MM BIO-5, the proposed project would reduce impacts on local tree preservation policies and ordinances to less than significant.

The Lead Agency finds that MM BIO-5 is feasible, is adopted, and will further reduce impacts related to local tree preservation policies or ordinances to less than significant. Accordingly, the Lead Agency finds that, pursuant to Public Resources Code Section 21081(a)(1) and CEQA Guidelines Section 15091(a)(1), changes or alterations have been required in, or incorporated into, the proposed project that mitigate or avoid the potentially significant impacts as identified in the EIR. Therefore, impacts associated with local tree preservation policies or ordinances would be less than significant with mitigation incorporated.

Cumulative Biological Resources Impact: The proposed project would not have a cumulatively considerable impact with respect to biological resources.

Findings: Less than significant impact with mitigation incorporated. (Draft EIR, p. 3.3-46 to 3.3-49). Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (CEQA Guidelines § 15091(a)(1)).

Mitigation Measures

Implement MM BIO-1a through MM BIO-1i, MM BIO-3, and MM BIO-5.

Facts in Support of Findings: Cumulative projects would be required to comply with all applicable federal, State, and local laws, regulations, and policies related to potential impacts on biological resources. Cumulative projects would be required to adhere to standard pre-construction surveys and avoidance procedures for wildlife species (see, e.g., MM BIO-1a through MM BIO-1i). Cumulative projects would also be required to implement applicable Avoidance and Minimization Measures for riparian habitat, woodlands, and jurisdictional waters (see, e.g., MM BIO-3). Cumulative projects would also be required to abide by local policies and ordinances such as the City's Tree Protection Ordinance and would be required to implement a tree preservation plan or similar measures as needed (MM BIO-5). Therefore, through compulsory adherence to all applicable local, State, and federal regulations and through implementation of MM BIO-1a through MM BIO-1i, MM BIO-3, and MM BIO-5, cumulative biological resources impacts would be reduced to a level that is less than significant and the proposed project's contribution to the less than significant cumulative impact would not be cumulatively considerable.

The Lead Agency finds that MM BIO-1a through MM BIO-5 are feasible, are adopted, and will further reduce impacts related to cumulative biological impacts. Accordingly, the Lead Agency finds that, pursuant to Public Resources Code Section 21081(a)(1) and CEQA Guidelines Section 15091(a)(1), changes or alterations have been required in, or incorporated into, the proposed project that mitigate or avoid the potentially significant impacts as identified in the EIR. Therefore, impacts associated with cumulative impacts would be less than significant with mitigation incorporated.

1.6.6 - Impact CUL-2: Archaeological Resources

Impact CUL-2: The proposed project could cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.

Findings: Less than significant impact with mitigation incorporated. (Draft EIR, p. 3.4-26). Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (CEQA Guidelines § 15091(a)(1)).

Mitigation Measures

MM CUL-2 The project proponent shall note on any plans that require ground-disturbing excavation that there is a potential for exposing buried cultural resources including prehistoric Native American burials. The project proponent shall retain a Professional Archaeologist on an "on-call" basis during ground-disturbing construction for the project to review, identify and evaluate cultural resources that may be inadvertently exposed during construction. The Archaeologist shall review and evaluate any discoveries to determine whether they are historical resource(s) and/or unique archaeological resources under CEQA. If any prehistoric or historic artifacts, or other indication of cultural resources are found once the project construction is underway, all work shall stop within 20 meters (66 feet) of the find. A qualified Archaeologist shall be consulted for an immediate evaluation of the find prior to resuming groundbreaking construction activities within 20 meters of the find. If the find is determined to be an important archaeological resource, the resource shall be either avoided, if feasible, or recovered consistent with the requirements of the California Environmental Quality Act (CEQA) Guidelines.

Facts in Support of Findings: Although no archaeological resources were encountered on the project site during the Northwest Information Center records search and the pedestrian survey did not encounter any indication of pre-contact archaeological resources, damage or destruction to buried archaeological resources during construction would constitute a potentially significant impact. (Draft EIR, pp. 3.4-25 to 3.4-26). Therefore, the proposed project would be required to implement MM CUL-2, requiring the use of provisions for the inadvertent discovery of archaeological resources to reduce potential impacts to less than significant. Through implementation of MM CUL-2, the proposed project would reduce impacts on archaeological resources to less than significant.

The Lead Agency finds that MM CUL-2 is feasible, is adopted, and will further reduce impacts related to archaeological resources. Accordingly, the Lead Agency finds that, pursuant to Public Resources Code Section 21081(a)(1) and CEQA Guidelines Section 15091(a)(1), changes or alterations have been required in, or incorporated into, the proposed project that mitigate or avoid the potentially significant impacts as identified in the EIR. Therefore, impacts associated with archaeological resources would be less than significant with mitigation incorporated.

1.6.7 - Impact CUL-4: Listed or Eligible Tribal Cultural Resources

Impact CUL-4: The proposed project could cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that

is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k).

Findings: Less than significant impact with mitigation incorporated. (DEIR, p. 3.4-28). Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (CEQA Guidelines § 15091(a)(1)).

Mitigation Measures

Implement MM CUL-2.

Facts in Support of Findings: No Tribal Cultural Resources (TCRs) were identified within the California Register of Historical Resources (CRHR), local registers of historic resources, the Northwest Information Center (NWIC) records search results, Native American Heritage Commission (NAHC) Sacred Lands File search results, or during outreach efforts with Tribal representatives. (Draft EIR, p. 3.4-28). Although the proposed project would implement the City's standard Condition of Approval (COA) CUL-3 requiring archaeological consultation in the case of inadvertent discovery to ensure compliance with General Plan Housing Element Program 5.3, out of an abundance of caution in case subsurface construction activities uncover TCRs, the proposed project would also implement MM CUL-2. Through implementation of MM CUL-2, the proposed project would reduce impacts on listed or eligible TCRs to a less than significant level.

The Lead Agency finds that MM CUL-2 is feasible, is adopted, and will further reduce impacts related to listed and eligible TCRs to a less than significant level. Accordingly, the Lead Agency finds that, pursuant to Public Resources Code Section 21081(a)(1) and CEQA Guidelines Section 15091(a)(1), changes or alterations have been required in, or incorporated into, the proposed project that mitigate or avoid the potentially significant impacts as identified in the EIR. Therefore, impacts associated with listed or eligible TCRs would be less than significant with mitigation incorporated.

1.6.8 - Impact CUL-5: Lead Agency Determined Tribal Cultural Resources

Impact CUL-5: The proposed project could cause a substantial adverse change in the significance of a TCR, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.

Findings: Less than significant impact with mitigation incorporated. (Draft EIR, p. 3.4-29). Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (CEQA Guidelines § 15091(a)(1)).

Mitigation Measures

Implement MM CUL-2.

Facts in Support of Findings: No Lead Agency-determined TCRs were identified during Tribal consultation efforts conducted by the City pursuant to Assembly Bill (AB) 52 on September 18, 2025, which was conducted in accordance with the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. The City sent consultation letters to each Tribe on the NAHC consultation list. To date, no responses requesting to consult have been received. Although the proposed project would implement the City's standard COA CUL-3 to ensure consistency with Housing Element Program 5.3, out of an abundance of caution in the event TCRs are uncovered during project construction, the proposed project would also implement MM CUL-2. Through implementation of MM CUL-2, the proposed project would reduce impacts on Lead Agency-determined TCRs to less than significant.

The Lead Agency finds that MM CUL-5 is feasible, is adopted, and will further reduce impacts related to Lead Agency determined TCRs. Accordingly, the Lead Agency finds that, pursuant to Public Resources Code Section 21081(a)(1) and CEQA Guidelines Section 15091(a)(1), changes or alterations have been required in, or incorporated into, the proposed project that mitigate or avoid the potentially significant impacts as identified in the EIR. Therefore, impacts associated with Lead Agency-determined TCRs would be less than significant with mitigation incorporated.

1.6.9 - Impact GEO-1: Seismic-Induced Ground Failure and Landslides

Impact GEO-1: The proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. Refer to Division of Mines and Geology Special Publication 42.
ii. Strong seismic ground shaking.
iii. Seismic-related ground failure, including liquefaction.
iv. Landslides.

Findings: Less than significant impact with mitigation incorporated. (Draft EIR, p. 3.6-28). Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (CEQA Guidelines § 15091(a)(1)).

Mitigation Measures

MM GEO-1 Design-level Geotechnical Study

Prior to the issuance of any building or grading permits, a design-level geotechnical investigation on the project site and review of detailed site plans shall be performed by a qualified Geotechnical Engineer. The design-level geotechnical investigation could incorporate a variety of field methods and would include (but not be limited to) the following items:

- Evaluating the lateral extent and depth of colluvial soils.
- Performing a seismic refraction survey to determine shear wave velocities at deeper depths.
- Analyzing and developing slope grading and engineered buttress fill design criteria.
- Evaluating upslope sources of water.
- Evaluating the Site Classification for Seismic Design.
- Estimating appropriate minimum building setbacks from the face of fill slopes.

The qualified Geotechnical Engineer would be required to demonstrate that implementation of the recommendations would reduce potential impacts associated with liquefaction and landslide potential to below a level of significance in conformance with the standards in the California Building Standards Code (CBC). The applicant would be required to incorporate all recommended design features into project building plans, for review and approval by the City Engineer prior to the issuance of any building or grading permits.

Facts in Support of Findings:

Seismic-induced Ground Failure

According to the Updated Geotechnical and Geologic Report, the main development area encompassing the 28 proposed single-family homes has low liquefaction potential. (Draft EIR, p. 3.6-25). However, the northeastern and southeastern portions of the project site have a moderate to high liquefaction potential. (Draft EIR, p. 3.6-26). Therefore, to ensure compliance with General Plan policies and programs, including Program 5.1 and 5.2 requiring the use of site-specific studies or geotechnical engineering studies, the proposed project would implement MM GEO-1. Implementation of MM GEO-1 would involve the hiring of a qualified Geotechnical Engineer to prepare a design-level geotechnical investigation and to provide recommendations that would be incorporated into the design of the proposed project to further reduce impacts related to seismic-induced ground failure such as liquefaction. Through implementation of MM GEO-1, the proposed project would reduce impacts resulting from seismic-induced ground failure to less than significant.

Landslides

The project site is situated on complex topography with moderately steep to steep hillsides ranging from 774 feet in elevation above mean sea level (AMSL) on the western portion of the project site to approximately 438 feet AMSL along Devany Creek on the eastern portion of the project site. The Updated Geotechnical and Geologic Report concludes that while a majority of natural slopes are relatively stable, proposed cuts during future grading could affect the stability of finished slopes. (Draft EIR, pp. 3.6-26 to 3.6-27). This could result in a potentially significant impact to landslides as a result of strong seismic shaking. To reduce these impacts, and to demonstrate compliance with General Plan Programs 5.1 and 5.2, the proposed project would implement MM GEO-1. Through implementation of MM GEO-1, the proposed project would reduce impacts resulting from seismic-induced landslides to less than significant.

The Lead Agency finds that MM GEO-1 is feasible, is adopted, and will further reduce impacts related to seismic-induced ground failure and landslides. Accordingly, the Lead Agency finds that, pursuant to Public Resources Code Section 21081(a)(1) and CEQA Guidelines Section 15091(a)(1), changes or alterations have been required in, or incorporated into, the proposed project that mitigate or avoid the potentially significant impacts as identified in the EIR. Therefore, impacts associated with seismic-induced ground failure and landslides would be less than significant with mitigation incorporated.

1.6.10 - Impact GEO-3: On-Site Landslides and Collapse

Impact GEO-3: The proposed project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

Findings: Less than significant impact with mitigation incorporated. (Draft EIR, p. 3.6-31). Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (CEQA Guidelines § 15091(a)(1)).

Mitigation Measures

Implement MM GEO-1.

Facts in Support of Findings: The majority of the project site is underlain by a thin layer of colluvium and residual soil with stiff clays and no groundwater, indicating a low potential for liquefaction in the main development area. Since the northern and southeastern sections of the project site have topographic and subsurface conditions that indicate potential for landslides and liquefaction, additional loading resulting from structures proposed in these areas may result in soils becoming unstable, with the potential to induce landslides or liquefaction. (Draft EIR, p. 3.6-29). The main development area of the project site encompassing the 28 proposed single-family homes, contains characteristics of collapsible soil consisting of sand and silt-sized particles held together by clayey material. (Draft EIR, p. 3.6-30). Since additional wetting from naturally occurring rainwater or leakage of water lines beneath these structures could result in compression and eventual collapse, the proposed project may result in potentially significant impacts with respect to on-site landslides and collapse. (Draft EIR, pp. 3.6-29 to 3.6-30). To address this, the proposed project would be required to implement MM GEO-1 (Draft EIR, p. 3.6-30). Implementation of MM GEO-1 would include extensive on-site and laboratory testing for on-site soil properties including boring, trenching, and in situ standard-penetration tests. The qualified Geotechnical Engineer would also be required to provide recommendations for in site plans and design features that would reduce potential impacts associated with unstable soil conditions to the extent feasible, in accordance with the California Building Standards Code (CBC) guidelines. (Draft EIR, p. 3.6-30). Therefore, implementation of MM GEO-1 would ensure that impacts of the proposed project related to substantial direct or indirect risks associated with on-site landslides or collapse remain less than significant.

The Lead Agency finds that MM GEO-1 is feasible, is adopted, and will further reduce impacts related to on-site landslides and collapse. Accordingly, the Lead Agency finds that, pursuant to Public

Resources Code Section 21081(a)(1) and CEQA Guidelines Section 15091(a)(1), changes or alterations have been required in, or incorporated into, the proposed project that mitigate or avoid the potentially significant impacts as identified in the EIR. Therefore, impacts associated with on-site landslides and collapse would be less than significant with mitigation incorporated.

1.6.11 - Impact GEO-4: Expansive Soil

Impact GEO-4: The proposed project would not be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property.

Findings: Less than significant impact with mitigation incorporated. (Draft EIR, p. 3.6-32). Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (CEQA Guidelines § 15091(a)(1)).

Mitigation Measures

Implement MM GEO-1.

Facts in Support of Findings: The main development areas located in the central and eastern portions of the project site consist of soil of the Diablo clay series, which has expansive capabilities that undergo changes in moisture content as a result of seasonal fluctuations in California's Mediterranean climate from hot dry summers to cool moist winters. (Draft EIR, p. 3.6-31). Although colluvial and residual soils comprised of stiff clays on the project site range from an approximate depth between 2-11 feet below the surface, this depth varies throughout the project site. In addition, previous plasticity index tests performed on surficial clays one to three feet in depth indicated moderate to high plasticity. Therefore, the proposed project would have a potentially significant impact related to expansive soils. (Draft EIR, p. 3.6-31).

Implementation of recommendations from the Updated Geotechnical and Geological Report includes: (1) Burying all expansive colluvial soil located in deeper fills at least two feet below finished grade and (2) Covering all finished graded fill slopes to promote growth of erosion control materials. (Draft EIR, Appendix E). Although implementation of these recommendations would reduce impacts on expansive soils, out of an abundance of caution, the proposed project would implement MM GEO-1 to further reduce these impacts. (Draft EIR, p. 3.6-31). Implementation of MM GEO-1 would require the qualified Geotechnical Engineer to perform a variety of tests evaluating the expansive capabilities of the colluvium on the project site, including an Atterberg Limits Test to investigate the fluctuations in moisture content of on-site colluvium soils. Based on the results of these required tests, the qualified Geotechnical Engineer would provide appropriate recommendations for structure foundations and pavements that would be incorporated into final project grading and building plans in accordance with CBC guidelines. (Draft EIR, p. 3.6-31). Therefore, implementation of MM GEO-1 would ensure that impacts of the proposed project related to expansive soils remain less than significant.

The Lead Agency finds that MM GEO-1 is feasible, is adopted, and will further reduce impacts related to expansive soil. Accordingly, the Lead Agency finds that, pursuant to Public Resources Code Section 21081(a)(1) and CEQA Guidelines Section 15091(a)(1), changes or alterations have been required in, or incorporated into, the proposed project that mitigate or avoid the potentially significant impacts as identified in the EIR. Therefore, impacts associated with expansive soil would be less than significant with mitigation incorporated.

1.6.12 - Impact GEO-6: Paleontological Resources

Impact GEO-6: The proposed project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Findings: Less than significant impact with mitigation incorporated. (Draft EIR, p. 3.6-35). Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (CEQA Guidelines § 15091(a)(1)).

Mitigation Measures

MM GEO-6a Prior to the issuance of grading permits, the project proponent/developer shall demonstrate the retention of the services of a qualified professional Paleontologist as defined by the Society of Vertebrate Paleontology (SVP). The qualified Paleontologist shall prepare a Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP). The project proponent/developer shall submit the PRIMMP to and receive approval from the City/Lead Agency. The PRIMMP will describe, in addition to industry standards and SVP standards, the level of monitoring required in the project area, qualifications of the Paleontological monitor for grading operations, and identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens. Furthermore, the PRIMMP shall provide direction for any fossil discoveries to be immediately reported, means and methods to be employed to quickly salvage fossils as they are unearthed to avoid construction delays, sampling procedures and protocol for collecting and processing sediments and specimens, fossil identification, and reporting and curation procedures to be employed. The report will include the paleontological records search conducted at the UCMP, pertinent exhibits, maps and reference procedures for reporting of findings.

MM GEO-6b On the first day of ground disturbance and prior to the start of any ground-disturbing activities, the qualified professional Paleontologist that meets SVP Standard Procedures shall prepare and conduct a project-wide Worker Environmental Awareness Program (WEAP) training. The WEAP training shall include a review of applicable federal, State, and local regulations related to paleontological resources; recognition and understanding of significant paleontological resources pertinent to the geography and geology of the region and the types of paleontological resources that may be encountered; procedures to be followed in the event that such resources are encountered; the protocols that apply in the event

of inadvertent discovery, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated and any other appropriate protocols. In the event construction crews are phased in, additional training will be conducted for new construction personnel.

MM GEO-6c During ground-disturbing construction activities, full time paleontological monitoring shall be conducted by a qualified Paleontological Resource Monitor meeting SVP standards and best practices, under the supervision of the Principal Paleontologist. Monitoring shall be restricted to areas that intrude into the Claremont shale and Monterey formations (i.e., generally below 2 feet) and undisturbed subsurface areas of marine sedimentary rock units of Miocene-age. In the event potentially significant paleontological resources are encountered during ground-disturbing activities, construction-related activities within 50 feet of the find shall stop. No excavation or other disturbances shall occur within the buffer zone until the find has been evaluated by the project Paleontologist. The Paleontologist shall collect samples of sediments which are likely to contain the remains of small fossil invertebrates, vertebrates, or microfossils. If the resources are found to be significant, protocol for collecting and processing sediments and specimens, as outlined in the Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP), is to be implemented. The Paleontologist shall have the power to temporarily halt or divert grading equipment to allow for removal of abundant or large specimens. If no significant specimens are encountered during ground-disturbing activities, full time monitoring can be reduced to spot-checking or suspended entirely, at the discretion of the qualified professional Paleontologist and the City/Lead Agency.

MM GEO-6d The Paleontological Monitor shall keep a daily log and photographic record of all activities involving ground disturbance during the construction phase, as well as adhering to the procedures outlined in the Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP). The Monitor's daily activities, findings, etc. shall be submitted to the Principal Paleontologist. All relevant details and findings shall be summarized in a report that shall be prepared at the completion of ground-disturbing activities and submitted to the City/Lead Agency and UCMP repository. Additionally, specimens shall be identified and curated into a permanent accredited repository (such as the University of California Museum of Paleontology [UCMP]) with permanent curation and retrievable storage.

Facts in Support of Findings: No fossil localities within the project boundaries during the University of California Museum of Paleontology (UCMP) Locality Search Online Database and records search conducted on March 25, 2025. Additionally, surficial deposits on most of the project site consist of colluvium and residual soils ranging from approximately 2-11 feet in depth, which have low paleontological potential, subsurface conditions consist of high paleontological potential rock units from the Claremont shale member and the Monterey Formation, which have been associated with vertebrate and invertebrate localities in the geographic region. Therefore, subsurface excavations

during construction that intrude into the Claremont shale and Monterey formations during construction would constitute a potentially significant impact on paleontological resources. (Draft EIR, pp. 3.6-32 to 3.6-22). Therefore, implementation of MM GEO-6a through MM GEO-6d (see Errata, page 5-4 to 5-7) would be required. (Draft EIR, p. 3.6-33). Through implementation of MM GEO-6a through MM GEO-6d, impacts on paleontological resources would remain less than significant.

The Lead Agency finds that MM GEO-6a through MM GEO-6d are feasible, are adopted, and will further reduce impacts related to paleontological resources. Accordingly, the Lead Agency finds that, pursuant to Public Resources Code Section 21081(a)(1) and CEQA Guidelines Section 15091(a)(1), changes or alterations have been required in, or incorporated into, the proposed project that mitigate or avoid the potentially significant impacts as identified in the EIR. Therefore, impacts associated with paleontological resources would be less than significant with mitigation incorporated.

1.6.13 - Impact HAZ-1: Removal and Disposal of Hazardous Materials During Construction

Impact HAZ-1: The proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

Findings: Less than significant impact with mitigation incorporated. (Draft EIR, p. 3.8-18). Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (CEQA Guidelines § 15091(a)(1)).

Mitigation Measures

MM HAZ-1 The applicant shall retain a licensed professional to conduct asbestos and lead paint surveys. Prior to the issuance of demolition permits for the two existing residences and associated structures, the applicant shall demonstrate removal of any suspect asbestos-containing materials and lead-based paint to the satisfaction of the City.

Facts in Support of Findings: Asbestos is a concern during demolition of structures that were built prior to 1980. County Assessor's Records indicate that the existing Lester Family properties, including the house at 11021 Dublin Canyon Road and the house at 11033 Dublin Canyon Road, were constructed in 1918 and 1966, respectively. (Draft EIR. p. 3.8-17). To ensure required compliance with all applicable hazardous material laws and regulations, including the Resource Conservation and Recovery Act of 1976, the California Code of Regulations, and Municipal Code Chapter 9.21, Construction and Demolition Debris, the proposed project would be required to implement MM HAZ-1. Through implementation of MM HAZ-1, the proposed project would conduct pre-demolition asbestos and lead paint surveys prior to demolition activities in order to safely remove and dispose of any such materials in accordance with State standards. (Draft EIR, p. 3.8-17). Therefore, implementation of MM HAZ-1 would ensure that impacts related to the removal and disposal of hazardous materials during construction remains less than significant.

The Lead Agency finds that MM HAZ-1 is feasible, is adopted, and will further reduce impacts related to the removal and disposal of hazardous materials during construction. Accordingly, the Lead Agency finds that, pursuant to Public Resources Code Section 21081(a)(1) and CEQA Guidelines Section 15091(a)(1), changes or alterations have been required in, or incorporated into, the proposed project that mitigate or avoid the potentially significant impacts as identified in the EIR. Therefore, impacts associated with the removal and disposal of hazardous materials during construction would be less than significant with mitigation incorporated.

1.6.14 - Impact WILD-4: Flooding and Landslide Hazards Due to Post-Fire Instability/Drainage Changes

Impact WILD-4: The proposed project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

Findings: Less than significant impact with mitigation incorporated. (Draft EIR, p. 3.16-15). Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (CEQA Guidelines § 15091(a)(1)).

Mitigation Measures

Implement MM GEO-1.

Facts in Support of Findings: Although the project site is located within a High Fire Hazard Severity Zone, it is located outside of a 500-year flood zone, as delineated by the General Plan. However, according to the Geotechnical Review, the northern portion of the project site has a high susceptibility to landslides and the downhill creep of colluvial soils has potential slope instability. Additionally, the northeastern and southwestern slopes of the project site are located within a designated Landslide Zone of Required Investigation by the California Geological Survey (CGS). Therefore, the proposed project would have a potentially significant impact with respect to post-fire slope instability and drainage changes. (Draft EIR, pp. 3.16-14 to 3.16-15).

Although the proposed project would comply with City regulations including the City Grading and Drainage Plan, Erosion Control Measures, and Best Management Practices (BMPs), out of an abundance of caution the proposed project would also implement MM GEO-1. (Draft EIR, p. 3.16-15). Implementation of recommendations proposed as part of the design-level geotechnical investigation required under MM GEO-1 would extend to impacts related to post-fire slope instability and drainage changes, which would be further minimized through compliance with (Draft EIR, p. 3.16-15). Therefore, implementation of MM GEO-1 would ensure that impacts of the proposed project related to post-fire slope instability or drainage changes remain less than significant.

The Lead Agency finds that MM GEO-1 is feasible, is adopted, and will further reduce impacts related to post-fire slope instability or drainage changes. Accordingly, the Lead Agency finds that, pursuant to Public Resources Code Section 21081(a)(1) and CEQA Guidelines Section 15091(a)(1), changes or alterations have been required in, or incorporated into, the proposed project that mitigate or avoid

the potentially significant impacts as identified in the EIR. Therefore, impacts associated with post-fire slope instability or drainage changes would be less than significant with mitigation incorporated.

1.7 - Impacts Identified in the EIR as Being Significant and Unavoidable Even After the Incorporation of All Feasible Mitigation Measures

The Lead Agency hereby finds that, despite the incorporation of mitigation measures outlined in the EIR and the attached Mitigation Monitoring and Reporting Program (MMRP), the following impacts from the proposed project and related approvals cannot be fully mitigated to a less than significant level and a Statement of Overriding Considerations is therefore included herein.

1.7.1 - Transportation and Traffic

Impact TRANS-2: The proposed project would conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision b.

Findings: Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (CEQA Guidelines § 15091(a)(1)). However, impacts would still remain significant and unavoidable. (Draft EIR, p. 3.14-14). Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measure or project alternatives identified in the EIR. (CEQA Guidelines § 15091(a)(1)).

Mitigation Measures

No feasible mitigation measures.

Facts in Support of Findings: Although the City has not formally adopted VMT thresholds or a specific methodology for evaluating VMT impacts, the City's Housing Element Update Program EIR referenced the California Governor's Office of Land Use and Climate Innovation (LCI) approach for evaluating transportation impacts under CEQA. Since the proposed project did not meet screening criteria, a detailed VMT analysis was performed to analyze the proposed project's potential for a significant VMT impact with respect to the LCI's recommendation that residential VMT per capita should remain 15 percent below Alameda County's average. For the proposed project's VMT impact to be less than significant, the residential VMT per capita would be required to be reduced by 54.91 percent to be considered less than significant. Although the proposed project would achieve up to a 14 percent reduction through the deployment of all feasible VMT reduction strategies recommended by the Alameda County Transportation Commission VMT Tool and required by the City's Housing Element (see MM TRANS 2, Housing Element Update Program EIR), the proposed project would also require an additional 40.91 percent reduction in VMT to achieve a less than significant VMT impact. (Draft EIR, p. 3.14-13). This reduction is consistent with the findings of the City's Housing Element Update Program EIR, which included the project site as a candidate site in the City's Housing Element Update Program EIR and found that impacts on VMT would be significant and unavoidable even after implementation of all feasible VMT reduction strategies. (Draft EIR, p. 3.14-14). Therefore, consistent with the findings of the Housing Element Program EIR, which considered the deployment of all

feasible VMT reduction strategies, the proposed project's impacts would remain significant and unavoidable. (Draft EIR, p. 3.14-15).

The Lead Agency finds that there are no project-specific feasible mitigation measures or project design features that would reduce impacts and that impacts would remain significant and unavoidable.

Cumulative Transportation and Traffic Impact: The proposed project would have a cumulatively considerable contribution to VMT.

Findings: Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (CEQA Guidelines § 15091(a)(1)). However, impacts would still remain significant and unavoidable even with mitigation incorporated. (Draft EIR, p. 3.14-18). Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measure or project alternatives identified in the EIR. (CEQA Guidelines § 15091(a)(3)).

Mitigation Measures

There are no feasible mitigation measures.

Facts in Support of Findings: The proposed project would have a cumulatively considerable contribution to VMT. All other cumulative impacts related to transportation and traffic would be less than significant, as discussed below.

With respect to Impact TRANS-1, the proposed project would not have a significant impact on the circulation system. Moreover, other past, present and reasonably foreseeable development would be required to demonstrate consistency with applicable plans, programs and ordinances which would reduce potential cumulative impacts to below a level of significance. There is no development planned in the project vicinity and past and existing development within the geographic context would be required to comply with these policies. Because of the proposed project's proposed improvements, which include the striping of 6-foot-wide bike lanes on both sides of Dublin Canyon Road and the construction of sidewalks along Dublin Canyon Road and the project site's internal private streets, the proposed project is considered part of the cumulative solution toward meeting the City's long-range transportation goals. (Draft EIR, p. 3.13-17). Therefore, the proposed project would not have a cumulatively considerable contribution to cumulative impacts. (Draft EIR, p. 3.13-17).

With respect to Impact TRANS-3, the geographic context for potential cumulative impacts on hazards from design features or incompatible uses are specific to the project vicinity (e.g., site access, sight distance, etc.). There are no cumulative projects within a two-mile radius of the project vicinity; therefore, cumulative impacts from the proposed project would not combine with those of other projects. (Draft EIR, p. 3.14-18). The proposed project and other past, present, and reasonably foreseeable future projects would be required to comply with local standard requirements for

transportation-related design features specifically adopted to avoid and reduce hazards from project design or the location of incompatible uses, thereby reducing potential significant cumulative impacts to less than significant levels. Therefore, no significant impacts would result from the proposed project combined with cumulative projects. (Draft EIR, p. 3.14-18).

With respect to Impact TRANS-4, the provision of adequate emergency access is site-specific and would not combine with other projects. Moreover, the proposed project, together with projected cumulative projects anticipated in the General Plan, would be consistent with the City's Emergency Plan, and there are no cumulative projects within a two-mile radius of the project site. Furthermore, the proposed project and other past, present, and reasonably foreseeable future projects must comply with local standard requirements for adequate emergency access specifically adopted to avoid or reduce the potential for inadequate access. Therefore, no significant adverse cumulative impacts would result. (Draft EIR, p. 3.14-18).

With respect to Impact TRANS-2, the proposed project would have a significant and unavoidable impact on VMT because the proposed project would still require an additional 40.91 percent reduction in VMT to result in less than significant impacts, even after implementation of all feasible VMT reduction strategies. This finding is consistent with the City's Housing Element Program EIR, which analyzed the project site as a candidate housing site and concluded that impacts would be significant and unavoidable even after application of all feasible VMT reduction strategies. Therefore, although project design features such as off-street parking spaces and multimodal infrastructure would reduce project-generated VMT to the extent feasible, it would not do so to a level below significance. As such, the proposed project would have a cumulatively considerable contribution to VMT. (Draft EIR, 3.14-14).

1.8 - Findings Regarding Alternatives

1.8.1 - Introduction

This section presents findings regarding alternatives to the proposed project and a summary and discussion of the feasibility of the following alternatives evaluated in the Draft EIR:

- **Alternative 1**–No Project/No Build Alternative: Under the No Project/No Build Alternative (Alternative 1), the proposed project would not be constructed and existing operations on the project site would continue at the capacity of existing on-site buildings and infrastructure. No new grading or development would occur.
- **Alternative 2–No Project/Existing Zoning Alternative:** Under the No Project/Existing Zoning Alternative (Alternative 2), the project site would be redeveloped with uses allowed by-right for the existing zoning districts on each parcel. This alternative would not include annexation of the project site into the City. As such, permitted development would be subject to the County's zoning code. On the project site, each of the five existing parcels would develop one single-family dwelling unit consistent with existing zoning. Since APN 941-2600-002-6 is over 25 acres in size, the development of a secondary dwelling unit would be constructed on that parcel under this alternative. Therefore, this alternative would result in the development of five total dwelling units and one secondary dwelling unit. No demolishment of the existing

Lester Family residences and dedication of land to the EBRPD, parking improvements, or improvements to the Oak Hills Congregational Church access would occur. No improvements to Dublin Canyon Road, including the traffic signal and turn lane, would be constructed.

- **Alternative 3–Alternative Site:** The Alternative Site Alternative (Alternative 3) would utilize a different project site based on the sites identified in the City of Pleasanton 2023-2031 Housing Element Sites Inventory, Site 26 – St. Augustine (Site 26). Site 26 was selected as the alternative site due to its potential to accommodate 28 residential units and the absence of any other entitlement applications. Rezoning of Site 26 would be required. Alternative 3 would include the construction of 28 new detached single-family residential units, where operations are anticipated to be the same as the proposed project. Because of its location, Alternative 3 would not involve implementation of a new public trailhead, traffic signal, water pump, or road improvements. Furthermore, no demolishment of the two existing Lester Family homes or the annexation of the 2.5-acre church site and associated parking lots would occur.

In accordance with CEQA Guidelines Section 15126.6, the Draft EIR contained a comparative impact assessment of alternatives to the proposed project. (See e.g., Draft EIR, Table 6-1, Summary of Alternatives). The primary purpose of this analysis is to provide decision-makers and interested agencies, organizations and individuals with information about a reasonable range of potentially feasible project alternatives, which could avoid or reduce any of the proposed project's significant adverse environmental effects. Important considerations for these alternatives analyses are noted below:

- An EIR need not consider every conceivable alternative to a project;
- An EIR should identify alternatives that were considered by the lead agency, but rejected as infeasible during the scoping process;
- Reasons for rejecting an alternative include:
  - Failure to meet most of the basic project objectives identified in Section 1.3.2;
  - Infeasibility; and
  - Inability to avoid significant environmental effects.

Alternative 1: No Project/No Build Alternative:

Under the No Project/No Build Alternative (Alternative 1), the proposed project would not be constructed and existing operations on the project site would continue at the capacity of existing on-site buildings and infrastructure. No new grading or development would occur, potentially resulting in lower environmental impacts.

As such, this alternative would result in lesser impacts with respect to aesthetics, light, and glare; air quality; biological resources; cultural resources and tribal cultural resources; energy; geology, soils, and seismicity; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; land use and planning; noise; population and housing; public services; recreation; utilities and services systems; roadway safety hazards; emergency access; bicycle, pedestrian, and transit facilities; and wildfire.

This alternative would result in similar impacts with respect to agriculture and forestry resources. Because of the location of the project, which is located within an area where existing VMT per resident already exceeds the impact threshold according to the findings of the City's Housing Element Program EIR, VMT impacts would also be similar to the proposed project and therefore would remain significant and unavoidable. (Draft EIR, p. 6-11).

Although this project would result in the least environmental impact, this alternative would either partially meet or fail to meet project objectives related to:

1. Provide a well-designed residential neighborhood with a strong sense of community and connection with adjacent open space.
2. Encourage redevelopment of underused sites containing available infrastructure as identified in the Pleasanton General Plan Housing Element.
3. Develop a residential community consistent with Measures PP and QQ.
4. Provide open space areas across the project site and dedicate land to the EBRPD to be permanently preserved.
5. Provide public access, including a public parking/staging area and a trail connection, to Pleasanton Ridge.
6. Preserve the open space character at the edges of the City, in accordance with the City of Pleasanton General Plan Community Character Element.
7. Improve Dublin Canyon Road to increase access and safety by constructing roadways, sidewalks, and bike lanes.

Finding: Based on the discussion in the EIR and all other evidence before it, the City finds that the No Project Alternative does not meet any of the project objectives, and would thus represent a less desirable policy outcome as compared with the proposed project, which would fully meet the project objectives and is an active development proposal that would bring the City of Pleasanton all of the benefits set forth in Section 1.14, Statement of Overriding Considerations.

As previously mentioned, the No Project Alternative would also not mitigate any of the project's significant and unavoidable impacts and would conflict with the goals of the City's Housing Element Update for increasing its housing stock. As such, this alternative would not fully realize the objectives of the City's Housing Element Update, Statewide housing goals, and Plan Bay Area 2050. Furthermore, it would be expected that another residential development proposal would be submitted.

For all of these reasons, the Lead Agency rejects the No Project Alternative as infeasible.

Alternative 2: No Project/Existing Zoning Alternative

Under the No Project/Existing Zoning Alternative (Alternative 2), the project site would be redeveloped with uses allowed by-right for the existing zoning districts on each parcel. This alternative would not include annexation of the project site into the City. As such, permitted development would be subject to the County's zoning code. On the project site, each of the five existing parcels would develop one single-family dwelling unit consistent with existing zoning. Since APN 941-2600-002-6 is over 25 acres in size, the development of a secondary dwelling unit would be constructed on that parcel under this alternative. Therefore, this alternative would result in the development of five total dwelling units and one secondary dwelling unit. No demolishment of the existing Lester Family residences and dedication of land to the EBRPD, parking improvements, or improvements to the Oak Hills Congregational Church access would occur. The smaller footprint would reduce the extent of grading and development, potentially resulting in slightly lower environmental impacts.

As such, this alternative would result in lesser impacts with respect to aesthetics, light, and glare; air quality; biological resources; cultural resources and tribal cultural resources; energy; geology, soils, and seismicity; greenhouse gas emissions; hazards and hazardous materials; noise; population and housing; public services; recreation; utilities and service systems; and wildfire.

This alternative would result in similar impacts with respect to agriculture and forestry resources; hydrology and water quality; land use and planning; mineral resources; and transportation.

Because this alternative would exist largely within the same boundaries as the existing project site, this alternative would require the same mitigation measures as the proposed project, with the exception of MM HAZ-1, which would not be required for this alternative because the existing homes would not be demolished. No improvements to Dublin Canyon Road, including the traffic signal and turn lane, would be constructed.

Therefore, although this alternative would reduce some environmental impacts, due to the decreased number of residences it would only partially meet the project's objectives related to:

1. Encouraging redevelopment of underused sites containing available infrastructure as identified in the Pleasanton General Plan Housing Element.
2. Providing public access, including a public parking/staging area and a trail connection, to Pleasanton Ridge.
3. Preserving the open space character at the edges of the City, in accordance with the City of Pleasanton General Plan Community Character Element.
4. Improving Dublin Canyon Road to increase access and safety by constructing roadways, sidewalks, and bike lanes.

Additionally, under Alternative 2, the western portion of the project site would not be dedicated to the EBRPD for conservation, and no improvements to the EBRPD trailhead and parking area on the eastern portion of the project site would occur. Therefore, the project's objective to

include beneficial improvements to the regional parks system and associated recreational facilities would not occur and this alternative would fail to meet that objective.

Finding: Based on the discussion in the EIR and all other evidence before it, the Lead Agency finds that the No Project/Existing Zoning Alternative advances several project objectives to a lesser degree than the proposed project and would therefore represent a less desirable policy outcome as compared with the proposed project, which would fully meet the project objectives and would bring the City of Pleasanton all of the benefits set forth in the Statement of Overriding Considerations.

The primary difference between this alternative and the proposed project is that this alternative would result in 23 fewer units than the proposed project. This alternative would not encourage redevelopment of sites identified in the City's Housing Element Update Program EIR to their maximum development potential and would thus not advance the City's Housing Element Update policies to the same degree as the proposed project. Furthermore, the environmental impacts of the alternative would not be substantially less than those of the proposed project, as this alternative would still result in a significant and unavoidable impact on VMT. (Draft EIR, p. 6-22). Because of the lack of off-site multimodal infrastructure improvements provided under this alternative, this alternative would also not advance the City's long-range transportation goals to the same degree as the proposed project.

For all of these reasons and each of them, the Lead Agency rejects the No Project/Existing Zoning Alternative as infeasible toward fully meeting project objectives.

Alternative 3–Alternative Site

The Alternative Site Alternative (Alternative 3) considers a different project site based on the sites identified in the City of Pleasanton 2023-2031 Housing Element Sites Inventory, Site 26 – St. Augustine (Site 26). Site 26 was selected as an alternative site due to its potential to accommodate 28 residential units and the absence of any other entitlement applications. Rezoning of Site 26 would be required. Alternative 3 would include the construction of 28 new detached single-family residential units, where operations are anticipated to be the same as the proposed project. Because of its location, Alternative 3 would not involve implementation of a new public trailhead, traffic signal, water pump, or road improvements. Furthermore, no demolishment of the two existing Lester Family homes or the annexation of the 2.5-acre church site and associated parking lots would occur. Because of its similar building footprint, this alternative is expected to result in similar environmental impacts compared to the proposed project. However, because site conditions differ from those of the proposed project site, this alternative is expected to result in environmental impacts that may be either lesser or greater than those of the proposed project, depending on the resource category.

As such, this alternative would result in greater impacts with respect to construction-related air quality and construction noise.

This alternative would result in slightly lesser impacts with respect to biological resources; seismic-induced ground failure; seismic-induced liquefaction; landslides; hazards and hazardous materials; and wildfire.

This alternative would result in similar impacts with respect to aesthetics, light, and glare; agriculture and forestry resources; operational air quality; cultural resources and tribal cultural resources; energy; subsidence; strong seismic shaking; greenhouse gas emissions; hydrology and water quality; land use and planning; mineral resources; operational noise; population and housing; public services; recreation; transportation; and utilities and service systems.

Additionally, the project applicant does not own or control Site 26. Implementation of this alternative would require acquisition of the property from a third party, and there is no evidence in the record demonstrating that such acquisition is reasonably foreseeable within the project timeframe or on terms that would allow timely development. The uncertainty associated with obtaining site control introduces substantial risk related to project scheduling, financing, and implementation, and could delay or preclude realization of all of the project objectives.

Because of changes in variations in site features relative to the site proposed under the proposed project, this alternative would be required to use some mitigation measures required for the proposed project and mitigation measures for construction-related air quality and noise impacts that are not required for the proposed project. Therefore, most of the environmental impacts under this alternative would be either similar or greater than those of the proposed project. Furthermore, this alternative would either partially meet or fail to meet project objectives related to:

1. Providing open space areas across the project site and dedicating land to the EBRPD to be permanently preserved.
2. Providing public access, including a public parking/staging area and a trail connection, to Pleasanton Ridge.
3. Preserving the open space character at the edges of the City, in accordance with the City of Pleasanton General Plan Community Character Element.
4. Improving Dublin Canyon Road to increase access and safety by constructing roadways, sidewalks, and bike lanes.

Finding: Based on the discussion in the EIR and all other evidence before it, the Lead Agency finds that the Alternative Site Alternative advances several project objectives to a lesser degree than the proposed project would and therefore represent a less desirable policy outcome as compared with the proposed project, which would fully meet the project objectives and would bring the City of Pleasanton all of the benefits set forth in the Statement of Overriding Considerations.

The primary difference between this alternative and the proposed project is that this alternative would not result in off-site multimodal improvements or the preservation of open space. Therefore, this alternative would not provide beneficial improvements to the regional park system and would not advance the City's long-range transportation goals identified in the General Plan Circulation Element to the same degree as the proposed project. Additionally, most of the environmental impacts identified under this alternative would be similar to the proposed project, with even greater impacts with respect to construction noise and air quality. Despite the site's ability to accommodate a similar number of units, this alternative site is not owned by the project applicant, who would need to acquire the property in order to develop this alternative. Pursuant to CEQA Guidelines Section 15126.6(f), this is considered a key factor in determining whether an off-site alternative is potentially feasible.

For all of these reasons above, individually and cumulatively, the Lead Agency rejects the Alternative Site Alternative as infeasible.

Environmentally Superior Alternative

Section 15126.6(e)(2) of the CEQA Guidelines indicates that an analysis of alternatives to a proposed project shall identify an environmentally superior alternative among the alternatives evaluated in an EIR.

Each of the three project alternatives would lessen the environmental impacts relative to the proposed project to a certain degree (as described above and further in the EIR). If the No Project Alternative is the environmentally superior alternative—which is the case here as it avoids all project impacts but fails to satisfy any of the project objectives—the EIR must also identify another environmentally superior alternative among the remaining alternatives. Overall, based on these Findings, the No Project/Existing Zoning Alternative would be considered the environmentally superior alternative, even though it fails to fully implement many of the project objectives and is therefore infeasible.

1.9 - Findings Regarding Cumulative Impacts

Consistent with CEQA's requirements, the EIR for the proposed project includes an analysis of cumulative impacts. As discussed above, except as to Traffic (VMT), all cumulative impacts associated with the proposed project are less than significant or can be mitigated to below significance. As discussed above in Section 1.7, there are no feasible mitigation measures for cumulative VMT impacts and therefore the Lead Agency finds that the project's impact on VMT would be significant and unavoidable and cumulatively considerable.

1.10 - Findings Regarding Growth Inducement

CEQA Guidelines Section 15126.2(e) requires a discussion of the ways in which a proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Typical growth-inducing factors might be the

extension of urban services or transportation infrastructure to a previously unserved or underserved area, or the removal of major barriers to development.

The proposed project would result in the demolition of the two existing single-family homes located on the northeastern portion of the project site for the construction of two new single-family homes; the construction of 28 new detached single-family homes on an undeveloped portion of the project site; and associated circulation, parking, and landscaping features. The proposed project would also preserve approximately 117.1 acres of designated open space across four parcels and would conduct off-site roadway improvements on Dublin Canyon Road and at the Oak Hills Congregation Site. The proposed project would annex all areas of the project site into the City except for Parcel B, which would be preserved open space under the jurisdiction of the EBRPD. Approximately 43.85 acres of the project site, including the area planned for the development are currently designated as Residential Low Density development in the City's General Plan. (Draft EIR, pp. 4-2 to 4-3). This General Plan land use designation allows for a maximum density of 1.99 dwelling units per acre, or for the development of approximately 87 dwelling units on the project site. Therefore, it can be concluded that the proposed development of 28 new lots has already been accounted for in the Pleasanton General Plan EIR and would thus not result in an increase beyond current projections. Furthermore, it should be noted that the project site was evaluated for 31 dwelling units within the City's Housing Element Update, and the City's population has since declined. Therefore, this growth would be in alignment with regional growth projections and would fulfill the City's projected housing needs.

The proposed project would not employ any full-time employees. Although the proposed project would result in existing new infrastructure extensions into previously unserved areas, these improvements would be developed to accommodate growth projections in the City's Housing Element Update. Although the proposed project would implement extensions of existing transportation infrastructure through the construction of a 5-foot pathway to the proposed EBRPD trailhead and staging area and an EVA access roadway between the Oak Hills Congregation and Street A, these improvements would be restricted to either emergency or non-vehicular uses. As such, no physical barriers to growth would be removed that would result in growth inducement beyond what was analyzed in the Housing Element Update Program EIR. These improvements would be designed strictly for the purpose of facilitating emergency access. As such, the EIR concludes that the proposed project would not result in direct or indirect growth-inducing impacts, and no mitigation is required.

The Lead Agency finds that the proposed project would not result in unplanned growth.

1.11 - Findings Regarding Significant Irreversible Environmental Changes

According to Sections 15126(c) and 15126.2(d) of the CEQA Guidelines, the Lead Agency must address any significant irreversible environmental changes that would occur should the proposed project be implemented. Generally, a project would result in significant irreversible environmental changes if any of the following would occur:

- The project would involve a large commitment of nonrenewable resources;

- The primary and secondary impacts of the project would generally commit future generations to similar uses;
- The project involves uses in which irreversible damage could result from any potential environmental accidents; or
- The proposed consumption of resources is not justified.

Implementation of the proposed project would result in the consumption of nonrenewable resources during both construction and operation. These include fossil fuels, metals (e.g., steel, copper), petrochemical materials (e.g., plastics), and aggregate materials such as sand and gravel. Although construction debris recycling would reduce waste and allow for partial recovery of materials, the project would still involve an irretrievable commitment of resources. Operational activities would continue to consume energy and water, but the proposed buildings would comply with the latest measures for energy efficiency and use renewable energy sources required by the CBC, including Title 24 standards for reducing impacts on energy resources (Draft EIR, p. 3.5-12) as well as compliance with the State's Model Water Efficient Landscape Ordinance. Therefore, impacts on energy resources would be less than significant.

Although the majority of the development within the project site is located within an undeveloped area of the City's UGB, the project site has been considered as a candidate housing site, Site 1 – Lester, in the City's Housing Element Update. The project site is also zoned PUD, which is designed to encourage imagination and housing variety in property development and to avoid the monotony of standard residential, commercial, and industrial developments. Therefore, the proposed project would not only be consistent with long-term uses proposed for the site in the City's Housing Element Update, but it would also demonstrate consistency with development standards for Residential Low Density development. Therefore, the proposed project would not induce new long-term land uses commitments beyond those already planned for in the City's Housing Element Update Program EIR.

The proposed project would comply with all applicable statewide and local regulations for hazardous materials handling during construction. The proposed project is a project consisting of primarily residential development and would thus utilize hazardous materials in small quantities associated with household and residential uses during operations. (Draft EIR, p. 3.8-17). Therefore, the proposed project would not involve industrial processes that would result in a high potential for hazardous environmental accidents.

Resource consumption associated with construction (fuel, aggregate, metals, lumber) and operation (energy and water) would be that used for typical residential infill development and multimodal improvements. These impacts would be minimized through compliance with current CBC requirements, including mandatory energy efficiency, water conservation, and fire-safety standards. Because the project would utilize a site that has been accounted for future resource allocation to accommodate projected population growth in the City's Housing Element Update, the long-term resource commitments beyond standard residential demand and multimodal use would be justified and not considered wasteful.

The Draft EIR concludes that while the project would result in environmental changes, these would not be significantly inefficient, unnecessary, or wasteful, and would be comparable to other residential developments in the region.

The Lead Agency finds that the proposed project would not result in significant irreversible changes.

1.12 - Mitigation Monitoring and Reporting Progam

Pursuant to Public Resources Code Section 21081.6 and Guidelines Section 15091(d), the Lead Agency adopts the MMRP prepared for the proposed project, attached as Appendix A. Implementation of the mitigation measures contained in the MMRP is hereby made a COA of the proposed project. The MMRP is incorporated by reference in these Findings. In the event of any inconsistencies between the mitigation measures set forth herein and the MMRP, the MMRP shall control.

1.13 - Findings Regarding Recirculation

During the public review period after the Draft EIR was published, the Lead Agency received certain additional information. Lead Agency staff and consultants involved in preparing the various studies, reports and analyses included in the Draft EIR have also presented additional information since the publication of the Draft EIR. Some of this information was contained in comments submitted on the Draft EIR, and in responses to those comments contained in the Final EIR. Other information was presented at or before public meetings/hearings on the EIR. The EIR incorporates feasible mitigation, additions, clarifications, modifications, and other changes, in response to comments and as determined appropriate by Lead Agency staff and required under CEQA.

Under *Laurel Heights Improvement Ass'n v. Regents of Univ. of Cal*. (1993) 6 C4th 1112 (Laurel Heights II) and the CEQA Guidelines (14 California Code of Regulations [CCR] § 15088.5(a)(3)), when information added to the Final EIR consists of a suggested additional mitigation measure, recirculation is required only if the new mitigation measure meets all of the following criteria (*South County Citizens for Smart Growth v. County of Nevada* (2013) 221 CA4th 316, 330):

- It is feasible;
- It is considerably different from the alternatives or mitigation measures already evaluated in the Draft EIR;
- It would clearly lessen the project's significant environmental impacts; and
- It is not adopted.

Recirculation is only required only if each of the above tests is met. (*South County Citizens*, *supra* at 330). As described in detail in the Final EIR, mitigation measures proposed during the public comment period are either (1) not necessary; (2) not feasible; (3) or are already included as mitigation. Minor edits were made to MM GEO-6a and MM GEO-6b to provide revised numerical references for the respective impact section and did not involve any modifications to the contents of

those mitigation measures. As such, no additional/revised mitigation measures have any significant effects and the conclusions of the Draft EIR with respect to each impact section remain unchanged.

The Lead Agency has considered all relevant information including the opinions and comments of interested agencies, organizations and individuals. The Lead Agency finds that the additional mitigation does not meet the test for recirculation. Additionally, the Lead Agency finds that none of the additional information provided during the public comment period demonstrates any of the following situations requiring recirculation identified in CEQA Guidelines Section 15088.5 have occurred:

- A new significant environmental impact that would result from the project (or any alternative) or from a new mitigation measure proposed to be implemented.
- A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
- A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project (or an alternative), but the project's proponents decline to adopt it.
- The Draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

Based on the foregoing and as explained in more detail in the Final EIR, and having reviewed all the information in the record of proceedings, the Lead Agency hereby finds that this additional information does not constitute significant new information nor does it require recirculation of the EIR. The additional information merely clarifies or amplifies an adequate EIR.

1.14 - Statement of Overriding Considerations

CEQA requires that a Lead Agency balance the benefits of a project against its unavoidable environmental risk in determining whether to approve the proposed project. If the benefits outweigh the unavoidable adverse effects, those effects may be considered “acceptable” pursuant to CEQA Guidelines Section 15093(a). CEQA requires that a Lead Agency support, in writing, the specific reasons for considering a project acceptable when significant impacts are infeasible to mitigate. Those reasons must be based on substantial evidence in the EIR or elsewhere in the administrative record pursuant to CEQA Guidelines Section 15093(b). The Lead Agency’s written reasons are referred to as a Statement of Overriding Considerations.

As explained in the above Findings of Fact, most of the project’s impacts on the environment would either be insignificant or, through the incorporation of mitigation measures as conditions of approval of the proposed project, can be reduced to less than significant. However, as set forth in Section 1.6 above, impacts to VMT will remain significant and unavoidable as no mitigation measures are feasible/even with implementation of all feasible mitigation measures. Further, as set forth in Section 1.7 above, there are/are no feasible alternatives to the proposed project, which would mitigate or avoid those environmental impacts and which would meet project objectives. Accordingly, as set forth below, the City of Pleasanton hereby declares that the following benefits

provided to the public through the approval and implementation of the proposed project outweigh the identified significant adverse environmental impacts of the proposed project that cannot be mitigated. The City of Pleasanton finds that each of the project benefits separately and individually outweighs all of the unavoidable adverse environmental effects identified in the EIR and therefore finds those impacts to be acceptable.

- **Housing Production:** The proposed project would utilize infill sites for housing development analyzed in the City's Housing Element Update. Therefore, the proposed project would support the objectives of the City's Housing Element Update, State housing laws, and Plan Bay Area 2050 by increasing the amount of housing stock in the City.
- **Advancing Conservation Protections:** The proposed project would result in the preservation of approximately 117.1 acres of open space, including 104.6 acres of open space for conservation purposes and 69.53 acres dedicated to the EBRPD. By dedicating undeveloped lands to the EBRPD, the proposed project would further the City's open space and conservation goals and would advance protections for special-status species, riparian habitats, wetlands, jurisdictional waters and Heritage Trees by ensuring that these lands remain undeveloped for perpetuity.
- **Expansion of Public Access to Regional Parks and Trails:** The project would provide a new public trailhead, parking/staging area, and trail connection to the Pleasanton Ridge Regional Park, completing a long-planned segment of the regional trail system and expanding public recreational opportunities.
- **Preservation of Community Character and Urban Edge**: By clustering development and preserving extensive open space, the project maintains the open-space character at the City's edge, protects scenic hillsides and ridgelines, and advances Measures PP and QQ and General Plan policies.
- **Reducing Hazardous Roadway Design Features:** The proposed project would construct a new traffic signal and pedestrian crossing at the intersection of Canyon Meadows Drive and Dublin Canyon Road. By constructing these features, the proposed project would not sonly reduce design hazards for pedestrians and bicyclists attempting to reach the EBRPD trailhead, but it would also reduce the potential for left-turn vehicle collisions for vehicles exiting from the intersection of proposed Street A and Dublin Canyon Road and for head-on and side-sweep vehicle collisions for vehicles traveling on Dublin Canyon Road.
- **Facilitating Multimodal Travel:** The proposed project would construct 6-foot-wide bike lanes and sidewalks on both sides of Dublin Canyon Road along the northern frontage of the project site. By implementing this design feature, the proposed project would not only provide connectivity to the proposed EBRPD trailhead, but it would also expand regional connectivity by filling in infrastructure "gaps" for pedestrians and bicyclists traveling in the project vicinity. Therefore, implementation of the proposed project would advance the City's long-range transportation goals, thus representing an improvement from existing conditions.

1.15 - Custodian of Record; Scope and Content of Record

The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at City of Pleasanton, Community Development Department, 200 Old Bernal Avenue, Pleasanton, CA 94566, Contact Natalie Amos, Associate Planner. This information is provided in compliance with Public Resources Code Section 21081.6.

Various documents, information, testimony, reports, studies, analyses and other materials (both oral and written) constitute the record upon which the City bases these Findings and the basis for the City's approval and/or adoption contained herein. These Findings cite specific pieces of evidence, but none of the City of Pleasanton's findings are based solely on those cited pieces of evidence. Rather, these Findings are based upon the entire record, and the Lead Agency intends to rely upon all supporting evidence in the record for each of its conclusions contained herein.

The documents in the record include all items referenced in Public Resources Code Section 21167.6(e) and any additional items not included, if otherwise required by law.

Appendix A:
Mitigation Monitoring and Reporting Program

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An ADEC Innovation

Mitigation Monitoring and Reporting Program for the Hidden Canyon Residences and Preserve Project Environmental Impact Report City of Pleasanton, Alameda County, California

State Clearinghouse Number 2019080461

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Report Date: April 10, 2026

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PREFACE

Section 21081.6 of the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15097 require a Lead Agency to adopt a Mitigation Monitoring and Reporting Program (MMRP) whenever it adopts a Environmental Impact Report (EIR) in conjunction with a project approval. The purpose of the MMRP is to ensure compliance with the mitigation measures occurs during project implementation.

The Draft EIR prepared for the proposed Hidden Canyon Residences and Preserve Project (proposed project) concluded that project implementation could result in potentially significant effects on the environment and mitigation measures were incorporated into the proposed project or are required as a condition of project approval that reduce these potential impacts to a less than significant level. This MMRP documents how and when the mitigation measures adopted by the Lead Agency will be implemented and confirms that potential environmental impacts are reduced to less than significant levels as identified in the Draft EIR.

This document does not discuss those subjects that the environmental analysis demonstrates would result in less than significant impacts and for which no mitigation was proposed or necessary.

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Table 1: Hidden Canyon Residences and Preserve Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
3.1 Aesthetics					
MM AES-4: Adhere to Design Review Process and Standards As part of the design review process for the proposed project, the applicant shall include the following features in its design review submittal: • Structures facing a public street or neighboring property shall use minimally reflective glass, and other materials and colors used on the exterior of buildings and structures shall be selected with attention to minimizing reflective glare. • Building windows shall be tinted with an anti-reflective material.	City of Pleasanton, Community Development Department Planning Division for review and approval of the Design Review Submittal	During application design review.	City of Pleasanton, Community Development Department Planning Division		
3.3 Biological Resources					
MM BIO-1a: Compensation Measures for Condgon's Tarplant: The project shall compensate for the loss of tarplant on the project development area via the preservation of estimated individuals at a mean ratio of 8:1. However, per the East Alameda County Conservation Strategy (EACCS), mitigation for Congdon's tarplant must also demonstrate habitat enhancement, not just preservation; therefore, a Resource Management Plan (RMP) shall be prepared and implemented, as described below by a qualified Biologist. At a minimum, the RMP shall include the following: • Party or parties responsible for implementation of the RMP. • Allowed and prohibited activities on preserved lands. • The locations and types of any fencing, signs and/or displays to be constructed on preserved lands. • A monitoring and management plan for non-native and/or invasive species considered detrimental to protected resources (i.e., weed abatement and invasive species removal). • The types, frequency, and timing of any maintenance activities to be conducted on preserved lands (i.e., litter removal, fence or sign repairs, fire prevention activities such as mowing, etc.).	Community Development Department Planning Division; review of the RMP prepared by a qualified Biologist, demonstrating the required components per the EACCS.	Prior to site construction.	City of Pleasanton Development Department, Planning Division; applicable regulatory agency (ies)		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
• A grazing and/or mowing component, and requirements of any grazing/mowing plan shall also be included. For grazing, this plan shall include applicable stocking rates (based on the best current information), how other sensitive resources occurring on-site such as riparian habitats will be protected (if necessary) and any monitoring requirements, such as the monitoring of Residual Dry Matter (RDM). A mowing plan shall include timing of mowing activities to best enhance habitat for this species. • A mechanism whereby the RMP shall be funded in perpetuity. Such a mechanism would be the establishment by the applicant of a non-wasting endowment, funded by the applicant and/or through monthly Homeowner Association (HOA) fees.					
MM BIO-1b: Avoidance and Minimization Measures for California Red-legged Frog *Avoidance and Minimization:* Conduct protocol-level California red legged frog (CRLF) surveys or assume presence on-site. Implementation of the following measures, partially summarized below, shall be taken during construction to avoid harm or mortality to individual CRLF. • Conduct protocol-level CRLF surveys or assume presence on the site. • Prior to the start of construction, an approved qualified Biologist will train all construction personnel regarding habitat sensitivity, identification of special-status species, and required practices. • Pre-construction surveys shall be conducted to ensure that CRLF are absent from the construction area. If CRLF are present, they shall be relocated by a qualified Biologist. • The construction zone shall be cleared, and silt fencing shall be erected and maintained around construction zones to prevent CRLF from moving into these areas.	City of Pleasanton, Community Development Department Planning Division for review and approval; review of documentation prepared by a qualified or Service-approved Biologist, field verification and site inspections, and review of RMP.	Prior to issuance of grading or construction permits; ongoing during construction	City of Pleasanton Development Department, Planning Division; applicable regulatory agency (ies)		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
• A Biological Monitor shall be present on-site during times of construction, such as any impacts to the creek, to ensure no CRLF are harmed, injured, or killed during project buildout. *EACCS-specific CRLF Avoidance Minimization Measures:* • If aquatic habitat is present, a qualified Biologist shall stake and flag an exclusion zone prior to activities. The exclusion zone shall be fenced with orange construction zone and erosion control fencing (to be installed by construction crew). The exclusion zone shall encompass the maximum practicable distance from the work site and at least 500 feet from the aquatic feature wet or dry. • A qualified Biologist shall conduct pre construction surveys prior to construction activities (before groundbreaking). If individuals are found, work shall not begin until they are moved out of the construction zone to a United States Fish and Wildlife Service (USFWS) or California Department of Fish and Wildlife CDFW) approved relocation site. • A Service-approved Biologist shall be present for initial ground-disturbing activities. • If the work site is within the typical dispersal distance (contact USFWS/CDFW for latest research on this distance for species of interest) of potential breeding habitat, barrier fencing shall be constructed around the worksite to prevent amphibians from entering the work area. Barrier fencing shall be removed within 72 hours of completion of work • No monofilament plastic shall be used for erosion control. • Construction personnel shall inspect open trenches in the morning and evening for trapped amphibians. • A qualified Biologist possessing a valid Endangered Species Act Section 10(a)(1)(A) permit or Service approved under an active biological opinion, shall be contracted to trap and to move amphibians to nearby suitable habitat if amphibians are found inside fenced area.					

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
• Work shall be avoided within suitable habitat from October 15 (or the first measurable fall rain of 1 inch or greater, to May 1). In addition, the EACCS specifies that a project shall obtain an Incidental Take Permit if occupied habitat is adjacent to the site and suitable habitat is on the project site. *Compensation* The project proposes to preserve in perpetuity approximately 104.6 acres of the project site as open space outside of the grading envelope. This amount of open space would more than sufficiently compensate for any loss of CRLF upland habitat. Additionally, to ensure that mitigation habitat meets or exceeds the value of the habitat lost to development. Additionally, Focal Species Impact/Mitigation Scoring Sheets, located in Appendix E of the EACCS, were used as part of the assessment for suitability of mitigation lands for CRLF. Standardized mitigation ratios for CRLF, according to Table 3-7 in the EACCS, are 3:1 if the development area is within critical habitat and 2.5:1 if the development area is outside of critical habitat. The vast majority of the development area of the project is outside of critical habitat; therefore, the proposed project is consistent with standardized ratios set forth by the EACCS for this species. An RMP shall be prepared explicitly to manage the proposed open space areas for potentially sensitive species potentially occurring. This plan will be submitted to the City for review and approval. At minimum, this plan should: • Identify approaches to be used and provide evidence that sufficient water budget exist for any proposed enhancement. • Identify a suitable planting regime for restoring or enhancing riparian habitats. • Identify success criteria for monitoring both wetland and riparian habitats that are consistent with similar habitats regionally. • Monitor restored or enhanced riparian habitats for 5 years.					

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
• Define and identify maintenance and management activities to manage open space habitats to meet stated goals of supporting habitat characteristics suitable for CRLF. This would include suitable fencing to control access, limited cattle grazing or other procedures to manage grass height and forage production at levels that benefit CRLF, removal of trash. • Define and provide for a financial mechanism such as a non-wasting endowment or an assessment district that funds open space management into perpetuity.					
MM BIO-1c: East Alameda County Conservation Strategy-specific Avoidance and Minimization Measures for Alameda Whipsnake: • No monofilament plastic shall be used for erosion control. • Barrier fencing may be used to exclude focal reptiles. Barrier fencing shall be removed within 72 hours of completion of work. • Construction crews or on-site Biological Monitor shall inspect open trenches in the morning and evening for trapped reptiles. • Ground disturbance in suitable habitat shall be minimized. • A United States Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife- (CDFW-) approved Biological Monitor shall be present for all ground-disturbing activities in suitable habitat. • A qualified Biologist possessing a valid Endangered Species Act Section 10(a)(1)(A) permit or Service approved under an active biological opinion, and approved by the CDFW shall be contracted to trap and to move reptiles to nearby suitable habitat if listed reptiles are found inside fenced area. *Compensation* Clustering and siting of the project has also allowed for in perpetuity preservation of 104.6 acres of open space of similar habitat quality to the approximately 24 acres that would be impacted by the project. This amount of open space would more than sufficiently compensate for any loss of Alameda whipsnake upland habitat.	City of Pleasanton, Community Development Department Planning Division for review and approval; review of documentation prepared by qualified or agency-approved Biologists, field verification and site inspections, and review of open space preservation documentation.	Prior to issuance of grading or construction permits; ongoing during construction	City of Pleasanton Development Department, Planning Division; applicable regulatory agency (ies)		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
Additionally, Focal Species Impact/Mitigation Scoring Sheets located in Appendix E of the East Alameda County Conservation Strategy (EACCS) were used as part of the assessment for suitability of mitigation lands for Alameda whipsnake. Standardized mitigation ratios for Alameda whipsnake, according to Table 3-9 in the EACCS, are as follows: 1. If the development area is within critical habitat and the mitigation area is within critical habitat, and both are within the same Recovery Unit (both areas in this case are within Recovery Unit 3) the mitigation ratio is 3:1. 2. If the development area is outside of critical habitat but inside a Recovery Unit and the mitigation area is outside critical habitat but inside the same recovery unit, the mitigation ratio is 3:1. 3. If the development area is outside of critical habitat but inside a Recovery Unit and the mitigation area is inside critical habit and within the same Recovery Unit, 2.5:1. 4. All other types of mitigation would require site-specific agency approval. Areas proposed for preservation by the project would meet the EACCS goals of preserving a mosaic of habitats at an approximate 3:1 ratio, including woodland and upland habitats adjacent to riparian woodlands. The majority of the proposed open space consists of upland habitats (i.e., grasslands).					
MM BIO-1d: Mitigation Measures for Golden Eagle, White-tailed Kite, Norther Harrier, and Migratory Birds: Trees planned for removal shall be removed during nonbreeding season (September 1 through January 31). If it is not possible to avoid tree removal or other disturbances during breeding season (February 1 through August 31), a qualified Biologist shall conduct a pre-construction survey for tree nesting raptors and other tree- or ground nesting migratory birds in all trees or other areas of potential nesting habitat within the construction footprint and within 250 feet of the footprint. This survey shall be conducted no more than 7 days	City of Pleasanton, Community Development Department Planning Division for review and approval; review of documentation prepared by a qualified biologist,	Prior to tree removal or ground-disturbing activities.	City of Pleasanton Development Department, Planning Division; applicable regulatory agency (ies)		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
prior to initiation of demolition/construction activities during the early part of breeding season (February 1 through April 30), and no more than 30 days prior to initiation of these activities during the latter part of the breeding season (May 1 through August 31). If nesting raptors or migratory birds are detected on the project site during the survey, a suitable construction-free buffer will be established around all active nests. Precise dimensions of the buffer (up to 250 feet) would be determined at that time and may vary depending on location and species. Buffers will remain in place for the duration of breeding season or until it has been confirmed by a qualified Biologist that all chicks have fledged and are independent of their parents. Pre-construction surveys during nonbreeding season are not necessary, as birds are expected to abandon their roosts during construction activities. Implementation of the above measures would mitigate impacts to tree-nesting raptors and other migratory birds to a less than significant level. *Specific East Alameda County Conservation Strategy Avoidance and Minimization Measures for the golden eagle* Although nesting habitat is marginal on the development site and its proximity, in the unlikely event that an eagle did nest on the project site, the following mitigation would ensure that the project does not cause nest abandonment. Pre-construction surveys for other nesting birds and raptors shall include a survey for nesting golden eagles to determine their presence or absence within 250 feet of the development footprint. • If an active nest is identified near a proposed work area, work shall be conducted outside of the nesting season (February 1 to September 1). • If an active nest is identified near a proposed work area and work cannot be conducted outside of the nesting season, a no-activity zone shall be established by a qualified Biologist. The no-activity zone will be large enough to avoid nest abandonment and at a minimum will be a 250-feet radius around the nest.	field verification and site inspections, and review of open space preservation documentation.				

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
• If an effective no-activity zone cannot be established in either case, an experienced golden eagle Biologist will develop a site specific plan (i.e., a plan that considers the type and extent of the proposed activity, the duration and timing of the activity, the sensitivity and habituation of the eagles, and the dissimilarity of the proposed activity with background activities) to minimize the potential to affect the reproductive success of the eagles. *Compensation* The project proposes to preserve approximately 104.6 acres of the project site outside of the grading envelope as open space. This amount of open space would more than sufficiently compensate for any loss of golden eagle foraging habitat. Additionally, Focal Species Impact/Mitigation Scoring Sheets located in Appendix E of the EACCS were used as part of the assessment for suitability of mitigation lands for the golden eagle. Standardized mitigation ratios for the golden eagle, according to Table 3-10 in the EACCS, is 3:1 within the East Bay Hills Mitigation Area where the project and associated conservation land are sited. The majority of the area proposed for preservation consists of grassland habitat, although it also includes woodland and riparian woodland habitat.					
MM BIO-1e: Avoidance and Minimization Measures for American Badger: Pre-construction surveys conducted for burrowing owls (MM BIO-1i) will also be used to determine presence or absence of badgers within or immediately adjacent to the development footprint. Therefore, the burrowing owl study identified in MM BIO-1i will include American badger. If an active badger den is identified during pre construction surveys within or immediately adjacent to the construction envelope, a construction-free buffer of up to 300 feet (or other distance specified by California Department of Fish and Wildlife [CDFW]) shall be established around the den. Because badgers are known to use multiple burrows in a breeding burrow complex, a Biological Monitor shall be present on the project site	City of Pleasanton, Community Development Department Planning Division for review and approval; review of documentation prepared by a qualified biologist and field verification and site inspections.	Prior of issuance of grading or construction permits.	City of Pleasanton Community Development Department Planning Division, USFWS, CDFW		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
during construction activities to ensure the buffer is adequate to avoid direct impact to individuals or den abandonment. The monitor would be necessary on the project site until it is determined that any badger young are of an independent age and construction activities would not harm individual badgers. Once it has been determined that badgers have vacated the project site, burrows can be collapsed or excavated and ground disturbance can proceed. Specific Avoidance and Minimization Measures for the badger reported in Table 3-3 of the East Alameda County Conservation Strategy (EACCS) include: • If potential dens are located within the proposed work area and cannot be avoided during construction, qualified Biologist will determine if the dens are occupied or were recently occupied using methodology coordinated with the United States Fish and Wildlife Service (USFWS) and CDFW. • If unoccupied, the qualified Biologist will collapse these dens by hand in accordance with USFWS procedures. Exclusion zones will be implemented following USFWS procedures or the latest USFWS procedures available at the time. The radius of these zones will follow current standards or will be as follows: Potential Den–50 feet; Known Den–100 feet; Natal or Pupping Den–to be determined on a case-by-case basis in coordination with USFWS and CDFW. • Pipes will be capped and trenches will contain exit ramps to avoid direct mortality while construction areas are active. *Compensation* The project shall permanently protect 104.6 acres as open space, which is considered more than adequate to offset any loss of badger habitat. Additionally, Focal Species Impact/Mitigation Scoring Sheets located in Appendix E of the EACCS were used as part of the assessment for suitability of mitigation lands for the badger. Standardized mitigation ratios for the badger, according to Table 3-10					

<table>
<tr><th rowspan="2">Mitigation Measures</th><th rowspan="2">Method of Verification</th><th rowspan="2">Timing of Verification</th><th rowspan="2">Responsible for Verification</th><th colspan="2">Verification of Completion</th></tr>
<tr><th>Date</th><th>Initial</th></tr>
<tr><td>in the EACCS, is 3:1 within the East Bay Hills Mitigation Area, where the project and</td><td></td><td></td><td></td><td></td><td></td></tr>
<tr><td>MM BIO-1f: Mitigation Measure for Crotch’s Bumble Bee:
A qualified Biologist shall conduct pre construction surveys with methodology approved by the California Department of Fish and Wildlife (CDFW) during the three stages of Crotch’s bumble bee flight period; once a positive identification is made, no further general surveys are necessary; at that point, intensive surveys would occur. The three stages of flight periods include: 1) queen flight after emergence is February March; 2) highest detection time for nests is April–August; 3) queens solo flight is September–October when queens find a hibernation area. Surveys will be conducted in the two flight periods prior to the start of construction with two surveys occurring at least 3 weeks apart within each of those flight periods. These surveys will increase the likelihood this species and their underground nests are observed will they be present on the project site. Survey schedules are shown below:
<table>
<tr><th>Construction Start Date</th><th>Required Survey Periods</th><th>Dates of Survey Periods</th></tr>
<tr><td>November-March</td><td>2 and 3</td><td>Two surveys April-August; two surveys September-October</td></tr>
<tr><td>April-August</td><td>3 and 1</td><td>Two surveys September-October; two surveys February-March</td></tr>
<tr><td>September-October</td><td>1 and 2</td><td>Two surveys February-March; two surveys April-August</td></tr>
</table></td><td>City of Pleasanton Community Development Department Planning Division for review and approval; review of documentation prepared by a qualified Biologist and field verification and site inspections.</td><td>Prior to issuance of grading or construction permits</td><td>City of Pleasanton Community Development Department Planning Division, CDFW</td><td></td><td></td></tr>
</table>

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
Bumble bees observed shall be photographed and a Global Positioning System (GPS) point taken. If a Crotch's bumble bee is positively identified, general surveys shall stop and intensive surveys will begin. *General Survey Timing* This survey shall be conducted the season prior to the start of work (i.e., if work is expected to start in the late summer, surveys may occur that same year; if work is expected to start in winter or early spring, the surveys shall occur the year before). *Avoidance* Should a Crotch's bumble bee be observed, intensive surveys to locate underground nests shall be conducted. Appropriate weather for intensive surveys is warm and sunny or sunny with some overcast with temperatures between 60° Fahrenheit (degrees Fahrenheit) and 90°. Should an underground nest be located, individuals at the nest shall be photographed to confirm species. If a confirmed underground nest of Crotch's bumble bee is observed, the nest shall be flagged and a 25-foot buffer established around the nest. *Minimization* If a Crotch's bumble bee or a Crotch's bumble bee nest is observed, an avoidance plan would be developed and reviewed by CDFW prior to project work and/or vegetation removal or ground disturbance. *Compensation* If Crotch's bumble bee exists on-site and if take avoidance is not feasible, then a mitigation plan that provides for on- or off site compensation shall be completed. The mitigation plan shall provide for a minimum of a 1:1 replacement ratio of suitable habitat. It shall define the location and whether this mitigation is on or off-site, measures to restore and/or enhance existing habitat, management strategies to maintain the conservation value of the habitat into perpetuity, and a funding source for the ongoing management.					

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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Compensation may necessitate the need to obtain an Incidental Take Permit from CDFW under the California Endangered Species Act (CESA). If in the end, the Fish and Game Commission chooses to not list the Crotch's bumble bee under CESA, then this would vacate the need to implement the minimization and avoidance methods above.					
MM BIO-1g: Mitigation Measure for San Francisco Dusky-Footed Woodrats: *Avoidance and Minimization* A qualified Biologist shall conduct a pre construction survey for San Francisco dusky footed woodrat nests no more than 30 days and no less than 14 days prior to the onset of construction activities in or within 50 feet of riparian habitat. This survey timing allows for the scheduling of and deconstruction of any woodrat nests which need relocating. The survey shall encompass all construction zones and surrounding lands within 50 feet. If no woodrat nests are present, no additional measures are required. A report shall be prepared for submission to the City summarizing the results of the survey which identifies any buffer zones and outlines recommended next steps, including measures implemented to prevent impacts to San Francisco dusky-footed woodrats *Nest deconstruction* Identified nests shall be avoided, where possible. If avoidance is not possible, as determined by a qualified Biologist in coordination with the applicant, the nest(s) will be manually deconstructed by a qualified Biologist when helpless young are not present, typically during the nonbreeding season (October through January). The nest will be reconstructed in a nearby suitable area. *Construction-free buffers* If it is determined during the pre construction survey that young may be present, a suitable buffer, delineated with flagging, depending on the timing within the breeding season (ranging from 15–50 feet) will be established around the nest by the qualified Biologist and	City of Pleasanton Community Development Department Planning Division for review and approval; review of documentation prepared by a qualified Biologist and field verification and site inspections.	Prior to issuance of grading or construction permits.	City of Pleasanton Community Development Department Planning Division		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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maintained during construction until the young are independent and have successfully moved from the nest on their own.					
MM BIO-1h: Mitigation Measure for Ringtails: *Pre-construction Survey* A qualified Biologist shall conduct pre-construction surveys for the ringtail prior to any disturbance to the property. All suitable surveyed with walking transects within 2 days prior to the onset of construction. This survey can be conducted in conjunction with other pre-construction surveys. *Tailgate Training* All workers on the project and access corridor shall attend a tailgate training that includes a description of the species, summary of its biology, and minimization measures and instructions on what to do if a ringtail is observed. *Protective Measures for Individuals* In the event an individual is discovered within a construction zone on-site, construction would be halted until the individual self-relocates from the project site. A ringtail would not be expected to be residing within the area of development; therefore, self-relocation is believed to be inevitable. Once the Biologist has determined that the animal has moved outside of potential danger, construction activities could resume. If the ringtail is found to be residing within a construction zone on-site, an appropriate construction free buffer (to be determined by a qualified Biologist) would be established around the area being used by the ringtail until the nest is abandoned by adult(s) and young for the year (approximately after September).	City of Pleasanton Community Development Department Planning Division for review and approval; Review of documentation prepared by a qualified Biologist and field verification and site inspections.	Prior to issuance of grading or construction permits.	City of Pleasanton Community Development Department Planning Division		
MM BIO-1i: Avoidance and Minimization Measures for Burrowing Owls: To avoid potential impacts to active burrowing owl nests and adult owls, a qualified Biologist shall conduct pre construction surveys for burrowing owls within the construction footprint and within 250 feet of the footprint no more than 7 days prior to project ground	City of Pleasanton Community Development Department Planning Division for review and	Prior to issuance of grading or construction permits.	City of Pleasanton Community Development Department Planning Division		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
disturbance during the early part of breeding season (i.e., February 1 through April 30), and no more than 30 days prior to onset of ground disturbance during any other times of year. These surveys shall be conducted in a manner consistent with accepted burrowing owl survey protocols. Specific Avoidance and Minimization Measures for the burrowing owl are reported in Table 3-3 of the East Alameda County Conservation Strategy (EACCS). These measures are mandatory for mitigation and include: • If an active nest is identified near a proposed work area work will be conducted outside of the nesting season (March 15 to September 1). • If an active nest is identified near a proposed work area and work cannot be conducted outside of the nesting season, a no-activity zone shall be established by a qualified Biologist. The no-activity zone shall be large enough to avoid nest abandonment and will at a minimum, be 250-feet radius from the nest. • If the burrowing owls are present at the project site during the nonbreeding period, a qualified Biologist shall establish a no-activity zone of at least 150 feet. • If an effective no-activity zone cannot be established in either case, an experienced burrowing owl Biologist shall develop a site-specific plan (i.e., a plan that considers the type and extent of the proposed activity, the duration and timing of the activity, the sensitivity and habituation of the owls, and the dissimilarity of the proposed activity with background activities) to minimize the potential to affect the reproductive success of the owls. *Compensation* To ensure that mitigation habitat meets or exceeds the value of habitat lost to development, Focal Species Impact/Mitigation Scoring Sheets located in Appendix E of the EACCS were used as part of the assessment for suitability of mitigation lands for the burrowing owl. Standardized mitigation ratios for the burrowing owl, according to	approval; Review of documentation prepared by a qualified Biologist and field verification and site inspections.				

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
Table 3-10 in the EACCS, is 3:1 within the East Bay Hills Mitigation Area where the project and associated conservation land is sited.					
MM BIO-3: Mitigation Measure for Aquatic/Wetland Habitats: *Minimization* To minimize impacts, measures taken during construction activities shall include placing construction silt fencing around preserved aquatic features and riparian areas to ensure that construction activities do not inadvertently impact these areas. As part of project buildout, all proposed lighting shall be designed to avoid light and glare impacts to preserved riparian corridors. Light sources shall not be visible from riparian areas and will not illuminate riparian areas or cause glare on the opposite side of the channels (e.g., to neighboring properties). Additionally, proposed development activities shall be designed and situated to avoid loss of trees within any riparian areas to the maximum extent practicable. Project construction must setback from the Tree Protection Zone (TPZ) of trees within the riparian area. A TPZ is defined as a circle whose center is within the base of an oak tree, the radius of which is equal to an oak tree's height or 10 feet, whichever is greater. *Compensation* A wetland/riparian Mitigation and Monitoring Plan (MMP) shall be prepared to compensate for a loss of approximately 0.25 acre of seasonal wetlands, 0.06 acre of a Roadside Drainage Ditch, and up to 0.06 acre of the loss of riparian habitat (see Table 3 of Appendix C1). The plan shall identify on site preservation areas having a sufficient water budget (as determined by a Hydrologist) for the creation of seasonal wetland habitat that is of equal or greater quality to the seasonal wetland habitats being impacted at a minimum 2:1 creation: loss. If sufficient areas for the creation of wetland habitat cannot be identified on the preserve area, then the MMP shall include off-site mitigation, preferably within the same watershed, as an alternative strategy. At a minimum, the MMP shall: • Define the location of all created wetlands.	City of Pleasanton Community Development Department Planning Division for review and approval; review of documentation prepared by a qualified Biologist and field verification and site inspections.	Prior to issuance of grading or construction permits.	City of Pleasanton Community Development Department Planning Division		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
• Provide evidence of a suitable water budget to support any created wetland habitats, as determined by a qualified Hydrologist. • Identify species, size, number, and location of plants to be installed. • Identify time of year for planting and any methods for supplemental watering during the establishment period. • Identify the monitoring period for wetlands of no less than 5 years and no less than 10 years for riparian creation/enhancement. • Identify measures that will be monitored, and define incremental and final success criteria that will be required for the wetland mitigation to be deemed a success. • Identify adaptive management procedures that accommodate uncertainty that comes with wetland creation projects. These include (but are not limited to) measures to address colonization by invasive species, unexpected lack of water, excessive foraging of installed wetland plants by wildlife, etc. • Define management and maintenance activities (weeding, repair of water delivery systems and browsing protection, etc.). • Provide for surety in funding for MMP and for in perpetuity preservation and management of created wetland habitats.					
MM BIO-5: Tree Preservation Plan: For trees to be retained, a tree preservation plan shall be prepared for the project identifying all protection and mitigation measures to be taken. These measures should remain in place for the duration of construction activities at the project site. The following are recommendations for design and construction phases that will assist in successful tree preservation. *Design recommendations* a. Locate the trunk of all trees recommended for preservation that are located within 25 feet of the edge of grading and/or utility installation. Include trunk locations and tree tag numbers on all plans.	City of Pleasanton Community Development Department Planning Division for review and approval; review of the tree preservation plan prepared by a qualified Biologist and field verification and site	Prior to issuance of grading or construction permits; ongoing during construction	City of Pleasanton Community Development Department Planning Division		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
b. Establish a Tree Protection Zone (TPZ) around each tree to be preserved. For design purposes, the TPZ shall be 3 feet behind the edge of grading. No grading, excavation, construction or storage of materials shall occur within that zone. c. Install protection around all trees to be preserved. No entry is permitted into a TPZ without permission of the Project Superintendent. d. Use only herbicides safe for use around trees and labeled for that use, even below pavement. *Pre-construction and demolition treatments and recommendations:* 1. The demolition contractor shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection. 2. Trees to be preserved may require pruning to provide adequate clearance from construction activities. All pruning shall be performed by a licensed State of California contractor possessing the C61 classification license and the D49 specification. All pruning shall adhere to the latest editions of the American National Standards Institute Z133 and A300 standards. 3. Install tree protective fencing at the edge of the TPZ. No grading, construction, installation or other activity is permitted within this area. 4. Stake the edge of grading along the East Bay Regional Park District (EBRPD) access road in order to review impacts to trees. *Tree protection during construction:* 1. Prior to beginning work, contractors working near trees to be preserved shall be required to meet with the Consulting Arborist at the project site to review all work procedures, access routes, storage areas, and tree protection measures.	inspections. Approval of tree removal permit.				

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
2. Any grading, construction, demolition or other work that is expected to encounter tree roots shall be monitored by the Consulting Arborist. 3. If injury should occur to any tree during construction, it shall be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied. 4. Fences have been erected to protect trees to be preserved. Fences shall remain until all site work has been completed. Fences may not be relocated or removed without permission of the Project Superintendent. 5. Construction trailers, traffic, and storage areas shall remain outside fenced areas at all times. 6. No materials, equipment, spoil, waste, or wash-out water may be deposited, stored, or parked within the TPZ (fenced area). 7. Any additional tree pruning needed for clearance during construction shall be performed by a qualified Arborist and not by construction personnel. 8. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw. *Tree Removal Permit:* The City of Pleasanton requires a permit to remove Heritage Trees. Implementation of the above Mitigation Measures would reduce loss of trees to a less than significant level.					
3.4 Cultural Resources and Tribal Cultural Resources					
MM CUL-2: The project proponent shall note on any plans that require ground disturbing excavation that there is a potential for exposing buried cultural resources including prehistoric Native American burials. The project proponent shall retain a Professional Archaeologist on an "on-call" basis during ground-disturbing construction for the project to review, identify and evaluate cultural resources that may be inadvertently exposed during construction. The Archaeologist shall	City of Pleasanton Community Development Department Planning Division for review and approval; Review of project plans to	Prior to issuance of grading or construction permits; ongoing during construction	City of Pleasanton Community Development Department Planning Division		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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review and evaluate any discoveries to determine whether they are historical resource(s) and/or unique archaeological resources under CEQA. If any prehistoric or historic artifacts, or other indication of cultural resources are found once the project construction is underway, all work shall stop within 20 meters (66 feet) of the find. A qualified Archaeologist shall be consulted for an immediate evaluation of the find prior to resuming groundbreaking construction activities within 20 meters of the find. If the find is determined to be an important archaeological resource, the resource shall be either avoided, if feasible, or recovered consistent with the requirements of the California Environmental Quality Act (CEQA) Guidelines.	confirm inclusion of a note indicating the potential to encounter buried cultural resources, Retention of a qualified Professional Archaeologist who shall review and evaluate any discoveries and field verification and incident documentation.				
3.6 Geology, Soils, and Seismicity					
MM GEO-1: Design-level Geotechnical Study Prior to the issuance of any building or grading permits, a design-level geotechnical investigation on the project site and review of detailed site plans shall be performed by a qualified Geotechnical Engineer. The design level geotechnical investigation could incorporate a variety of field methods and would include (but not be limited to) the following items: • Evaluating the lateral extent and depth of colluvial soils. • Performing a seismic refraction survey to determine shear wave velocities at deeper depths. • Analyzing and developing slope grading and engineered buttress fill design criteria. • Evaluating upslope sources of water. • Evaluating the Site Classification for Seismic Design. • Estimating appropriate minimum building setbacks from the face of fill slopes	Review of documentation prepared by a qualified Geotechnical Engineer, agency review by the City Engineer	Prior to issuance of any grading or building permits.	City of Pleasanton Community Development Department Planning Division		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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The qualified Geotechnical Engineer would be required to demonstrate that implementation of the recommendations would reduce potential impacts associated with liquefaction and landslide potential to below a level of significance in conformance with the standards in the California Building Standards Code (CBC). The applicant would be required to incorporate all recommended design features into project building plans, for review and approval by the City Engineer prior to the issuance of any building or grading permits.					
MM GEO-6a: Prior to the issuance of grading permits, the project proponent/developer shall demonstrate the retention of the services of a qualified professional Paleontologist as defined by the Society of Vertebrate Paleontology (SVP). The qualified Paleontologist shall prepare a Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP). The project proponent/developer shall submit the PRIMMP to and receive approval from the City/Lead Agency. The PRIMMP will describe, in addition to industry standards and SVP standards, the level of monitoring required in the project area, qualifications of the Paleontological monitor for grading operations, and identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens. Furthermore, the PRIMMP shall provide direction for any fossil discoveries to be immediately reported, means and methods to be employed to quickly salvage fossils as they are unearthed to avoid construction delays, sampling procedures and protocol for collecting and processing sediments and specimens, fossil identification, and reporting and curation procedures to be employed. The report will include the paleontological records search conducted at the UCMP, pertinent exhibits, maps and reference procedures for reporting of findings.	City of Pleasanton Community Development Department Planning Division for review and approval; review of PRIMMP prepared by a qualified professional paleontologist and field verification.	Prior to issuance of grading permits.	City of Pleasanton City of Pleasanton Community Development Department Planning Division; SVP-qualified PRM		
MM GEO-6b: On the first day of ground disturbance and prior to the start of any ground-disturbing activities, the qualified professional Paleontologist that meets SVP Standard Procedures shall prepare and conduct a project-wide Worker Environmental Awareness Program	City of Pleasanton Community Development Department	The first day of ground disturbance and prior to the start of any	City of Pleasanton City of Pleasanton Community Development		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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(WEAP) training. The WEAP training shall include a review of applicable federal, State, and local regulations related to paleontological resources; recognition and understanding of significant paleontological resources pertinent to the geography and geology of the region and the types of paleontological resources that may be encountered; procedures to be followed in the event that such resources are encountered; the protocols that apply in the event of inadvertent discovery, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated and any other appropriate protocols. In the event construction crews are phased in, additional training will be conducted for new construction personnel	Planning Division for review and approval; review of WEAP training prepared by a qualified professional Paleontologist meeting Society of Vertebrate Paleontology (SVP) standards and field verification.	ground-disturbing activities.	Department Planning Division; SVP-qualified PRM		
MM GEO-6c: During ground-disturbing construction activities, full time paleontological monitoring shall be conducted by a qualified Paleontological Resource Monitor meeting SVP standards and best practices, under the supervision of the Principal Paleontologist. Monitoring shall be restricted to areas that intrude into the Claremont shale and Monterey formations (i.e., generally below 2 feet) and undisturbed subsurface areas of marine sedimentary rock units of Miocene-age. In the event potentially significant paleontological resources are encountered during ground-disturbing activities, construction-related activities within 50 feet of the find shall stop. No excavation or other disturbances shall occur within the buffer zone until the find has been evaluated by the project Paleontologist. The Paleontologist shall collect samples of sediments which are likely to contain the remains of small fossil invertebrates, vertebrates, or microfossils. If the resources are found to be significant, protocol for collecting and processing sediments and specimens, as outlined in the Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP), is to be implemented. The Paleontologist shall have the power to temporarily halt or divert grading equipment to allow for removal of abundant or large specimens. If no significant specimens are encountered during ground-disturbing activities, full time monitoring can be reduced to	City of Pleasanton Community Development Department Planning Division for review and approval; review of documentation prepared by a qualified professional Paleontologist and Paleontological Resource Monitor, and field verification and site inspections.	During ground-disturbing construction activities.	City of Pleasanton Community Development Department Planning Division; SVP-qualified PRM		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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spot-checking or suspended entirely, at the discretion of the qualified professional Paleontologist and the City/Lead Agency.					
MM GEO-6d: The Paleontological Monitor shall keep a daily log and photographic record of all activities involving ground disturbance during the construction phase, as well adhering to the procedures outlined in the Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP). The Monitor's daily activities, findings, etc. shall be submitted to the Principal Paleontologist. All relevant details and findings shall be summarized in a report that shall be prepared at the completion of ground-disturbing activities and submitted to the City/Lead Agency and UCMP repository. Additionally, specimens shall be identified and curated into a permanent accredited repository (such as the University of California Museum of Paleontology [UCMP]) with permanent curation and retrievable storage.	City of Pleasanton Community Development Department Planning Division for review and approval; review of documentation prepared by the qualified Paleontological Resource Monitor and Principal Paleontologist, and confirmation of submittals.	During ground-disturbing construction activities.	City of Pleasanton Community Development Department Planning Division; SVP-qualified PRM, accredited repository		
3.8 Hazards and Hazardous Materials					
MM HAZ-1: The applicant shall retain a licensed professional to conduct asbestos and lead paint surveys. Prior to the issuance of demolition permits for the two existing residences and associated structures, the applicant shall demonstrate removal of any suspect asbestos-containing materials and lead-based paint to the satisfaction of the City.	City of Pleasanton Community Development Department Planning Division for review and approval; review of documentation prepared by licensed professionals and permit verification.	Prior to issuance of demolition permits.	City of Pleasanton Community Development Department Planning Division		

EXHIBIT B

RESOLUTION NO. PC-2026-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON RECOMMENDING THE CITY COUNCIL APPROVE VARIOUS ENTITLEMENTS LOCATED AT 10807 DUBLIN CANYON ROAD (APN 941-2700-2), 10971 DUBLIN CANYON ROAD (APN 941-2700-1), 11021 DUBLIN CANYON ROAD (APN 941-2500-002), APN 941-2500-003, 11033 DUBLIN CANYON ROAD (APN 941-2600-002-6) FILED UNDER CASE NOS. P18-0078, P18-0080, P18-0081, PUD-130, AND TRACT 8569

WHEREAS, on March 30, 2018, Ponderosa Homes II, Inc. applied for: (1) Annexations (P18-0078) of parcels totaling approximately 130.98 acres; (2) General Plan Amendments (P18-0080) redesignating areas with: (a) an Open Space-Public Health and Safety land use designation to Low Density Residential, and (b) either a Low Density Residential to Open Space – Public Health and Safety or Open Space-Parks and Recreation; (3) Rezoning (P18-0081) parcels from Pre-zoned-PUD-OS-A&G/OS-PH&S/LDR/HOZ to PUD-OS-A&G/OS-PH&S/LDR District; (4) a PUD development plan (PUD-130) to construct 28 single-family residential units, demolish and reconstruct two single-family homes, install related on- and off-site modifications and infrastructure, construct a staging area for public access to the Pleasanton Ridge, and dedicate land to the East Bay Regional Park District (EBRPD); (5) a Vesting Tentative Tract Map (TRACT 8569) to subdivide 128.5 acres into: (a) 30 single-family lots and roadway; (b) private open space; and (c) public open space dedicated to the EBRPD; and (6) a Pre-Annexation and Development Agreement for the proposed project located at 10807 Dublin Canyon Road (APN 941-2700-2), 10971 Dublin Canyon Road (APN 941-2700-1)11021 Dublin Canyon Road (APN 941-2500-002), APN 941-2500-003, 11033 Dublin Canyon Road (APN 941-2600-002-6) (hereinafter “Project”); and

WHEREAS, the Applicant and the City subsequently negotiated a proposed Pre-Annexation and Development Agreement to strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic risk of development of the Project; and

WHEREAS, the Property is designated Low Density Residential, Open Space-Public Health and Safety, Open Space-Agriculture and Grazing, Housing Element Site Overlay, and Unincorporated in the General Plan;

WHEREAS, the Property is Pre-zoned-PUD-OS-A&G/OS-PH&S/LDR/HOZ (Planned Unit Development-Open Space-Agriculture and grazing/Open Space-Public Health and Safety/Low Density Residential/Housing Opportunity Zone) on the City’s zoning map; and

WHEREAS, the City of Pleasanton is the lead agency on the Project for purposes of the California Environmental Quality Act (“CEQA,” codified at Public Resources Code §§ 21000, et seq., as further governed by the State CEQA Guidelines, found at 14 CCR §§ 15000, et seq.), and the City Council is the decision-making body for the proposed approval of the Project; and

WHEREAS, the City determined that an Environmental Impact Report (EIR) would be prepared for the Project. The City circulated a Notice of Preparation (NOP) dated August 22, 2019, to public agencies and interested parties for a 30-day consultation period on the scope of the EIR ending on September 23, 2019; and subsequently held a public scoping meeting on

September 11, 2019. Thereafter, the City prepared a Draft EIR (SCH No. 2019080461) and circulated the document for a 60-day public comment period, from November 21, 2025, to January 20, 2026. Following the public comment period, the City prepared a Final EIR, which was posted on the City's website on April 15, 2026; and

WHEREAS, at its duly noticed public meeting of April 22, 2026, the Planning Commission considered the written agenda report, all public testimony, relevant exhibits, and staff recommendations as to the Project; and

WHEREAS, by adoption of Resolution No. PC-2026-08, the Planning Commission confirmed that:

a. it had independently reviewed and considered the information contained in the EIR, including the written and oral comments received on the Draft EIR and written responses to the comments, prior to making a recommendation on the Project;

b. the EIR reflects the City's independent judgment and analysis on the potential environmental impacts of the Project, and provides information to the decisionmakers and the public on the environmental consequences of approving the Project; and

c. the EIR adequately describes the Project, its significant environmental impacts, mitigation measures, and a reasonable range of alternatives.

On these grounds, Resolution No. PC-2026-08 recommended the City Council certify the EIR.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Pleasanton, based on the entire record of proceedings, including the oral and written agenda reports and all public comment and testimony:

Section 1: Recommended Findings for approval of PUD Development Plan (PUD-130). With respect to Case No. PUD-130, the Planning Commission recommends the City Council make the following findings and determinations with respect to each of the considerations for a PUD Development Plan as required by Section 18.68.110 of the PMC:

1. **Whether the plan is in the best interests of the public health, safety, and general welfare:**

   The Project, as conditioned, meets applicable City standards concerning public health, safety, and welfare. The Project includes installation of all required infrastructure and utilities to serve the development, as well as roadway and traffic improvements along Dublin Canyon Road, including a new signalized intersection to enhance safety and access. The design incorporates emergency vehicle access, fire protection measures

including defensible space and fuel management zones, and compliance with applicable Building and Fire Codes.

Stormwater runoff would be managed through on-site drainage facilities and water quality treatment measures consistent with City and regional requirements. Construction impacts would be minimized through standard conditions of approval, including construction hour limitations and dust control measures. While the Project would result in significant and unavoidable vehicle miles traveled (VMT) impacts, these impacts are typical of residential development in similar locations and are outweighed by the Project's public benefits, including housing production, open space preservation, and public access improvements. Therefore, the Project is in the best interests of the public health, safety, and general welfare, and this finding can be made.

2. **Whether the plan is consistent with the City's General Plan and any applicable specific plan:**

   The Project is consistent with the General Plan, as amended, including land use designations of Low Density Residential and Open Space. The proposed density is consistent with the allowable range for the site, and the Project has been designed to cluster development in less constrained areas while preserving substantial open space. The Project site is identified in the City's Housing Element as an opportunity site, and the proposed development would contribute toward meeting the City's regional housing needs allocation (RHNA). The Project also supports General Plan policies related to open space preservation, hillside development, and provision of recreational amenities through dedication of land to the EBRPD and construction of a public staging area and trail connections. Therefore, the Project is consistent with the General Plan, and this finding can be made.

3. **Whether the plan is compatible with previously developed properties in the vicinity and the natural, topographic features of the site:**

   The Project site is located in a semi-rural hillside area characterized by low-density residential development and open space. The proposed development is designed to be compatible with this setting by clustering homes, maintaining large areas of open space, and limiting grading in sensitive areas.

   The site design avoids development of residences and structures on slopes exceeding 25 percent and preserves a significant amount of natural landforms. Architectural design and landscaping further ensure compatibility with the surrounding environment. The dedication of open space enhances compatibility with adjacent regional parklands and preserves the natural character of the area. Therefore, the Project is compatible with surrounding development and site characteristics, and this finding can be made.

4. **Whether grading takes into account environmental characteristics and is designed in keeping with the best engineering practices to avoid erosion, slides, or flooding to have as minimal an effect upon the environment as possible.**

   Grading has been minimized and designed to respond to existing topography, with development concentrated in less constrained areas of the site. The Project avoids grading on slopes greater than 25 percent to accommodate structures and incorporates geotechnical recommendations to ensure slope stability and structural integrity.

   Drainage improvements, including on-site detention and stormwater treatment facilities, would be implemented to ensure that post-development runoff does not exceed pre-development conditions and to prevent flooding or erosion. Erosion control and dust suppression measures would be implemented during construction. Mitigation measures identified in the Environmental Impact Report address geology, soils, and hydrology to ensure impacts are reduced to less than significant levels. Therefore, grading is appropriately designed, and this finding can be made.

5. **Whether streets, buildings, and other manmade structures have been designed and located in such a manner to complement the natural terrain and landscape:**

   The Project's internal circulation system follows the natural contours of the site to minimize grading and visual impacts. Residential lots are clustered in areas with more moderate slopes, preserving the majority of the site as open space.

   Building placement, orientation, and design have been carefully considered to reduce visual prominence and integrate with the surrounding landscape. Landscaping with native and drought-tolerant species further enhances the site's natural character. The inclusion of a public staging area and trail connections complements the surrounding open space and recreational uses. Therefore, streets and buildings have been designed to complement the natural terrain, and this finding can be made.

6. **Whether adequate public safety measures have been incorporated into the design of the plan:**

   The Project includes multiple public safety features, including roadway improvements, a signalized intersection, and site access designed to meet City standards for visibility and emergency response. Internal roadways are designed to accommodate emergency vehicles, including adequate turning radii and access to all structures.

   The Project incorporates fire protection measures such as defensible space, fuel management zones, and compliance with Wildland-Urban Interface (WUI) requirements. All structures would be constructed in accordance with applicable Building and Fire Codes and would include fire suppression systems. Therefore, adequate public safety measures have been incorporated into the Project design, and this finding can be made.

7. Whether the plan conforms to the purposes of the PUD District:

The proposed PUD Development Plan conforms to the purposes of the PUD District by allowing flexibility in site design to achieve a development that is responsive to the site's environmental constraints while meeting City goals and policies. The Project clusters development to preserve open space, incorporates public benefits such as parkland dedication and trail improvements, and provides housing consistent with the Housing Element.

Through the PUD process, the Project has been designed to balance development with environmental preservation, infrastructure improvements, and community benefits. This approach reflects the intent of the PUD ordinance to encourage innovative and sensitive site planning. Therefore, the Project conforms to the purposes of the PUD District, and this finding can be made.

Section 2: The Planning Commission hereby recommends the following to the City Council:

1. Adopt the findings set forth in Sections 1 of this Resolution, subject to the attached Draft Conditions of Approval in Attachment 1; and

2. Approve: (1) Annexations (P18-0078), (2) General Plan Amendments (P18-0080), (3) Rezoning (P18-0081) four parcels from Pre-zoned-PUD-OS-A&G/OS-PH&S/LDR/HOZ (Planned Unit Development-Open Space-Agriculture & Grazing/Open Space-Public Health and Safety/Low Density Residential/Housing Opportunity Zone) Districts to PUD-OS-A&G/OS-PH&S/LDR (Planned Unit Development-Open Space-Agriculture & Grazing/Open Space-Public Health and Safety/Low Density Residential) Districts, (4) a Planned Unit Development (PUD-130) plan for residential and private and public open space development with related on- and off-site modifications and infrastructure, and (5) a Vesting Tentative Map (Tract 8569), subject to the draft conditions of approval listed in the attached Exhibit A; and

Section 3: This resolution shall become effective immediately upon its passage and adoption.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on April 22, 2026, by the following vote:

Ayes: Commissioners
Noes: Commissioners
Absent: Commissioners
Abstain: Commissioners

ATTEST:

_____	_____
Derek Farmer	Brandon Pace
Secretary, Planning Commission	Chair

APPROVED AS TO FORM:

_____
Katherine Wisinski
Assistant City Attorney

DRAFT

EXHIBIT A
CONDITIONS OF APPROVAL

P18-0078 (Annexation), P18-0080 (General Plan Amendments), P18-0081 (Rezoning), PUD-130 (Development Plan), and Tract Map 8569 10807, 11021, 11033 Dublin Canyon Road and Assessor Parcel No. 941-2055-3

April 22, 2026

The applicant, and any successor in interest, is hereby notified, as part of this approval, that (s)he is required to satisfy and maintain compliance with the conditions of approval below. Where approval by the Director of Community and Economic Development, Planning Division, City Engineer, City Attorney, Chief Building and Safety Official, Fire Department or other City staff is required, review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations, and accepted practices related to the approval. In addition to complying with the conditions below, the applicant is required to comply with all applicable federal, state, and local laws that pertain to this project whether or not specifically noted herein.

This approval is granted for: (1) Annexation (P18-0078) of parcels totaling 130.98 acres from unincorporated Alameda County to the City of Pleasanton; (2) General Plan Amendments (P18-0080) redesignating residential areas from Open Space–Public Health and Safety to Low Density Residential and open space areas from Low Density Residential to either Open Space–Public Health and Safety or Open Space–Parks and Recreation; (3) Rezoning (P18-0081) four parcels from Pre-Zoned PUD–OS-A&G/OS-PH&S/LDR/HOZ (Planned Unit Development–Open Space–Agriculture and Grazing/Open Space–Public Health and Safety/Low Density Residential/Housing Opportunity Zone) Districts to PUD–OS-A&G/OS-PH&S/LDR (Planned Unit Development–Open Space–Agriculture and Grazing/Open Space–Public Health and Safety/Low Density Residential) Districts; (4) a Planned Unit Development (PUD-130) to construct 28 detached single-family residences, demolish and reconstruct two existing single-family residences, and install related on- and off-site improvements and infrastructure; and (5) a Vesting Tentative Tract Map (Tract 8569) to subdivide four parcels totaling 128.5 acres into either single-family lots or private and public open space; located at 10807 Dublin Canyon Road (APN 941-2700-2), 10971 Dublin Canyon Road (APN 941-2700-1)11021 Dublin Canyon Road (APN 941-2500-002), APN 941-2500-003, 11033 Dublin Canyon Road (APN 941-2600-002-6). Development shall be substantially as shown on the project materials listed below:

a. Project plans, Vesting Tentative Map, and Architectural plans, Exhibit B, prepared by RJA and Bassenian Lagoni, for Ponderosa Homes II, Inc, dated “Received” on November 2, 2024, and kept on file in the Planning Division of the Community and Economic Development Development Department.

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b. Hidden Canyon Residences and Preserve Final Environmental Impact Report prepared by FirstCarbon Solutions, for Ponderosa Homes II, Inc., dated March 2026, and kept on file with the Planning Division of the Community and Economic Development Department.

c. Pre-Annexation and Development Agreement between the City of Pleasanton and Ponderosa Homes II, Inc.

The project materials listed above are collectively the "Approved Plans".

THIS APPROVAL IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. APPROVAL AND REVISIONS: The proposed development shall be in substantial conformance with the "Approved Plans", except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community and Economic Development if found to be in substantial conformance with the approved exhibits. Planning Division approval is required before any changes are implemented in site design, grading, architectural design, house colors or materials, green building measures, landscape material, etc.

2. EXPIRATION: The PUD development plan shall lapse in accordance with the Pre-Annexation and Development Agreement from the effective date of this ordinance. If the final map is recorded, then the PUD development approval shall not lapse. **Project Specific Condition.**

3. VESTING TENTATIVE TRACT MAP SUBMITTAL: The Vesting Tentative Tract Map, building and/or improvement permit submittals will only be accepted after annexation has been granted by LAFCo. **Project Specific Condition.**

4. OAK HILLS CONGREATION: 10971 Dublin Canyon Road (APN 941-2700-1) is granted pre-annexation only. If future development and/or building/site modifications are desired, the property owner shall submit the appropriate applications to the City of Pleasanton for consideration. **Project Specific Condition.**

5. CONDITIONS OF APPROVAL CHECKLIST: The project developer shall create and include a "Conditions of Approval Checklist" indicating all conditions in Exhibit A have been satisfied, incorporated into the building permit plans or improvements plans, and/or addressed. Said checklist shall be incorporated as one of the first four plan sheets of all building permit and engineering permit plan submittals for review by the City prior to issuance of permits.

6. LIABILITY AND INDEMNIFICATION: To the extent permitted by law, the project applicant shall hold harmless, defend (with counsel acceptable to the City), and indemnify the City, its City Council, its officers, commissions, employee and agents (the "Indemnified Parties") from and against any claim, action, or proceeding brought by a

third party against any of the Indemnified Parties and/or the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including without limitation, reimbursing the City its attorneys' fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

PLANNING DIVISION – 925-931-5600

Site Development and Building Design

7. DEVELOPMENT STANDARDS AND USES – SINGLE-FAMILY HOMES: The project site shall be developed in accordance with the approved PUD Development Plan as shown on the Approved Plans referenced herein. Unless otherwise specific in the conditions of approval, all permitted and conditionally permitted uses shall be those found in Chapter 18.32 of the Pleasanton Municipal Code (PMC).

    a. Additions/expansions and/or filling in clearstory or loft spaces within the Ponderosa subdivision (Lots 1-28) shall not be allowed. Detached accessory structures and attached rear yard patio covers shall be subject to the site development standards of the R-1-10,000 District of the PMC.

    b. The two Lester properties (Lots 29 and 30) shall be subject to the development standards of the R-1-20,000 District of the PMC. **Project Specific Condition.**

8. ACCESSORY DWELLING UNITS: Lots 4, 7, 15, 24, 25, and 28 shall be constructed with accessory dwelling units. The plans submitted for building permits for these respective lots shall reflect this requirement. **Project Specific Condition.**

9. BUILDING MATERIALS AND COLORS: The building materials and colors in the Approved Plans shall be stated on the building permit plans. The body of the houses shall not be white. **Project Specific Condition.**

10. PAVING MATERIALS: The color, material, design, and product specifications for the paving materials used on-site shall be in conformance with the Approved Plans and included with the building permit submittal. Any proposed modifications to the final paving design details shall be subject to review and approval by the Planning Division prior to issuance of building permits.

11. WINDOWS: Manufacturer type, design, material, and installation details for all windows within the project shall be specified for each unit/building in conformance with the Approved Plans in the building permit submittal. Any proposed modifications shall be subject to review and approval by the Planning Division prior to issuance of building permits.

12. MOCK-UP: The project developer shall set up a large material and color mock-up on site to confirm conformance with the Approved Plans prior to any on- of off-site modifications and shall be subject to the review and approval of the Planning Division.

13. FENCE/WALL: All fencing and walls shall be shown on the construction plans with the building permit submittal. The design and location must be approved by the Planning Division and comply with all development requirements.

14. OUTDOOR STORAGE: There is to be no outdoor storage without prior approval by the City.

15. LIGHTING AND PHOTOMETRICS PLAN: The project developer shall submit a lighting plan with the building permit submittal. The plan shall include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. All exterior lighting including landscape lighting shall be directed downward and designed or shielded so as to not shine onto neighboring properties or streets. The photometrics shall be reviewed and approved by the City Traffic Engineer and Director of Community and Economic Development prior to building permit issuance. The type and location of all exterior light fixtures shall be reviewed and approved by the Director of Community and Economic Development prior to building permit issuance.

16. BUILDING HEIGHT CERTIFICATION: The project developer shall submit a building height certification prepared by a California licensed land surveyor or civil engineer to the Director of Community and Economic Development before the first framing or structural inspection by the Building and Safety Division. The height of the structures shall be surveyed and verified as being in conformance to the approved building heights as shown on Exhibit B or as otherwise conditioned.

17. FINAL INSPECTION: Final inspection by the Planning Division is required prior to occupancy.

18. TRANSFORMERS: New electrical transformers shall be placed underground, or aboveground and screened from view to the satisfaction of the Director of Community and Economic Development. Details of the new electrical transformers, and any screening architecturally compatible with the building, shall be included in the building permit submittal and shall be subject to the review and approval of the Director of Engineering/City Engineer and Director of Community and Economic Development prior to building permit issuance.

19. MECHANICAL EQUIPMENT – SCREENING: The project developer shall effectively screen from view all ducts, meters, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or on the roof, with materials architecturally compatible with the building. Screening details shall be shown on the plans submitted for building permit, the adequacy of which shall be determined

by the Director of Community and Economic Development. All required screening shall be installed prior to final occupancy.

20. RECYCLING AND COMPOSTING PROGRAMS: The project shall comply with the current City/Pleasanton Garbage Service recycling and composting programs.

East Bay Regional Park District (EBRPD)

21. The plans shall be revised to show and include exit spikes for the staging area. The exist spikes shall meet the specifications found here: https://www.ebparks.org/sites/default/files/410-Controlled-Vehicle-Entry-20211011.pdf, and shall be subject to the review and approval of EBRPD staff prior to building permit issuance for the development. **Project Specific Condition.**

22. The project developer shall complete the staging area and trail access prior to issuance of occupancy of the 11th home in the subdivision. The project developer shall provide bi-weekly check-ins with EBRPD staff prior to and during construction of the staging area and trail. **Project Specific Condition.**

23. The project developer shall work directly with EBRPD staff to establish a long-term funding mechanism to cover expenditures for maintenance of the staging area, trail, and dedicated open space for fire, public safety, and operational needs. If a conservation easement is required, the resource agencies will require an endowment be established to provide for its long-term maintenance and stewardship of protected resources. The funding mechanism shall be completed prior to issuance of building permits. **Project Specific Condition.**

Environmental

24. MITIGATION MEASURES / IMPLEMENTATION MEASURES: As identified in the project's Environmental Impact Report (EIR), Findings of Fact (FOF), and Mitigation Monitoring and Reporting Program (MMRP), implementation of mitigation measures is required to reduce environmental impacts to the extent feasible. The adopted mitigation measures applicable to the Project include, but are not limited to, those related to Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Hydrology/Water Quality, Noise, Transportation, and Utilities.

    All mitigation measures identified in the certified EIR and adopted MMRP shall be fully implemented by the developer. These measures shall be incorporated into all applicable improvement plans, grading plans, building plans, and construction documents, and shall be subject to review and approval by the applicable City departments/divisions prior to issuance of grading or building permits, as specified in the MMRP.

    Ongoing Monitoring and Enforcement: All mitigation measures shall be monitored in accordance with the adopted MMRP. The project developer shall be responsible for all

costs associated with implementation, monitoring, and reporting. The developer shall create and provide a mitigation measures checklist indicating all mitigation measures have been satisfied, incorporated into the building permit plans or improvements plans, and/or addressed. Said checklist shall be incorporated as one of the first four plan sheets of all building permit and engineering permit plan submittals for review by the City prior to issuance of permits Compliance shall be verified by the City prior to issuance of applicable permits and throughout construction and operation, as specified. **Project Specific Condition.**

Green Building and Sustainability Measures

25. Climate Action Plan 2.0 Compliance: Prior to building permit issuance, a Greenhouse Gas (GHG) Emission Compliance Checklist shall be provided, to the Planning Division for review and approval by the Director of Community and Economic Development. The measures shall be shown on the building permit plans submitted to the Building and Safety Division. The Checklist shall include notation indicating the sheet(s) the measure can be found. Prior to building permit final, all of the measures indicated on the approved checklist shall be inspected and approved by the City of Pleasanton.

Construction Practices and Noticing

26. WORK HOURS: All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8 a.m. to 5 p.m., Monday through Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community and Economic Development may allow earlier “start times” or later “stop times” for specific construction activities, e.g., concrete pouring. All construction equipment shall meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the hours of construction shall be posted on site.

27. OVERNIGHT CONSTRUCTION PARKING: Campers, trailers, motor homes, or any other similar vehicle are not allowed on the construction site except when needed as sleeping quarters for a security guard subject to receipt of a temporary conditional use permit (per PMC § 18.116.010.E).

28. CONSTRUCTION TRAILERS: A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.

29. CONSTRUCTION AND PARKING MANAGEMENT PLAN: The project developer shall prepare a construction and parking management plan to address impacts and parking demands during the construction phase of the project. The construction and parking management plan shall be subject to review and approval by the City Traffic Engineer and Director of Community and Economic Development prior to issuance of a

demolition permit, or the first building permit, whichever comes first. The following items shall be incorporated into the construction and parking management plan:

a. Show truck route for construction and delivery trucks that does not include neighborhood residential streets, unless approved by the City Traffic Engineer;

b. Show construction vehicles and equipment parking area, materials storage, temporary fencing, construction trailer location, and construction contractors/workers parking area; and

c. Sidewalk closure or narrowing is not allowed during on-site construction activities without prior approval by the City.

30. PORTABLE TOILETS: Portable toilets used during construction shall be kept on the project site and shall be emptied to prevent odor.

31. EXCESS SOIL AND SOIL STOCKPILING: All excess soil from the site shall be off-hauled from the site and disposed of in a lawful manner. No temporary stockpiling of dirt on this site shall occur without specific review and approval by the Director of Community and Economic Development.

32. NOTICE OF CONSTRUCTION: Prior to construction, the project developer shall notify the owners and occupants within the Canyon Creek and Canyon Meadows subdivisions, and the owners and occupants of 1102, 11056, and 11078 Dublin Canyon Road of the construction schedule in writing. Such notice shall include contact names and numbers for the developer and contractor. **Project Specific Condition.**

33. DISTURBANCE COORDINATOR: The project developer shall designate a “disturbance coordinator” who shall be responsible for responding to any complaints regarding construction noise, dust, construction parking, etc. The coordinator (who may be an employee of the general contractor) shall determine the cause of the complaint and shall require the implementation of reasonable measures warranted to correct the problem. A telephone number of the disturbance coordinator shall be posted on the construction site fence and on the notification sent to neighbors. The sign shall also list an emergency after-hours contact number for the disturbance coordinator, or designee.

34. CULTURAL RESOURCES/HUMAN REMAINS: If any prehistoric or historic artifacts, or other indication of cultural resources are found once the project construction is underway, all work shall stop within 20-meters (66 feet) of the find. A qualified archaeologist shall be consulted for an immediate evaluation of the find prior to resuming groundbreaking construction activities within 20 meters of the find. If the find is determined to be an important archaeological resource, the resource shall be either avoided, if feasible, or recovered consistent with the requirements of the State California Environmental Quality Act (CEQA) Guidelines. In the event that human remains are

discovered during grading and construction of the project, work shall stop immediately. There shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in California Health and Safety Code Section 7050.5, Public Resources Section 5097.98, and Title 14 California Code of Regulations Section 15064.5. These code provisions require notification of the County Coroner, who may then notify the Native American Heritage Commission, who in turn must notify the persons believed to be most likely descended from the deceased Native American for appropriate disposition of the remains. A similar note shall appear on the building permit and/or improvement plans.

Fees

35. INCLUSIONARY HOUSING ORDINANCE CONFORMANCE: Project developer shall comply with the Pleasanton Municipal Code Chapter 17.44 requirements by paying the Affordable Housing Fees for the project, according to the City's adopted Master Fee Schedule in the executed Pre-Annexation and Development Agreement. The project developer is responsible for payment of all Affordable Housing Fees prior to building permit issuance. **Project Specific Condition.**

36. FEES: Unless otherwise specified by the project's Pre-Annexation and Development Agreement, the project developer shall pay any and all fees to which the property may be subject, prior to issuance of grading and/or building permits, or prior to recordation of the final map, whichever is applicable. The type and amount of the fees shall be those in effect at the time the permit is issued. **Project Specific Condition.**

37. WATER FEES AND WATER METER CONNECTION FEES: The project developer shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters and irrigation meters, if applicable, prior to building permit issuance.

38. SEWER STUDY AND FEES: As required by Pleasanton Municipal Code 15.16.010 (Sewer Connection Mandatory), sewer connection is required. The project developer shall participation in a study with Dublin-San Ramon Services District (DSRSD) for the wastewater loading, and pay the applicable DSRSD and City sewer permit fees prior to building permit issuance. **Project Specific Condition.**

39. SCHOOL IMPACT FEES: Project developer shall work with the Pleasanton Unified School District (PUSD) to develop a program to offset this project's long-term effect on school facility needs in Pleasanton. This program shall be designed to fund school facilities necessary to offset this project's reasonably related effect on the long-term need for expanded school facilities. The method and manner for the provision of these funds and/or facilities shall be approved by the PUSD and in place prior to building permit issuance. Written proof of compliance with this condition shall be provided by project developer to the City, on a form generated by the PUSD, prior to building permit issuance.

40. RECORDED DISCLOSURES: All lots covered by this approval shall include separately recorded disclosure statements or restrictive covenants indicating the following:

    a. Except for Junior/Accessory Dwelling Units (ADUs), additions and/or modifications to the structures and garages for Lots 1-28 are prohibited.

    b. Residents, tenants, guests, etc., are prohibited from parking on the driveway apron.

    c. Boats, trailers, campers, motor homes, and other recreational vehicles are not allowed to be parked or stored on site.

    d. The garages for Lots 1-30 shall not be modified or used for storage in a manner that would interfere with the ability to park two cars within the garages of the units and each resident shall utilize the garages for parking of vehicles only.

    Wording for these disclosures and covenants shall be written in simple/plain language, shall be submitted to the Community and Economic Development Director and the City Attorney for review and approval prior to recordation of the final map, and shall be recorded over the project site by separate instrument.

41. CONDITIONS OF APPROVAL: The project developer shall provide all initial buyers with copies of the final project conditions of approval.

BUILDING AND SAFETY DIVISION – 925-931-5300

42. PHASED OCCUPANCY: If building occupancy is proposed to be phased, the project developer shall submit a phasing plan to the Chief Building and Safety Official for review and approval.

43. BUILDING SURVEY: The project developer shall submit a building survey and/or record of survey and a site development plan in accordance with the provisions of Chapter 18.68 of the PMC. These plans shall be approved by the Chief Building Official prior to building permit issuance. The site development plan shall include all required information to design and construct site, grading, paving, drainage, and utilities.

44. PAD AND SETBACK CERTIFICATION: The project developer shall submit a pad elevation certification prepared by a California licensed land surveyor or registered civil engineer to the Chief Building Official and Director of Community and Economic Development certifying the pad elevations and building locations (setbacks) are conforming to the approved plans, prior to receiving a foundation inspection for the structures.

PUBLIC WORKS DEPARTMENT – 925-931-5650

45. CONDITIONS OF APPROVAL: The Conditions of Approval shall be depicted on a plan sheet(s) in the improvement plans.

46. ENGINEERING DIVISION FEES FOR SERVICE: The Engineering Division assesses fees for services including plan-check, permit issuance, and inspection according to the City's adopted Master Fee Schedule. These fees are separate and distinct from fees assessed by the Community Development Department (including Planning and Building Division fees). The project developer is responsible for payment of all Engineering Division fees prior to services rendered or permit issuance, whichever is first. (Address this condition prior to plan approval).

Design

47. DESIGN PER CITY STANDARDS: All public improvements shall be designed in compliance with the City Standard Specifications and Details in effect at the time of the issuance of the encroachment, grading, or subdivision permit, whichever occurs first. All public improvements shall be designed in conformance with the City of Pleasanton Municipal Code and the City's adopted Standard Specifications and Details in effect at the time of issuance of the permit(s). Said standards are available for download at: https://www.cityofpleasantonca.gov/our-government/public-works/engineering/.

48. ROADWAY DESIGN STANDARDS: All roads constructed or improved by the project developer shall conform to the design standards contained in Pleasanton Municipal Code Chapter 19.36. For standards not explicitly described in the Code, the following State of California Department of Transportation (Caltrans) standards shall be followed: Highway Design Manual, and the California Manual on Uniform Traffic Control Devices (CA MUTCD), latest editions. The City also references design standards from "A Policy on Geometric Design of Highways and Streets" (latest edition) as published by the American Association of State Highway and Transportation Officials (AASHTO). Any deviations from standards must be approved by the City Engineer. (Address this condition prior to plan approval)

49. HOT-MIX ASPHALT PAVEMENT DESIGN STANDARDS: Public roadways and parking lots shall be surfaced with hot-mix asphalt (HMA) as designed according to Chapter 630 "Flexible Pavement" of the Caltrans Highway Design Manual, unless otherwise approved by the City Engineer. The following minimum standards shall apply to the design:

    a. Minimum design life = 20-years

b. R-value of the underlying soil shall be R = 5 minimum. A higher R-value will be allowed only through analytic testing by a licensed geotechnical engineer or engineering geologist.

c. Asphalt Binder classification shall be PG 64-10.

d. Minimum Traffic Index (TI) shall be as follows. A lower TI will be considered only when justified by analytic calculations performed by a licensed civil or traffic engineer according to the Caltrans Highway Design Manual Chapter 613.
   i. Public parking lot: TI_{min} = 4.5
   ii. Local Street: TI_{min} = 5.0
   iii. Residential collector street: TI_{min} = 6.0
   iv. Collector street: TI_{min} = 7.0
   v. Arterial street: TI_{min} = 9.0

e. Minimum thickness of HMA layer = 3 inches

f. Minimum thickness of total structural section = 8 inches (regardless of R-value). (Address this condition prior to plan approval).

50. HYDROLOGIC AND HYDRAULIC CALCULATIONS: The City's storm drainage network has been designed in accordance with the Alameda County Hydrology and Hydraulics Manual published by the Alameda County Flood Control & Water Conservation District. Said manual is available for download at: https://acfloodcontrol.org/the-work-we-do/the-work-we-do-hydrology-manual/.

    The City is located in Zone 7, and its storm drain pipe network is considered a secondary facility. Any additions or upgrades to the City's pipe network shall be designed in accordance with the manual. Calculations submitted for review/approval shall be presented in a format consistent with the "Calculation Form – District Rational Method" available in the manual. Said calculations shall be prepared, stamped, and signed by a California-licensed civil engineer. (Address this condition prior to improvement plan approval).

51. EMERGENCY OVERLAND STORMWATER FLOW/SUMP PROPERTIES: All properties shall be designed with an emergency overland flow path to direct storm runoff to the nearest public street or open flood control facility in the event on-site pipes become plugged. The flow path shall be lower than the finish floor elevation of all habitable structures. The flow path cannot rely on neighboring properties unless a storm drain easement across the neighbor is obtained. Sump properties must be designed to discharge the 50-year recurrence interval storm event through the pipe network before habitable structures become inundated.

52. STORM WATER ENERGY DISSIPATION. The drainage design relies on storm discharges onto unprotected natural hillside slopes. To reduce erosion potential, the storm drain system shall be designed to dissipate energy and reduce flow velocity to less than 6 feet-per-second at the discharge end of all outfalls. (Address this condition prior to improvement plan approval).

53. PRIVATE STORM DRAIN EASEMENTS. Private storm drain easements shall be granted across the western portion of Lot 30 for the benefit of Lot 29 and Parcel C, and across Lot 29 for the benefit of Parcel C. The easements shall assure that storm runoff within Devany Creek can flow unobstructed across these properties to the Dublin Canyon Road culvert. Maintenance of the creek shall be the obligation of each property owner, unless this obligation is transferred to the homeowner's association. (Address this condition prior to subdivision map approval).

54. POTABLE WATER. The potable water distribution system within the subdivision shall be designed in accordance with the Hydraulic Analysis prepared by Akel Engineering Group dated June 2024, specifically "Alternative 3 – Moller 770 Connection", although Lots 29 and 30 shall be connected to the Dublin Canyon Pressure Zone. Said system shall be publicly owned and maintained by the City. Appropriate Public Service Easements shall be granted across roads and access pathways to allow maintenance access to these facilities. (Address this condition prior to subdivision map approval).

    The City's Utility Division requires a water inter-tie on Dublin Canyon Road between the Dublin Canyon Pressure Zone and the Moller 770 Pressure Zone so the subdivision can be temporarily fed from the Dublin Canyon zone if service from the Moller zone is interrupted. Final design and coordination of the inter-tie is subject to the Utility Division review and comment during the permitting phase. (Address this condition prior to plan approval).

55. DESIGN STANDARDS: All permanent connections to the City's potable water network shall conform to Pleasanton Municipal Code §14.04.050. Any required water pressure and/or flow needed by the project developer beyond that available from the network at the point-of-connection must be provided by the project developer as a private improvement on the customer side of the meter or backflow prevention device. All extensions or upgrades to the potable water network shall be designed to satisfy the following minimum standards:

    a. Minimum number of valves:
        i. 3 at cross intersections
        ii. 2 at "T" intersections
        iii. 500 feet maximum spacing
        iv. 1 valve at each fire hydrant lateral

v. Pressure regulating valve station required between pressure zones

b. Minimum number of fire hydrants (subject to approval by Livermore-Pleasanton Fire Department (LPFD) Fire Marshal:
   i. 1 hydrant within 250 feet of any existing or proposed structure
   ii. 2 hydrants within 500 feet of any commercial, multi-family residential, industrial, or school building

c. Minimum pipe size: 8-inch diameter

d. Minimum depth of cover over pipe: 42 inches

e. Blowoff requirements:
   i. At all dead ends whether temporary or permanent
   ii. At all low points in the line

f. Maximum flow velocity: 10 feet per second (fps)

g. Minimum fire flows in gallons per minute (gpm):
   i. 1,500 gpm for 2 hours (rural residential)
   ii. 2,500 gpm for 2 hours (single family residential)
   iii. 3,500 gpm for 2 hours (schools/commercial/public/institutional)

h. Minimum pressures:
   i. 40 psi (peak hour demand)
   ii. 20 psi (maximum day demand plus fire flows)

i. Dwelling unit equivalent flows: 160 gallons per day (single family residential)

56. SEPTIC TANK ABANDONMENT: If an on-site wastewater treatment system (septic tank, leach field, or similar component) is discovered on properties subject to development, said system shall be decommissioned according to a permit obtained from Alameda County Department of Environmental Health. A lawful connection to the City's sanitary sewer shall be made. Exceptions for pre-existing on-site systems must be approved by the City Engineer if compliant with Pleasanton Municipal Code Chapter 15.

57. SANITARY SEWER DESIGN STANDARDS: Connections to the City's sanitary sewer network shall conform to Pleasanton Municipal Code Title 15 "Sewerage". All buildings inhabited by human beings which are not more than 250 feet from the City's sewer network shall be connected. All premises, parcels, and/or lots shall have independent

connections to the City's sewer network. Public sanitary sewer system shall be designed to satisfy the following minimum standards:

a. Minimum Manning Coefficient (n) within the pipe = 0.013

b. Minimum flow velocity = 2 feet per second at least once per day
c. Maximum flow velocity = 10 feet per second

d. Maximum depth of flow to pipe diameter (d/D) = 0.75 for dry weather flow conditions

e. Minimum pipe sizes:
    i. Laterals = 4 inches diameter
    ii. Main = 8 inches diameter
    iii. Force main = 6 inches diameter

f. Minimum slope per table:

Pipe size in diameter	**Minimum slope**
4 inches	0.02 (lateral)
8 inches	0.005 (lateral)
8 inches	0.003
10 inches	0.0025
12 inches	0.0020
15 inches or larger	0.0015

g. Maximum manhole spacing = 350 feet

h. Minimum curvature for curved sewer mains: 200 feet or not less than recommended by pipe manufacturer

i. Minimum pipe cover = 5 feet

j. Peaking factor shall be Peak Wet Weather Flow divided by Average Dry Weather

k. flow (PF = PWWF/ADWF). Referring to the City's Wastewater Master Plan from August 2007, PF shall be the average of the three events shown on Table 4.5 "Inflow and Infiltration Analysis" for each subbasin. The Basin I.D. is from Figure ES-3. Minimum allowable PF = 2.0.

l. Backflow prevention devices must be installed if the lowest plumbing fixture if the building is lower than the downstream cleanout overflow device or manhole to

assure effluent discharge outside of the building in case the downstream pipe network becomes obstructed.

58. UTILITY ENCLOSURES: Proposed utility enclosures including vaults, meter boxes, splice boxes, and pedestals shall be installed in the public right-of-way, in a public service easement (PSE), or in a utility company specific easement. The locations for utility enclosures shall be considered in the following order of preference: (1) PSE area behind public sidewalk; (2) parkstrip area between the roadway curb & gutter and the sidewalk; (3) within the public sidewalk set flush to grade; (4) within driveway approach areas set flush to the surface with traffic-rated lids. In no case shall an above-ground pedestal or utility cabinet obstruct sight-line visibility for vehicle drivers at intersections or driveways. Above-ground pedestals or utility cabinets are preferred within the side-yard area of a corner residential lot rather than the front-yard. Deviations from this standard must be approved by the City Engineer.

59. DRY UTILITIES (ELECTRICITY, CATV, TELECOM): All dry utilities including electricity, telecommunications, cable television, street lights, alarm systems, etc. required to serve the project shall be installed underground from the point-of-connection at the utility purveyor's network to the service point. Aerial drops from utility poles will not be allowed without prior approval of the City Engineer.

60. CITY ENGINEER SIGNATURE BLOCK: The following signature block shall be depicted on the first sheet of the plans submitted for construction: "Approval of these plans is for work within the street right-of-way and public utility systems within Public Services Easements unless otherwise noted. Approval of these plans does not release the developer of the responsibility for the correction of mistakes, errors, or omissions contained therein. If during the course of construction of the improvements public interest requires a modification or a departure from the specification and details of the City of Pleasanton or these plans, the City Engineer shall have the authority to require such modification or departure and to specify the manner in which same is to be made. Approved as to design only based upon information submitted hereon this [DAY] of [MONTH], [YEAR] [NAME PROVIDED BY CITY], P.E., City Engineer, [DATE]

61. SUBDIVISION MAPS: The subdivision of land is governed by Pleasanton Municipal Code Title 19, as well as the California Government Code §§ 66410-66499.85 (Subdivision Map Act). All maps are subject to review and approval by the City Engineer. Recordation of the subdivision map shall be coordinated by the project developer's title company, with one full-sized mylar copy of the recorded map returned to the City.

    The following statement shall be included on the cover sheet of the map: "I, [NAME PROVIDED BY CITY], P.E., City Engineer of the City of Pleasanton, County of

Alameda, State of California, do hereby state that I have examined the herein embodied map entitled "[MAP NAME/NUMBER]" consisting of [NUMBER OF SHEETS] sheets, this statement being on Sheet 1 thereof and that the [PARCEL OR TRACT] map was presented to me as provided by local ordinance. This map conforms with the requirements of the Subdivision Map Act and of any local ordinances applicable at the time of approval of the tentative map, and the subdivision as shown is substantially the same as it appeared on the tentative map, if any, and any approved alterations thereof. The name of the subdivider is as shown on the statement of owner upon this sheet."

[NAME PROVIDED BY CITY], P.E., Registration No. 78830, City Engineer, City of Pleasanton, County of Alameda, State of California [SIGNATURE LINE], [DATE], [SPACE FOR STAMP]"

62. CITY CLERK'S STATEMENT: For final maps, the following statement shall be included on the cover sheet of the map: "I, Jocelyn Kwong, City Clerk and Clerk of the Council of the City of Pleasanton, County of Alameda, State of California, do hereby state that this final map entitled ""[MAP NAME/NUMBER]" consisting of [NUMBER OF SHEETS] sheets, this statement being on Sheet [NUMBER] thereof, was presented to said Council of the City of Pleasanton, as provided by law at a regular meeting held on the [DAY] day of [MONTH], [YEAR] and that said Council of the City of Pleasanton did thereupon by motion duly passed and adopted at said meeting, approved said map and accepted on behalf of the public all parcels of land and easements as offered for dedication to the City of Pleasanton for public use in conformity with the terms of the offer of dedication. The names of the subdividers are as shown on the Owner's Statement upon Sheet 1. In witness whereof, I have hereunto set my hand this [DAY] day of [MONTH], [YEAR]. Jocelyn Kwong, City Clerk, City of Pleasanton, Alameda County, State of California [SIGNATURE LINE]".

63. SUBDIVISION IMPROVEMENT AGREEMENT: Public improvements required as part of the subdivision must be either completed to the satisfaction of the City Engineer prior to map approval or guaranteed by a Subdivision Agreement. The agreement requires the project developer to post financial security in the form of either a cash deposit, letter of credit, or surety bonds in amounts equivalent to the value of the public improvements. If surety bonds are utilized, the form of the bond language shall be consistent with California Government Code § 66499.1 for faithful performance and § 66499.2 for labor and materials. The amounts of the bonds shall be 100% of the total estimated value of the public improvements consistent with § 66499.3. In addition, the City requires a warranty bond (often referred to as a maintenance bond) for 10% of the estimated value. The warranty bond shall be active for one-year following formal acceptance of the improvements. All submitted securities are subject to review and approval by the City Attorney. In addition, final maps and the associated Subdivision Agreement are subject to approval by the City Council.

64. CITY SURVEYOR: The City utilizes the services of an outside consultant to certify the technical accuracy of subdivision maps as City Land Surveyor pursuant to California Government Code §66451.1. In order to provide this service, the consultant will submit a proposal to the City for the estimated cost of the work. The estimate will be presented to the project developer together with the City's administrative markup according to the City's adopted Master Fee Schedule. Review of the subdivision map cannot commence until the project developer has submitted payment to the City for these costs. If the ultimate fee at the conclusion of the work is less than this payment, the project developer will be refunded the difference. If the ultimate fee is more than this payment, then the project developer shall submit payment for the difference before the consultant certifies the map.

    The following statement shall be included on the cover sheet of the map: "I, [NAME PROVIDED BY CITY], P.L.S, Acting City Surveyor for the City of Pleasanton, Alameda County, California, do hereby state that I have examined this map entitled "[MAP NAME/NUMBER]", and I am satisfied that said map is technically correct. [SIGNATURE LINE], [DATE], [SPACE FOR STAMP]"

65. SURVEY MONUMENTS FOR HORIZONTAL CONTROL: Final maps shall include sufficient durable survey monuments to allow the subdivision to be retraced in conformance with Pleasanton Municipal Code § 19.24.220. Setting of monuments shall be in accordance with California Government Code §§ 66495-66498. The surveyor shall give notice to the City Engineer when final monuments have been set, and when payment for said work has been received from the subdivider.

66. DATUM FOR VERTICAL CONTROL: Vertical control surveying for all improvements to be constructed shall be based on the North American Vertical Datum of 1988 (NAVD 88). Any benchmarks used that relied on the National Geodetic Vertical Datum of 1929 (NGVD 29) shall be converted to NAVD 88 when presented on plans. The location of the benchmark and source of data must also be disclosed on the plans. (Address this condition prior to improvement plan approval)

67. DEDICATIONS TO THE CITY: Dedications to the City shall conform to the following standards whether dedicated on a subdivision map or by recorded separate instrument:

    a. For final maps, right-of-way dedications for roadways or similar access shall be offered irrevocably to the City as an easement for public purposes pursuant to California Government Code Section 66439(d)(3) including the right to install and operate public utilities. Right-of-way is defined in Pleasanton Municipal Code § 13.04.010.

b. Public Service Easements (PSE) shall be granted to the City in accordance with Pleasanton Municipal Code §§ 19.24.190 and 19.36.110. PSEs shall be offered as an easement for public purposes including but not limited to installation, construction, access, and maintenance of all public services facilities above and below the ground surface including poles, wires, conduits, vaults, cabinets, sanitary sewers, storm drains, gas lines, and water lines as well as all those public utilities and appurtenances thereto as subject to regulation under Pleasanton Municipal Code Chapter 13.04. Consistent with California Government Code Section 66439(d)(3), the offer shall include the statement, "The real property described below is dedicated as an easement for public purposes…"

c. Dedications for public access over sidewalk or driveway areas shall exclude the City's obligation for maintenance pursuant to California Streets and Highways Code § 5610.

d. An electronic gate proposed on "Street B Private" will restrict access. Similarly, gates will be installed on "Street A Private", also restricting access. Any easements granted to the City should therefore be explicit in allowing access for maintenance/inspection of public utilities and emergency response providers while excluding the general public and any roadway maintenance by the City.

68. GEOTECHNICAL ENGINEER – DESIGN CERTIFICATION: The project developer shall comply with the recommendations of the project's geotechnical investigation report, as prepared by a California-licensed Geotechnical Engineer or Certified Engineering Geologist. Said professional shall certify on the plans that the design complies with the recommendations of the report. (Address this condition prior to improvement plan approval)

69. LIQUEFACTION. Liquefaction potential has been identified as a geotechnical issue for Lots 29 and 30 (See Section 4.3 of the updated Cornerstone Earth Group report. The project developer shall provide additional investigation, analysis, and recommendations from the geotechnical engineer-of-record during the plan preparation phase of the project. All recommendations shall be implemented during design and construction of these lots. (Address this condition prior to improvement plan approval)

70. LATERAL SPREADING. Lateral spreading has been identified as a geotechnical issue for structures constructed near the Devany Creek culvert that extends beneath Dublin Canyon Road. The foundations for these structures shall be designed in accordance with recommendations from the geotechnical engineer-of-record to tolerate impacts due to seismically-induced creek bank movement. (Address this condition prior to improvement plan approval)

71. GEOTECHNICAL FINAL REPORT: At the conclusion of construction, the project developer shall submit to the City a final report from the Geotechnical Engineer or Certified Engineering Geologist testifying to the successful completion of all material testing and/or observation work performed. The final report must provide assurance that all recommendations had been strictly followed. The project developer shall bear all costs associated with this condition. (Address this condition prior to acceptance of improvement or issuance of an Occupancy Permit)

72. DROUGHT RESTRICTIONS: If the City Council declares a drought during a time when this development is under construction, as described in § 9.30.010, et seq. of the Pleasanton Municipal Code, the project developer shall utilize only recycled water under Stage 1 or greater restrictions for all non-potable construction-related water needs. Recycled water is available at designated locations within the City, subject to the project developer's receipt of a temporary hydrant meter from the Operations Service Center located at 3333 Busch Road. The project developer is responsible for all water costs based on current billing rates. (Address this condition during construction)

73. ENCROACHMENT PERMIT: Any work performed within the City's right-of-way, City easements, or City-owned property shall be subject to an Encroachment Permit as defined in Pleasanton Municipal Code Chapter 13.04. All encroachment permit work is subject to adopted City of Pleasanton Standard Specifications and Details and shall be performed by properly licensed contractors as determined by the City Engineer. Said contractors must provide evidence of proper licensure, insurance and City-issued Business License upon application for a permit. (Address this condition prior to permit issuance)

74. HAUL ROUTE: Deliveries to and from the project site shall conform to the Commercial Vehicle Regulations included in Pleasanton Municipal Code Chapter 11.48. Vehicles with gross weights exceeding 3 tons but less than 8 tons are prohibited on any City roadway other than those designated a Commercial Vehicle Route unless a Transportation Permit has first been obtained. Said Commercial Vehicle Routes include First Street, Stanley Boulevard, and Sunol Boulevard. In addition to weight restrictions, vehicles that exceed 96 inches in width and/or 60 feet in length are also required to obtain a Transportation Permit. For information about Transportation Permits call 925-931-5677. (Address this condition prior to permit issuance)

75. CONSTRUCTION GENERAL PERMIT: This application is subject to a Construction General Permit according to the National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002. The general permit is applicable to development sites that disturb one or more acres of land surface. The project developer will be required to register the project with the State Water Board's Stormwater Multi-

Application and Report Tracking System (SMARTS) website. A Qualified Stormwater Pollution Prevention Plan (SWPPP) Developer (QSD) and a Qualified SWPPP Practitioner (QSP) must be responsible for permit compliance. The SMARTS system will generate a Waste Dischargers Identification (WDID) number, which must be printed on the grading and/or erosion control plans. (Address this condition prior to permit issuance)

76. TEMPORARY TRAFFIC CONTROL: Work in the public right-of-way or publicly-accessible easement areas require submittal, review, approval, and implementation of a temporary traffic control plan. The plan shall be in writing and subject to review and approval of the City's Traffic Engineer. The plan must conform to the California Manual on Uniform Traffic Control Devices (CA MUTCD), with specific emphasis on Part 6 "Temporary Traffic Control". If flaggers will be utilized, said personnel must be trained in the proper fundamentals of flagging moving traffic before entering the right-of-way. The City may demand to see evidence of said training before allowing said personnel into the right-of-way. (Address this condition during construction)

77. HIGH VISIBILITY SAFETY APPAREL: All workers on foot who are exposed to the hazard of vehicular traffic shall wear warning garments such as vests, jackets, or shirts manufactured in accordance with the requirements of the American National Standards Institute (ANSI)/International Safety Equipment Association (ISEA) 107-2004 Performance Class 2, high visibility safety apparel and headwear, or any updates adopted by Cal OSHA. During hours of darkness, warning garments shall be retroreflective with visibility from a minimum 1,000 feet. (Address this condition during construction)

78. EXCAVATION SAFETY: All excavations must be performed in conformance with California Government Code Sections 4216, et seq. No excavation shall occur until proper notice is provided to Underground Service Alert (usanorth811.org) by calling either 811 or 800-642-2444 at least 72-hours prior to the work so buried utilities can be marked. All excavations shall be covered or barricaded to prevent entry when work is inactive. Open excavations in the public right-of-way must be covered by skid-resistant steel plates that are firmly affixed to the surface with leading edges ramped. Excavations 5-feet and deeper require a protective system as defined by Cal-OSHA. If a shoring system or trench boxes will be utilized as the protective system, said system shall either be manufactured and installed according to manufacturer recommendations, or designed by a registered professional engineer and installed according to approved plans. No excavation shall be performed atop or adjacent to a high-risk facility until authorized by the owner of the facility. High-risk facilities are defined as gas transmission pipelines and hazardous liquid pipelines as regulated by the U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration (US DOT PHMSA) (Address this condition during construction).

79. POLLUTANT REDUCTION IN STORMWATER: At no time during construction of the project shall pollutants be allowed to enter, clog, or contaminate storm drain pipe networks or open stormwater channels in violation of Pleasanton Municipal Code §§ 9.14.080, et seq. The project developer shall contain all trash and debris for proper disposal to authorized landfills or recyclers. Erosion control features shall be deployed during the rainy season that extends from October 1st to April 15th each year, or any time rain is forecast outside of this period. Best Management Practices (BMPs) shall be strictly followed. Street sweepers must be employed if soil or debris is tracked onto the public roads from vehicles exiting the site. Standard BMPs are available from the California Stormwater Quality Association (CASQA), the United States Environmental Protection Agency (EPA), Caltrans, and others. Notes and/or illustrations shall be added to the plans that describe the BMPs to be utilized during construction. The use of manufactured erosion control woven blankets and straw wattles that utilize plastic monofilament netting is specifically prohibited. (Address this condition during construction).

80. SWPPP REPORTING: Copies of any monitoring and/or sampling reports required by the stormwater pollution prevention plan (SWPPP) and submitted by the Legally Responsible Person (LRP) to the State of California's SMARTS database shall also be submitted to the City of Pleasanton inspector assigned to the project. The LRP shall also submit to the City a copy of the required Annual Report no later than September 1st of each year that construction is active or when erosion control features have been deployed. The report must include a summary of all sampling and analysis performed (Risk Levels 2 and 3 only), a log of all inspections performed including Rain Event Action Plans (REAP), a summary of any required corrective actions taken, and a summary of any violations. (Address this condition during construction).

81. DUST CONTROL: Dust control measures must be employed during all phases of construction to prevent airborne nuisance to neighboring properties. All stockpiles or unused materials that can create dust shall be covered or removed. Exposed soil areas shall be routinely watered until surfacing materials or landscaping is installed. Use of dust palliatives shall conform to Caltrans Standard Specification Section 18. Any damage caused by airborne dust to neighboring properties shall be cleaned with costs paid by the project developer. If the project developer fails the address dust as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the project developer or levied as a lien against the project developer's property. (Address this condition during construction)

82. PROPERTY NUISANCE: At no time during construction of the project shall the condition of the property become a nuisance as defined in Pleasanton Municipal Code § 9.28.020. The City shall have the right to inspect the property for conditions that violate

the code standard. If a nuisance is found, the project developer shall immediately submit a plan of correction. Depending on the severity of the nuisance, the City may suspend all construction work until the condition is corrected. Any of the following conditions shall be considered severe: Leaking chemicals that can cause environmental damage; open excavations or any excavation deeper than 4 feet that lacks proper shoring; unsecured materials that can fall to the ground causing damage or injury; open or exposed utilities that could cause electrical shock or contamination of sewer, potable water systems, groundwater wells, or storm drainage networks. If the project developer fails the address the nuisance as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the project developer or levied as a lien against the project developer's property. (Address this condition during construction)

83. NOISE: Construction noise is regulated under Pleasanton Municipal Code Chapter 9.04. Noise is prohibited outside of the hours of 8 a.m. and 8 p.m. daily except Sundays and holidays when noise is prohibited outside the hours of 10 a.m. and 6 p.m. Noise is defined as a level exceeding 83 dBA at a distance of 25 feet or 86 dBA at any point beyond the boundary of the property under construction. If the project developer fails to address the noise as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the project developer or levied as a lien against the project developer's property. Exceptions to these regulations require a special permit granted by the City for circumstances when strict compliance would be impractical or unreasonable, and contingent upon proper noticing to surrounding property owners that includes the dates and times when noise levels will be exceeded and the specific reasons why an exception to the regulation has been granted. (Address this condition during construction)

84. DAMAGE TO EXISTING PUBLIC OR PRIVATE IMPROVEMENTS: The project developer shall repair damage to existing public or private improvements on and near the project site and along the haul route at the project developer's expense if caused by construction activities. (Address this condition prior to acceptance of improvements or issuance of an Occupancy Permit)

85. GEOGRAPHIC INFORMATION SYSTEMS: The City's Geographic Information Systems (GIS) staff publishes digital maps that enable first responders to efficiently navigate to locations where calls for service have been requested. The maps are also shared with agencies and departments that provide other critical services to residents such as mail delivery. To keep these maps current, the City requires as-built plan or map information to be submitted by project developers in formats that integrate with ArcGIS by ESRI. The "Digital Submittal Requirements" are available for download at the following weblink: https://www.cityofpleasantonca.gov/gov/depts/gis.asp (Address this condition prior to project acceptance or final occupancy).

FIRE DEPARTMENT – 925-454-2361

The Fire Prevention Bureau reviews building/civil drawings for conceptual on-site fire mains and fire hydrant locations only. Plan check comments and approval DO NOT include: 1.) Installation of the on-site fire mains and fire hydrants. Specific installation drawings submitted by the licensed underground fire protection contractor shall be submitted to the Fire Prevention Bureau for approval; and 2.) Backflow prevention or connections to the public water mains.

86. FIRE HAZARDS: The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.

87. FIRE CODE: All construction shall conform to the requirements of the current Pleasanton Fire Code and local ordinances. All required permits shall be obtained prior to work commencement.

88. SITE SAFETY: Site safety during construction shall be in accordance with Fire Code chapter 33.

89. FIRE SPRINKLERS: Automatic fire sprinklers shall be installed in all occupancies in accordance with the 2025 Pleasanton Building, Fire and Residential Codes with local amendments and ordinances.

90. MATERIALS AND CONSTRUCTION METHOD: All structures located in any fire hazard severity zone or wildland interface area shall comply with all applicable section of the current CBC chapter 7A.

91. VEGETATION MANAGEMENT COMPLIANCE: Shall be in accordance with the current CBC chapter 7A (701A.5) and the 2022 CFC section 4906, including California Public Resource Code Section 4291 or California Government Code Section 51182.

92. FIRE PROTECTION FACILITIES: Prior to any construction framing, the project developer shall provide adequate fire protection facilities, including, but not limited to a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire.

93. HAZARDOUS MATERIALS: Should any operation or business activity involve the use, storage or handling of hazardous materials, the project developer shall be responsible for contacting the Livermore-Pleasanton Fire Department prior to commencing operations. Please contact the Hazardous Materials Coordinator at 925-454-2361.

94. FIRE HYDRANTS: Fire hydrants shall be installed at spacing not greater than 300 feet in industrial and commercial developments. Fire hydrants shall be installed at spacing not greater than 400 feet in residential developments.

95. FIRE LANE MARKING: On-site access ways, turn arounds, and internal drives shall be designated as fire lanes and identified as such by red curb striping and posted with signs at locations approve by the Fire Department. Signs shall be according to State standards and read “No Parking – Fire Lane” and must be shown on the plans. The red curb striping, sign location(s), and sign language shall be included in the building permit submittal for review and approval by the Livermore-Pleasanton Fire Department prior to building permit issuance.

The following schedule for NO PARKING signs shall apply:

Width	*Requirements*
36 feet or greater	No requirements
Between 28 and 36 feet	Post one side
Between 20 and 28 feet	Post both sides
Less than 20 feet	Not permitted
Cul-de-Sac	Not permitted

96. EMERGENCY VEHICLE ACCESS ROADS: Access roads shall have 13 feet, 6 inches unobstructed vertical clearance, 20 feet of unobstructed width (26 feet where occupied building floors exceed 30 feet height), and inside turning radius of 31 feet and outside turning radius of 51 feet. Unobstructed shall mean a clear travel way, excluding parking width, and designed for an emergency vehicle weight of 70,000 pounds under all weather conditions. Unobstructed width shall not include the width of rolled curbs, sidewalks, or non-drivable surfaces. All exterior portions of buildings must be within 200 feet of an access road. Yard and parking area may be able to be located farther than 200 feet from access roads, depending on the specific use.

97. FIRE VEHICLE TURNAROUNDS: Where Fire Department vehicle access through or around a site involves changes in direction or curves, inside radius of 45 feet and outside radius of 55 feet shall be provided to facilitate fire truck turning radius for entry and exit from the site. Dead-end access ways and internal drives shall not exceed 300 feet in length and shall terminate in cul-de-sacs no less than 96 feet in diameter or hammer-head (tee). Standards and options are available through the Livermore-Pleasanton Fire Department, Fire Prevention Bureau.

98. PREMISES IDENTIFICATION: Address numbers shall be installed on the front or primary entrance for all buildings. Minimum building address character size shall be 12-inch high by 1-inch stroke. In all cases address numerals shall be of contrasting background and clearly visible in accordance with the Livermore-Pleasanton Fire Department Premises Identification Standards. This may warrant field verification and adjustments based upon topography, landscaping or other obstructions.

99. RESIDENTIAL – NEW CONSTRUCTION: The following items shall be provided prior to any construction above the foundation or slab.

    a. Emergency vehicle access shall be provided to the site (tract), including areas where construction is occurring.

    b. Designated construction material storage and construction worker parking shall not obstruct the emergency vehicle access route(s).

    c. On-site fire hydrants shall be in service. Fire hydrants shall be flushed and all valves open.

100. FINAL INSPECTION: Prior to request for final inspection, all access roads, on-site access and fire hydrants shall be provided. All fire hydrants shall be accepted, inspected and tested to applicable City Standards.

LANDSCAPE ARCHITECTURE DIVISION – 925-931-5672

Landscaping

101. LANDSCAPING: Detailed landscape and irrigation plans encompassing all planting areas, both on-site and off-site, shall be included in the building permit plans. All plans shall be prepared by a licensed landscape architect and shall provide the species, location, size, quantities, and spacing of all plants. Minimum plant sizes are 1-gallon containers for ground cover, 5-gallon containers for shrubs, and 15-gallon containers for trees. Plant species shall be of a drought-tolerant nature and the irrigation design shall utilize low-volume drip, bubbler, or other water conserving irrigation systems to the maximum extent possible. The drawings shall be subject to the review and approval of the City Landscape Architect prior to building permit issuance.

102. WATER EFFICIENT LANDSCAPE ORDINANCE (WELO): The project shall comply with the City of Pleasanton's Water Efficient Landscape Ordinance (WELO) and Bay Friendly Basics Landscape Checklist. The project developer shall submit a Landscape Documentation Package in PDF format to the Landscape Architecture Division, which shall be subject to review and approval by the City Landscape Architect prior to building permit issuance. The Landscape Documentation Package shall include:

    a. Project Information;

    b. Water Efficient Landscape Worksheet;

c. Soil management report;

d. Landscape design plan;

e. Irrigation design plan; and

f. Grading design plan.

103. CERTIFICATE OF COMPLETION: Upon completion of construction and prior to final inspection by the Building and Safety Division, the project developer's landscape architect shall submit a Certificate of Completion Package in PDF format to the Landscape Architecture Division for review and approval. The Certificate of Completion Package shall include:

a. Project information sheet;

b. Certificate of installation according to the landscape documentation package;

c. Irrigation scheduling;

d. Schedule of irrigation, landscape and irrigation maintenance;

e. Landscape irrigation audit report; and

f. Soil management report (if not previously submitted).

104. LANDSCAPING INSTALLATION: Prior to building permit final all landscaping shall be installed as shown on the approved building permit set and shall be inspected and approved by the Landscape Architecture Division.

105. CONCRETE CURBS: 6-inch vertical concrete curbs, with curb cuts or flush curbs with wheel stops, if determined to be acceptable by the Director of Engineering/City Engineer and Director of Community Development, shall be installed between all paved and landscape areas, in conformance with the City's Standard Specifications and Details.

106. EROSION CONTROL: For purposes of erosion control, the project developer shall plant a hydro seed mixture designed by the project developer's landscape architect and approved by the Landscape Architecture Division prior to installation. The erosion control shall be maintained by the project developer until permanent landscaping is in place.

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107. BACKFLOW AND IRRIGATION METER SCREENING: All backflow prevention devices and above ground irrigation controls shall be located and screened to minimize their visual impacts. These devices with their proposed screening shall be shown on the landscaping and utility plans submitted with the building permit plans or improvement plans and shall be subject to the review and approval of the City Landscape Architect prior to their installation. If above-ground, they shall be painted forest green or an equivalent dark-green color. Screens shall consist of berms, walls, or landscaping satisfactorily integrated into the landscape plan. Landscape screens shall include shrubbery designed by species and planting density to establish a complete screen within 1 year from the date of planting. Weather protection devices, such as measures to protect pipes from freezing, shall require approval by the City Landscape Architect prior to use; at no time shall fabric or other material not designed and/or intended for this purpose be wrapped around or otherwise placed on these devices. **Project Specific Condition.**

108. MAINTENANCE: The project developer and all future owners of the property shall, at no expense to the City, maintain all the landscaped areas related to the project in a healthful, attractive and reasonably weed-free manner consistent with the approved landscape plan, for the duration of the existence of the project.

109. SITE LIGHTING: All site lighting shall be designed for consistency with the International Dark-Sky Association's (IDA) Model Lighting Ordinance. This project site shall be considered to be in an LZ-1 zone for design purposes. Lighting shall be subject to review and approval by the City Landscape Architect prior to building permit issuance. **Project Specific Condition.**

Trees

110. TREE REPORT: The project developer shall provide an update to the tree report prepared by Jim Clark with Hortscience Barltett Consulting, dated December 7, 2020, including the memo dated March 22, 2023, and comply with the recommendations of the updated tree report. The updated report shall include an evaluation based on the latest site and grading plans. No tree trimming or pruning other than that specified in the tree report shall occur. The project developer shall arrange for the Project Arborist to conduct a field inspection prior to building permit issuance to ensure all recommendations have been properly implemented. The Project Arborist shall certify in writing all recommendations have been followed. **Project Specific Condition.**

111. TREE REMOVAL MITIGATION: Any trees approved to be removed by the City shall have its full value paid into the City's Urban Forestry Fund. A credit for replanting trees shall be as follows:

a. $250 credit for a 15-gallon size replacement tree;

b. $500 credit for a 24-inch box size replacement tree; and

c. $1,000 credit for a 36-inch box size replacement tree.

Project Specific Condition.

112. TREE DISPOSITION PLAN: Provide a tree disposition plan that shows trees to remain, trees to be removed, the value of each tree, the total value of the trees to remain and be protected, and the total value of trees to be removed. The plan shall also include the tree protection recommendations from the arborist report. **Project Specific Condition.**

113. TREE BOND: Any tree affected by development/construction must be protected per the Municipal Code. The project developer shall post cash, letter of credit, or other security satisfactory to the Director of Engineering/City Engineer, for all Heritage Trees and any other significant tree as deemed by the City Landscape Architect. This bond or security will be for the value of the tree(s), up to a maximum of $200,000, and shall be held for a minimum of 1 year following acceptance of public improvements or completion of construction, whichever is later, and shall be forfeited if the trees are destroyed or substantially damaged. An arborist shall be onsite during any tree work (i.e. root pruning, trimming, setting up tree protection, etc.). The bond or security may be released early with a certification letter by the arborist confirming he/she was present during said tree work and work was performed in accordance with the arborist's recommendations. **Project Specific Condition.**

114. ROOT CONTROL BARRIER: The project developer shall provide root control barriers and 4-inch perforated pipe for all trees located within 8 feet of pavement or other hardscape, determined by the City Landscape Architect. Root barriers shall be located along the edge of the pavement wherever the tree is within 8 feet of pavement or hardscape. Information and details shall be included in the landscape plan submittal for review and approval by the Landscape Architecture Division.

115. TREE PRUNING: Pruning shall be conducted by a certified arborist familiar with the International Society of Arboriculture (ISA) pruning guidelines and shall comply with the guidelines established by the ISA, Tree Pruning Guidelines, current edition, to maintain the health of the trees.

116. TREE PROTECTION FENCING: Prior to issuance of a grading or building permit, the project developer shall install temporary 6-foot-tall chain-link fencing (or other fence type acceptable to the Landscape Architecture Division) outside of the existing tree drip lines. The location of the tree protection fencing shall be shown on the demolition plans (if applicable), grading, building, and/or landscape plans. The fencing shall remain in

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place until final landscape inspection by the Landscape Architecture Division. Removal of such fencing prior to approval may result in a “stop work order.”

OPERATIONS SERVICES DEPARTMENT – ENVIRONMENTAL SERVICES/UTILITIES DIVISION – 925-931-5500

117. SEWER LINE: The sewer line shall be private from the new manhole on *(insert street name)* into the development. Prior to building permit submittal, the project plans shall be revised to reflect this requirement.

118. BACKFLOW PREVENTION ASSEMBLIES: Backflow preventer assemblies shall be designed and installed in accordance with current City Standards 704, 705, 706; State Health and Safety Code; Title 17; and as required by the Director of Operations and Water Utilities. All backflow preventer assemblies shall be tested and certified by a City approved tester with the certification submitted to the City’s contractor, Aqua Backflow. Testing will be performed at the time City water is turned on to the site. If an existing backflow preventer is on the site it shall be tested and certified by an approved tester with the certification submitted to the City’s contractor, Aqua Backflow, before project water is drawn through it. An all-weather cover shall be placed over all backflow prevention assemblies 4 inch and smaller.

119. RECYCLED WATER: Recycled water should be used on site during the grading and construction period. However, under any declared stage of water shortage, recycled water must be used throughout the grading and construction period.

TRAFFIC ENGINEERING DIVISION – 925-931-5677

Traffic Control

120. TRAFFIC CONTROL PLAN (TCP): A comprehensive traffic control plan shall be submitted to the City Traffic Engineer for review and approval. Best management practices to minimize traffic impacts shall be used during construction, including scheduling of major truck trips and deliveries, to avoid peak travel hours. The TCP shall have proper lane closure procedures such as flagger stations, signage, cones, and other warning devices implemented during construction. The TCP shall also include time of day/hours of lane closures and total number of days.

121. TRUCK ROUTES: The haul route for all materials to and from the project site shall be reviewed and approved by the City Traffic Engineer prior to building permit issuance and shall include the provision to monitor the street surfaces used for the haul route so

that any damage and debris attributable to the haul trucks is identified and corrected at the expense of the project developer.

122. TRAFFIC SIGNAGE AND STRIPING – ON SITE: All on site traffic related signage and striping shall be included in the building permits plans for review and approval by the City Traffic Engineer prior to building permit issuance.

123. TRAFFIC SIGNAGE AND STRIPING – OFF SITE: All off site traffic related signage and striping shall be included in the improvement plans for review and approval by the City Traffic Engineer prior to permit issuance.

124. TRAFFIC IMPACT FEES: The project developer shall pay any traffic impact fees for the development as determined by the City Traffic Engineer through the Pre-Annexation and Development Agreement. The fee shall be paid prior to building permit issuance.

125. DUBLIN CANYON ROAD: The project developer shall work with City staff to finalize the design and striping of the Dublin Canyon Road corridor, east of Section 3 to the proposed Greek Orthodox Church, prior to issuance of Building permits (See Sheet TM 11A). **Project Specific Condition.**

POLICE DEPARTMENT – 925-931-5144

126. FLOCK CAMERA: The existing 1B Pole located along the project frontage of Dublin Canyon Road shall be relocated in kind at the developer's cost. Prior to submitting to the City for permits, the developer shall work with Traffic Division and Police Department staff regarding the timing of relocation and operation of the FLOCK camera. The relocated pole details shall be included in the building and improvement plans for review and approval by the City's Traffic Engineer and Police Department prior to permit issuance. **Project Specific Condition.**

END

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PLANNED UNIT DEVELOPMENT
HIDDEN CANYON (LESTER PROPERTY)
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

EXHIBIT B
ATTACHMENT 2

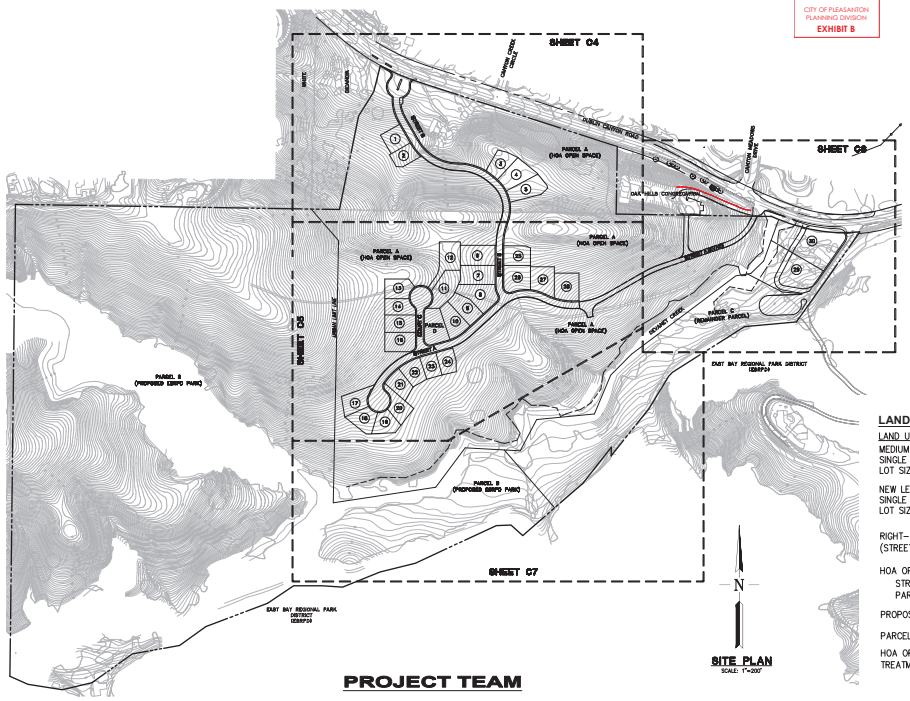
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EXHIBIT B

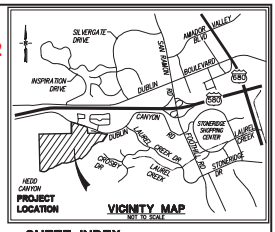
LEGEND

PROPOSED	DESCRIPTION	EXISTING
	TRACT BOUNDARY	
	LOT LINE	
	RIGHT OF WAY	
	CENTER LINE	
	MATCH LINE	
	RETAINING WALL	
	EASEMENT LINE	
12"SD	STORM DRAIN	12" EX SD
8"SS	SANITARY SEWER	12" EX SS
8"W	WATER	12" EX W
6"RW	RECYCLED WATER	12" EX RW EX FC
	CURB & GUTTER	
	SIDEWALK	
	OVERHEAD UTILITIES	OH
	JOINT POLE	
	EARTH OR GRASS SWALE	
	CONCRETE DITCH	
	STORM WATER INLET	
	FIELD INLET	
	AREA DRAIN	
	DIRECTION OF FLOW	
	MANHOLE	
	FIRE HYDRANT	
	BLOW OFF	
	SANITARY SEWER CLEAN OUT	
	WATER VALVE	
	STREET LIGHT	
	MONUMENT	
	TRAFFIC SIGN	
	STREET NAME SIGN	
	FENCE	
	BARRICADE	
	SLOPE	
HR	HANDICAP RAMP	
	SAVE TREE	20" OAK (S)
	REMOVE TREE	
430	CONTOUR ELEVATIONS	430
x 525.3	SPOT ELEVATION	+525.2
	ASPHALT PAVEMENT	
	BIORETENTION AREA	
	LIFT STATION	
	DIRECTION OF FUTURE FLOW	
	25% SLOPE LIMIT	

ABBREVIATIONS

AB	AGGREGATE BASE	LP	LOW POINT
AC	ASPHALT CONCRETE or ACRES	ME	MAINTENANCE EASEMENT
AD	AREA DRAIN	MH	MANHOLE
BC	BEGINNING OF CURVE	OH	OVERHEAD UTILITIES
BSM	BIO-TREATMENT SOIL MIX	PAE	PRIVATE ACCESS EASEMENT
BVC	BEGIN VERTICAL CURVE	PCC	POINT OF COMPOUND CURVE
BO	BLOW OFF	PL	PROPERTY LINE
BW	BOTTOM OF WALL	PRC	POINT OF REVERSE CURVE
CL	CENTER LINE	PSDE	PRIVATE STORM DRAIN EASEMENT
CMP	CORRUGATED METAL PIPE	PSE	PUBLIC SERVICE EASEMENT
CY	CUBIC YARD	PVC	POLYVINYL CHLORIDE PIPE
DWY	DRIVEWAY	PVI	POINT OF VERTICAL INTERSECTION
DIP	DUCTILE IRON PIPE	PUE	PUBLIC UTILITY EASEMENT
EC	END OF CURVE	RCP	REINFORCED CONCRETE PIPE
EVC	END VERTICAL CURVE	RET	CURB RETURN
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	RW	RIGHT-OF-WAY
		SDE	STORM DRAIN EASEMENT
EX	EXISTING	SF	SQUARE FEET
FC	FACE OF CURB	SO	SIDE OPENING INVERT
FG	FINISHED GRADE	SSCO	SANITARY SEWER CLEAN OUT
FH	FIRE HYDRANT	STA	STATION
FI	FIELD INLET	SWI	STORM WATER INLET
FL	FLOW LINE	SWK	SIDEWALK
GB	GRADE BREAK	TC	TOP OF CURB
GR	GRATE	TD	TOP OF DITCH
HP	HIGH POINT	TW	TOP OF WALL
INV	INVERT ELEVATION	WLE	WATER LINE EASEMENT
JP	JOINT POLE	WM	WATER METER
		VC	VERTICAL CURVE





SHEET INDEX

SHEET NO.		DESCRIPTION
CIVIL PLANS		
1	C1	COVER SHEET
2	C2	BOUNDARY AND EXISTING EASEMENTS
3	C3	SLOPE CLASSIFICATION
4–7	C4–C7	SITE DEVELOPMENT PLAN
8	C8	EXISTING TREE PLAN
9	C9	TRAIL CONNECTION EXHIBIT
ARCHITECTURE		
10–51		SEE SEPARATE ARCHITECTURE PLAN SET
LANDSCAPE ARCHITECTURE		
52	L1	SITE PLAN
53–55	L2–L4	CONCEPTUAL LANDSCAPE PLAN
56	L5	PLAN VIEW ENLARGEMENT
57	L6	TREE REMOVAL & PROTECTION PLAN
58	L7	LANDSCAPE ELEVATIONS
59	L8	LANDSCAPE DETAILS & PLANT PALETTE

LAND USE SUMMARY

LAND USE	UNITS	ACRES	% OF SITE
MEDIUM DENSITY RESIDENTIAL (MDR) SINGLE FAMILY ATTACHED LOT SIZE: 7,224 SF TO 14,745 SF	28	6.9	5.4%
NEW LESTER RESIDENTIAL SINGLE FAMILY ATTACHED LOT SIZE: 39,038 SF TO 41,723 SF	2	1.9	1.5%
RIGHT-OF-WAY (STREETS & SIDEWALKS)	–	2.6	2.0%
HOA OPEN SPACE (PARCEL A) STREET A (EVAE INSIDE OF PARCEL A = 0.4 AC)	–	39.9	31.1%
PROPOSED EBRPD PARK (PARCEL B)	–	69.3	53.9%
PARCEL C (PRIVATE)	–	7.6	5.9%
HOA OPEN SPACE – STORMWATER TREATMENT BASIN (PARCEL D)	–	0.3	0.2%
	30	128.5	100%

PROJECT TEAM

Applicant
Ponderosa Homes II, Inc.
5020 Franklin Drive, Suite 200
Pleasanton, CA 94588
Contact: Rick Rosenbaum
(925) 460-8910

Architects
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2031 Orchard Drive, Suite 100
Newport Beach, CA 92660
Contact: Teressa Oehrlein
(949) 553-9100

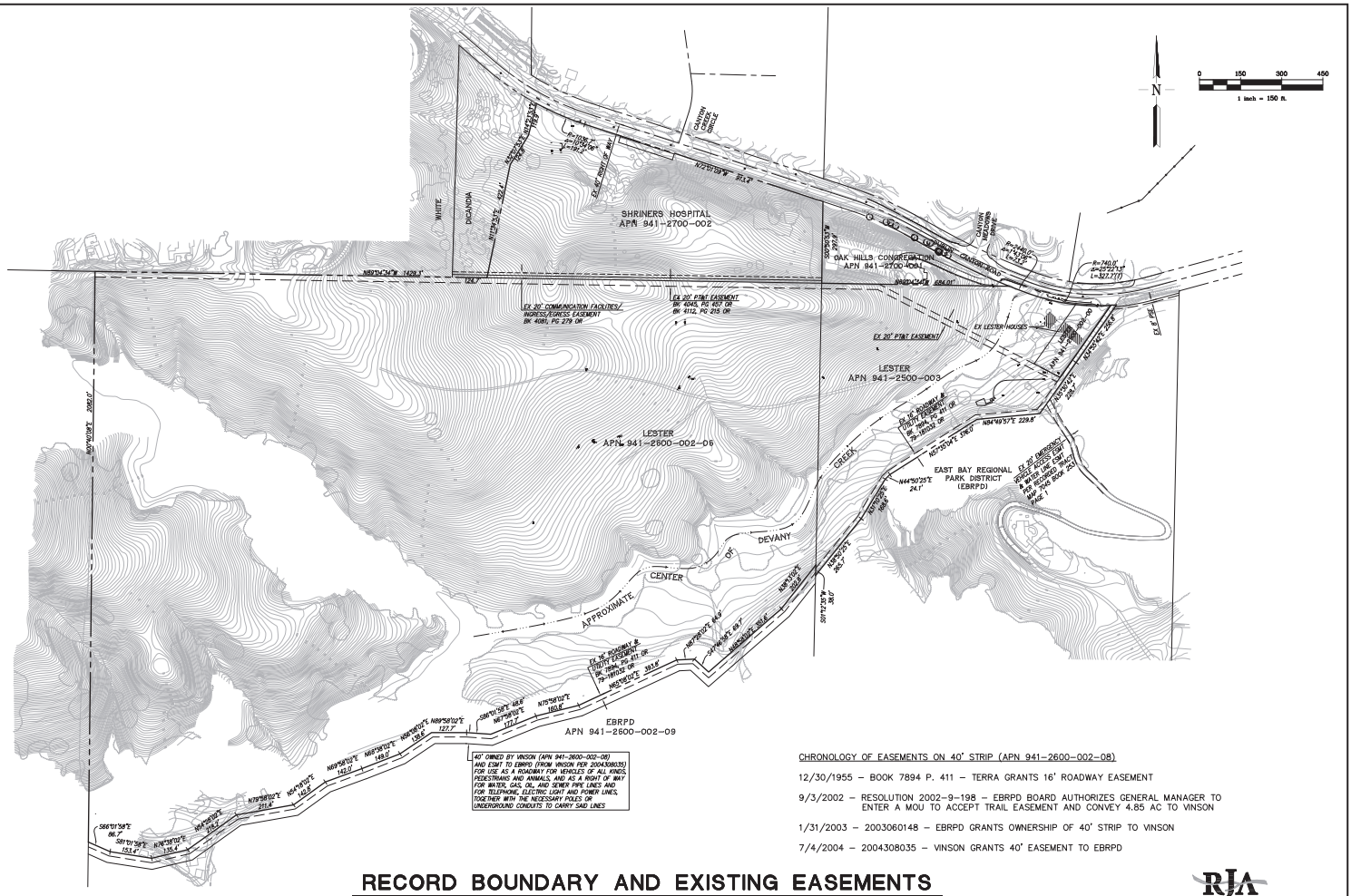
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Landscape Architect
vanderToolen Associates
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(707) 224-2299

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CHRONOLOGY OF EASEMENTS ON 40' STRIP (APN 941-2600-002-08)

12/30/1955 – BOOK 7894 P. 411 – TERRA GRANTS 16' ROADWAY EASEMENT

9/3/2002 – RESOLUTION 2002-9-198 – EBRPD BOARD AUTHORIZES GENERAL MANAGER TO ENTER A MOU TO ACCEPT TRAIL EASEMENT AND CONVEY 4.85 AC TO VINSON

1/31/2003 – 2003060148 – EBRPD GRANTS OWNERSHIP OF 40' STRIP TO VINSON

7/4/2004 – 2004308035 – VINSON GRANTS 40' EASEMENT TO EBRPD

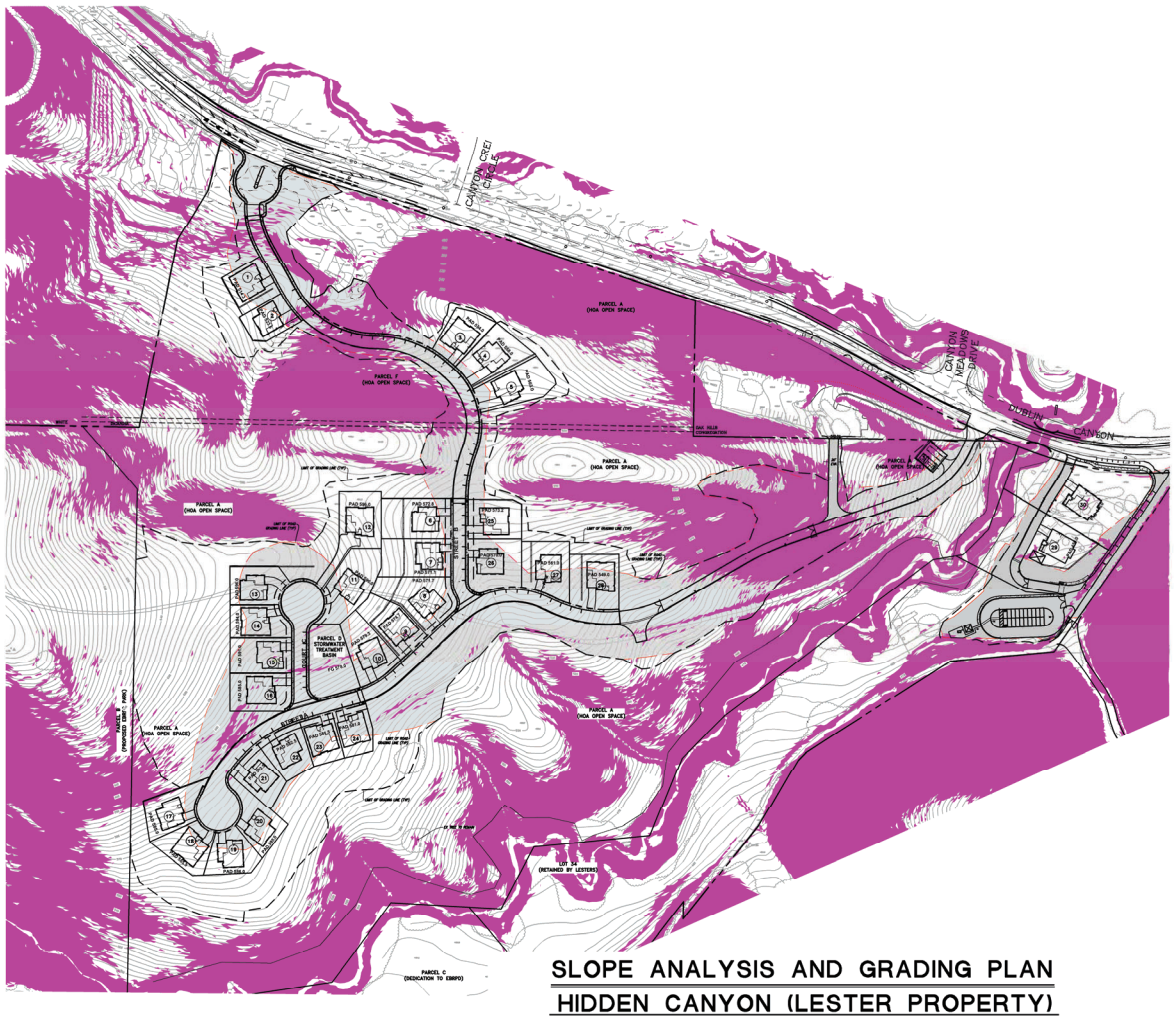
RECORD BOUNDARY AND EXISTING EASEMENTS
HIDDEN CANYON (LESTER PROPERTY)

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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DATE: MAY 7, 2024 JOB NO. 131074 SHEET C2 OF 59

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SLOPE ANALYSIS AND GRADING PLAN
HIDDEN CANYON (LESTER PROPERTY)

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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DATE: MAY 7, 2024 JOB NO. 131074 SHEET C3 OF 59

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FLOOR AREA RATIO TABLE

LOT NO	LOT SIZE (SF)	HOUSE MODEL	MAX HEIGHT (FT)	HOUSE SIZE (SF)	GARAGE SIZE (SF)	FAR	MIN FRONT SETBACK (PORCH/HOUSE/ DWY)	MIN REAR SETBACK	MIN SIDE SETBACK (INTERIOR/ CORNER)
1	9,188	PLAN 2	27.8	3,774	636	41.1%	15'/15'/20'	15'	5'/5'
2	8,016	PLAN 3	26.9	4,243	614	52.9%	15'/15'/20'	15'	5'/5'
3	9,359	PLAN 1	27.8	3,750	697	40.1%	15'/15'/20'	15'	5'/5'
4	12,505	PLAN 3 ADU	29.1	4,243	614	33.9%	15'/15'/20'	15'	5'/5'
5	11,813	PLAN 2	25.3	3,774	636	31.9%	15'/15'/20'	15'	5'/5'

NOTES:
1. MINOR ARCHITECTURAL PROJECTIONS PER CITY OF PLEASANTON ZONING ORDINANCE ARE ALLOWED TO ENCROACH INTO SETBACKS.
2. THE UNIT MIX IS REPRESENTATIVE AND MAY VARY.
3. FOR SPECIFIC BUILDING HEIGHTS, SEE ARCHITECTURAL PLANS.
4. PRELIMINARY SQUARE FOOTAGES ARE APPROXIMATE.

SETBACKS

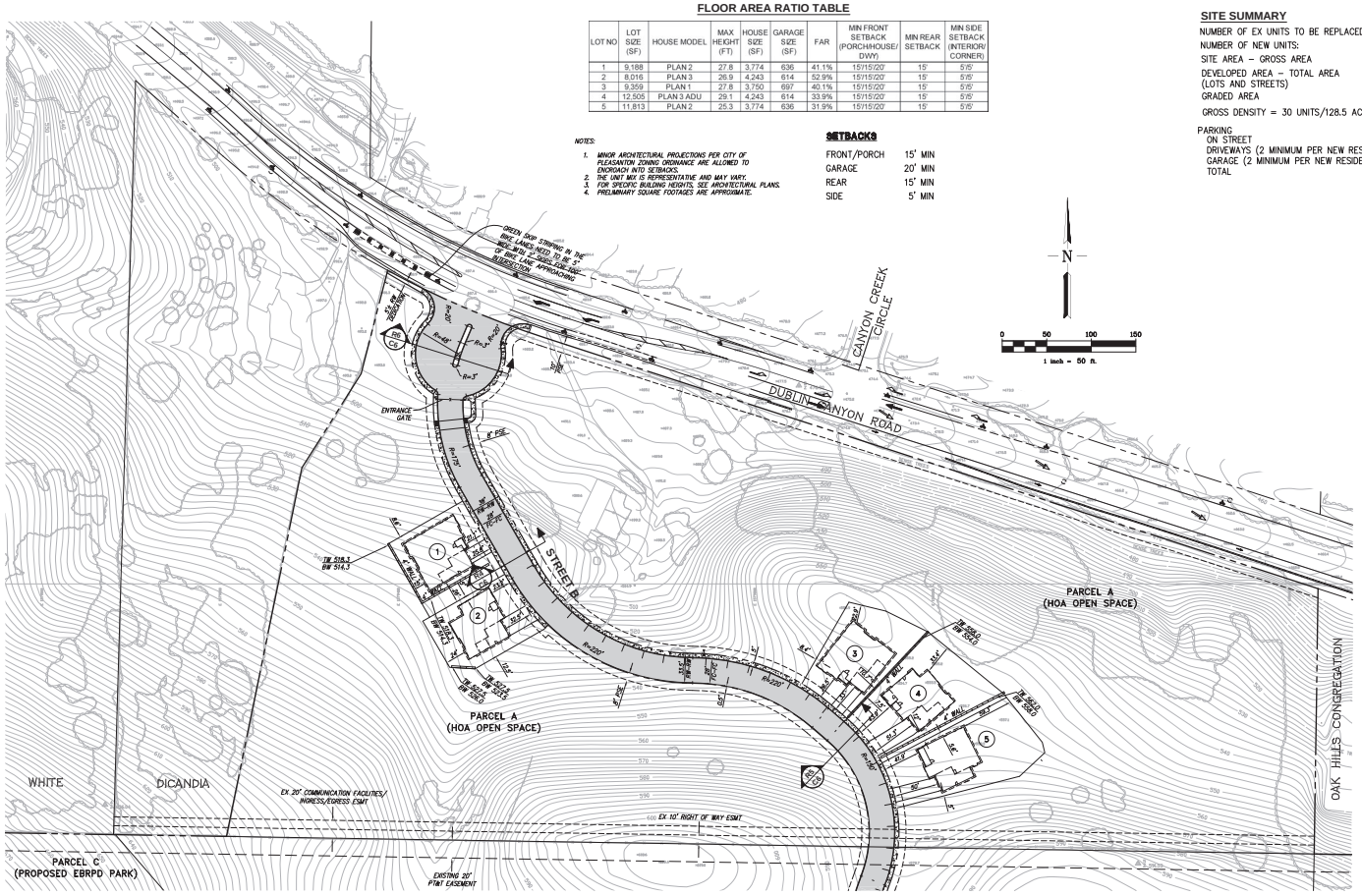
FRONT/PORCH	15' MIN
GARAGE	20' MIN
REAR	15' MIN
SIDE	5' MIN

SITE SUMMARY

NUMBER OF EX UNITS TO BE REPLACED:	2
NUMBER OF NEW UNITS:	28
SITE AREA – GROSS AREA	128.5± ACRES
DEVELOPED AREA – TOTAL AREA (LOTS AND STREETS)	11.4± ACRES
GRADED AREA	21.2± ACRES
GROSS DENSITY = 30 UNITS/128.5 AC	0.23 DU/AC

PARKING

ON STREET	56
DRIVEWAYS (2 MINIMUM PER NEW RESIDENCE)	60
GARAGE (2 MINIMUM PER NEW RESIDENCE)	60
TOTAL	176



SEE SHEET C5

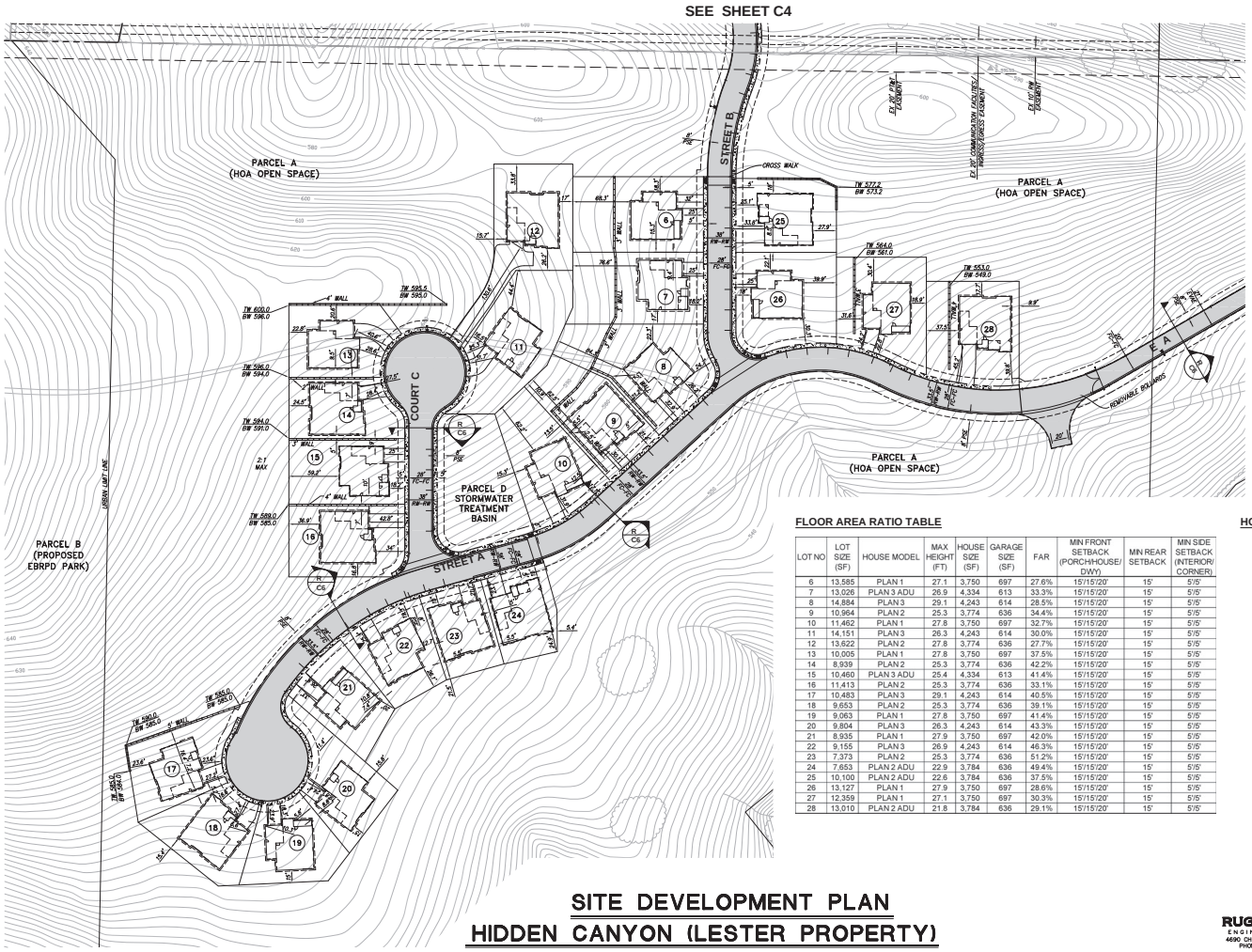
SITE DEVELOPMENT PLAN
HIDDEN CANYON (LESTER PROPERTY)

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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DATE: MAY 7, 2024 JOB NO. 131074 SHEET C4 OF 59

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FLOOR AREA RATIO TABLE

LOT NO	LOT SIZE (SF)	HOUSE MODEL	MAX HEIGHT (FT)	HOUSE SIZE (SF)	GARAGE SIZE (SF)	FAR	MIN FRONT SETBACK (PORCH/HOUSE/ OWY)	MIN REAR SETBACK	MIN SIDE SETBACK (INTERIOR/ CORNER)
6	13,585	PLAN 1	27.1	3,750	697	27.6%	15'/15'/20'	15'	5'/5'
7	13,026	PLAN 3 ADU	26.9	4,334	613	33.3%	15'/15'/20'	15'	5'/5'
8	14,884	PLAN 3	29.1	4,243	614	28.5%	15'/15'/20'	15'	5'/5'
9	10,964	PLAN 2	25.3	3,774	636	34.4%	15'/15'/20'	15'	5'/5'
10	11,462	PLAN 1	27.8	3,750	697	32.7%	15'/15'/20'	15'	5'/5'
11	14,151	PLAN 3	26.3	4,243	614	30.0%	15'/15'/20'	15'	5'/5'
12	13,622	PLAN 2	27.8	3,774	636	27.7%	15'/15'/20'	15'	5'/5'
13	10,005	PLAN 1	27.8	3,750	697	37.5%	15'/15'/20'	15'	5'/5'
14	8,939	PLAN 2	25.3	3,774	636	42.2%	15'/15'/20'	15'	5'/5'
15	10,460	PLAN 3 ADU	25.4	4,334	613	41.4%	15'/15'/20'	15'	5'/5'
16	11,413	PLAN 2	25.3	3,774	636	33.1%	15'/15'/20'	15'	5'/5'
17	10,483	PLAN 3	29.1	4,243	614	40.5%	15'/15'/20'	15'	5'/5'
18	9,653	PLAN 2	25.3	3,774	636	39.1%	15'/15'/20'	15'	5'/5'
19	9,063	PLAN 1	27.8	3,750	697	41.4%	15'/15'/20'	15'	5'/5'
20	9,804	PLAN 3	26.3	4,243	614	43.3%	15'/15'/20'	15'	5'/5'
21	8,935	PLAN 1	27.9	3,750	697	42.0%	15'/15'/20'	15'	5'/5'
22	9,155	PLAN 3	26.9	4,243	614	46.3%	15'/15'/20'	15'	5'/5'
23	7,373	PLAN 2	25.3	3,774	636	51.2%	15'/15'/20'	15'	5'/5'
24	7,653	PLAN 2 ADU	22.9	3,784	636	49.4%	15'/15'/20'	15'	5'/5'
25	10,100	PLAN 2 ADU	22.6	3,784	636	37.5%	15'/15'/20'	15'	5'/5'
26	13,127	PLAN 1	27.9	3,750	697	28.6%	15'/15'/20'	15'	5'/5'
27	12,359	PLAN 1	27.1	3,750	697	30.3%	15'/15'/20'	15'	5'/5'
28	13,010	PLAN 2 ADU	21.8	3,784	636	29.1%	15'/15'/20'	15'	5'/5'

HOUSE MO EL MI

PLAN 1	8
PLAN 2	8
PLAN 2 ADU	3
PLAN 3	6
PLAN 3 ADU	3
	28

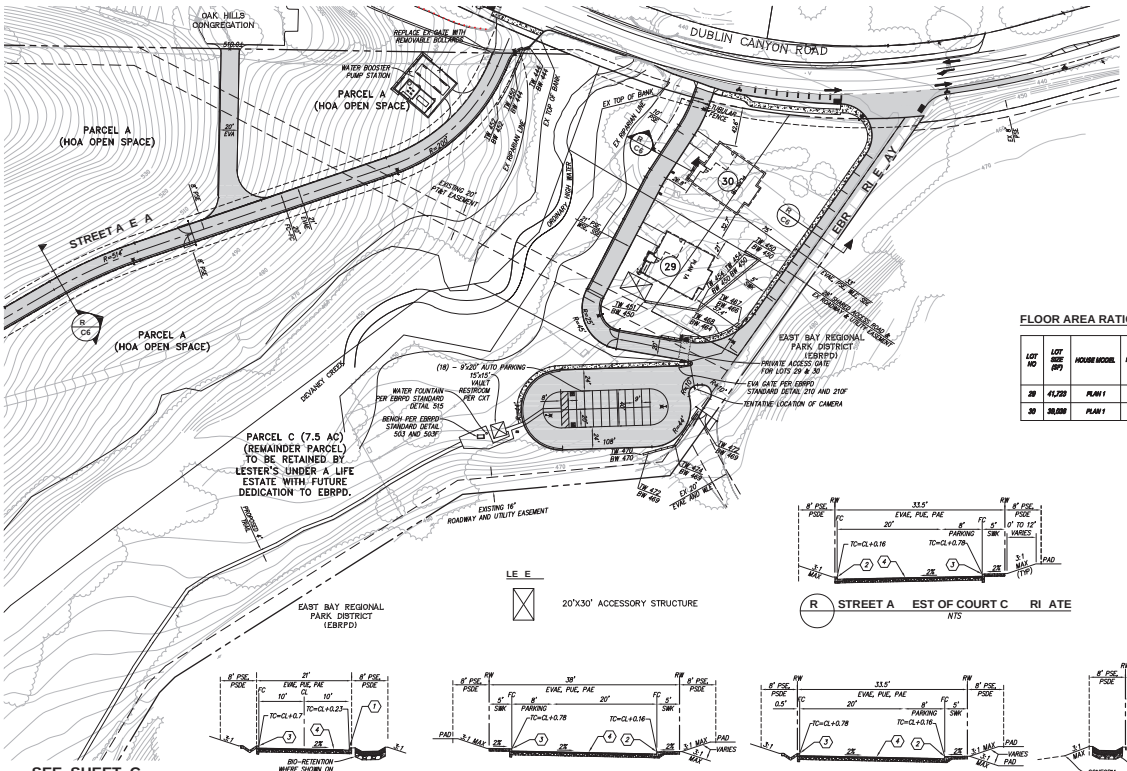
SITE DEVELOPMENT PLAN
HIDDEN CANYON (LESTER PROPERTY)

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: MAY 7, 2024 JOB NO. 131074 SHEET C5 OF 59

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N

0 50 100 150

1 inch = 50 ft.

EY OTES FOR CROSS SECTIO S

1. TYPE "A" CURB AND GUTTER PER CITY STD DWG 101
2. TYPE "B" MONOLITHIC CURB, GUTTER AND SIDEWALK PER CITY STD DWG 102
3. 6" VERTICAL CURB PER DETAIL ON THIS SHEET
4. AC PAVEMENT

FLOOR AREA RATIO TABLE

LOT NO	LOT SIZE (SF)	HOUSE MODEL	MAX. HEIGHT (FT)	HOUSE SIZE (SF)	GARAGE SIZE (SF)	FAR	MIN FRONT SETBACK (PORCH/HOUSE) DIM'S	MIN REAR SETBACK	MIN SIDE SETBACK (INTERIOR CORNER)
29	41,722	PLAN 1	33.0	3,491	559	7.7%	10'/18'/20'	15'	5'/5'
30	39,559	PLAN 1	33.0	3,491	559	7.7%	10'/18'/20'	15'	5'/5'

LE E

20'X30' ACCESSORY STRUCTURE

R STREET A EST OF COURT C RI ATE
NTS

R STREET A EAST OF COURT C RI ATE
NTS

R STREET A E E A RI ATE
NTS

R4 STREET B RI ATE
NTS

R5 STREET B RI ATE
NTS

R6 STREET B
NTS

6" VERTICAL CURB
NTS

R COURT C RI ATE
NTS

R EBR RI E AY
NTS

R LOTS A RI E AY
NTS

SITE DEVELOPMENT PLAN

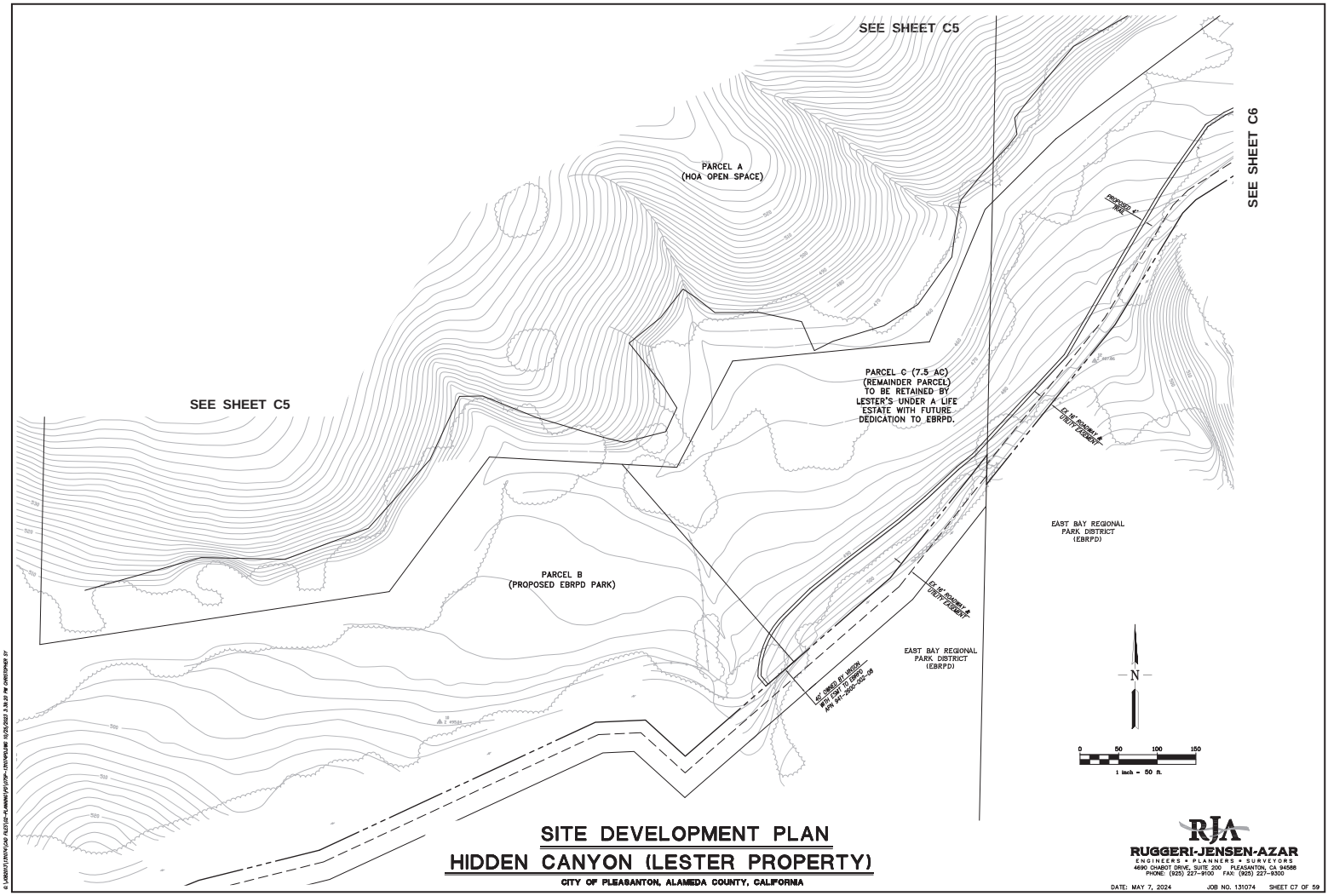
HIDDEN CANYON (LESTER PROPERTY)

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DATE: MAY 7, 2024 JOB NO. 131074 SHEET 06 OF 59

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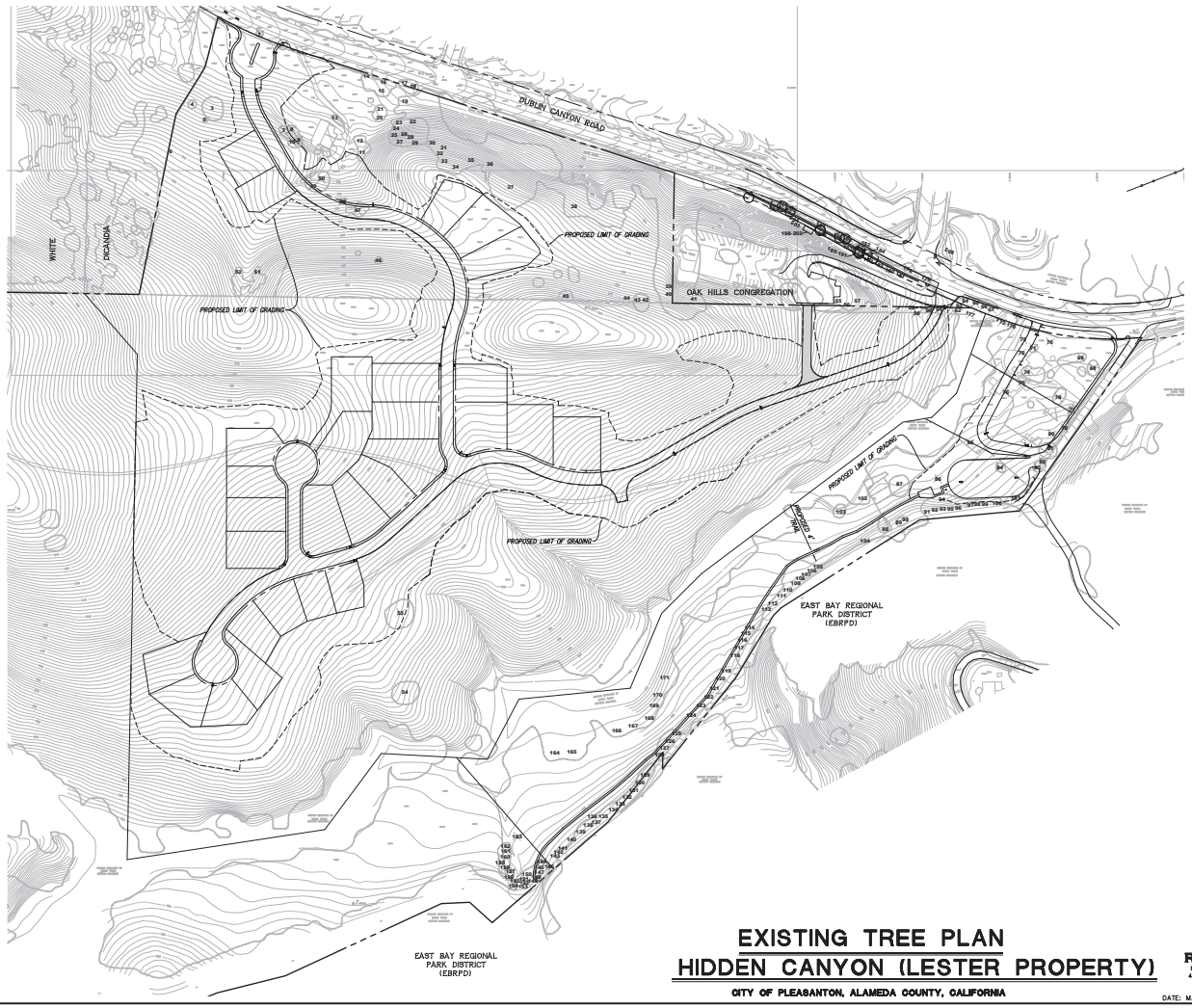
SITE DEVELOPMENT PLAN
HIDDEN CANYON (LESTER PROPERTY)

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DATE: MAY 7, 2024 JOB NO. 131074 SHEET C7 OF 59

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LEGEND

3 EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

NOTE:

EXISTING TREE NUMBERS ARE FROM THE ARBORIST REPORT, DATED DECEMBER, 2015.

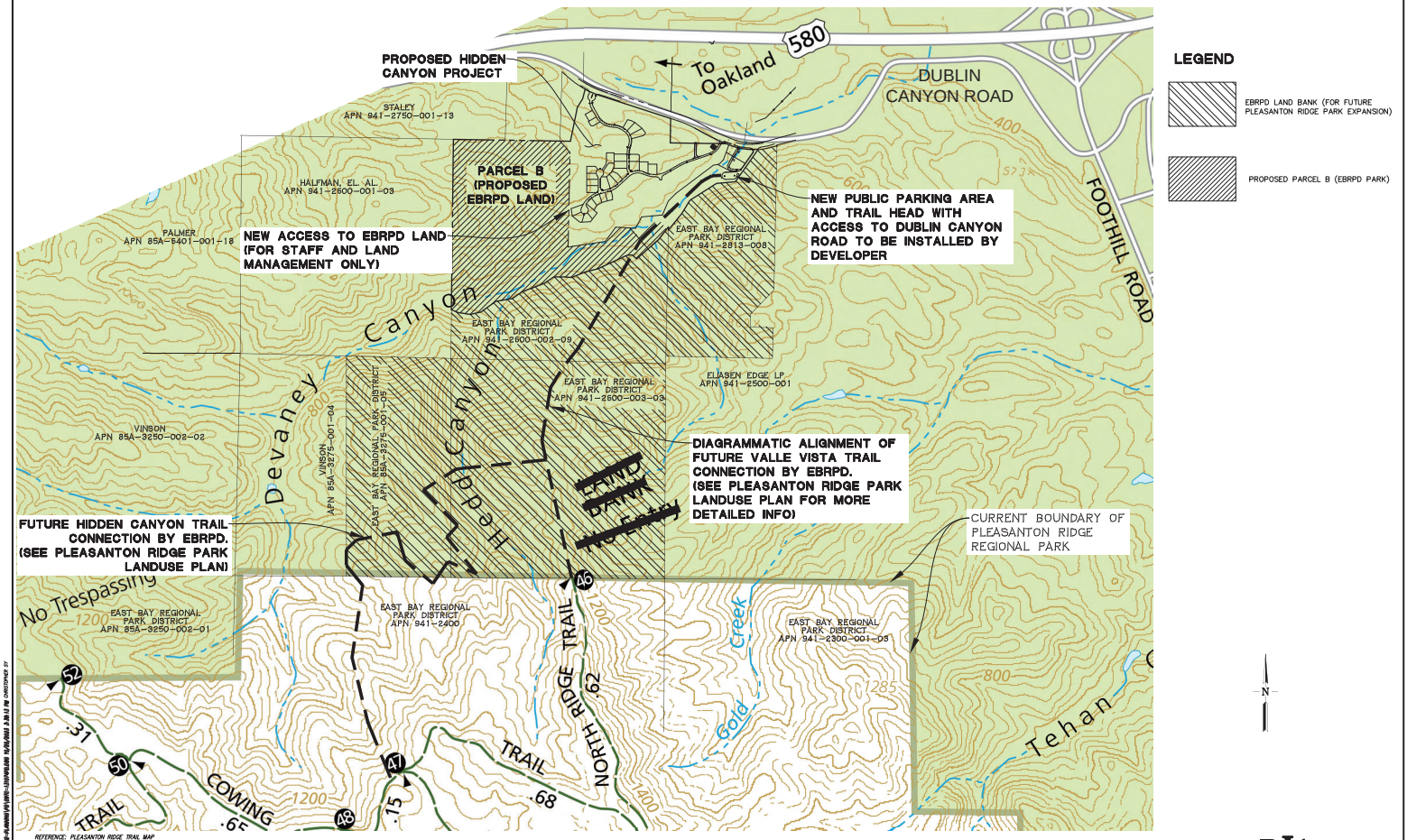
EXISTING TREE PLAN
HIDDEN CANYON (LESTER PROPERTY)

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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DATE: MAY 7, 2024 JOB NO. 131074 SHEET C8 OF 59

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REFERENCE: PLEASANTON RIDGE TRAIL MAP

TRAIL CONNECTION EXHIBIT
HIDDEN CANYON (LESTER PROPERTY)

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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DATE: MAY 7, 2024 JOB NO. 131074 SHEET C9 OF 59

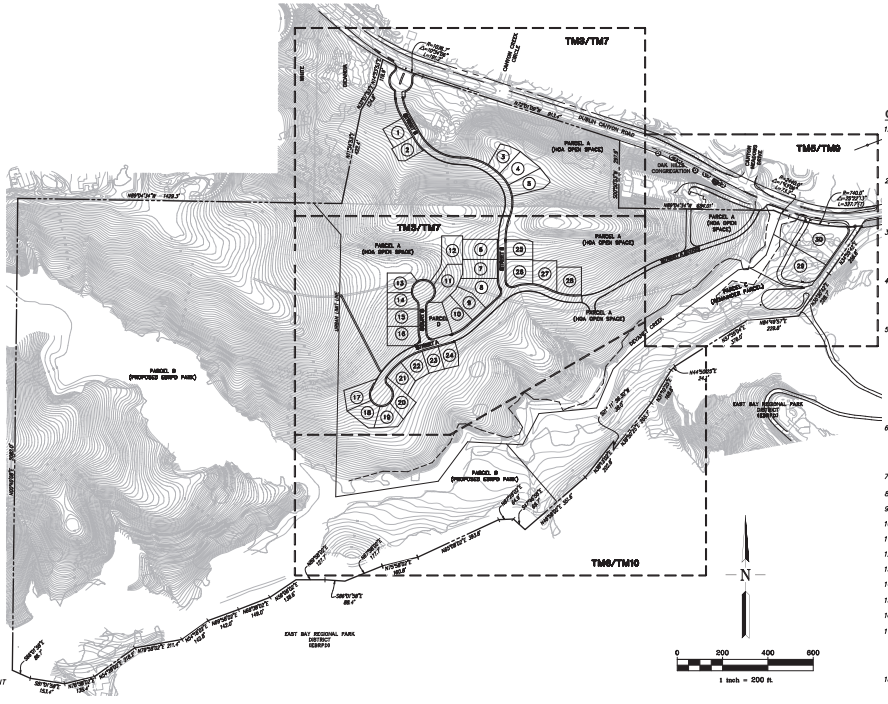
VESTING TENTATIVE MAP
TRACT 8569 - HIDDEN CANYON (LESTER AND SHRINER'S PROPERTY)
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

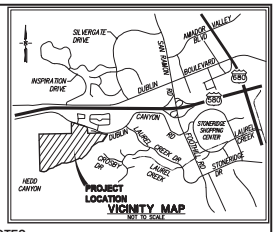
LEGEND

PROPOSED	DESCRIPTION	EXISTING
	TRACT BOUNDARY	
	LOT LINE	
	RIGHT OF WAY	
	CENTER LINE	
	MATCH LINE	
	RETAINING WALL	
	EASEMENT LINE	
	PT&T EASEMENT LINE	
12" SD	STORM DRAIN	12" SD
SS	SANITARY SEWER	SS
W	WATER	W
RW	RECYCLED WATER	RW EX. FF
	CURB & GUTTER	
	SIDEWALK	
	OVERHEAD UTILITIES	OH
	JOINT POLE	
	WETLANDS LIMIT	
	EARTH OR GRASS SWALE	
	CONCRETE DITCH	
	STORM WATER INLET	
	FIELD INLET	
	AREA DRAIN	
	DIRECTION OF FLOW	
	MANHOLE	
	FIRE HYDRANT	
	BLOW OFF	
	SANITARY SEWER CLEAN OUT	
	WATER VALVE	
	STREET LIGHT	
	MONUMENT	
	TRAFFIC SIGN	
	STREET NAME SIGN	
	FENCE	
	BARRICADE	
	SLOPE	
	HANDICAP RAMP	
	SAVE TREE	20" OAK (S)
	REMOVE TREE	
	CONTOUR ELEVATIONS	
x 525.2	SPOT ELEVATION	+525.2
	ASPHALT PAVEMENT	
	BIORETENTION AREA	
	LIFT STATION	
	DIRECTION OF FUTURE FLOW	
	25% SLOPE LIMIT	

ABBREVIATIONS

AB	AGGREGATE BASE	LP	LOW POINT
AC	ASPHALT CONCRETE or ACRES	ME	MAINTENANCE EASEMENT
AD	AREA DRAIN	MH	MANHOLE
BC	BEGINNING OF CURVE	OH	OVERHEAD UTILITIES
BSM	BIO-TREATMENT SOIL MIX	PAE	PRIVATE ACCESS EASEMENT
BVC	BEGIN VERTICAL CURVE	PCC	POINT OF COMPOUND CURVE
BO	BLOW OFF	PL	PROPERTY LINE
BW	BOTTOM OF WALL	PRC	POINT OF REVERSE CURVE
CL	CENTER LINE	PSDE	PRIVATE STORM DRAIN EASEMENT
CMP	CORRUGATED METAL PIPE	PSE	PUBLIC SERVICE EASEMENT
CY	CUBIC YARD	PVC	POLYVINYL CHLORIDE PIPE
DWY	DRIVEWAY	PVI	POINT OF VERTICAL INTERSECTION
DIP	DUCTILE IRON PIPE	PUE	PUBLIC UTILITY EASEMENT
EC	END OF CURVE	RCP	REINFORCED CONCRETE PIPE
EVC	END VERTICAL CURVE	RET	CURB RETURN
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	ROW	RIGHT-OF-WAY
EX	EXISTING	SDE	STORM DRAIN EASEMENT
FC	FACE OF CURB	SF	SQUARE FEET
FG	FINISHED GRADE	SO	SIDE OPENING INVERT
FH	FIRE HYDRANT	SSCO	SANITARY SEWER CLEAN OUT
FI	FIELD INLET	STA	STATION
FL	FLOW LINE	SWI	STORM WATER INLET
GB	GRADE BREAK	SWK	SIDEWALK
GR	GRATE	TC	TOP OF CURB
HP	HIGH POINT	TD	TOP OF DITCH
INV	INVERT ELEVATION	TW	TOP OF WALL
JP	JOINT POLE	WLE	WATER LINE EASEMENT
		WM	WATER METER
		VC	VERTICAL CURVE





SHEET INDEX

SHEET NO.	DESCRIPTION
TM1	COVER SHEET
TM2	BOUNDARY AND EXISTING EASEMENTS PLAN
TM3-TM6	PRELIMINARY SITE PLAN
TM7-TM9B	PRELIMINARY GRADING AND UTILITY PLAN
TM10	PRELIMINARY STORMWATER TREATMENT PLAN
TM11A	PRELIMINARY DUBLIN CANYON ROAD STRIPING PLAN WITH SIGNAL
TM11B-C	PRELIMINARY ON-SITE SIGNING & STRIPING PLAN
TM12	DUBLIN CANYON ROAD OVERHEAD/UNDERGROUNDING PLAN
TM13-15	EMERGENCY VEHICLE ACCESS PLAN
TM16	SLOPE ANALYSIS AND GRADING PLAN

PRIVATE STREET LIGHT SHEET INDEX

SHEET NO.	DESCRIPTION
PRSL1	PRIVATE STREET LIGHTING TITLE SHEET
PRSL2	PRIVATE STREET LIGHTING SITE PLAN
PRSL3	PRIVATE STREET LIGHTING SITE PLAN
PRSL4	PRIVATE STREET LIGHTING SITE PLAN
PRSL5	PRIVATE STREET LIGHTING SITE PLAN
1	SITE PLAN PHOTOMETRICS
2	SITE PLAN PHOTOMETRICS

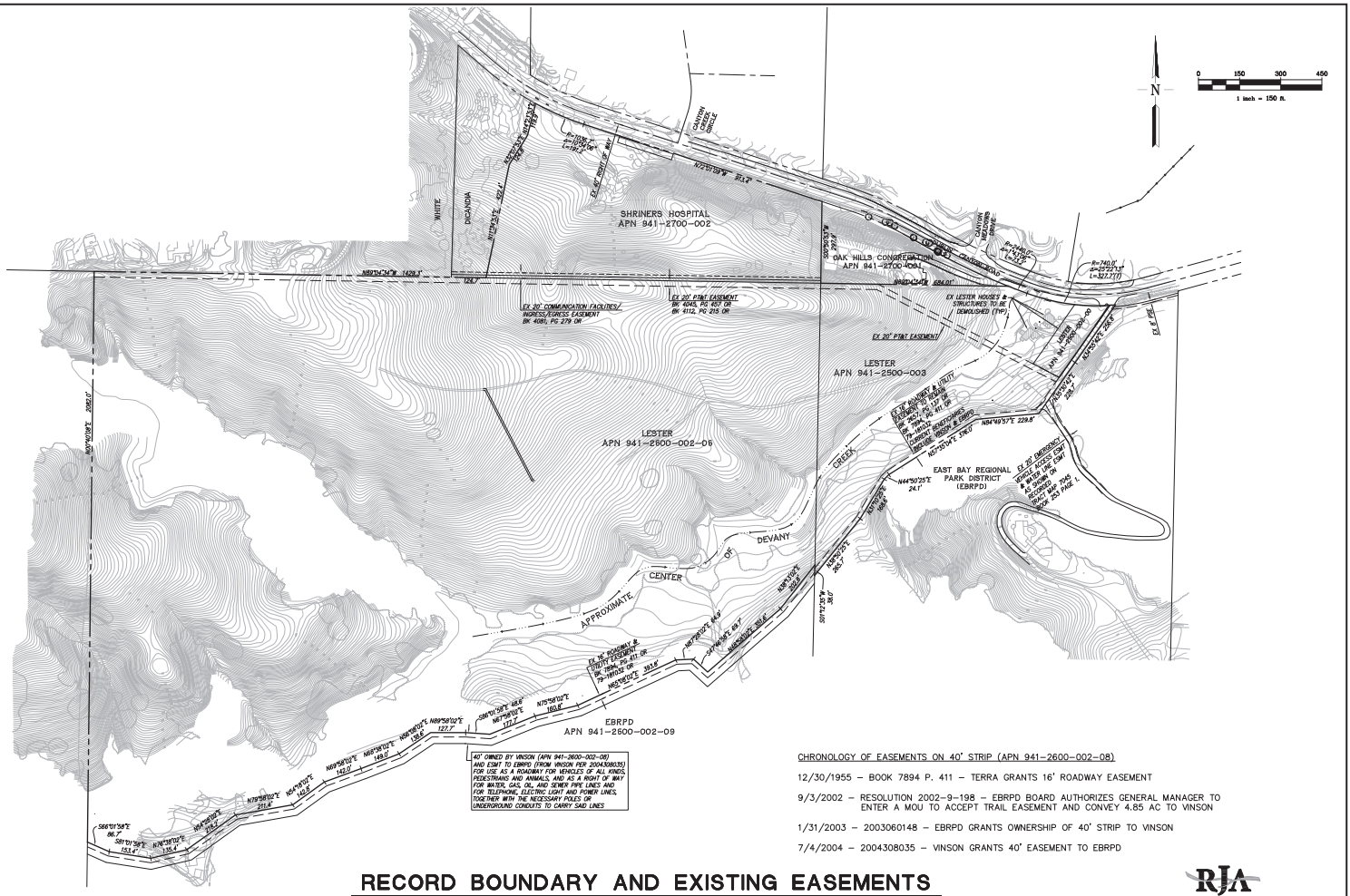
GENERAL NOTES

1. OWNERS: MABLE E. LESTER & SHRINERS HOSPITALS FOR CRIPPLED CHILDREN
2. APPLICANT: PONDEROSA HOMES II, INC. 5020 FRANKLIN DRIVE, SUITE 120 PLEASANTON, CA 94588 CONTACT: RICK ROSENBAUM (925)460-8910
3. CIVIL ENGINEER: RUGGERI-JENSEN-AZAR 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588 TEL: (925) 227-9100 CONTACT: ALEXANDER AZAR
4. GEOTECHNICAL ENGINEER: CORNERSTONE EARTH GROUP 1259 OAKMEAD PARKWAY SUNNYVALE, CA 94085 TEL: (408) 245-4600 CONTACT: JOHN K. DYE
5. ARCHITECTS: BASSENIAN-LAGONI 2031 ORCHARD DRIVE, SUITE 100 NEWPORT BEACH, CA 92660 (949) 553-9100 CONTACT: TERESSA OEHRLEIN
   WHA 500 EXECUTIVE PKWY #375, SAN RAMON, CA 94583 CONTACT: MARK RUTHERFORD (925) 463-1700
6. LANDSCAPE ARCHITECT: VANDERTOOLEN ASSOCIATES 855 BORDEAUX WAY, SUITE 240 NAPA, CA 94558 (707) 224-2399 CONTACT: BYRON WILLIAMS
7. ASSESSOR'S PARCEL NUMBER: 941-2500-002; 941-2600-002-06; 941-2500-003; 941-2700-002
8. CURRENT USE: VACANT LOT/EXISTING RESIDENCE
9. CURRENT GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL
10. PROPOSED USE: SINGLE-FAMILY DETACHED
11. EXISTING ZONING: RESIDENTIAL & OPEN SPACE
12. PROPOSED ZONING: PLANNED DEVELOPMENT
13. GROSS SITE AREA: 128.5 ACRES
14. NET DEVELOPMENT AREAS: 11.4 ACRES
15. PROPOSED GROSS SITE DENSITY: 0.23 (UNITS/ACRE)
16. TOTAL NUMBER OF PROPOSED UNITS: 30 RESIDENTIAL UNITS
17. OPEN SPACE: REMAINDER PARCEL: PARCEL C (7.6 ACRE) PROPOSED EBRPD PARK: PARCEL B (69.3 ACRE) HOA OPEN SPACE: PARCEL A (39.9 ACRE) HOA OPEN SPACE: PARCEL D (0.34 ACRE)
18. UTILITIES:
    a. WATER: CITY OF PLEASANTON
    b. SANITARY SEWER: CITY OF PLEASANTON
    c. STORM DRAIN: CITY OF PLEASANTON
    d. FIRE: LIVERMORE-PLEASANTON FIRE DEPARTMENT
    e. GAS AND ELECTRIC: PACIFIC GAS AND ELECTRIC
    f. TELEPHONE: AT&T
    g. CABLE TV: COMCAST
19. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL TOPOGRAPHIC SURVEY PREPARED IN FEBRUARY 1998 BY AERO GEODETIC CORP.
20. THIS PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN IN FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 06001C0304G, DATED AUGUST 3, 2009.
21. BENCHMARK: ALAMEDA COUNTY DISK BM 82, ELEV 441.96 HGVD 1929

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DATE: MAY 19, 2025 JOB NO. 131074 SHEET TM1 OF 19

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CHRONOLOGY OF EASEMENTS ON 40' STRIP (APN 941-2600-002-08)

12/30/1955 – BOOK 7894 P. 411 – TERRA GRANTS 16' ROADWAY EASEMENT

9/3/2002 – RESOLUTION 2002-9-198 – EBRPD BOARD AUTHORIZES GENERAL MANAGER TO ENTER A MOU TO ACCEPT TRAIL EASEMENT AND CONVEY 4.85 AC TO VINSON

1/31/2003 – 2003060148 – EBRPD GRANTS OWNERSHIP OF 40' STRIP TO VINSON

7/4/2004 – 2004308035 – VINSON GRANTS 40' EASEMENT TO EBRPD

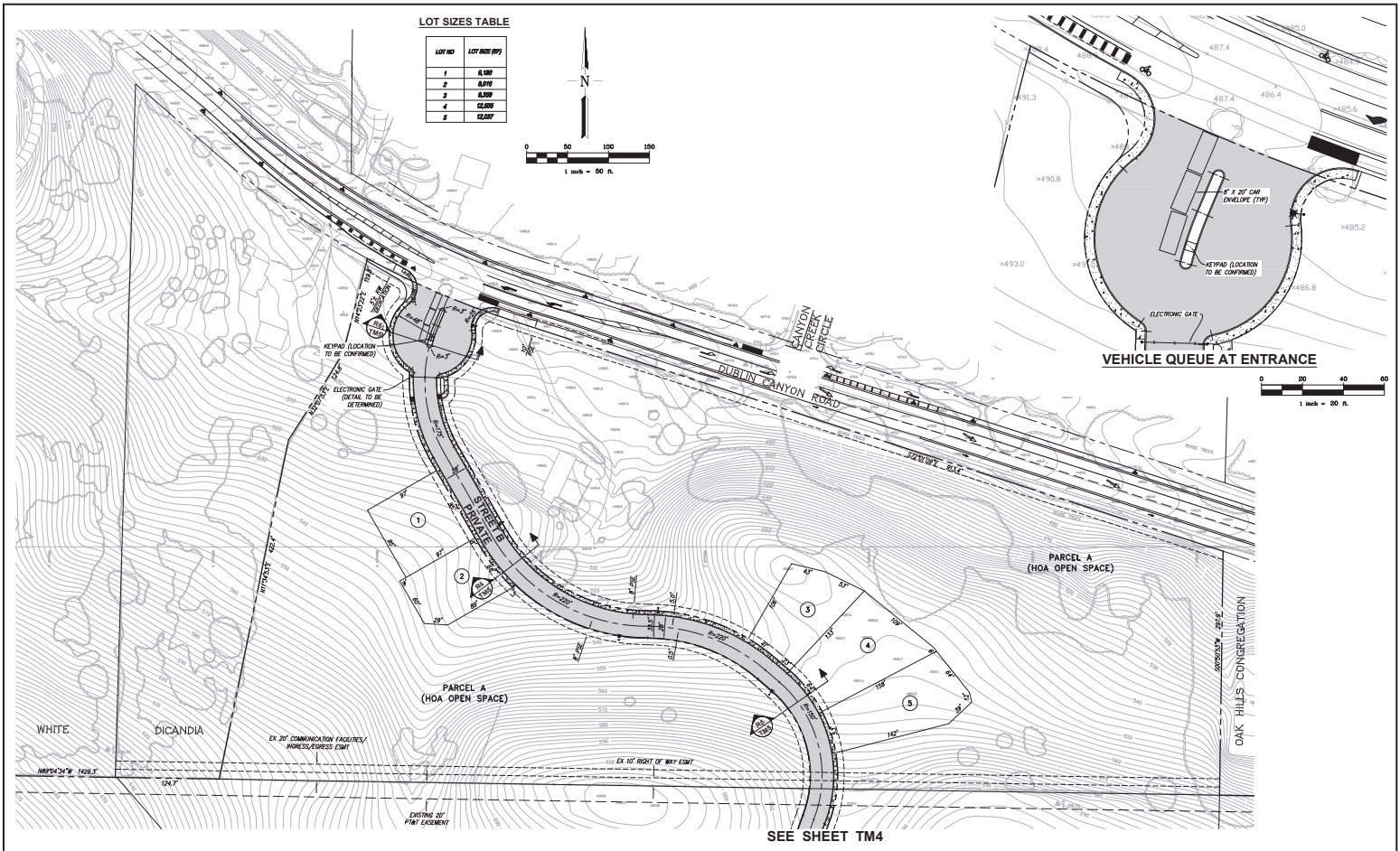
RECORD BOUNDARY AND EXISTING EASEMENTS
TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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SITE PLAN

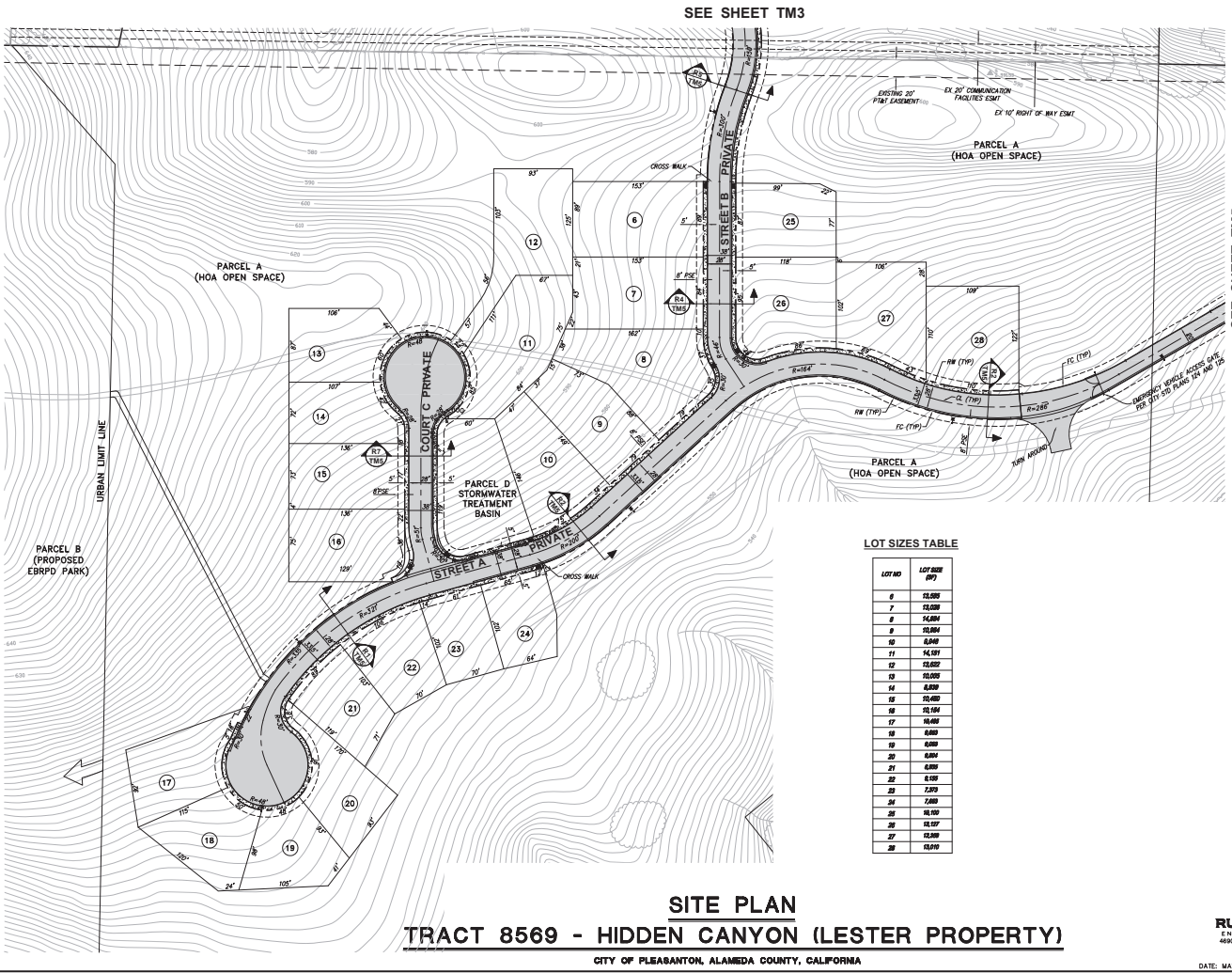
TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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G:\JOBS\131074\CAD FILES\12-PLANNING\SITE MAP\SUB-CONSTRUCTION 5/19/2025 11:26:37 AM RYAN ABRAHAM



LOT SIZES TABLE

LOT NO	LOT SIZE (SF)
6	12,595
7	13,039
8	14,484
9	10,994
10	8,949
11	14,181
12	13,632
13	10,005
14	8,859
15	10,469
16	10,194
17	10,468
18	8,869
19	8,869
20	8,894
21	8,895
22	8,139
23	7,370
24	7,869
25	10,100
26	10,127
27	12,309
28	13,010

SITE PLAN

TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)

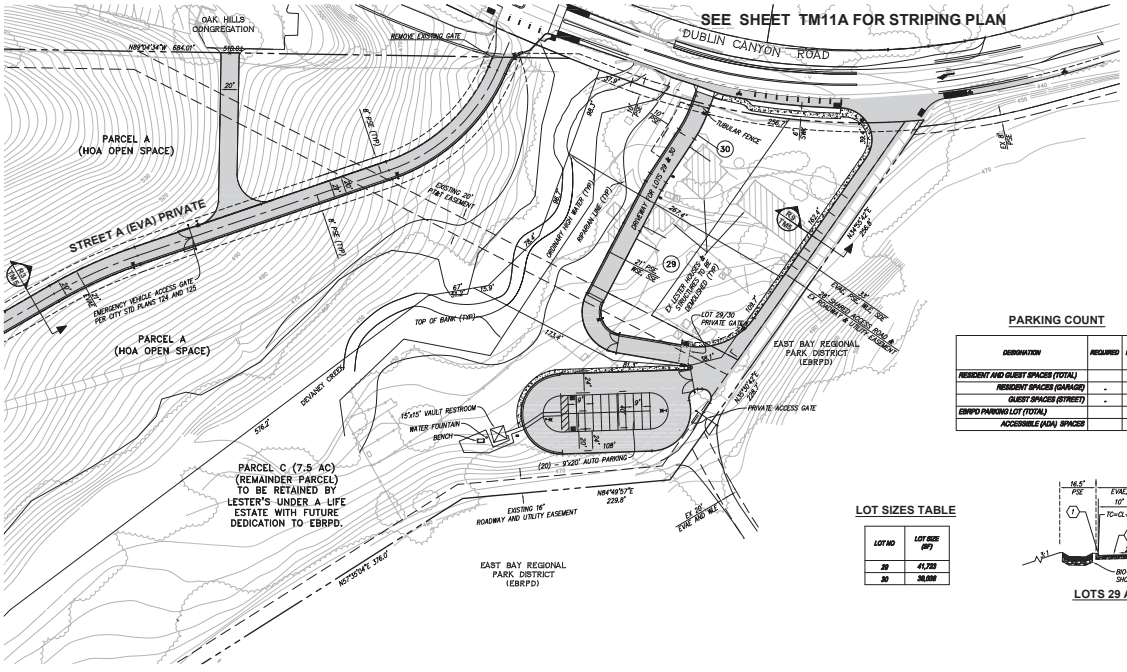
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

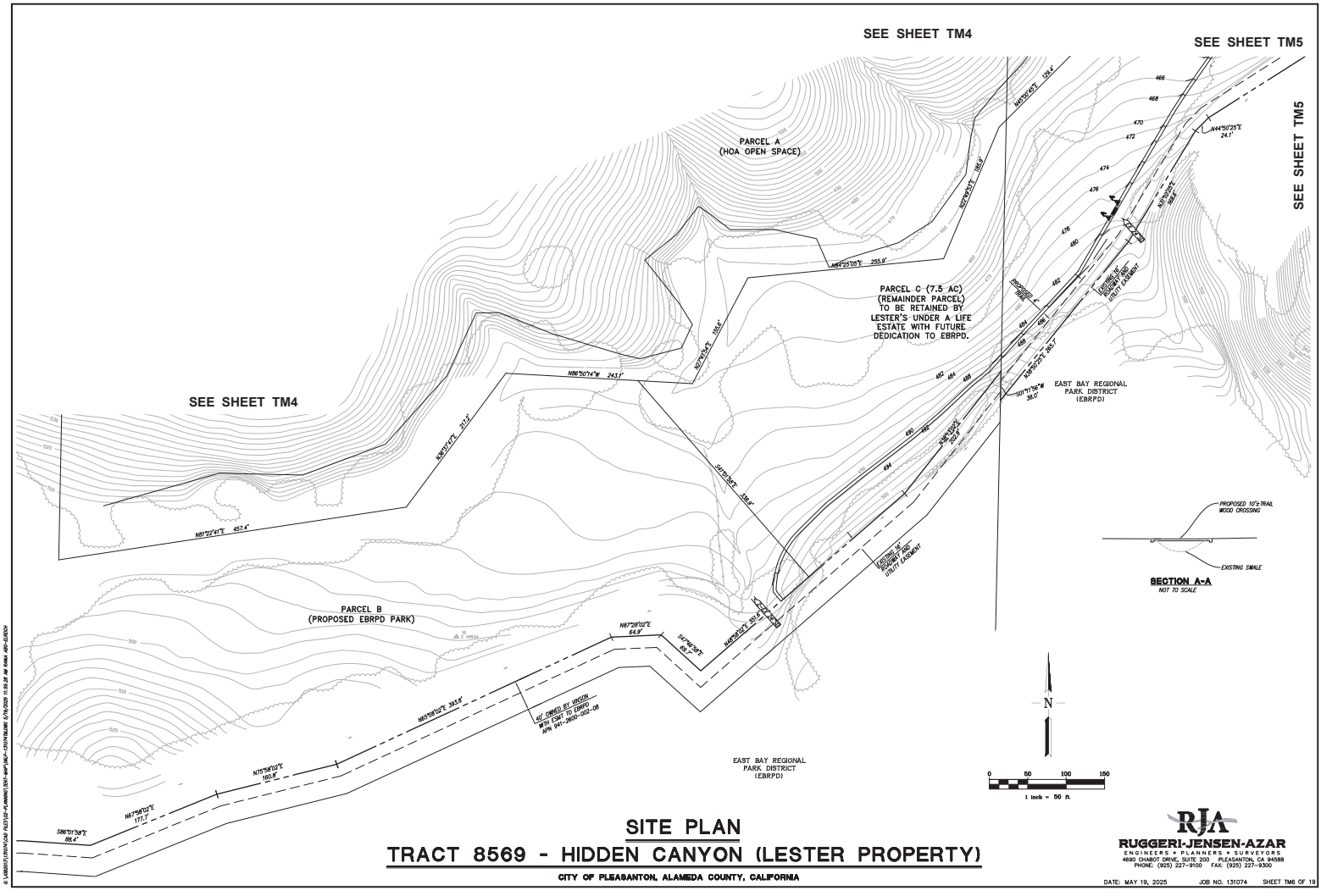
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SEE SHEET TM4


SEE SHEET TM11A FOR STRIPING PLAN
DUBLIN CANYON ROAD
OAK HILLS CONGREGATION
REMOVE EXISTING GATE
PARCEL A
(HOA OPEN SPACE)
STREET A (EVA) PRIVATE
EMERGENCY VEHICLE ACCESS GATE PER CITY STD PLANS 124 AND 125
EXISTING 20' PG&E EASEMENT
6" PVC (TYP)
ORNAMENTAL RIGHT WATER (TYP)
IRRIGATION LINE (TYP)
EXISTING 8" PG&E GAS
EXISTING 8" PG&E GAS
EXISTING 8" PG&E GAS



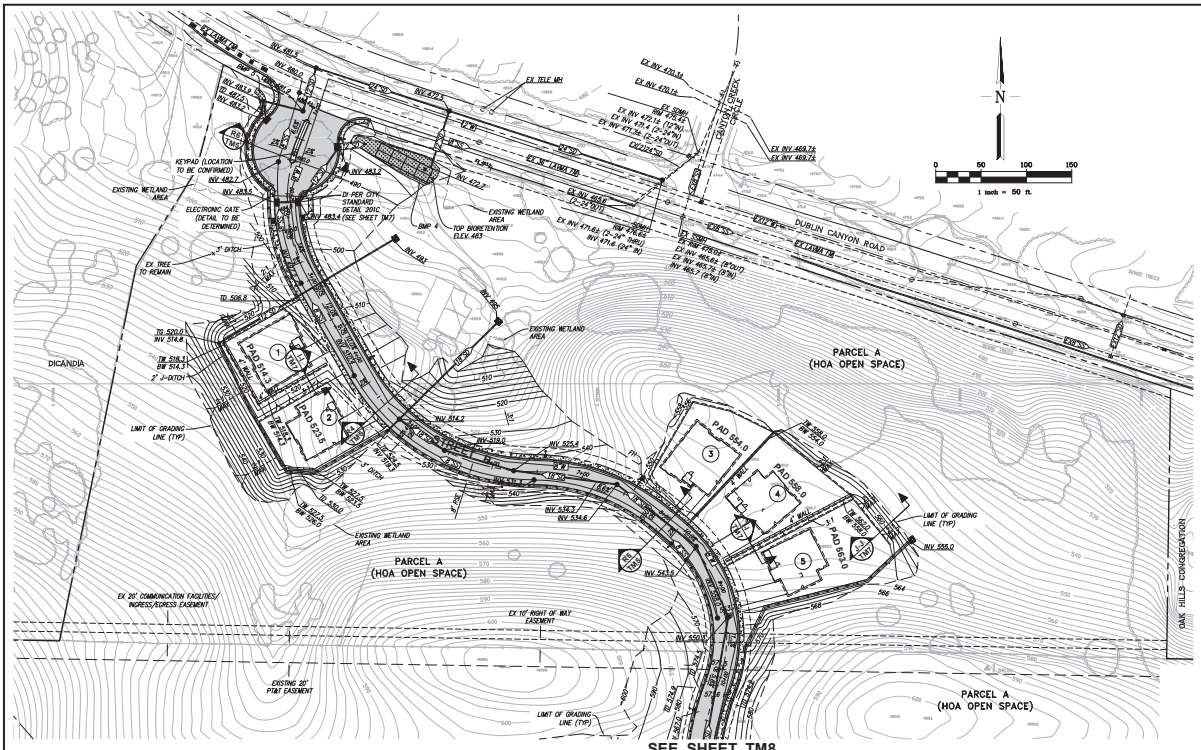
SITE PLAN

TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)

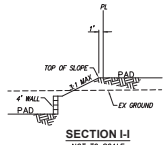
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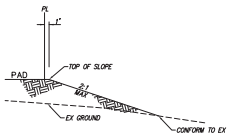
DATE: MAY 19, 2025 JOB NO. 131074 SHEET TM6 OF 19



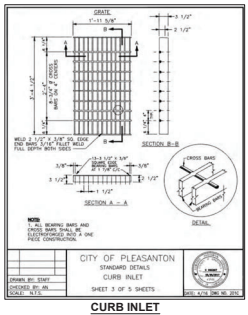
SEE SHEET TM8



SECTION I-I
NOT TO SCALE



SECTION J-J
NOT TO SCALE



CURB INLET
NOT TO SCALE

NOTE:

SEE SHEET TM12 FOR OVERHEAD LINES EXHIBIT.

ESTIMATED EARTHWORK QUANTITIES		
ITEMS	CUT (C.Y.)	FILL (C.Y.)
LOTS, STREETS, AND BIORETENTION AREA	127,800	142,200
FOUNDATION SPOILS	1,050	–
TRENCH SPOILS	2,800	–
SWELL OF CUT MATERIAL (ASSUME 5%)	6,830	–
TOTAL	143,480	142,200

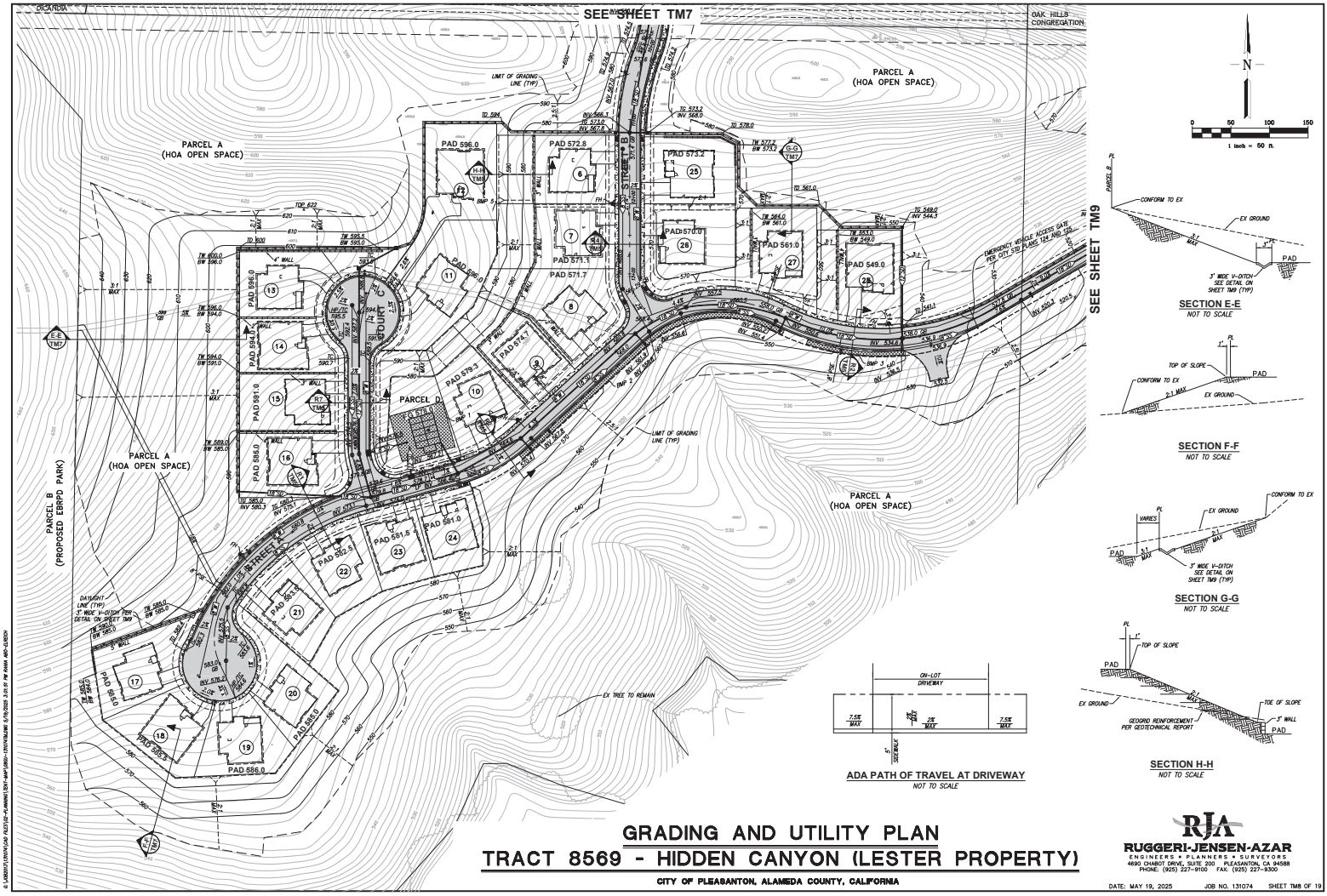
EARTHWORK NOTES:
ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE. CALCULATED CUT AND FILL ARE TO "MASS GRADE" AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED IS VARIABLE DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S METHOD OF OPERATION.

GRADING AND UTILITY PLAN
TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: MAY 19, 2025 JOB NO. 131074 SHEET TM7 OF 19

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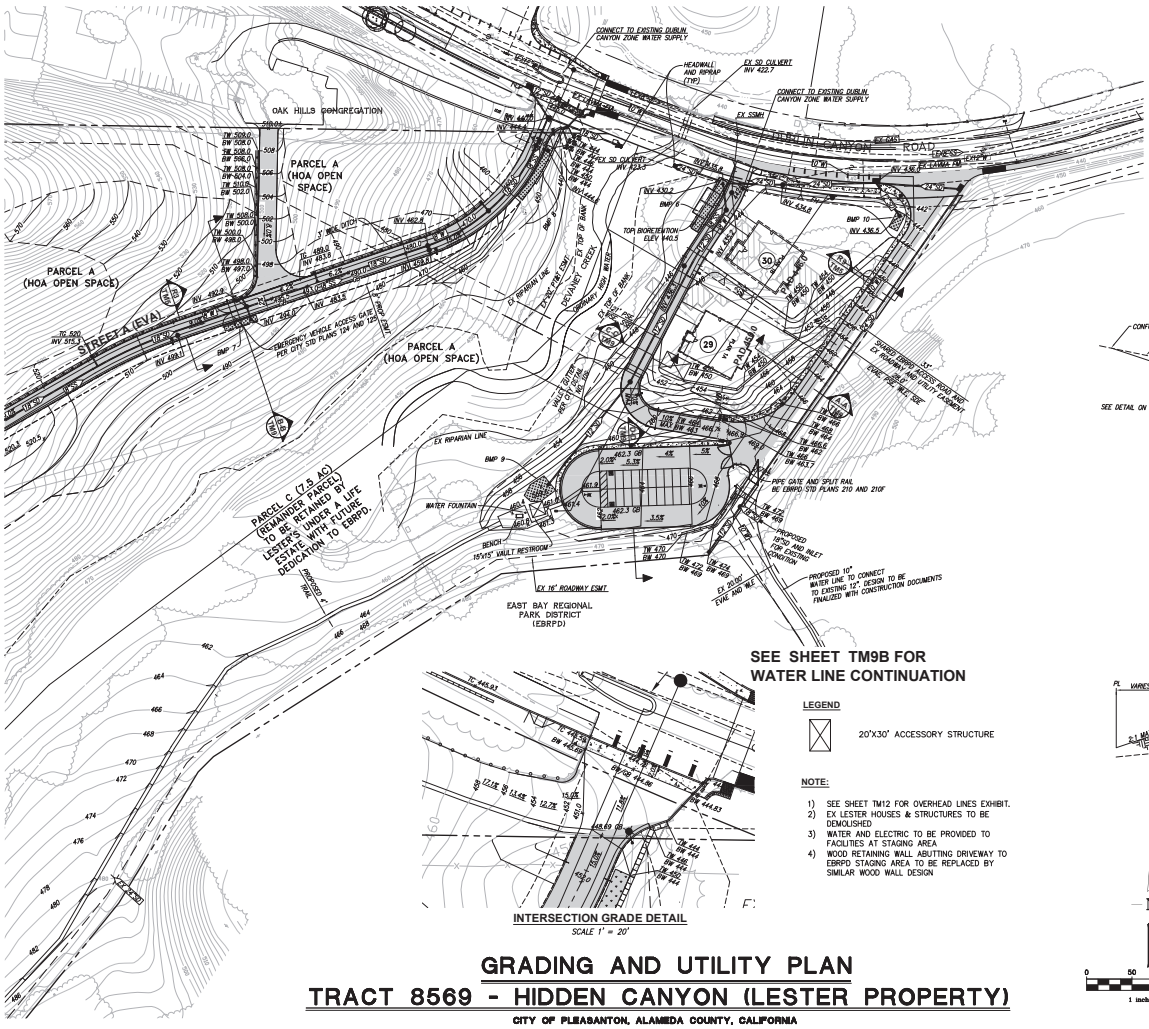
GRADING AND UTILITY PLAN
TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)

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DATE: MAY 19, 2025 JOB NO. 131074 SHEET TM8 OF 19

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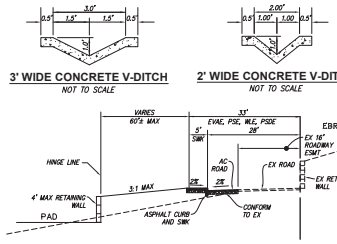


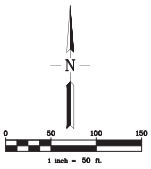
LEGEND

20'X30' ACCESSORY STRUCTURE

NOTE:

1) SEE SHEET TM12 FOR OVERHEAD LINES EXHIBIT.
2) EX LESTER HOUSES & STRUCTURES TO BE DEMOLISHED
3) WATER AND ELECTRIC TO BE PROVIDED TO FACILITIES AT STAGING AREA
4) WOOD RETAINING WALL ABUTTING DRIVEWAY TO EBRPD STAGING AREA TO BE REPLACED BY SIMILAR WOOD WALL DESIGN





GRADING AND UTILITY PLAN

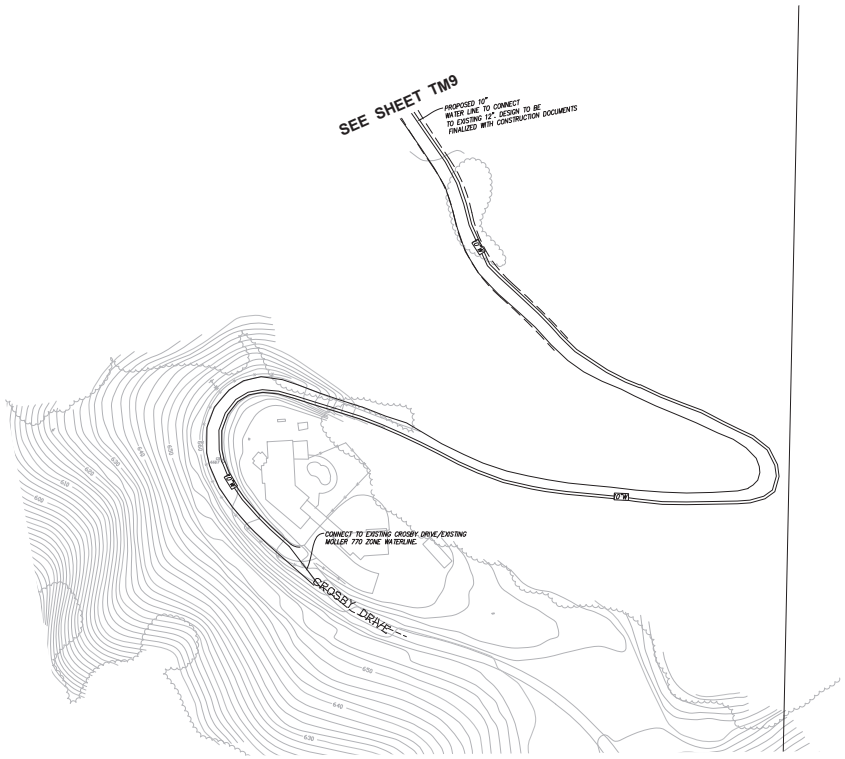
TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)

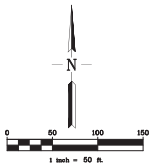
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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DATE: MAY 19, 2025 JOB NO. 131074 SHEET TM9 OF 19

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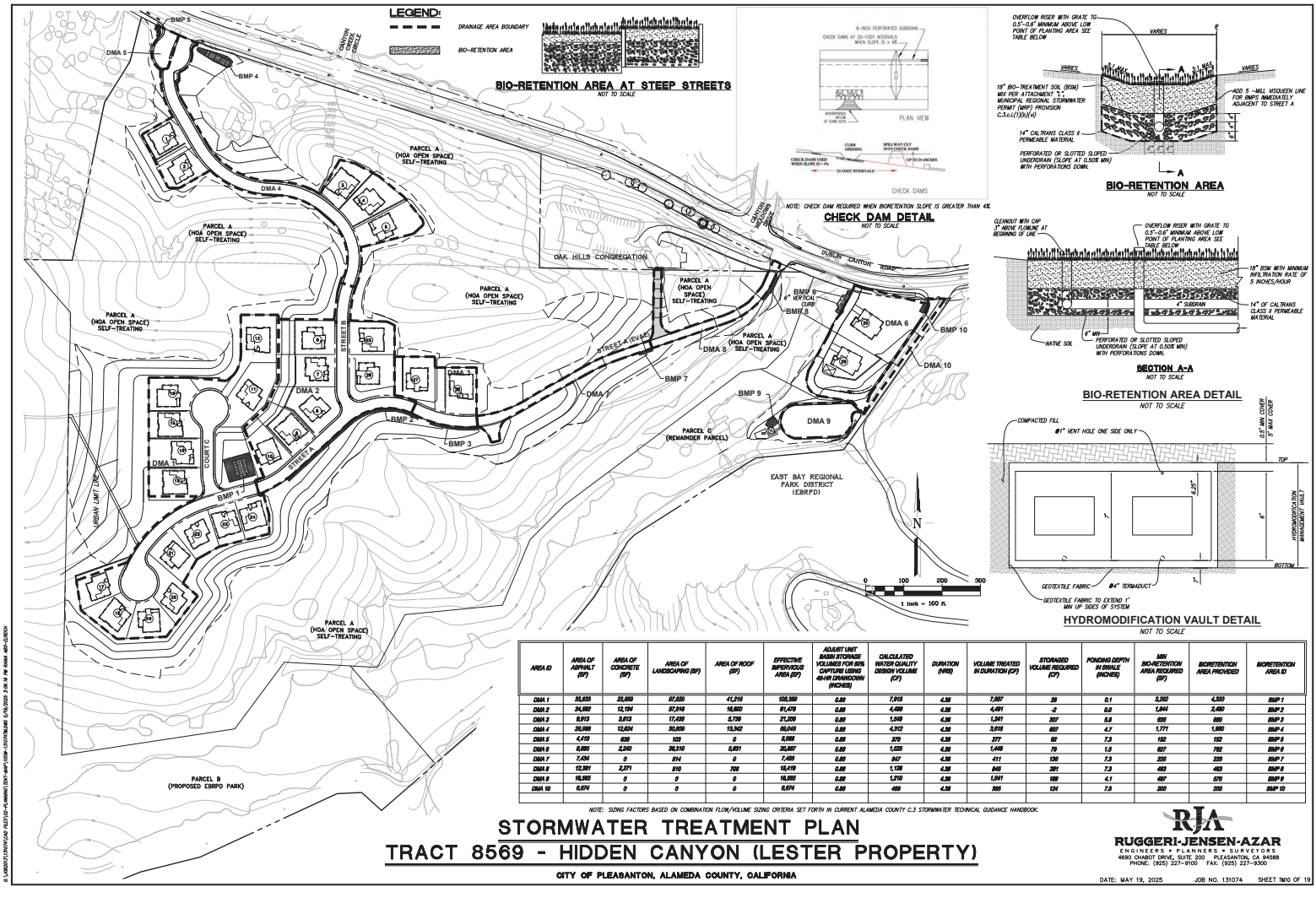
GRADING AND UTILITY PLAN
TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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DATE: MAY 19, 2025 JOB NO. 131074 SHEET TM9B OF 19

G:\JOBS\131074\CAD FILES\2-PLANNING\GDU-MAP\GRDU-131074.DWG 7/21/2024 3:26:08 PM RYAN ABY-CLEECH



BIO-RETENTION AREA AT STEEP STREETS
NOT TO SCALE

CHECK DAM DETAIL
NOT TO SCALE

NOTE: CHECK DAM REQUIRED WHEN BIORETENTION SLOPE IS GREATER THAN 4%

BIO-RETENTION AREA
NOT TO SCALE

SECTION A-A
NOT TO SCALE

BIO-RETENTION AREA DETAIL
NOT TO SCALE

HYDROMODIFICATION VAULT DETAIL
NOT TO SCALE

AREA ID	AREA OF ASPHALT (SF)	AREA OF CONCRETE (SF)	AREA OF LANDSCAPING (SF)	AREA OF ROOF (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	ADJUST UNIT BASIN STORAGE VOLUMES FOR 80% CAPTURE USING 48-HR DRAWDOWN (INCHES)	CALCULATED WATER QUALITY DESIGN VOLUME (CF)	DURATION (HRS)	VOLUME TREATED IN DURATION (CF)	STORAGED VOLUME REQUIRED (CF)	PONDING DEPTH IN SWALE (INCHES)	MIN BIO-RETENTION AREA REQUIRED (SF)	BIORETENTION AREA PROVIDED	BIORETENTION AREA ID
DMA 1	33,839	23,669	97,830	41,916	109,389	0.80	7,915	4.36	7,687	28	6.1	5,262	4,800	BMP 1
DMA 2	24,882	12,194	87,916	16,800	61,478	0.80	4,488	4.36	4,491	-2	0.0	1,844	2,460	BMP 2
DMA 3	8,913	3,013	17,439	5,778	21,209	0.80	1,549	4.36	1,341	207	5.8	606	660	BMP 3
DMA 4	28,989	12,824	30,659	13,342	69,045	0.80	4,912	4.36	3,615	697	4.7	1,771	1,800	BMP 4
DMA 5	4,419	628	103	0	5,085	0.80	370	4.36	277	92	7.3	152	152	BMP 5
DMA 6	6,885	2,340	39,310	5,691	20,807	0.80	1,535	4.36	1,448	79	1.5	627	782	BMP 6
DMA 7	7,434	0	814	0	7,499	0.80	547	4.36	411	136	7.3	226	226	BMP 7
DMA 8	12,391	2,271	816	708	16,419	0.80	1,196	4.36	845	351	7.3	483	483	BMP 8
DMA 9	16,855	0	0	0	16,855	0.80	1,710	4.36	1,041	169	4.1	497	570	BMP 9
DMA 10	6,674	0	0	0	6,674	0.80	469	4.36	365	104	7.5	200	200	BMP 10

NOTE: SIZING FACTORS BASED ON COMBINATION FLOW/VOLUME SIZING CRITERIA SET FORTH IN CURRENT ALAMEDA COUNTY C.3 STORMWATER TECHNICAL GUIDANCE HANDBOOK.

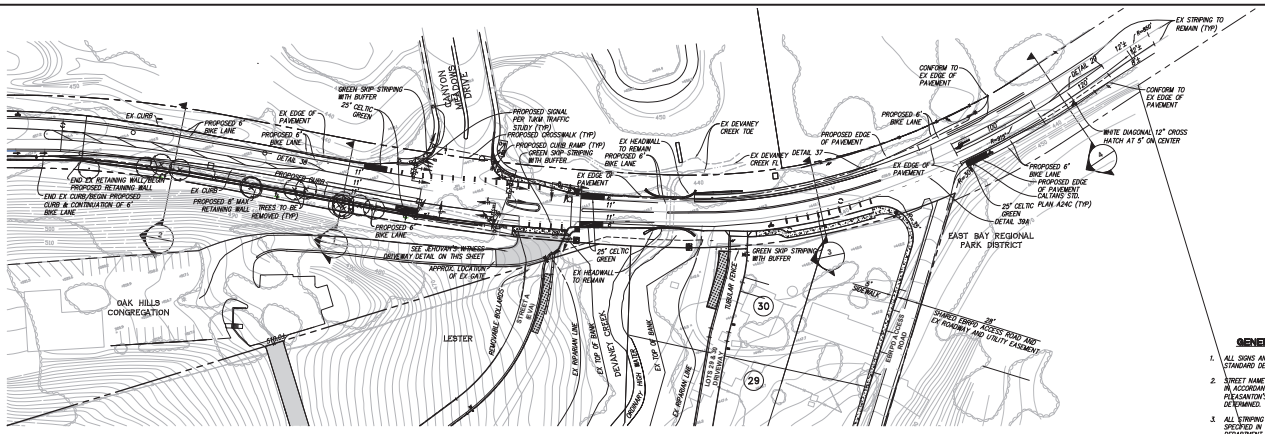
STORMWATER TREATMENT PLAN
TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)

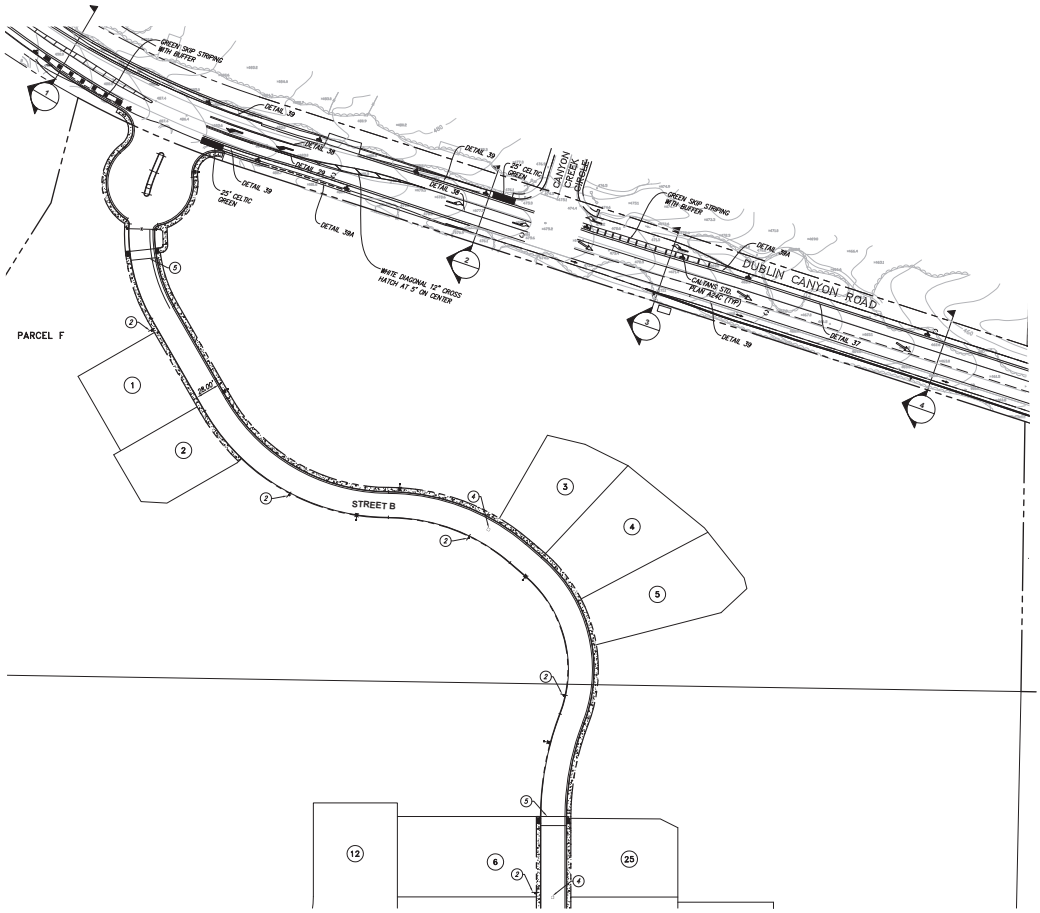
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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DATE: MAY 19, 2025 JOB NO. 131074 SHEET TM10 OF 19

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OAK HILLS CONGREGATION
LESTER
EAST BAY REGIONAL PARK DISTRICT
SHANNON
DUBLIN CANYON
PROPOSED SIGNAL PER TURN TRAFFIC STUDY (TYP)
PROPOSED CROSSWALK (TYP)
PROPOSED CURB RAMP (TYP)
GREEN SKIP STRIPING WITH BUFFER
EX DEVANEY CREEK TOE
EX DEVANEY CREEK FL
EX HEADWALL TO REMAIN
PROPOSED 6' BIKE LANE
PROPOSED EDGE OF PAVEMENT
EX EDGE OF PAVEMENT
EX STRIPING TO REMAIN (TYP)
CONFORM TO EX EDGE OF PAVEMENT
WHITE DIAGONAL 12" CROSS HATCH AT 5' ON CENTER
PROPOSED 6' BIKE LANE
PROPOSED EDGE OF PAVEMENT CALTRANS STD.
25' CELTIC GREEN DETAIL 39A (TYP)
SEE JEHOVAH'S WITNESS DRIVEWAY DETAIL ON THIS SHEET
APPROX. LOCATION OF EX GATE
25' CELTIC GREEN
EX HEADWALL TO REMAIN
GREEN SKIP STRIPING WITH BUFFER
SIDEWALK
SHARED EBRPD ACCESS ROAD AND CA ROADWAY AND UTILITY EASEMENT
EX IRRIGATION LINE
EX CO. ROAD ELEV.
DRIVEWAY
WIDE HIGH
DUBLIN CANYON ROAD
EXISTING BOLLARDS
EXISTING GATE
EXISTING BOLLARDS
EXISTING GATE
EXISTING BOLLARDS
EXISTING GATE



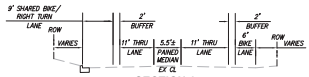


GENERAL NOTES

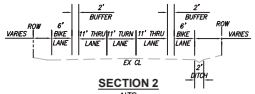
1. ALL SIGNS AND STRIPING SHALL CONFORM TO LATEST EDITION OF CA MUTCD, CITY STANDARD DETAILS & CALTRANS STANDARD PLANS & SPECIFICATIONS.
2. STREET NAME SIGNS SHALL BE PLACED AT LOCATIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE LATEST EDITION OF CA MUTCD AND CITY OF PLEASANTON'S STANDARD SPECIFICATIONS AND STANDARD DETAILS OR WHERE DETERMINED.
3. ALL STRIPING & PAVEMENT MARKINGS SHALL BE THERMOPLASTIC OR MARKERS AS SPECIFIED IN THE PLANS, CONFORMING TO LATEST EDITION OF STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, SECTION 84.
4. ALL STRIPING & SIGNING SHALL BE CAT TRACKED AND REVIEWED BY CITY TRAFFIC ENGINEER PRIOR TO APPROVAL
5. SIGNING AND STRIPING FOR EBRP SITE WILL BE DESIGNED WITH CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH EBRP

LEGEND

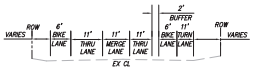
1. R1-1 "STOP" SIGN WITH STREET NAME SIGN (SEE NOTE 2 THIS SHEET)
2. R26 (CA) NO PARKING ANYTIME SIGN, POSTED ON STREET LIGHT POLES
3. "STOP LEGEND", 12" WIDE STOP BAR AND 50 LF DETAIL 23
4. FIRE HYDRANT LOCATION BLUE MARKER
5. 10' WIDE CROSSWALK MARKINGS PER CALTRANS STANDARD PLAN A24AF (BASIC)



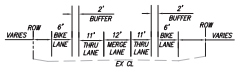
SECTION 1
NTS



SECTION 2
NTS



SECTION 3
NTS



SECTION 4
NTS

SEE SHEET TM11C

PRELIMINARY ON-SITE SIGNING & STRIPING PLAN

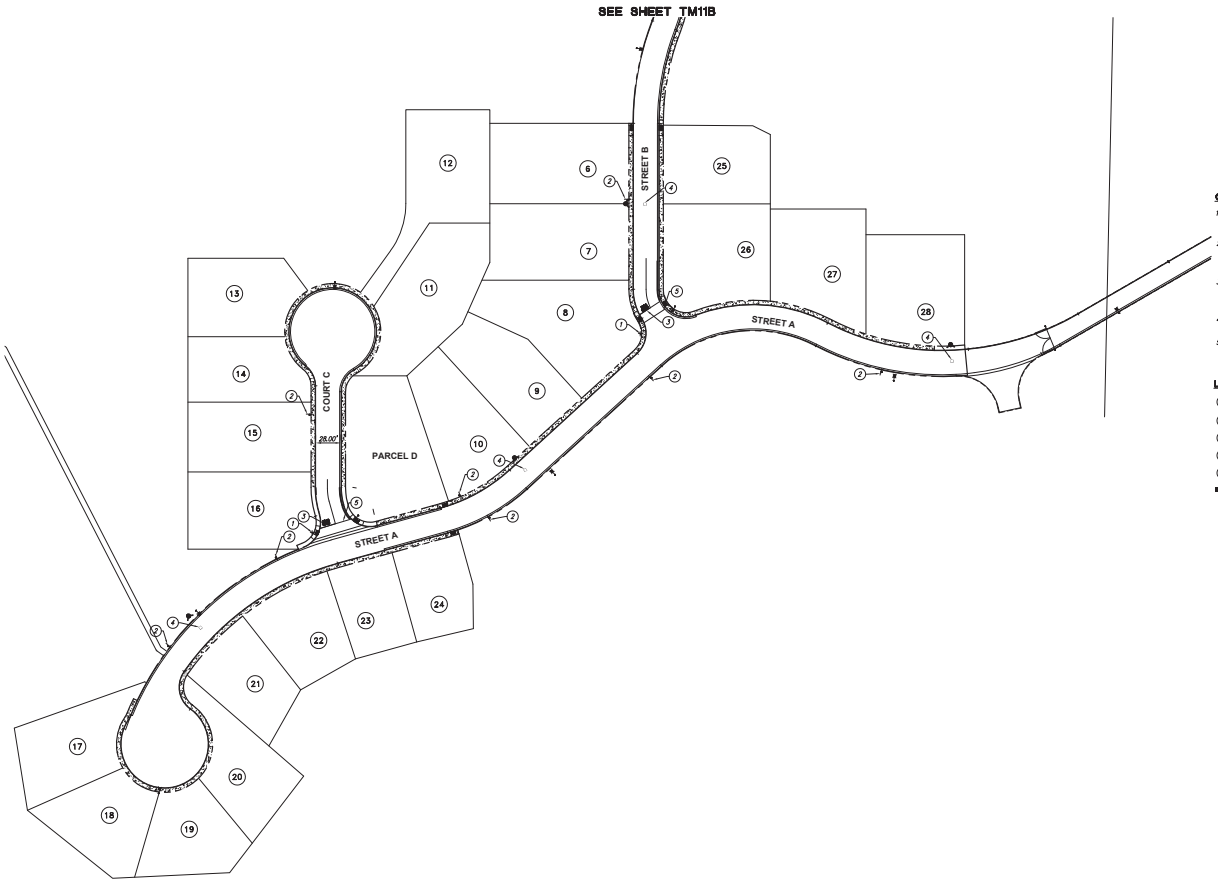
TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS + PLANNERS + SURVEYORS
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DATE: MAY 19, 2025 JOB NO. 131074 SHEETTM11B OF 19

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GENERAL NOTES

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LEGEND

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2. R26 (CA) NO PARKING ANYTIME SIGN, POSTED ON STREET LIGHT POLES
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4. FIRE HYDRANT LOCATION BLUE MARKER
5. 10" WIDE CROSSWALK MARKINGS PER CALTRANS STANDARD PLAN A24F (BASIC)

RED CURB

PRELIMINARY ON-SITE SIGNING & STRIPING PLAN

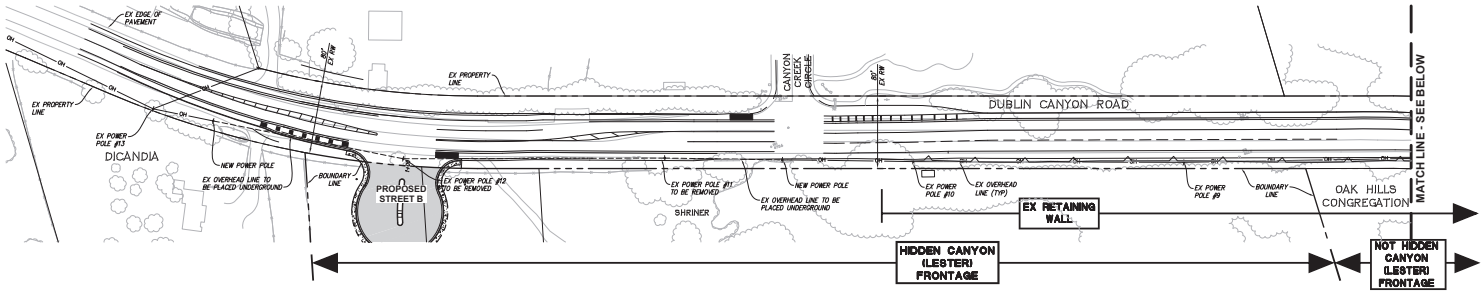
TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)

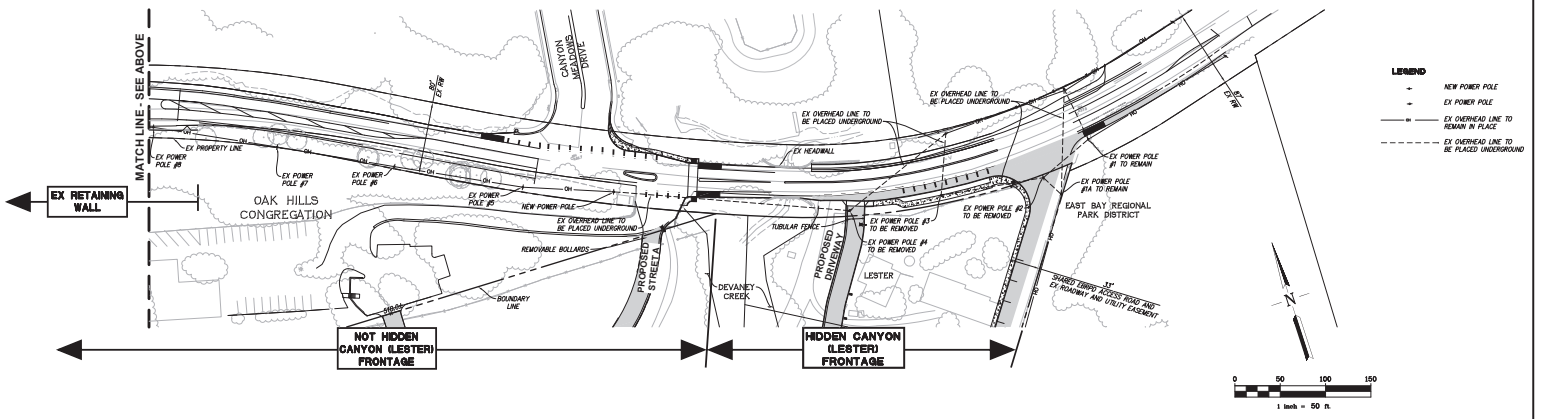
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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DUBLIN CANYON ROAD OVERHEAD/UNDERGROUNDING PLAN

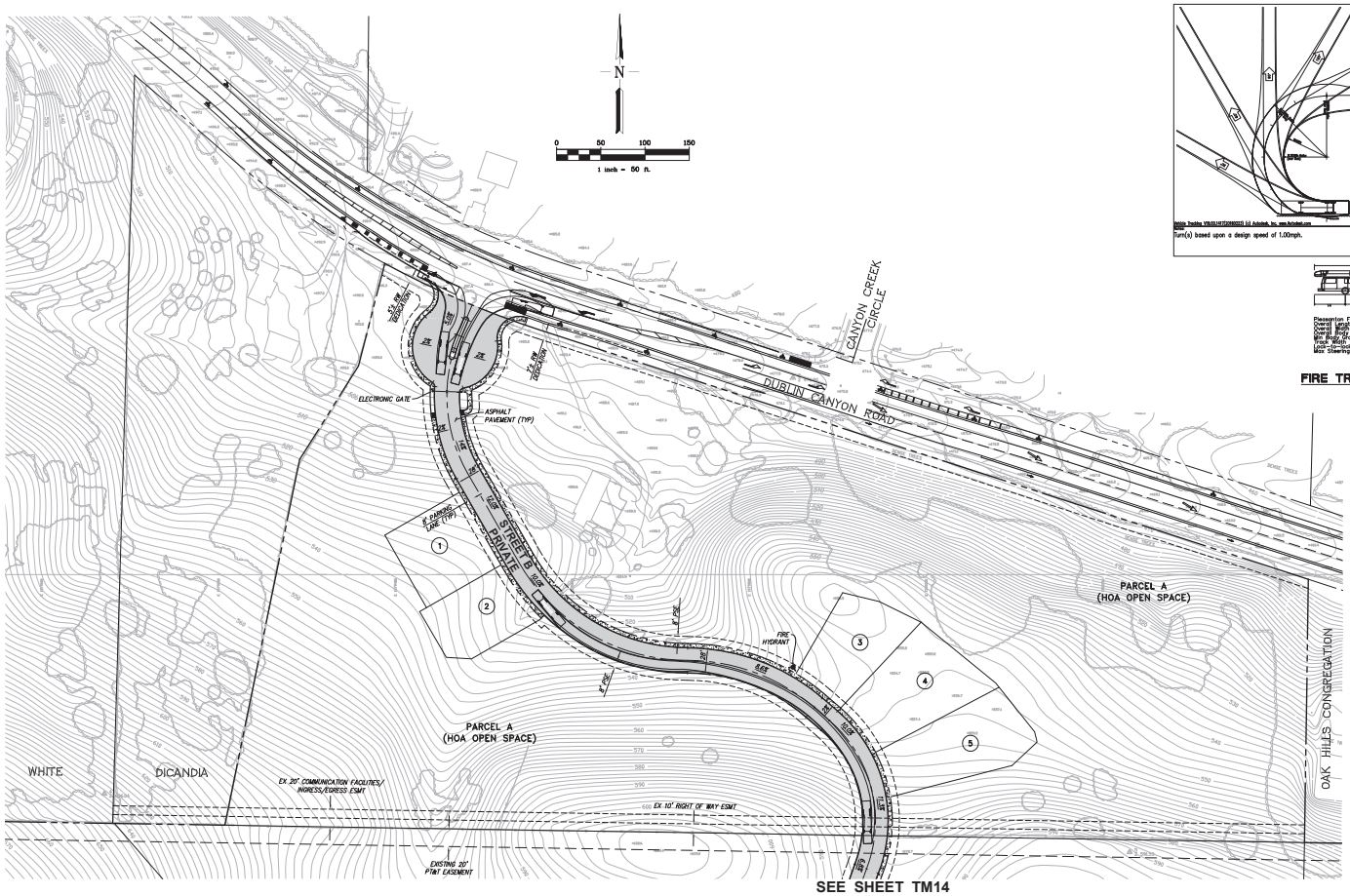
TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)

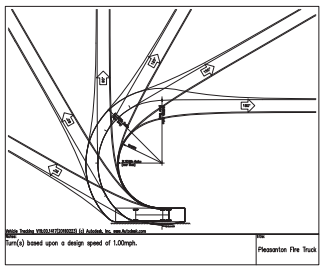
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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DATE: MAY 19, 2025 JOB NO. 131074 SHEET TM12 OF 19

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FIRE TRUCK TEMPLATE

SEE SHEET TM14

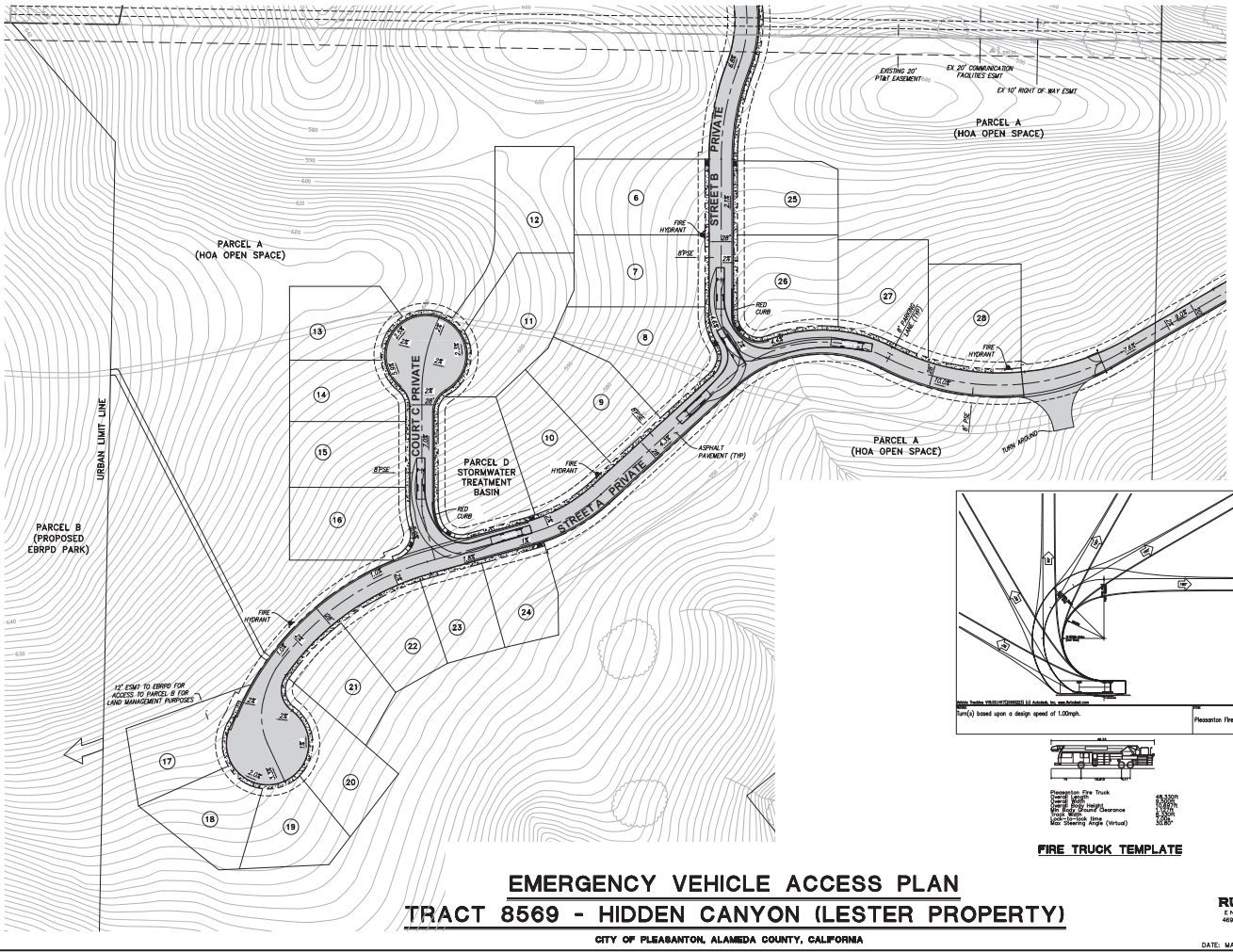
EMERGENCY VEHICLE ACCESS PLAN
TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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DATE: MAY 19, 2025 JOB NO. 131074 SHEET TM13 OF 19

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FIRE TRUCK TEMPLATE

EMERGENCY VEHICLE ACCESS PLAN

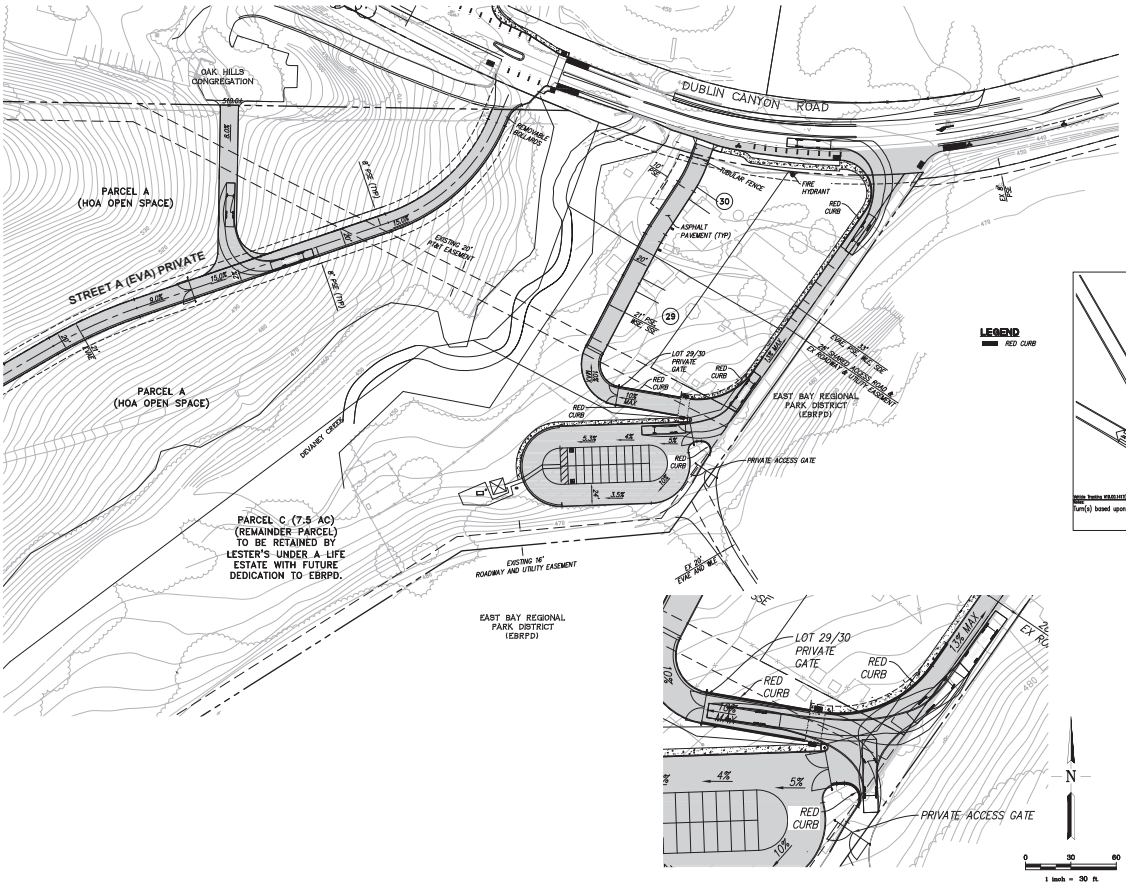
TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)

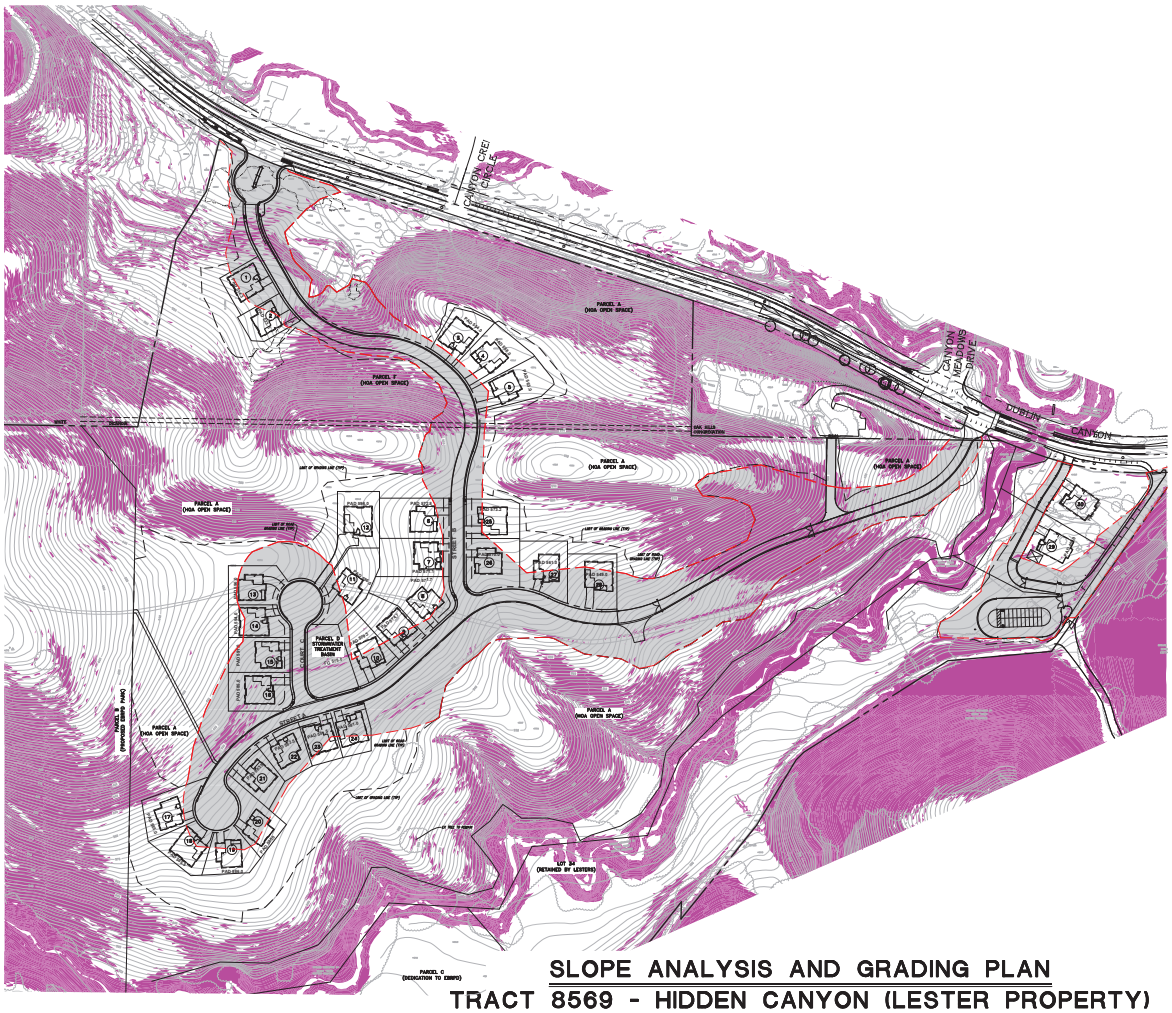
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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DATE: MAY 19, 2025 JOB NO. 131074 SHEET TM14 OF 19

G:\JOBS\131074\CAD FILES\12-PLANNING\SDP-MAP\VSA-131074.DWG 5/19/2025 3:16:07 PM RYAN ARD-GARDY


OAK HILLS CONGREGATION
DUBLIN CANYON ROAD
PARCEL A (HOA OPEN SPACE)
STREET A (EVA) PRIVATE
EXISTING 20' PUE EASEMENT
PARCEL A (HOA OPEN SPACE)
DRY CREEK
PARCEL C (7.5 AC) (REMAINDER PARCEL) TO BE RETAINED BY LESTER'S UNDER A LIFE ESTATE WITH FUTURE DEDICATION TO EBRPD.
EXISTING 16' ROADWAY AND UTILITY EASEMENT
EAST BAY REGIONAL PARK DISTRICT (EBRPD)
EAST BAY REGIONAL PARK DISTRICT (EBRPD)
PRIVATE ACCESS GATE
LOT 29/30 PRIVATE GATE
RED CURB
ASPHALT PAVEMENT (TYP)
FIRE HYDRANT
TUBULAR FENCE
EXISTING 25' WIDE EASEMENT FOR ROADWAY & UTILITIES PER BOOK 8 OF PARCEL MAPS, PAGE 29
EXISTING 16' WIDE EASEMENT FOR ROADWAY & UTILITIES PER BOOK 8 OF PARCEL MAPS, PAGE 29
EX. 20' WIDE EVA AND W.L.
EX. 20' PUE (TYP)
EX. 8" WATER LINE
EX. 8" SEWER LINE
EX. 12" STORM DRAIN
EX. 6" GAS LINE
EX. 4" GAS LINE
EX. 3" GAS LINE
EX. 2" GAS LINE
EX. 1" GAS LINE
EX. 8" WATER LINE
EX. 6" WATER LINE
EX. 4" WATER LINE
EX. 3" WATER LINE
EX. 2" WATER LINE
EX. 1" WATER LINE
EX. 8" SEWER LINE
EX. 6" SEWER LINE
EX. 4" SEWER LINE
EX. 3" SEWER LINE
EX. 2" SEWER LINE
EX. 1" SEWER LINE
EX. 8" STORM DRAIN
EX. 6" STORM DRAIN
EX. 4" STORM DRAIN
EX. 3" STORM DRAIN
EX. 2" STORM DRAIN
EX. 1" STORM DRAIN
EX. 8" GAS LINE



SLOPE ANALYSIS IS BASE ON TOPO PROVIDED BY THE CITY OF PLEASONTON

SLOPE ANALYSIS AND GRADING PLAN

TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: MAY 19, 2025 JOB NO. 131074 SHEET TM16 OF 19

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HIDDEN CANYON

PLEASANTON, CALIFORNIA
MARCH 15, 2023

HIDDEN CANYON PLAN DEVELOPMENT MATRIX					
		ELEVATION STYLES			
	PLAN SQ. FT.	RUSTIC VILLA	PRAIRIE	SPANISH	FARMHOUSE
PLAN 1	3,750 SQ. FT.	X	X	X	
PLAN 2	3,774 SQ. FT.	X		X	X
PLAN 3	4,243 SQ. FT.	X	X		X

PONDEROSA HOMES

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RUSTIC VILLA



PRAIRIE



SPANISH

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PLAN 1
FRONT ELEVATIONS

HIDDEN CANYON
PLEASANTON, CA

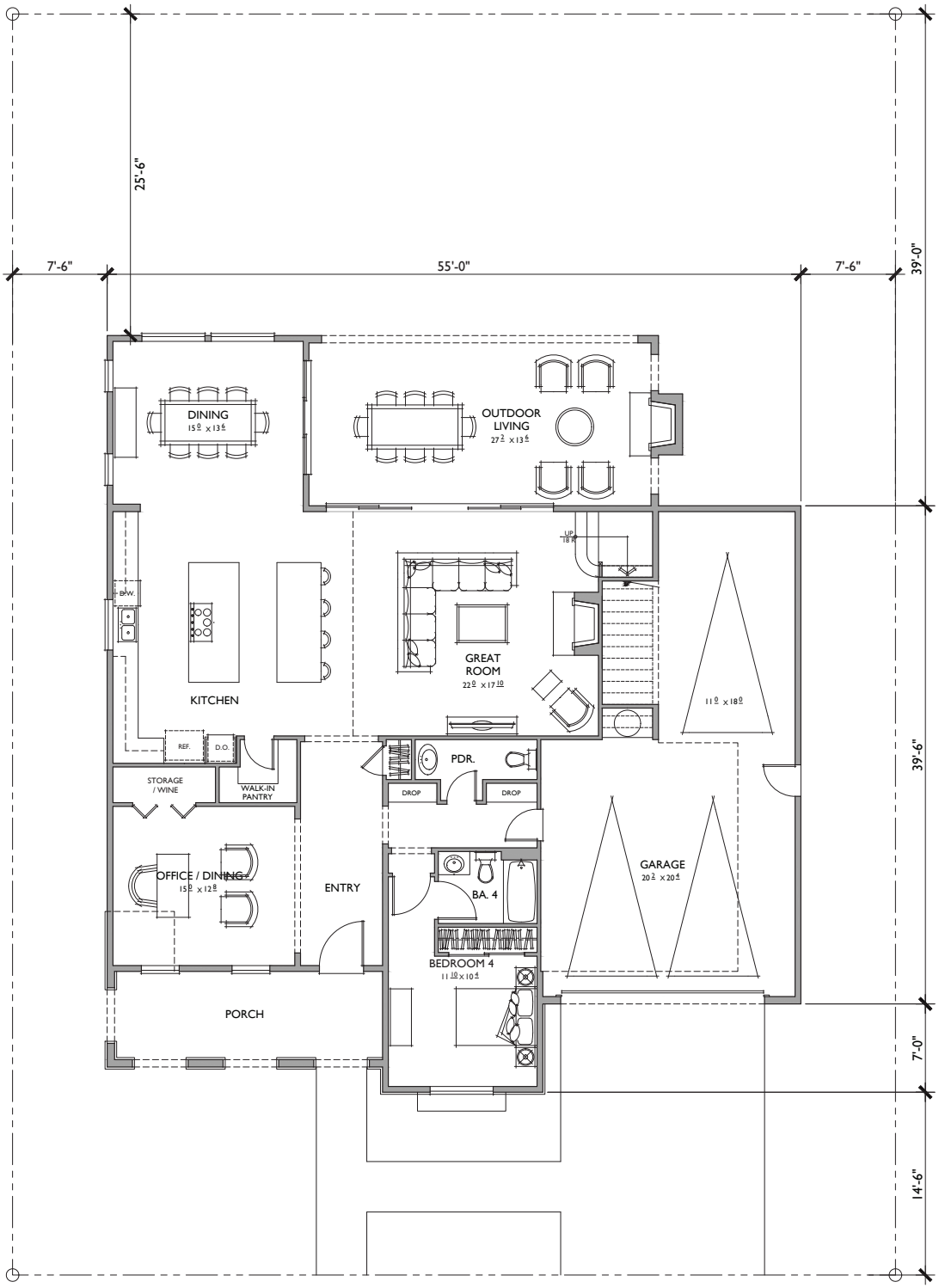
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PONDEROSA HOMES



FIRST FLOOR

4 BEDROOMS / 4.5 BATHS + OFFICE / BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,778 SQ. FT.
2ND FLOOR	1,983 SQ. FT.
TOTAL	**3,750 SQ. FT.**
3 - CAR GARAGE	697 SQ. FT.
OUTDOOR LIVING	374 SQ. FT.
PORCH	166 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN IRV
REFLECTS RUSTIC VILLA ELEVATION
HIDDEN CANYON
PLEASANTON, CA

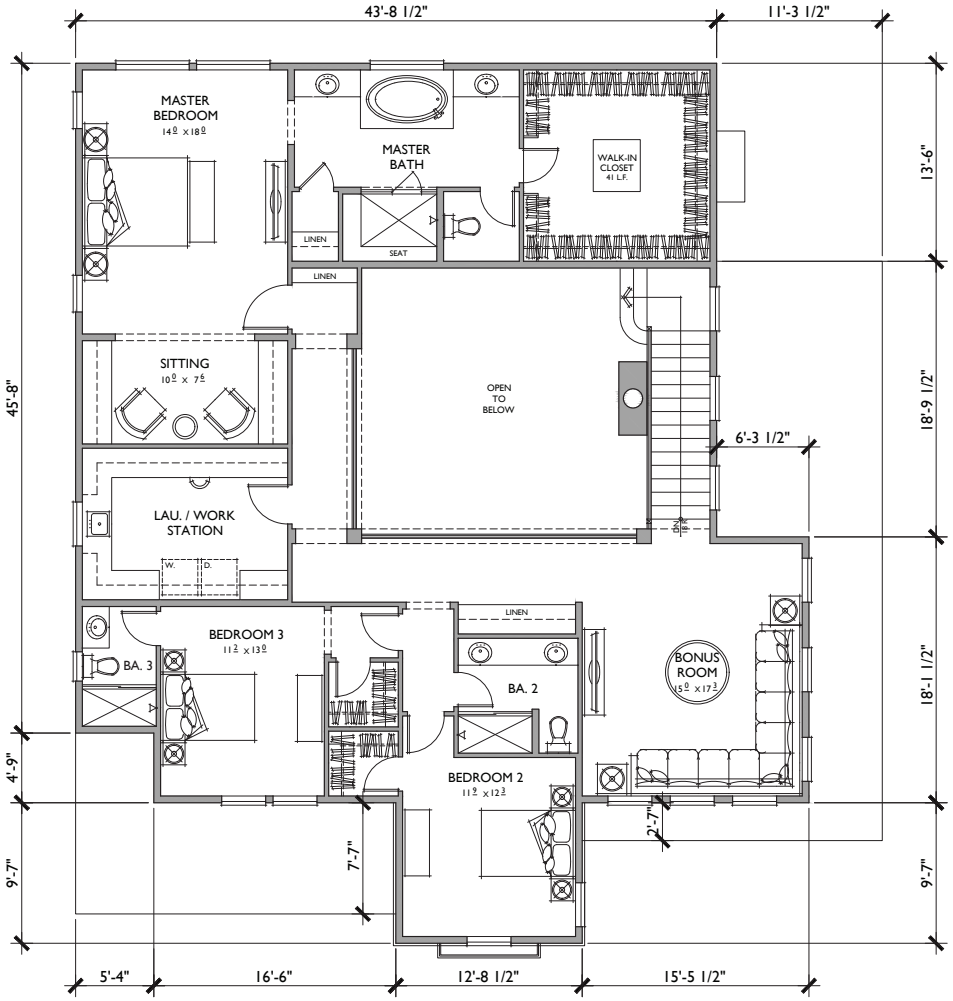
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PONDEROSA HOMES



SECOND FLOOR

4 BEDROOMS / 4.5 BATHS + OFFICE / BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,778 SQ. FT.
2ND FLOOR	1,983 SQ. FT.
TOTAL	**3,750 SQ. FT.**
3 - CAR GARAGE	697 SQ. FT.
OUTDOOR LIVING	374 SQ. FT.
PORCH	166 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN IRV
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HIDDEN CANYON
PLEASANTON, CA

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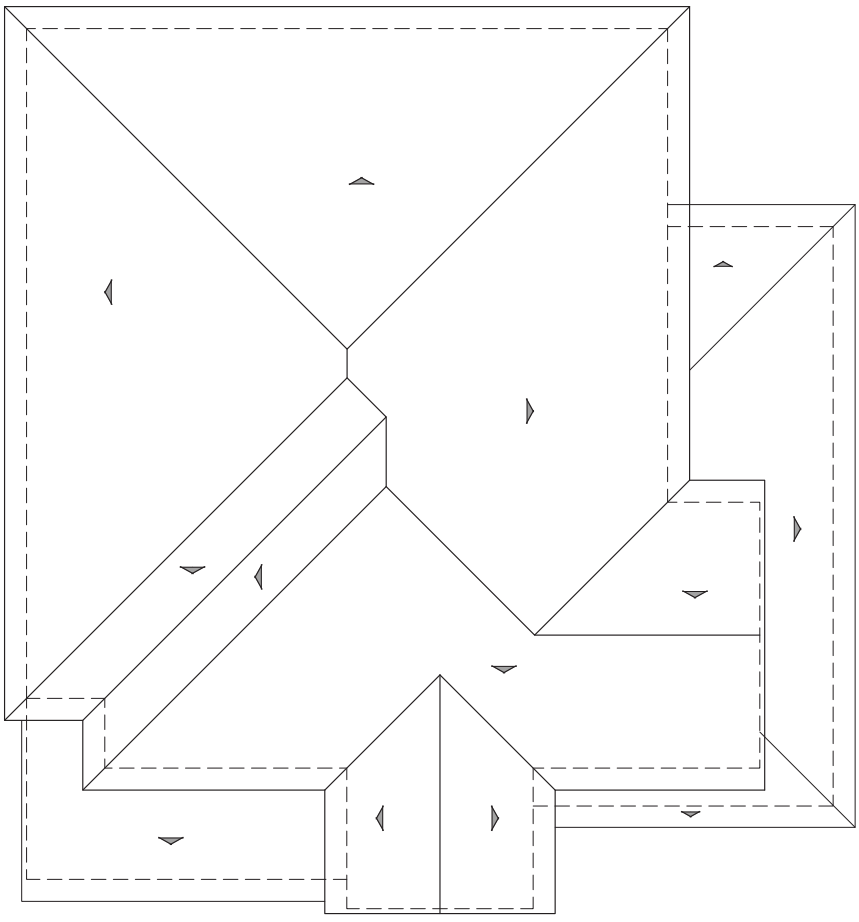
PONDEROSA HOMES



FRONT

RUSTIC VILLA

1/4"=1'-0"



ROOF PLAN

RV

PITCH: 3:12
RAKE: TIGHT
EAVE: 18"
ROOF MATERIAL: CONCRETE "S" TILE

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
G. CEMENTITIOUS BOARD AND BATTEN SIDING
H. CEMENTITIOUS HORIZONTAL SIDING
I. CEMENTITOUS TRIM
J. COACH LIGHT
K. VINYL WINDOW
L. STUCCO OVER FOAM TRIM
M. RECESSED HEADER TRIM
N. THIN BRICK VENEER
O. FOAM TRIM WOOD GRAIN FINISH
P. RECESSED GABLE DETAIL
Q. DECORATIVE GABLE VENT TILE
R. WROUGHT IRON RAILING
S. DECORATIVE SHUTTERS
T. BRICK FRIEZE DETAIL
U. BRICK SOLDIER COARSE ENTRY SURROUND
V. STONE VENEER
W. WOOD RAILING

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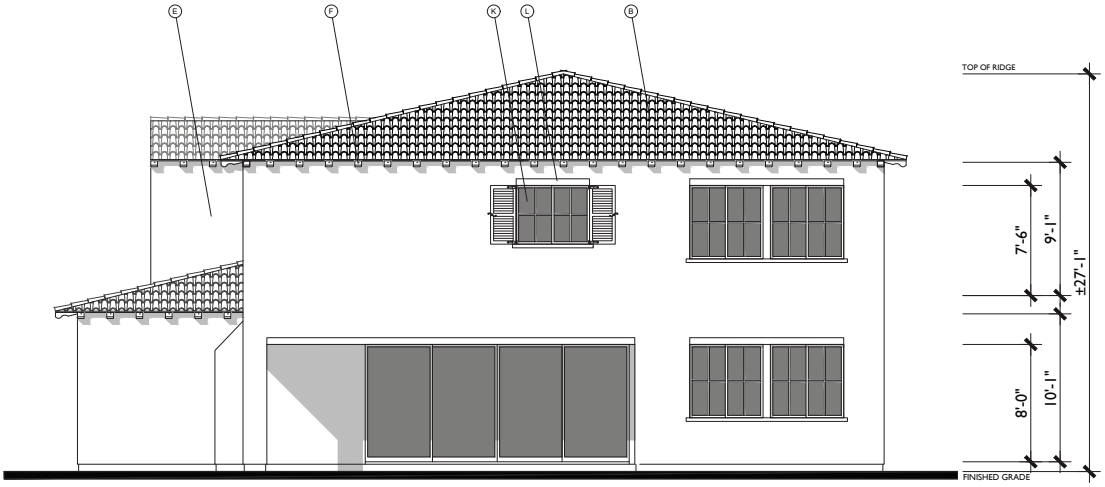
PLAN 1RV
RUSTIC VILLA ELEVATION
HIDDEN CANYON
PLEASANTON, CA

224.14107

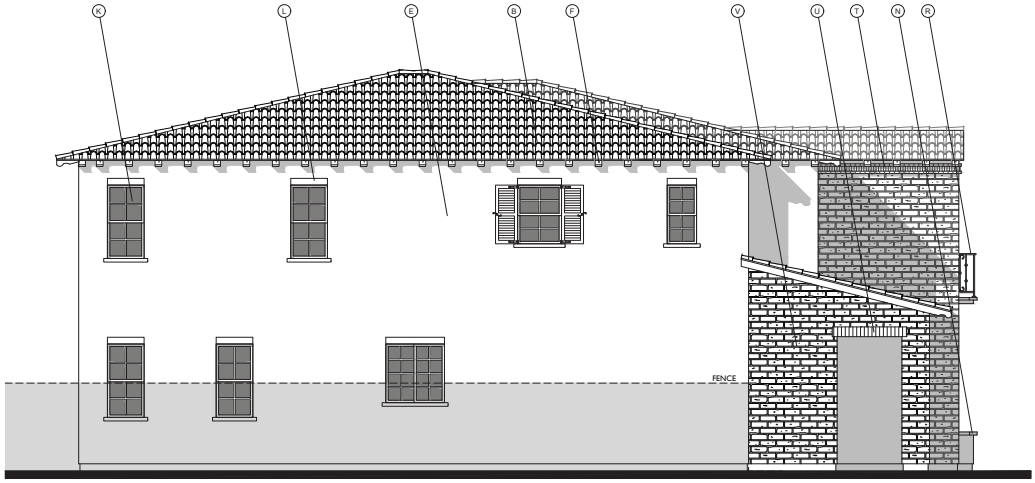
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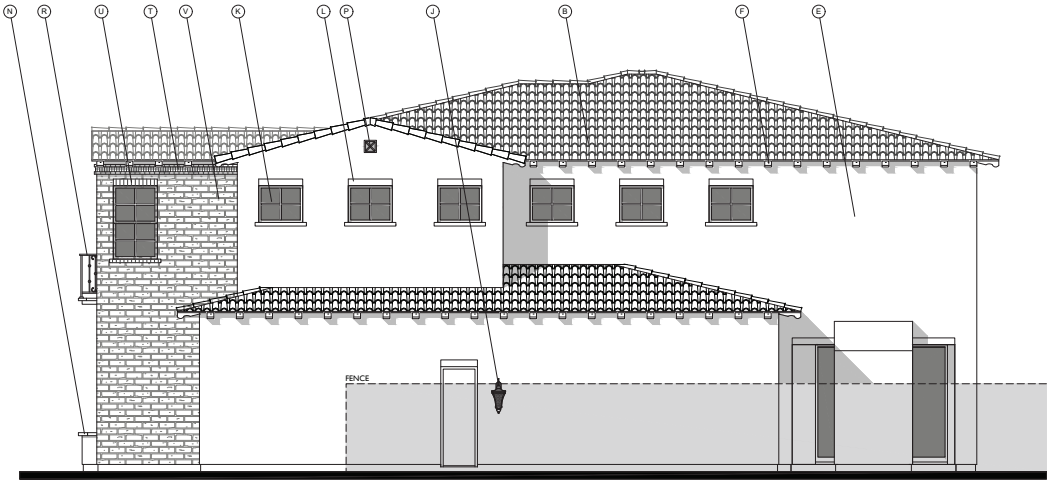
PONDEROSA HOMES



REAR



LEFT



RIGHT

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
G. CEMENTITIOUS BOARD AND BATTEN SIDING
H. CEMENTITIOUS HORIZONTAL SIDING
I. CEMENTITOUS TRIM
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W. WOOD RAILING

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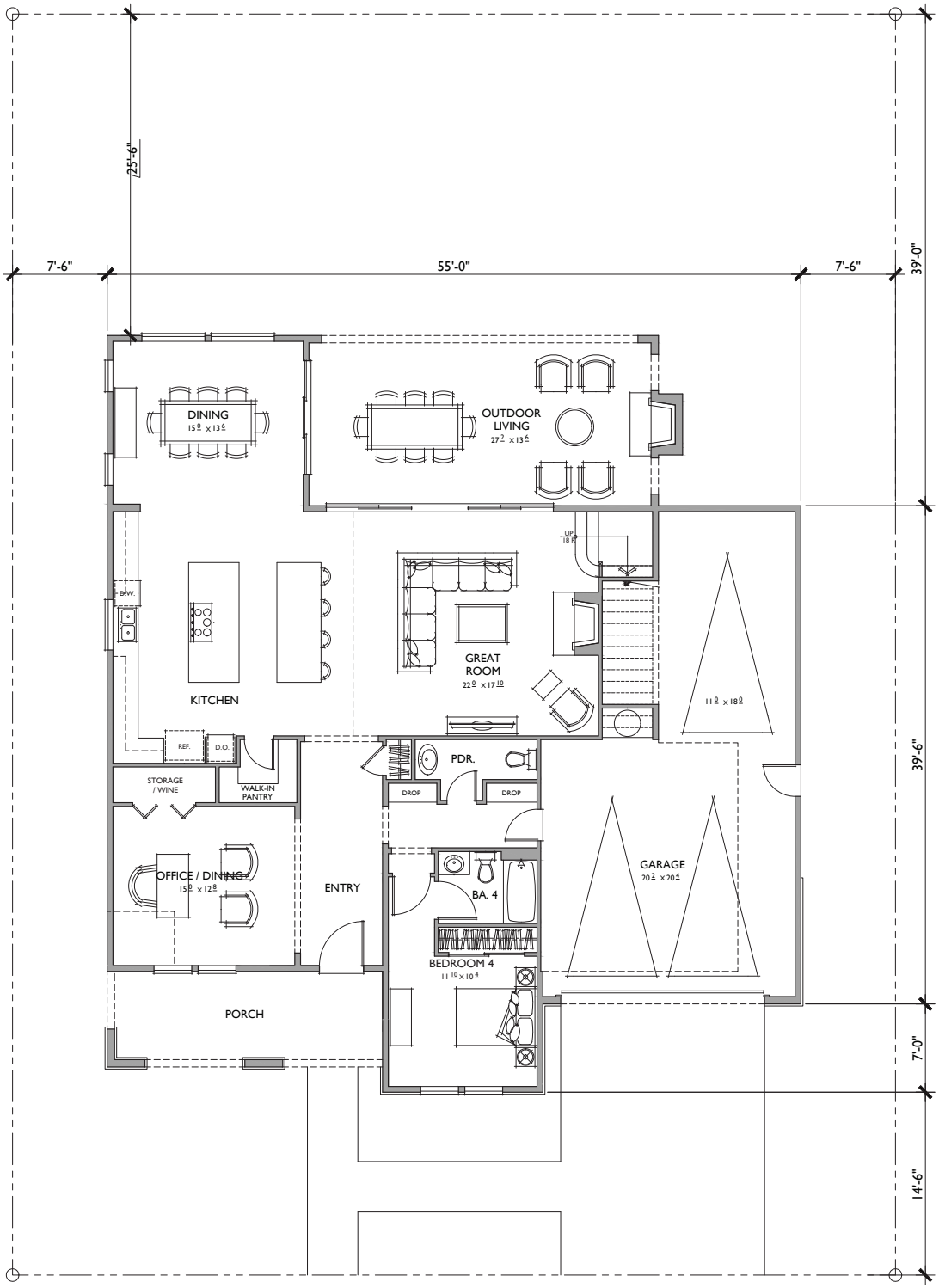
PLAN IRV
RUSTIC VILLA ELEVATION
HIDDEN CANYON
PLEASANTON, CA

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03.15.23

PONDEROSA HOMES



FIRST FLOOR

4 BEDROOMS / 4.5 BATHS + OFFICE / BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,778 SQ. FT.
2ND FLOOR	1,983 SQ. FT.
TOTAL	**3,750 SQ. FT.**
3 - CAR GARAGE	697 SQ. FT.
OUTDOOR LIVING	374 SQ. FT.
PORCH	166 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1P
REFLECTS PRAIRIE ELEVATION
HIDDEN CANYON
PLEASANTON, CA

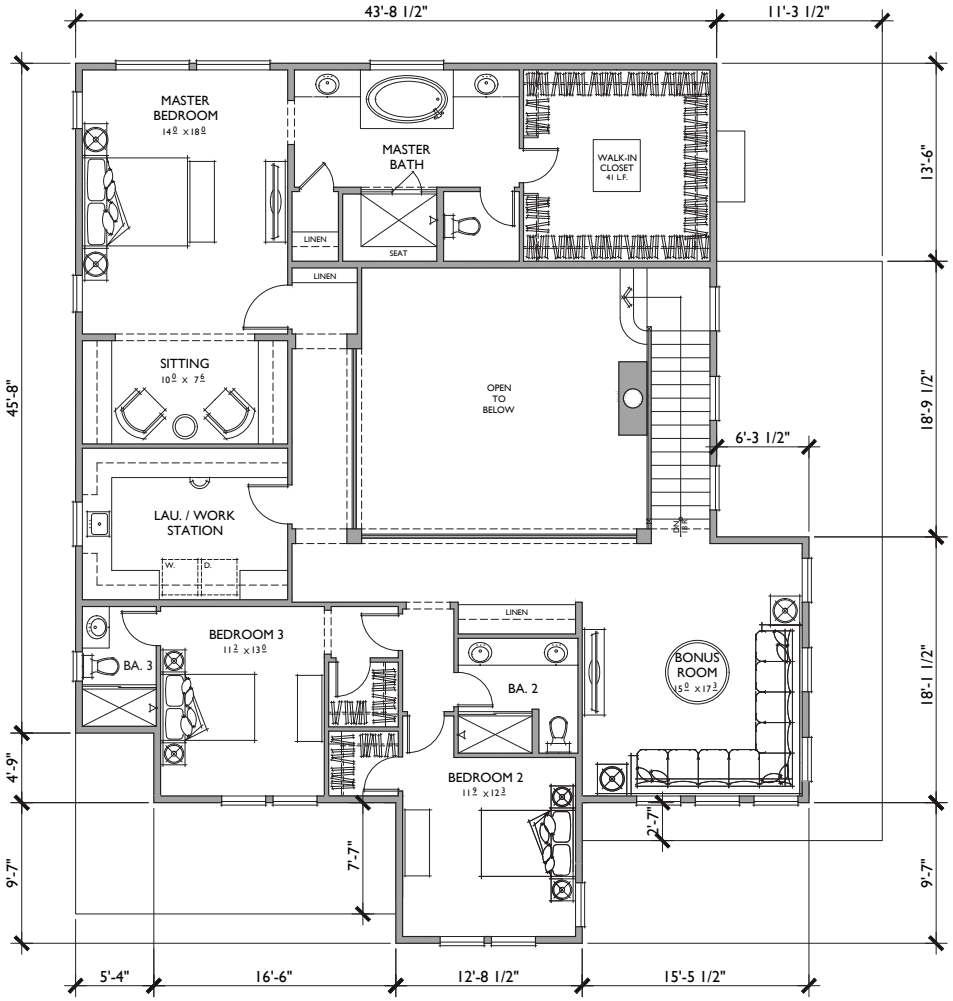
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PONDEROSA HOMES



SECOND FLOOR

4 BEDROOMS / 4.5 BATHS + OFFICE / BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,778 SQ. FT.
2ND FLOOR	1,983 SQ. FT.
TOTAL	**3,750 SQ. FT.**
3 - CAR GARAGE	697 SQ. FT.
OUTDOOR LIVING	374 SQ. FT.
PORCH	166 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1P
REFLECTS PRAIRIE ELEVATION
HIDDEN CANYON
PLEASANTON, CA

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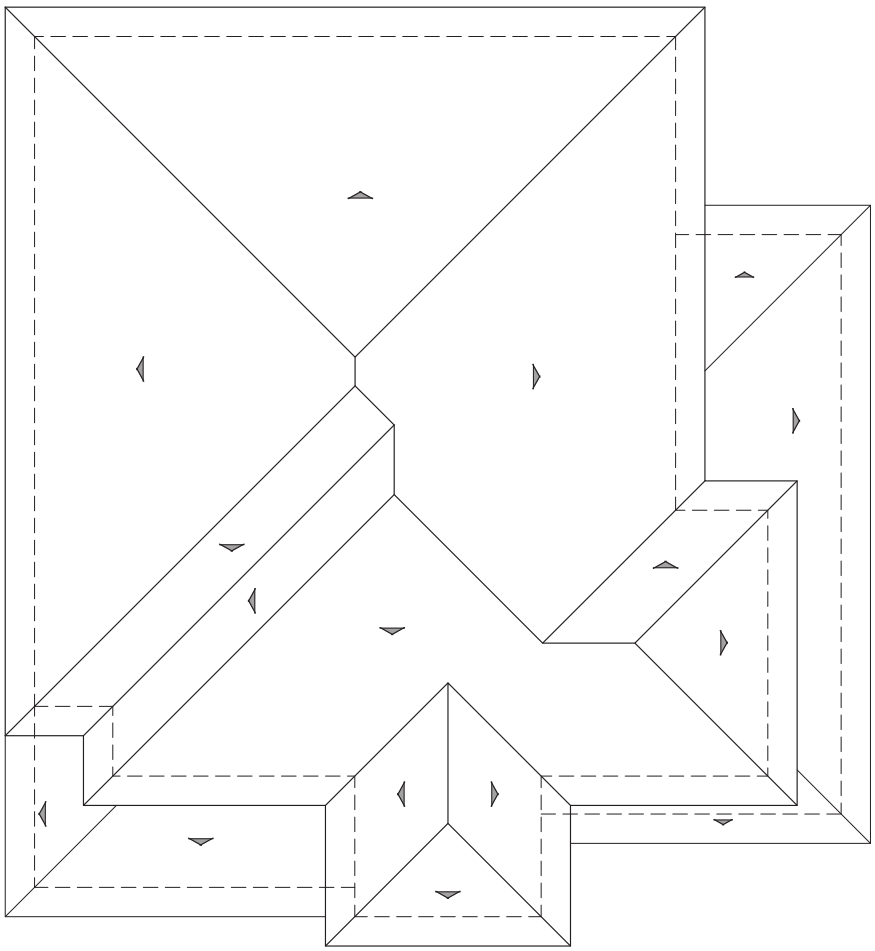
PONDEROSA HOMES



FRONT

PRAIRIE

1/4"=1'-0"



ROOF PLAN

P

PITCH: 3.5:12
RAKE: N/A
EAVE: 24"
ROOF MATERIAL: CONCRETE FLAT TILE

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
G. CEMENTITIOUS BOARD AND BATTEN SIDING
H. CEMENTITIOUS HORIZONTAL SIDING
I. CEMENTITOUS TRIM
J. COACH LIGHT
K. VINYL WINDOW
L. STUCCO OVER FOAM TRIM
M. RECESSED HEADER TRIM
N. THIN BRICK VENEER
O. FOAM TRIM WOOD GRAIN FINISH
P. RECESSED GABLE DETAIL
Q. DECORATIVE GABLE VENT TILE
R. WROUGHT IRON RAILING
S. DECORATIVE SHUTTERS
T. BRICK FRIEZE DETAIL
U. BRICK SOLDIER COURSE ENTRY SURROUND
V. STONE VENEER
W. WOOD RAILING

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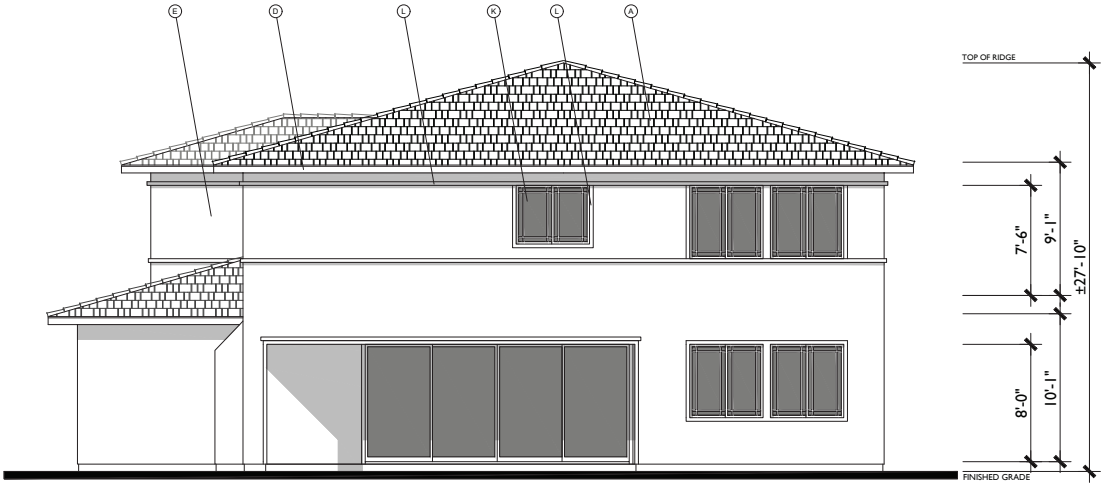
PLAN 1P
PRAIRIE ELEVATION
HIDDEN CANYON
PLEASANTON, CA

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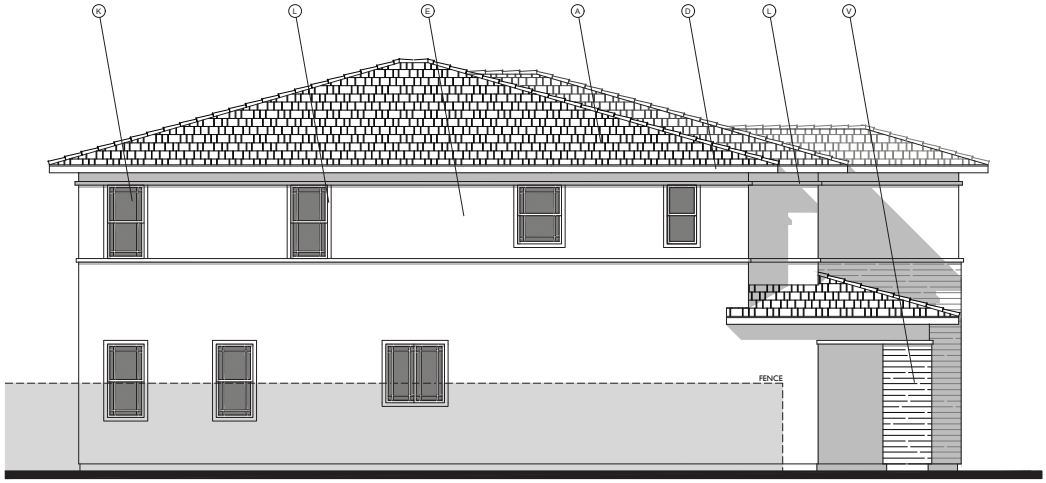
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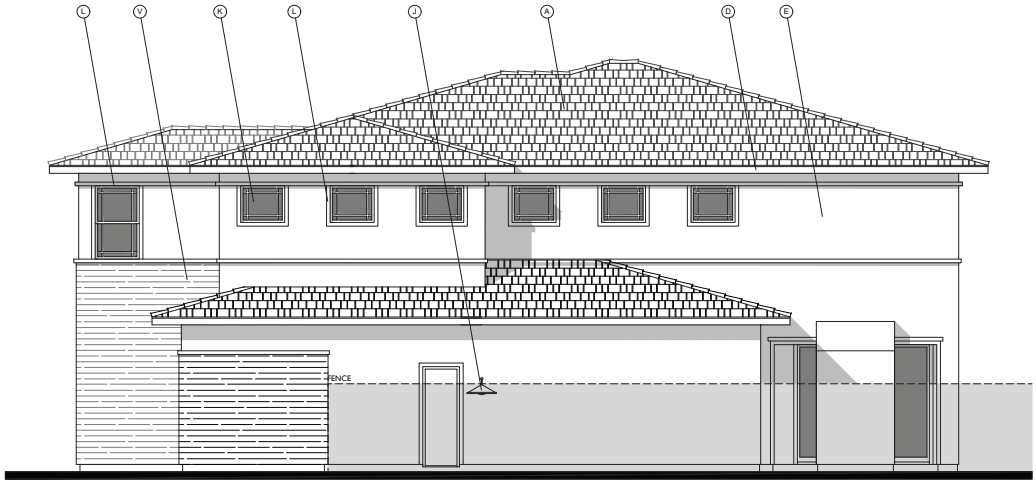
PONDEROSA HOMES



REAR



LEFT



RIGHT

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
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W. WOOD RAILING

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PLAN 1P
PRAIRIE ELEVATION

HIDDEN CANYON

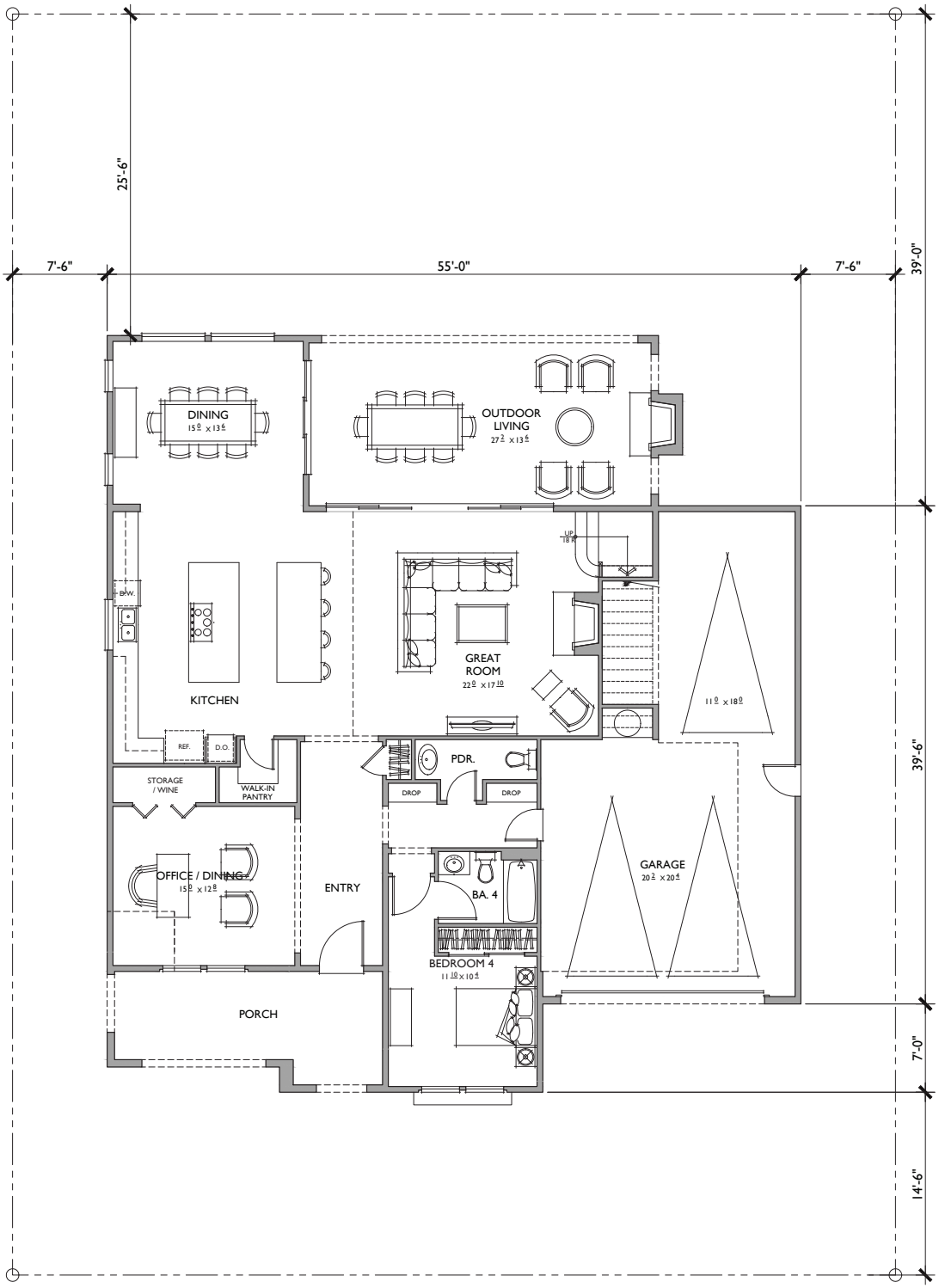
PLEASANTON, CA

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03.15.23

PONDEROSA HOMES



FIRST FLOOR

4 BEDROOMS / 4.5 BATHS + OFFICE / BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,778 SQ. FT.
2ND FLOOR	1,983 SQ. FT.
TOTAL	**3,750 SQ. FT.**
3 - CAR GARAGE	697 SQ. FT.
OUTDOOR LIVING	374 SQ. FT.
PORCH	182 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1S
REFLECTS SPANISH ELEVATION
HIDDEN CANYON
PLEASANTON, CA

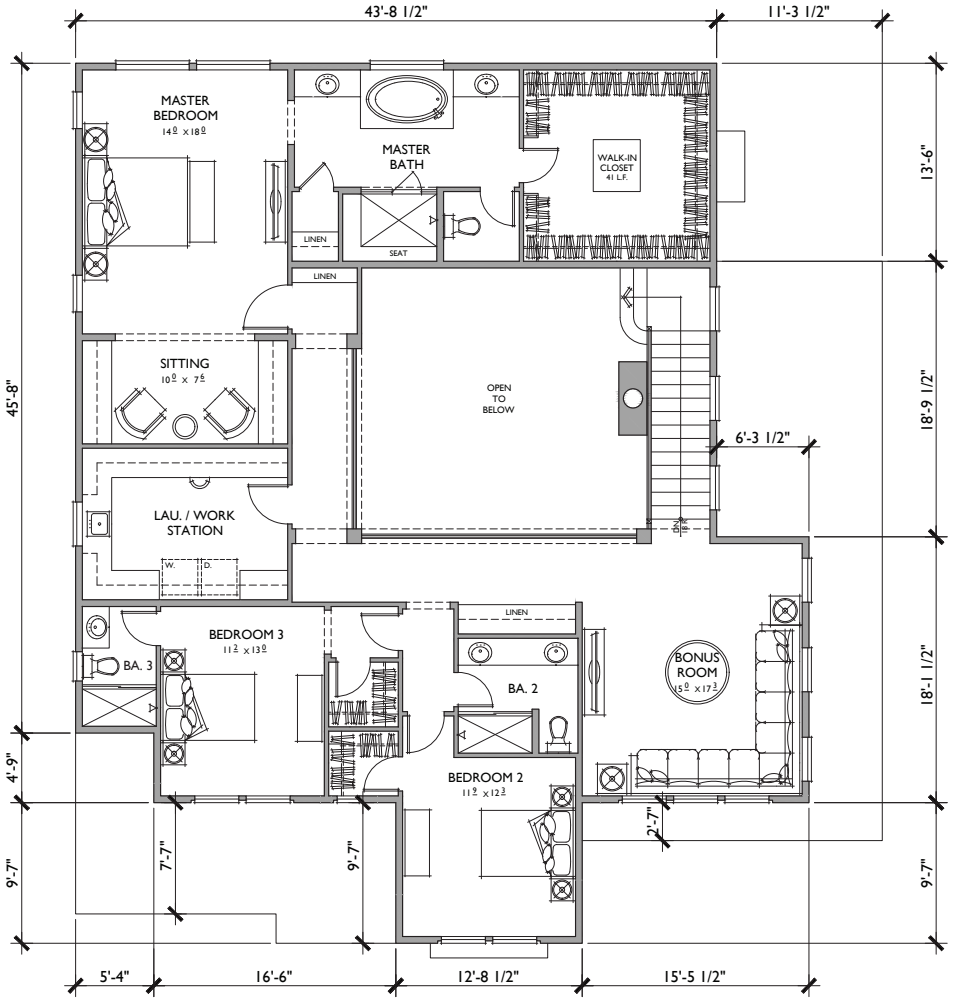
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PONDEROSA HOMES



SECOND FLOOR

4 BEDROOMS / 4.5 BATHS + OFFICE / BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,778 SQ. FT.
2ND FLOOR	1,983 SQ. FT.
TOTAL	**3,750 SQ. FT.**
3 - CAR GARAGE	697 SQ. FT.
OUTDOOR LIVING	374 SQ. FT.
PORCH	182 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1S
REFLECTS SPANISH ELEVATION
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PLEASANTON, CA

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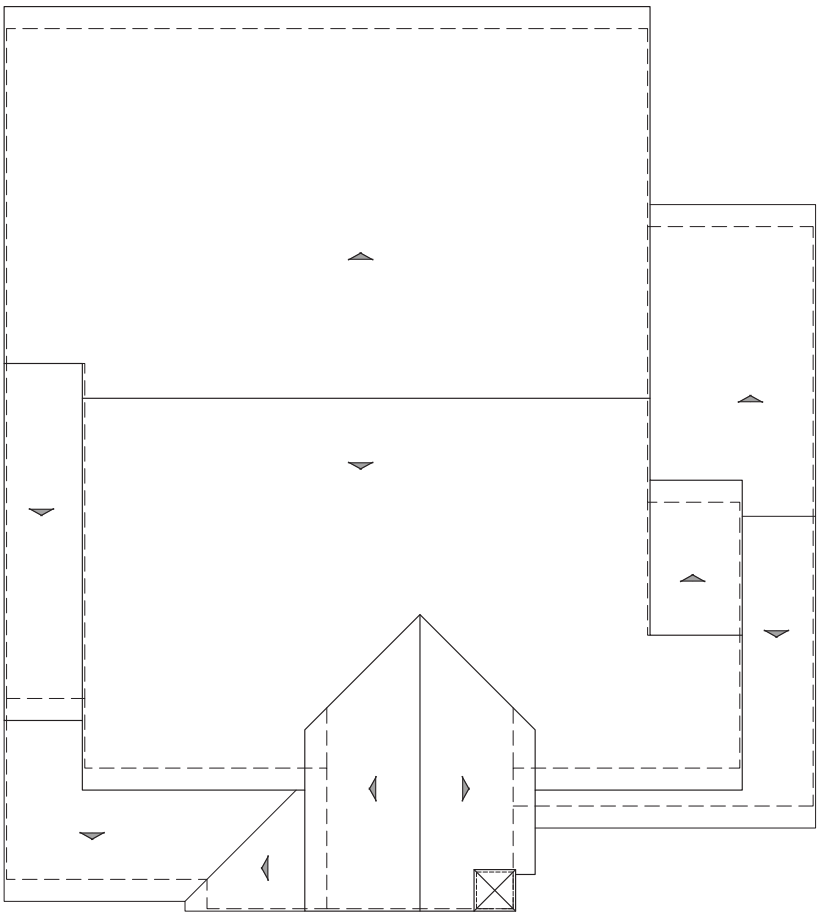
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PONDEROSA HOMES



FRONT SPANISH

1/4"=1'-0"



ROOF PLAN S

1/8"=1'-0"

PITCH: 3:12
RAKE: TIGHT
EAVE: 18"
ROOF MATERIAL: CONCRETE 'S' TILE

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
G. CEMENTITIOUS BOARD AND BATTEN SIDING
H. CEMENTITIOUS HORIZONTAL SIDING
I. CEMENTITOUS TRIM
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R. WROUGHT IRON RAILING
S. DECORATIVE SHUTTERS
T. BRICK FRIEZE DETAIL
U. BRICK SOLDIER COARSE ENTRY SURROUND
V. STONE VENEER
W. WOOD RAILING

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PLAN 1S
SPANISH ELEVATIONS
HIDDEN CANYON
PLEASANTON, CA

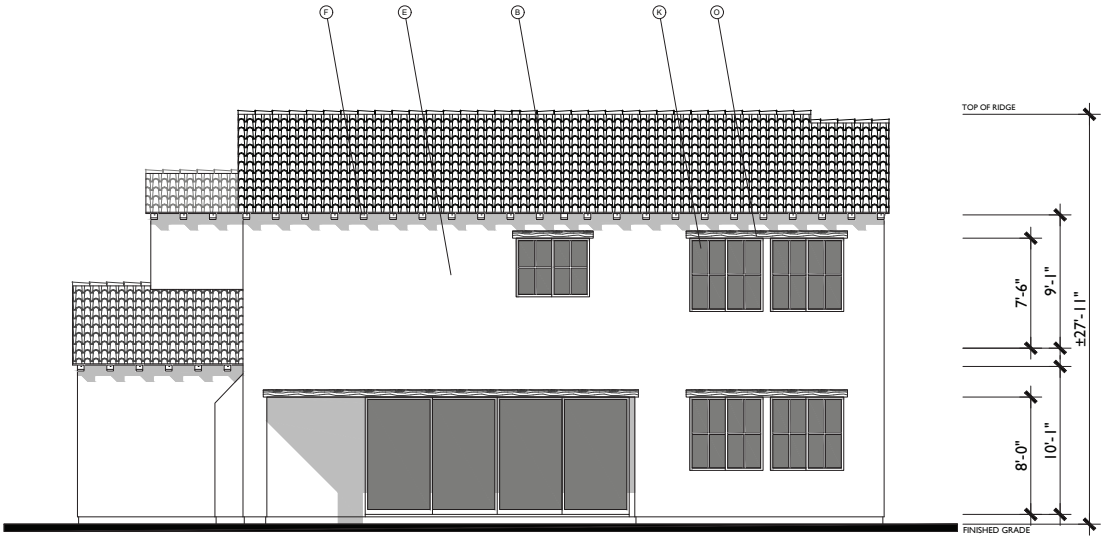
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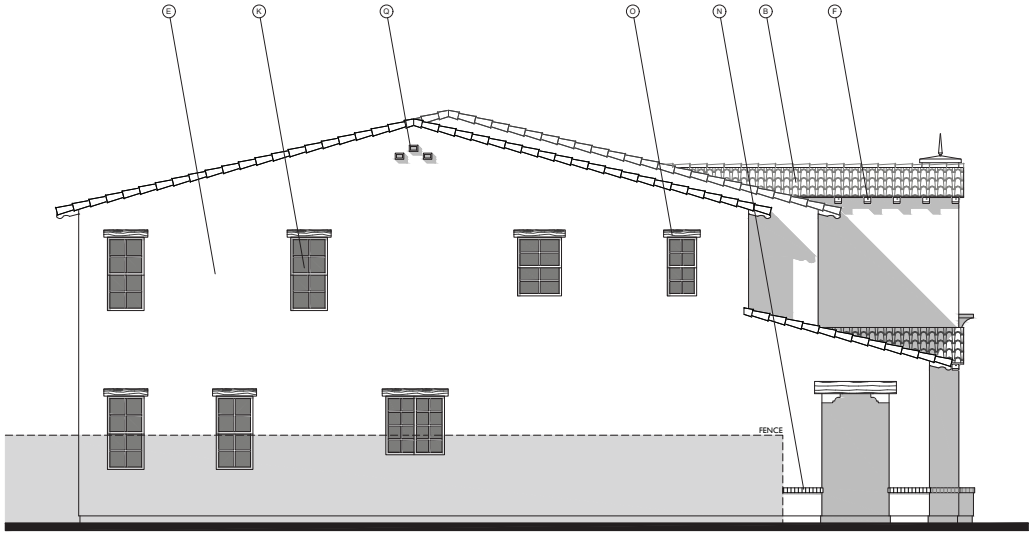
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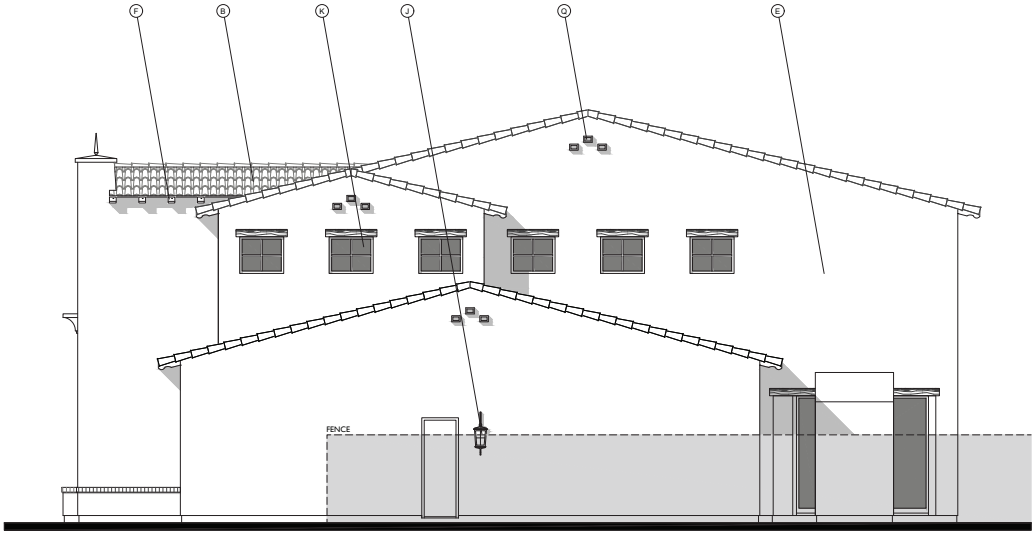
PONDEROSA HOMES



REAR



LEFT



RIGHT

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
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U. BRICK SOLDIER COARSE ENTRY SURROUND
V. STONE VENEER
W. WOOD RAILING

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PLAN 1S
SPANISH ELEVATIONS
HIDDEN CANYON
PLEASANTON, CA

0 2 4 8

224.14107

A.13

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PONDEROSA HOMES



RUSTIC VILLA



SPANISH



FARMHOUSE

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PLAN 2
FRONT ELEVATIONS

HIDDEN CANYON
PLEASANTON, CA

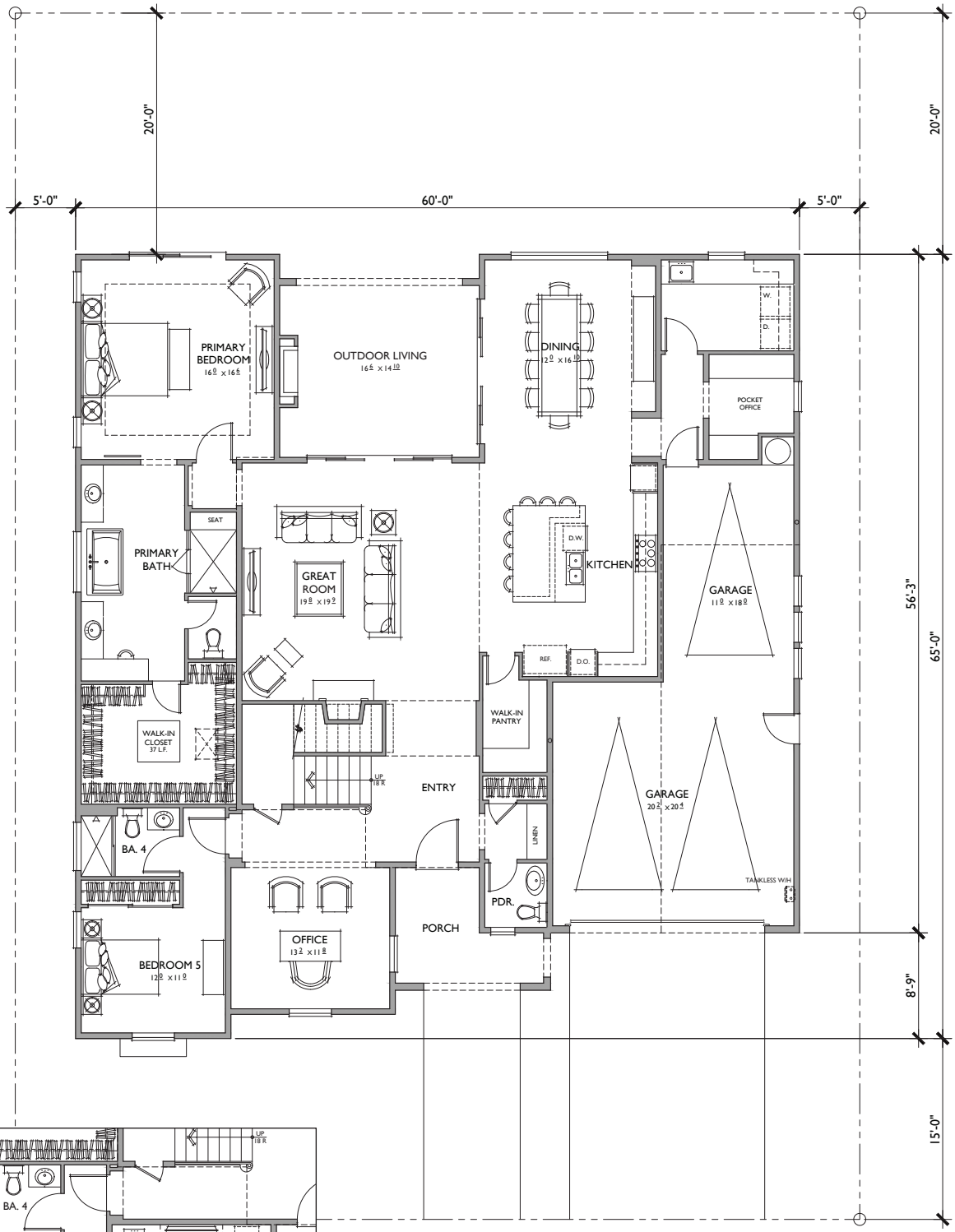
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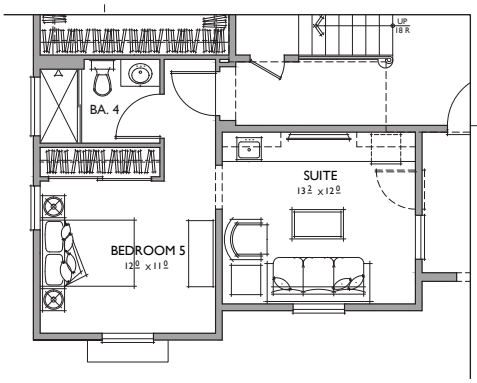
224.14107

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03.15.23

PONDEROSA HOMES





FIRST FLOOR

OPTIONAL ADU (414 SQ.FT.)

@ BEDROOM 5 / OFFICE

5 BEDROOMS / 4.5 BATHS + OFFICE / BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,635 SQ. FT.
2ND FLOOR	1157 SQ. FT.
TOTAL	**3,774 SQ. FT.**
3 - CAR GARAGE	636 SQ. FT.
OUTDOOR LIVING	246 SQ. FT.
PORCH	99 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2RV
REFLECTS RUSTIC VILLA ELEVATION

HIDDEN CANYON
PLEASANTON, CA

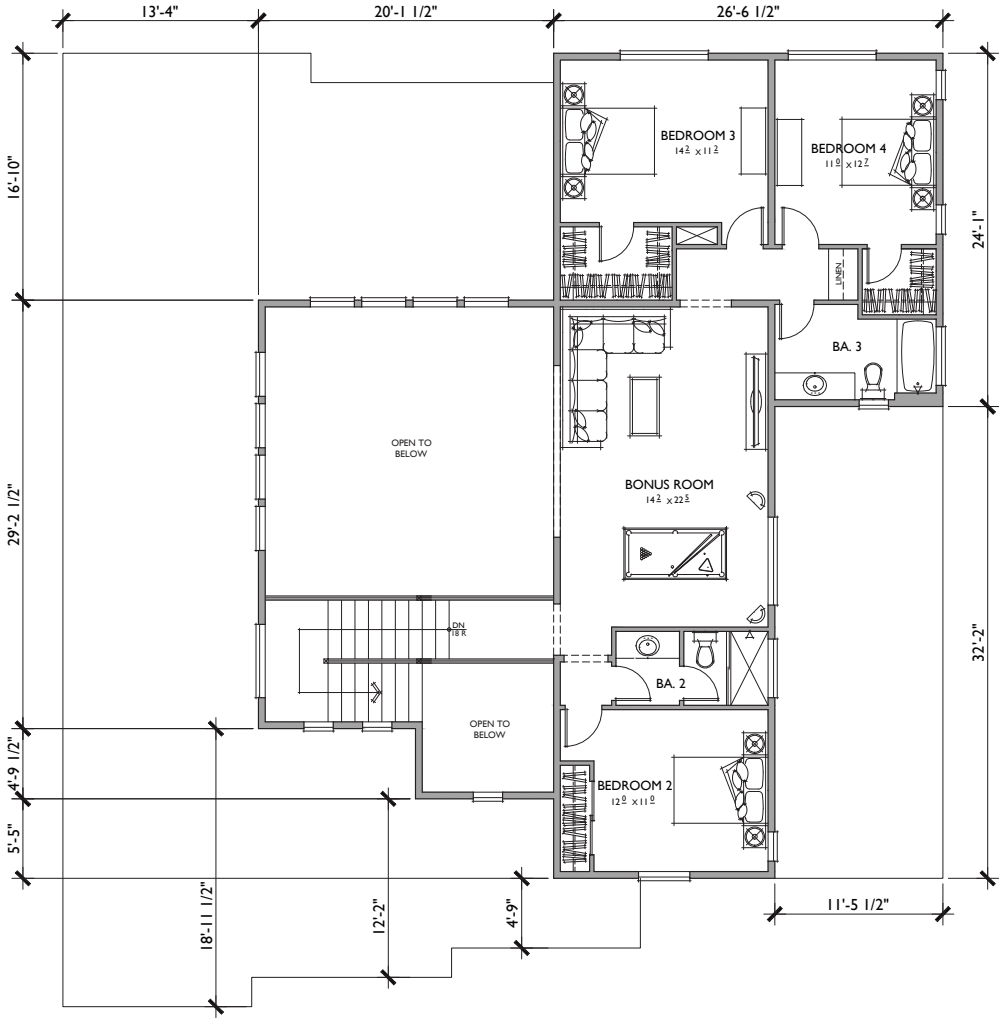
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03.15.23

PONDEROSA HOMES



SECOND FLOOR

5 BEDROOMS / 4.5 BATHS + OFFICE / BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,635 SQ. FT.
2ND FLOOR	1157 SQ. FT.
TOTAL	**3,774 SQ. FT.**
3 - CAR GARAGE	636 SQ. FT.
OUTDOOR LIVING	246 SQ. FT.
PORCH	99 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2RV
REFLECTS RUSTIC VILLA ELEVATION
HIDDEN CANYON
PLEASANTON, CA

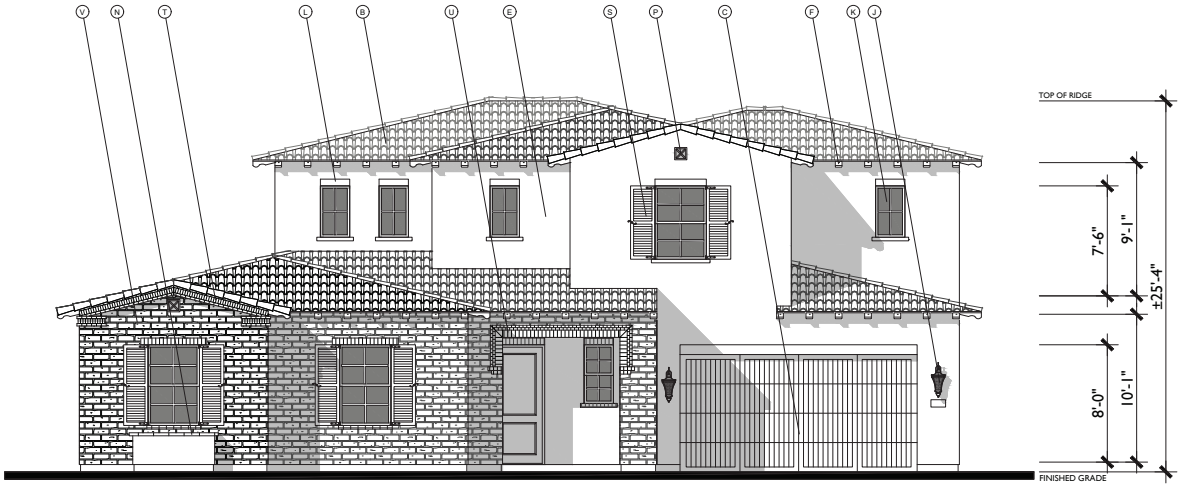
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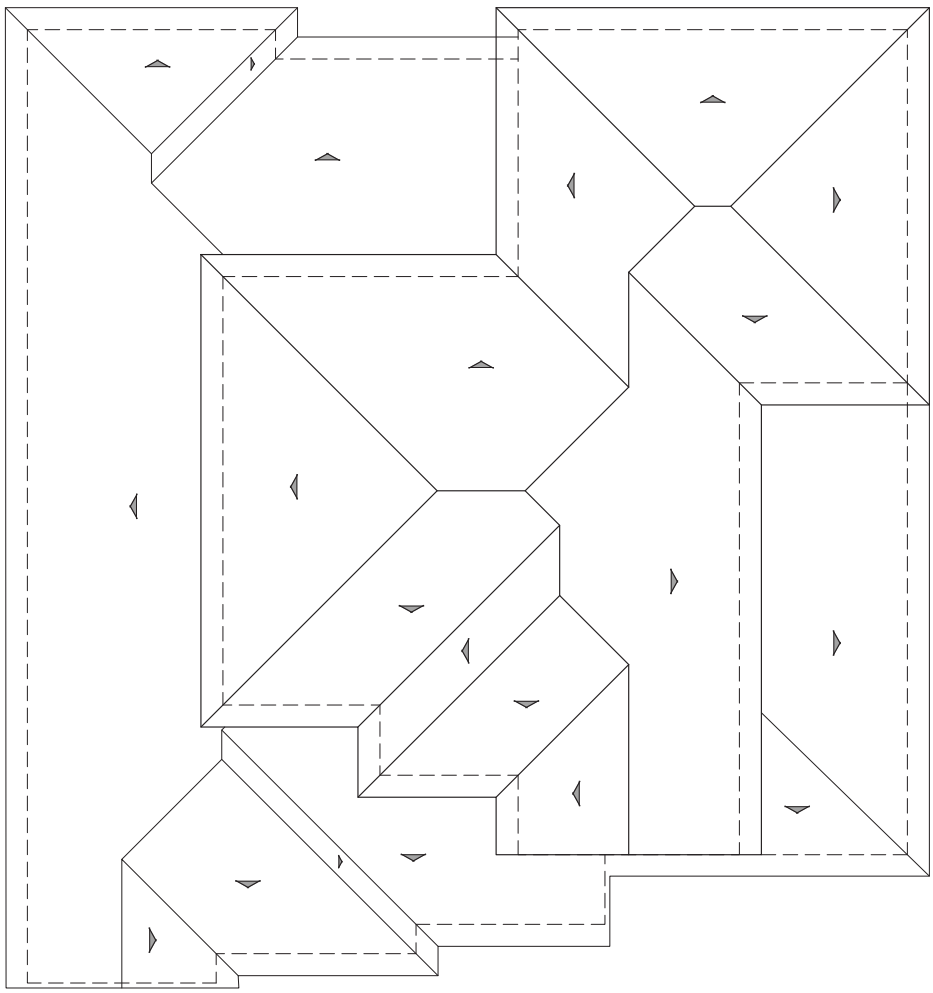
PONDEROSA HOMES



FRONT

RUSTIC VILLA

1/4"=1'-0"



ROOF PLAN

RV

PITCH: 3:12
RAKE: TIGHT
EAVE: 18"
ROOF MATERIAL: CONCRETE "S" TILE

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
G. CEMENTITIOUS BOARD AND BATTEN SIDING
H. CEMENTITIOUS HORIZONTAL SIDING
I. CEMENTITOUS TRIM
J. COACH LIGHT
K. VINYL WINDOW
L. STUCCO OVER FOAM TRIM
M. RECESSED HEADER TRIM
N. THIN BRICK VENEER
O. FOAM TRIM WOOD GRAIN FINISH
P. RECESSED GABLE DETAIL
Q. DECORATIVE GABLE VENT TILE
R. WROUGHT IRON RAILING
S. DECORATIVE SHUTTERS
T. BRICK FRIEZE DETAIL
U. BRICK SOLDIER COARSE ENTRY SURROUND
V. STONE VENEER
W. WOOD RAILING

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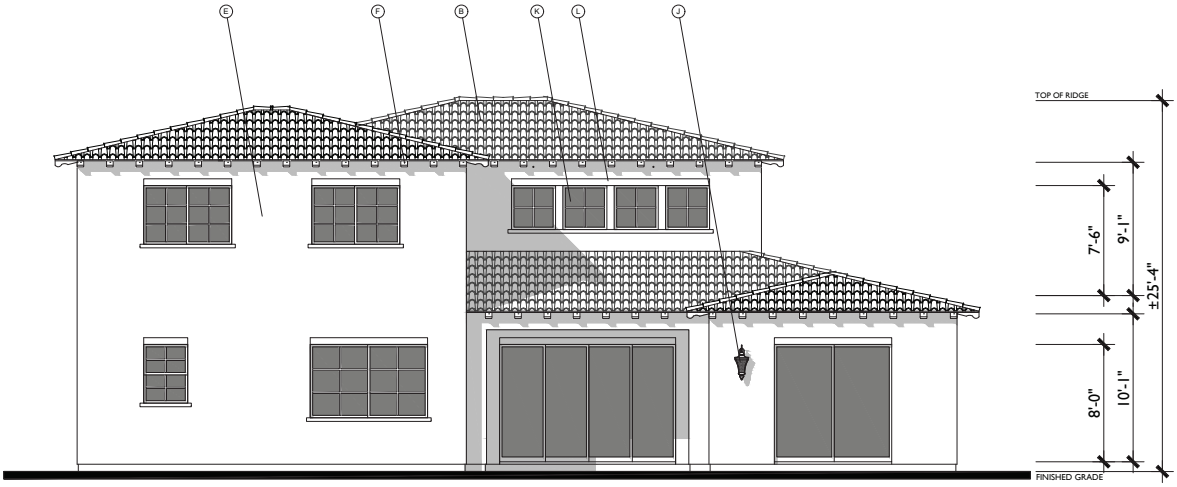
PLAN 2RV
RUSTIC VILLA ELEVATION
HIDDEN CANYON
PLEASANTON, CA

224.14107

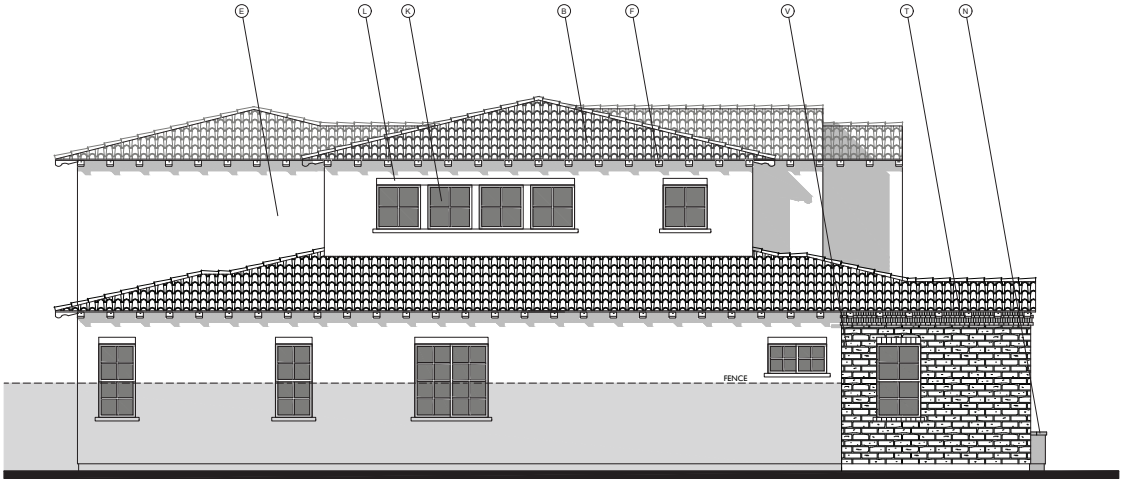
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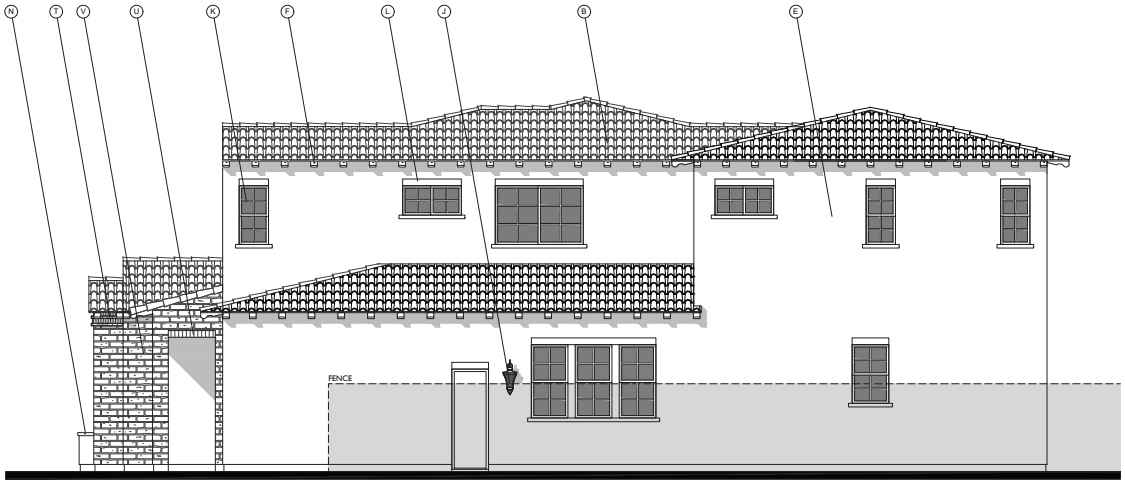
PONDEROSA HOMES



REAR



LEFT



RIGHT

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
G. CEMENTITIOUS BOARD AND BATTEN SIDING
H. CEMENTITIOUS HORIZONTAL SIDING
I. CEMENTITOUS TRIM
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T. BRICK FRIEZE DETAIL
U. BRICK SOLDIER COARSE ENTRY SURROUND
V. STONE VENEER
W. WOOD RAILING

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PLAN 2RV
RUSTIC VILLA ELEVATION

HIDDEN CANYON

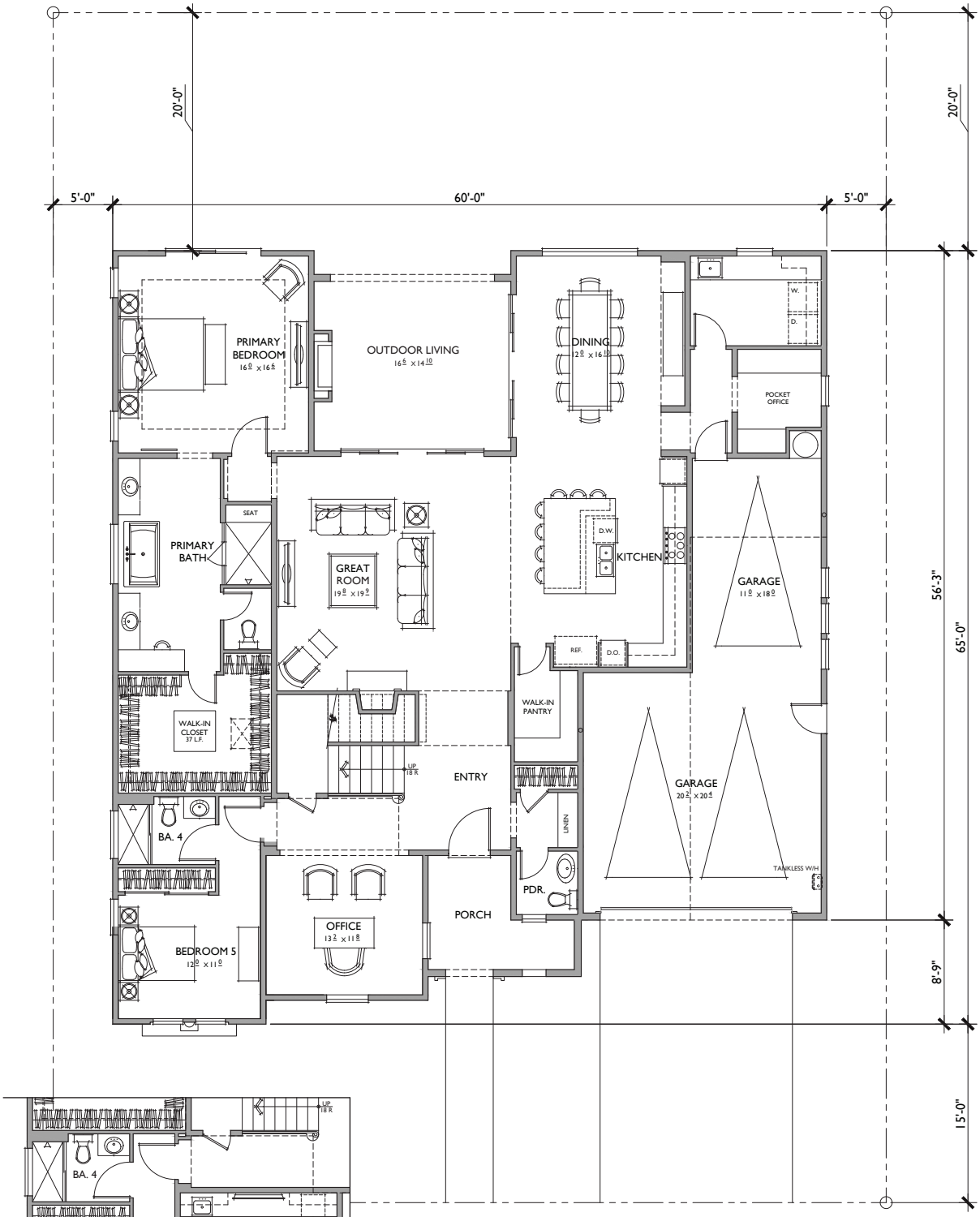
PLEASANTON, CA

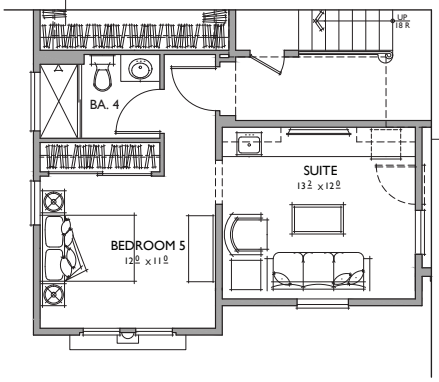
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03.15.23

PONDEROSA HOMES





FIRST FLOOR

OPTIONAL ADU (414 SQ.FT.)

@ BEDROOM 5 / OFFICE

5 BEDROOMS / 4.5 BATHS + OFFICE / BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,628 SQ. FT.
2ND FLOOR	1157 SQ. FT.
TOTAL	**3,774 SQ. FT.**
3 - CAR GARAGE	636 SQ. FT.
OUTDOOR LIVING	245 SQ. FT.
PORCH	99 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2S
REFLECTS SPANISH ELEVATION
HIDDEN CANYON
PLEASANTON, CA

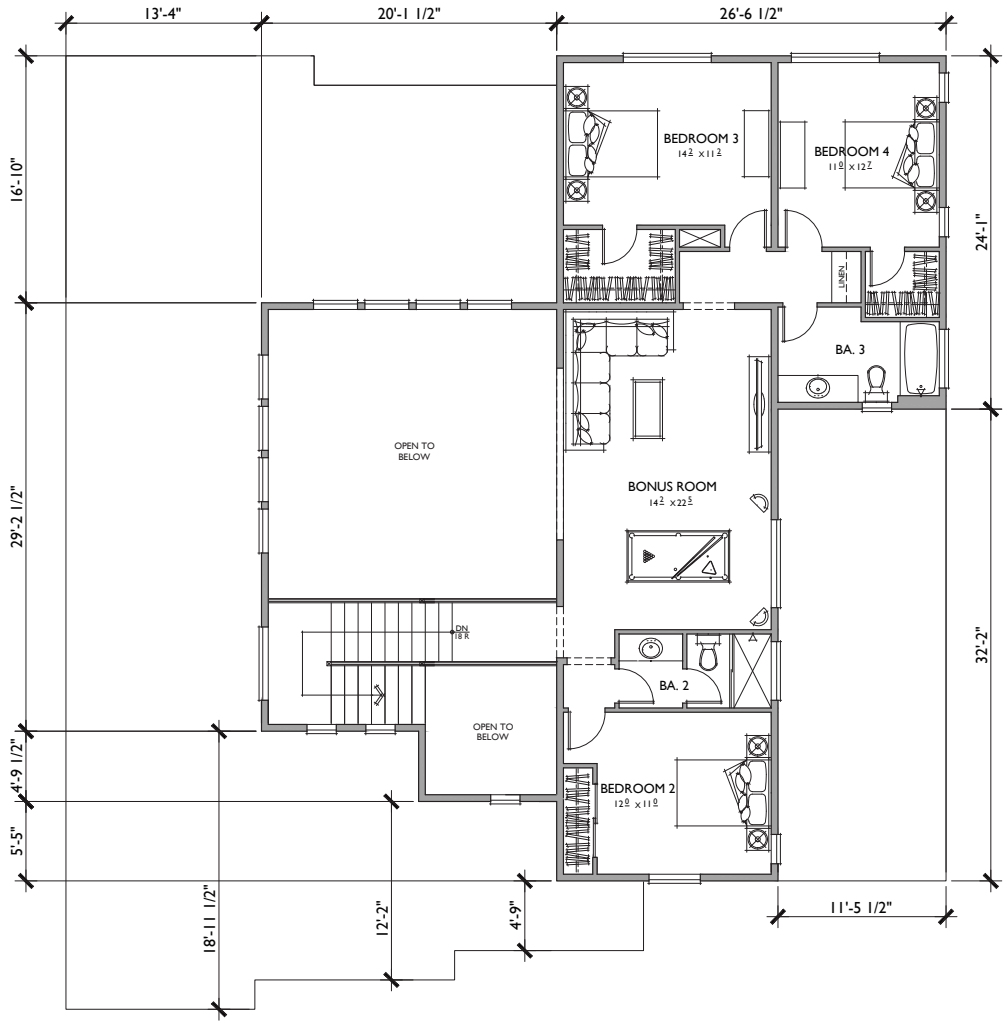
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03.15.23

PONDEROSA HOMES



SECOND FLOOR

5 BEDROOMS / 4.5 BATHS + OFFICE / BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,628 SQ. FT.
2ND FLOOR	1157 SQ. FT.
TOTAL	**3,774 SQ. FT.**
3 - CAR GARAGE	636 SQ. FT.
OUTDOOR LIVING	245 SQ. FT.
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NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2S
REFLECTS SPANISH ELEVATION
HIDDEN CANYON
PLEASANTON, CA

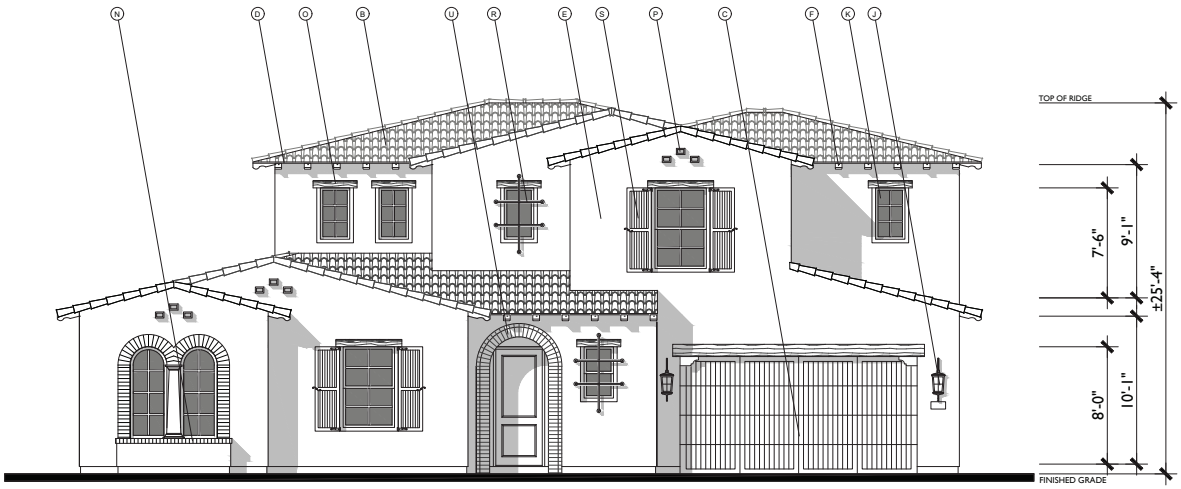
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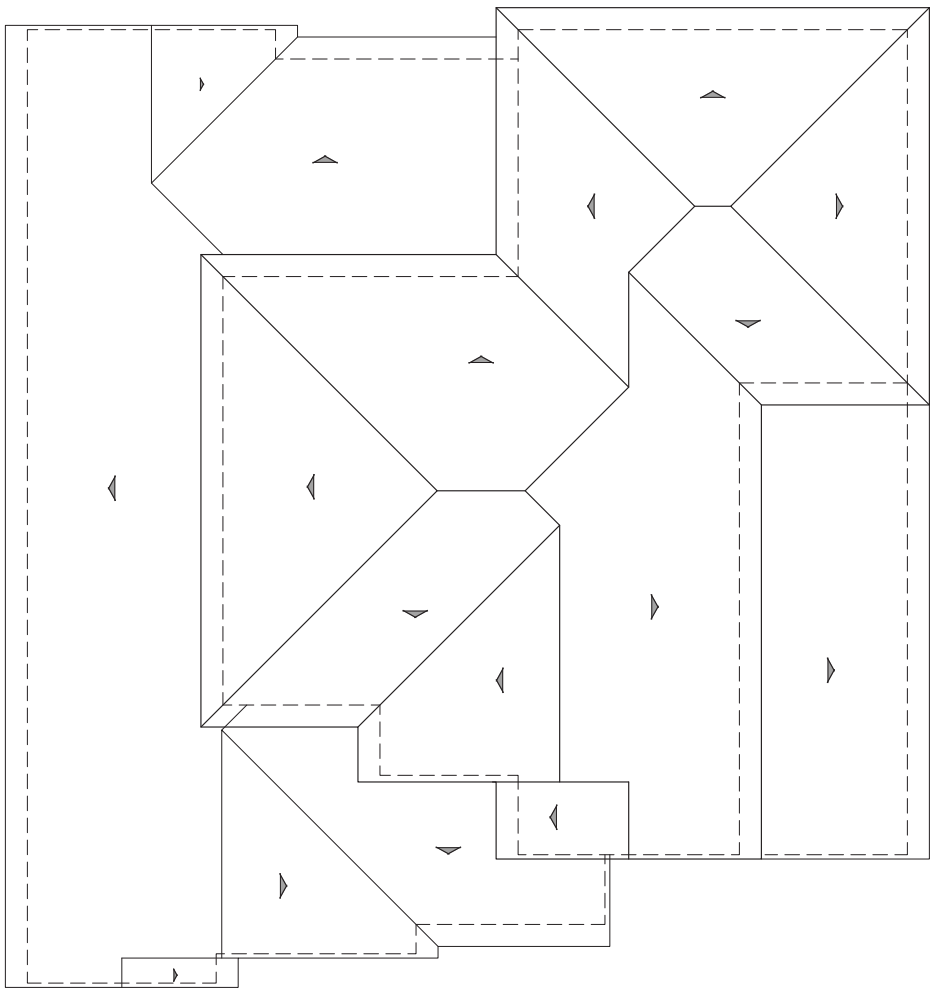
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PONDEROSA HOMES



FRONT SPANISH

1/4"=1'-0"



ROOF PLAN S

PITCH: 3:12
RAKE: TIGHT
EAVE: 18"
ROOF MATERIAL: CONCRERTE "S" TILE

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
G. CEMENTITIOUS BOARD AND BATTEN SIDING
H. CEMENTITIOUS HORIZONTAL SIDING
I. CEMENTITOUS TRIM
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R. WROUGHT IRON RAILING
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T. BRICK FRIEZE DETAIL
U. BRICK SOLDIER COARSE ENTRY SURROUND
V. STONE VENEER
W. WOOD RAILING

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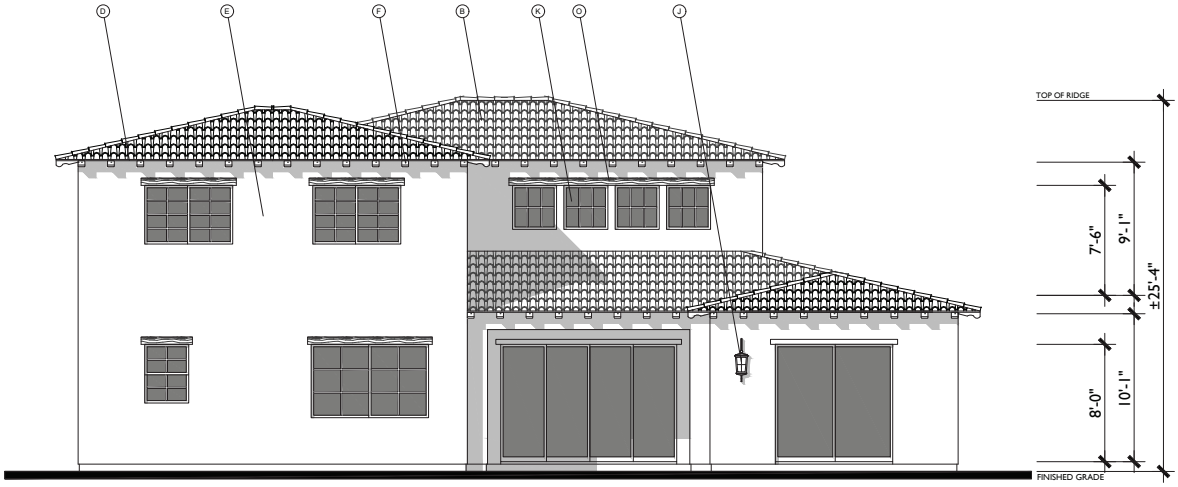
PLAN 2S
SPANISH ELEVATION

HIDDEN CANYON
PLEASANTON, CA

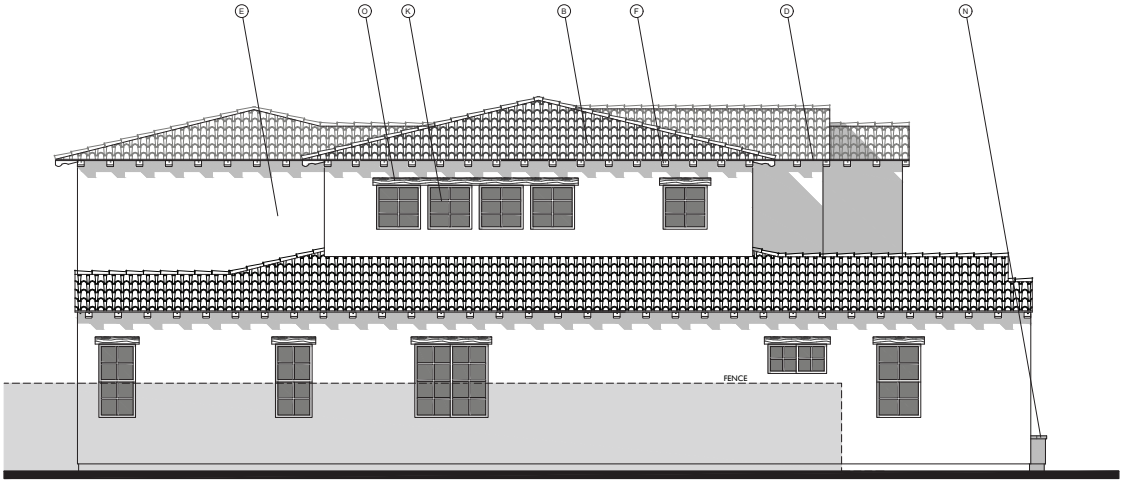
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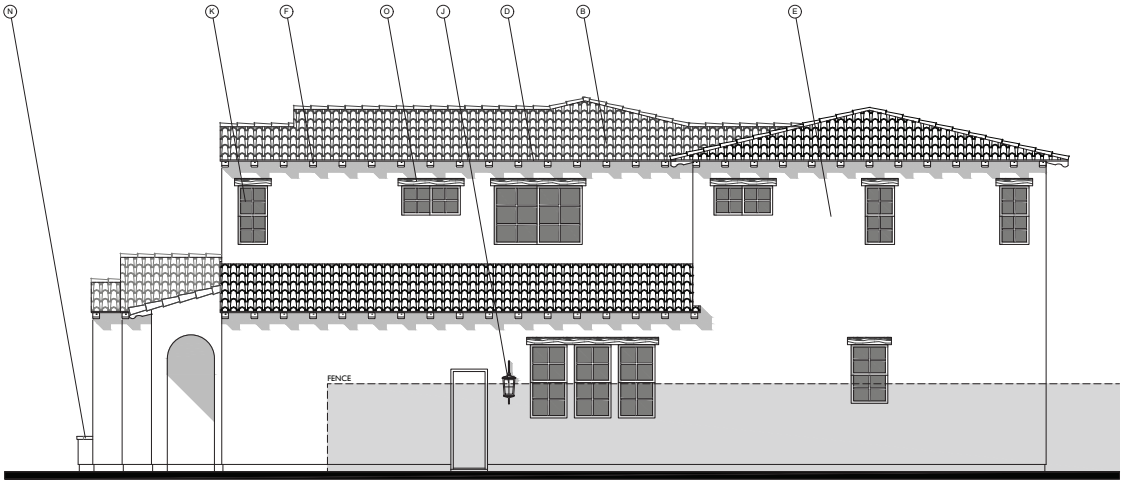
PONDEROSA HOMES



REAR



LEFT



RIGHT

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
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F. SHAPED RAFTER TAIL
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PLAN 2S
SPANISH ELEVATION

HIDDEN CANYON

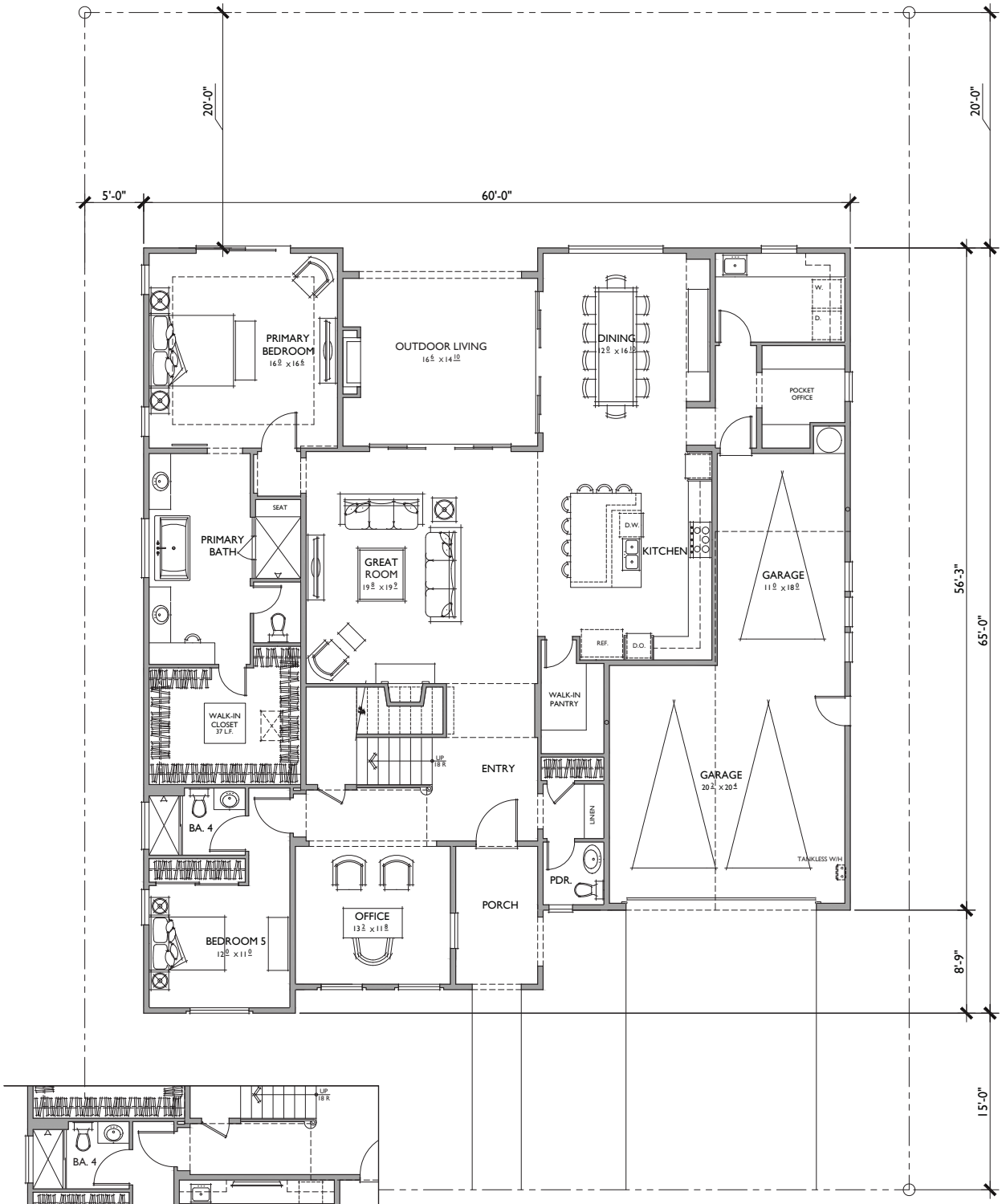
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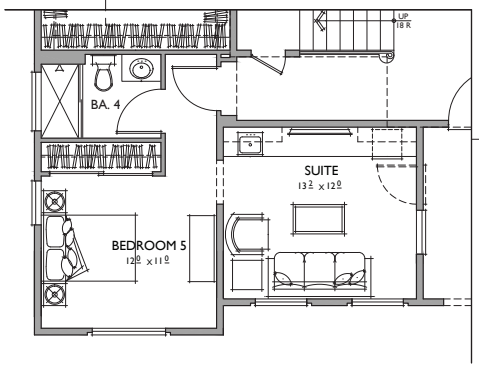
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03.15.23

PONDEROSA HOMES





FIRST FLOOR

OPTIONAL ADU (414 SQ.FT.)

@ BEDROOM 5 / OFFICE

5 BEDROOMS / 4.5 BATHS + OFFICE / BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,628 SQ. FT.
2ND FLOOR	1157 SQ. FT.
TOTAL	**3,774 SQ. FT.**
3 - CAR GARAGE	636 SQ. FT.
OUTDOOR LIVING	245 SQ. FT.
PORCH	88 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2F
REFLECTS FARMHOUSE ELEVATION

HIDDEN CANYON
PLEASANTON, CA

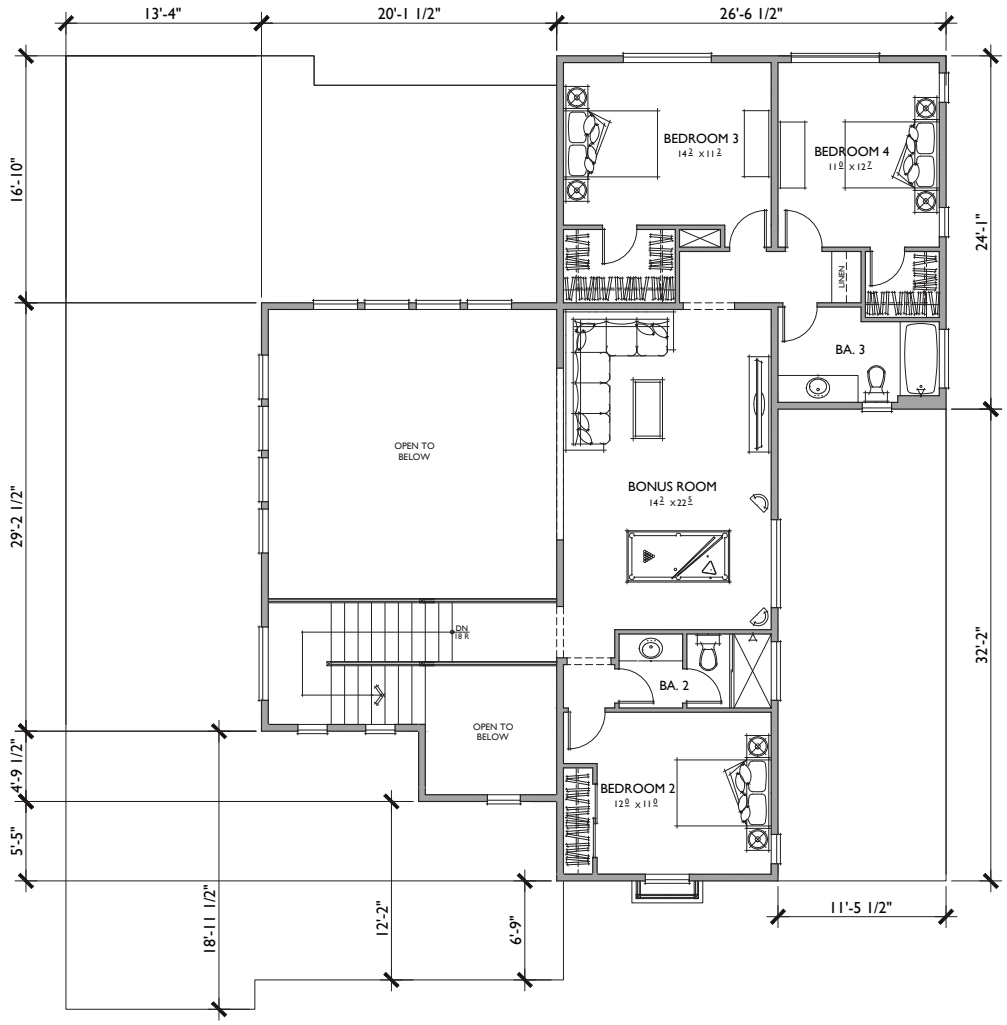
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PONDEROSA HOMES



SECOND FLOOR

5 BEDROOMS / 4.5 BATHS + OFFICE / BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,628 SQ. FT.
2ND FLOOR	1157 SQ. FT.
TOTAL	**3,774 SQ. FT.**
3 - CAR GARAGE	636 SQ. FT.
OUTDOOR LIVING	245 SQ. FT.
PORCH	88 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2F
REFLECTS FARMHOUSE ELEVATION
HIDDEN CANYON
PLEASANTON, CA

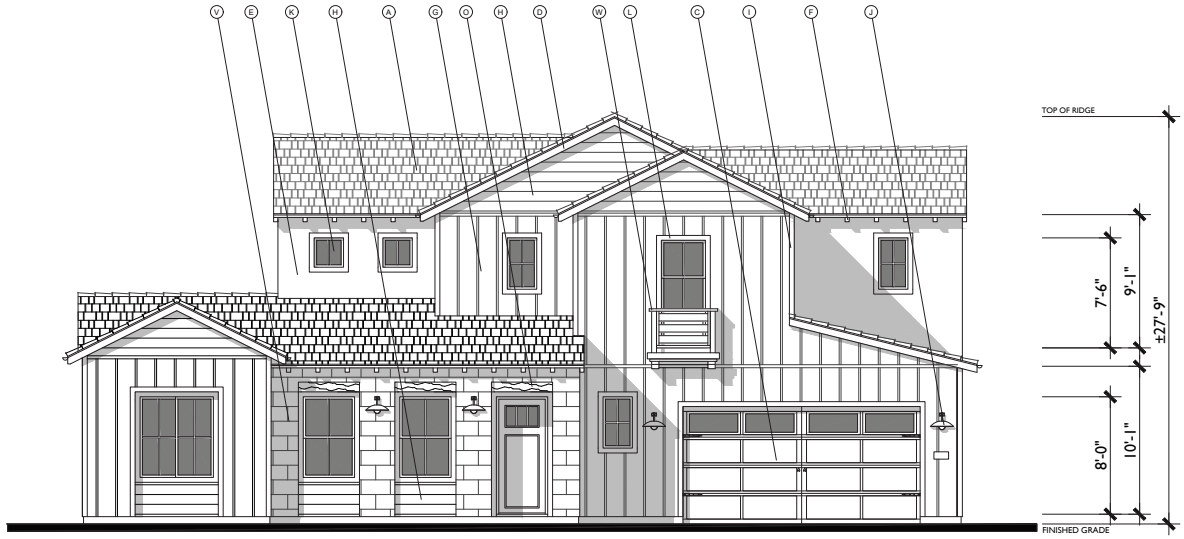
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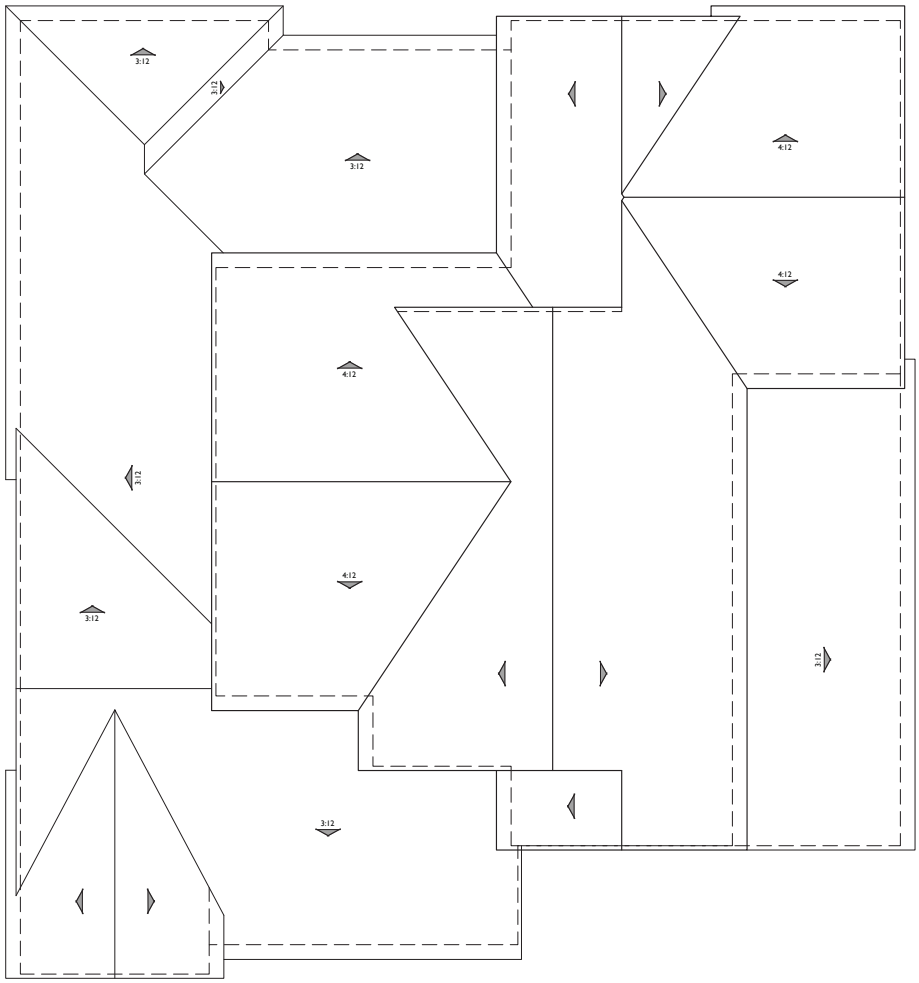
PONDEROSA HOMES



FRONT

FARMHOUSE

1/4"=1'-0"



ROOF PLAN

F

1/8"=1'-0"

PITCH: 6:12 U.N.O.
RAKE: 3.5"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
G. CEMENTITIOUS BOARD AND BATTEN SIDING
H. CEMENTITIOUS HORIZONTAL SIDING
I. CEMENTITOUS TRIM
J. COACH LIGHT
K. VINYL WINDOW
L. STUCCO OVER FOAM TRIM
M. RECESSED HEADER TRIM
N. THIN BRICK VENEER
O. FOAM TRIM WOOD GRAIN FINISH
P. RECESSED GABLE DETAIL
Q. DECORATIVE GABLE VENT TILE
R. WROUGHT IRON RAILING
S. DECORATIVE SHUTTERS
T. BRICK FRIEZE DETAIL
U. BRICK SOLDIER COARSE ENTRY SURROUND
V. STONE VENEER
W. WOOD RAILING

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PLAN 2F
FARMHOUSE ELEVATION

HIDDEN CANYON

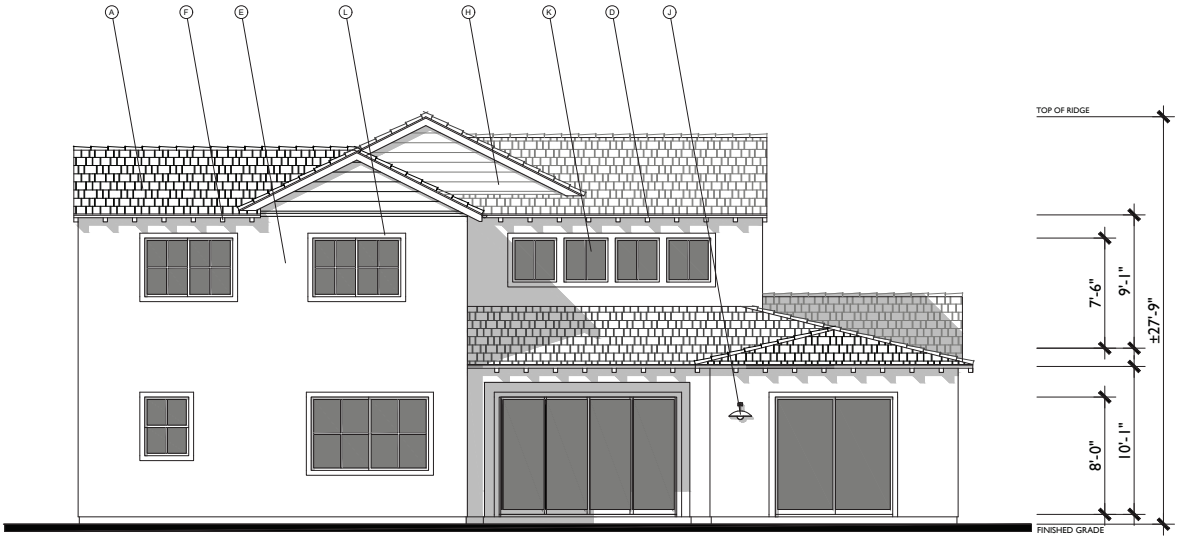
PLEASANTON, CA

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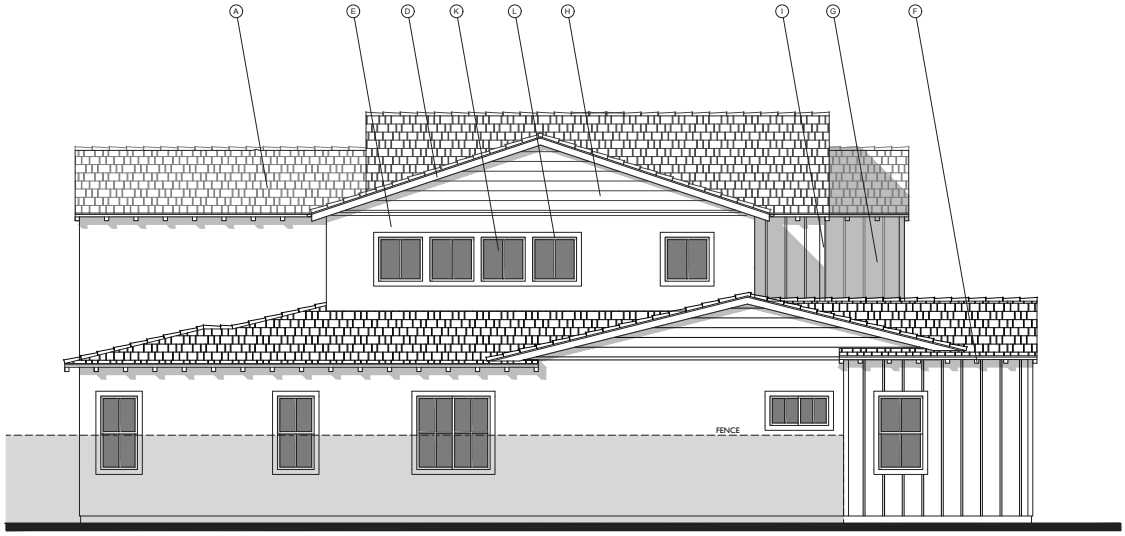
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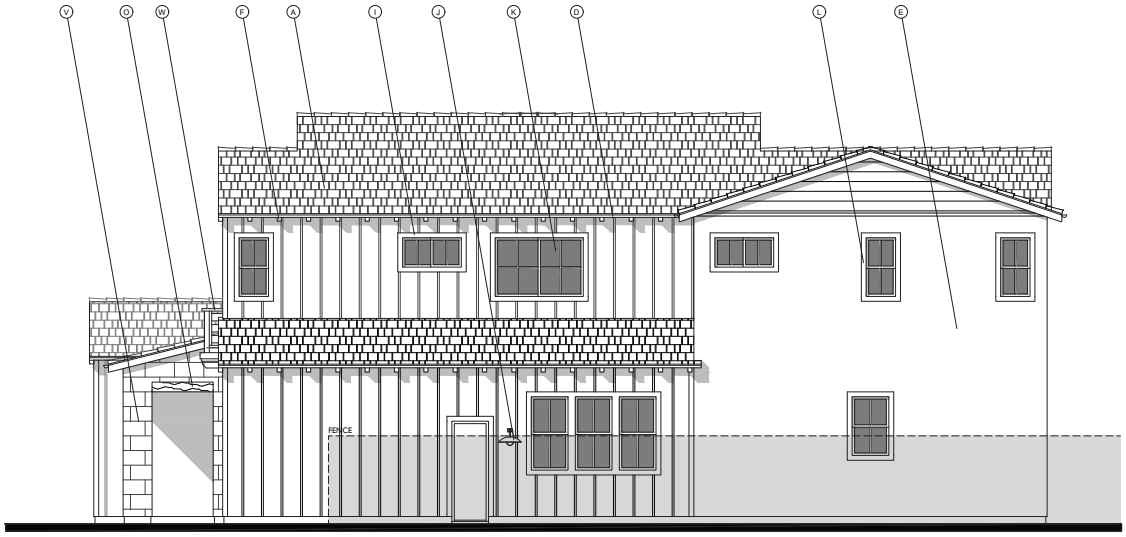
PONDEROSA HOMES



REAR



LEFT



RIGHT

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
G. CEMENTITIOUS BOARD AND BATTEN SIDING
H. CEMENTITIOUS HORIZONTAL SIDING
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S. DECORATIVE SHUTTERS
T. BRICK FRIEZE DETAIL
U. BRICK SOLDIER COURSE ENTRY SURROUND
V. STONE VENEER
W. WOOD RAILING

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PLAN 2F
FARMHOUSE ELEVATION

HIDDEN CANYON

PLEASANTON, CA

224.14107

A.26

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PONDEROSA HOMES



RUSTIC VILLA



PRAIRIE



FARMHOUSE

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PLAN 3
FRONT ELEVATIONS

HIDDEN CANYON
PLEASANTON, CA

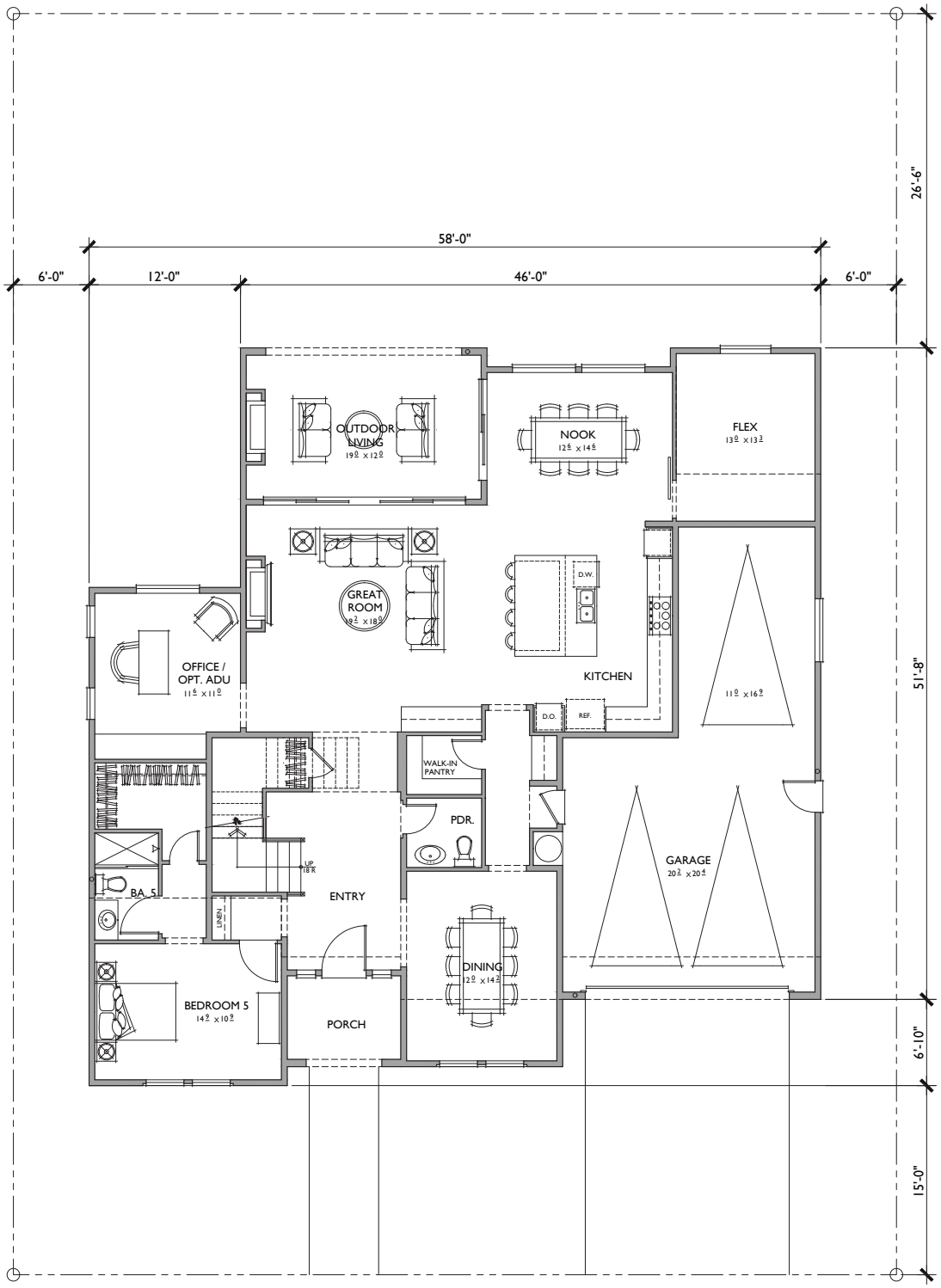
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224.14107

A.27

03.15.23

PONDEROSA HOMES



FIRST FLOOR

5 BEDROOMS / 5.5 BATHS + BONUS ROOM / OFFICE W/ OPT. ADU
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,063 SQ. FT.
2ND FLOOR	2,187 SQ. FT.
TOTAL	**4,243 SQ. FT.**
3 - CAR GARAGE	614 SQ. FT.
OUTDOOR LIVING	230 SQ. FT.
PORCH	65 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3RV
REFLECTS RUSTIC VILLA ELEVATION
HIDDEN CANYON
PLEASANTON, CA

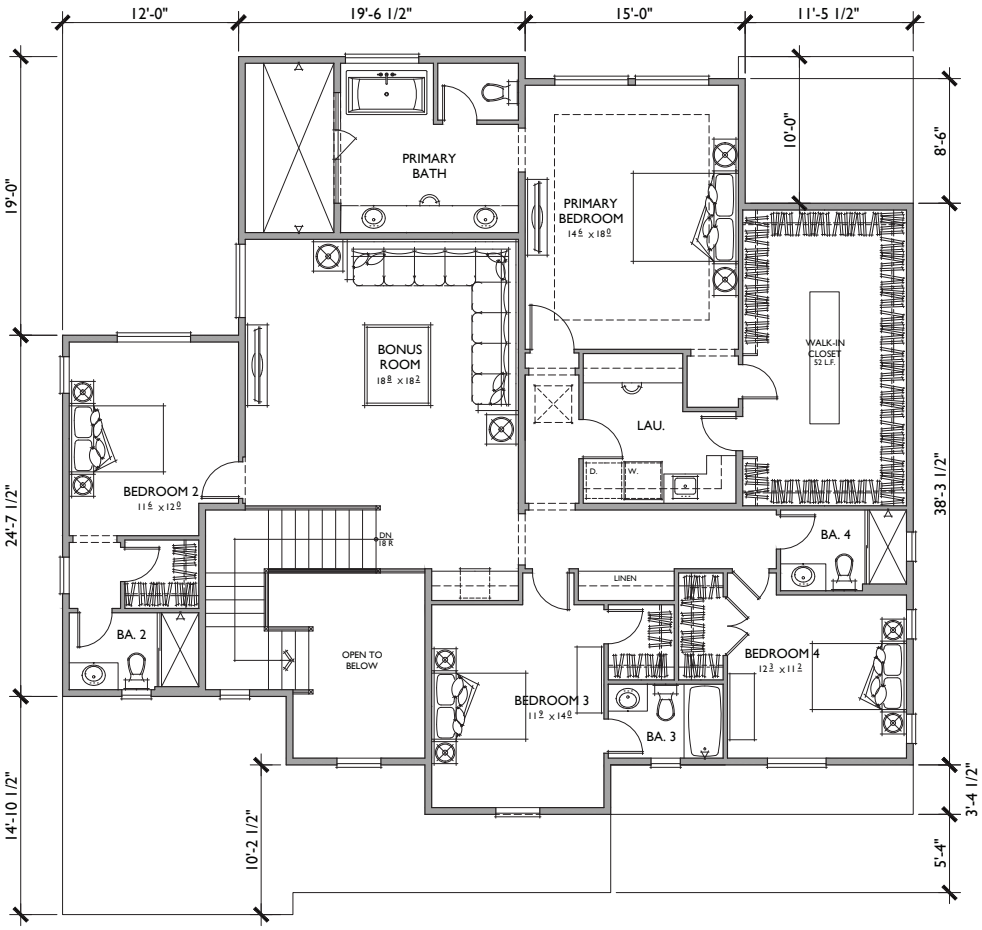
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03.15.23

PONDEROSA HOMES



SECOND FLOOR

5 BEDROOMS / 5.5 BATHS + BONUS ROOM / OFFICE W/ OPT. ADU
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,063 SQ. FT.
2ND FLOOR	2,187 SQ. FT.
TOTAL	**4,243 SQ. FT.**
3 - CAR GARAGE	614 SQ. FT.
OUTDOOR LIVING	230 SQ. FT.
PORCH	65 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3RV
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HIDDEN CANYON
PLEASANTON, CA

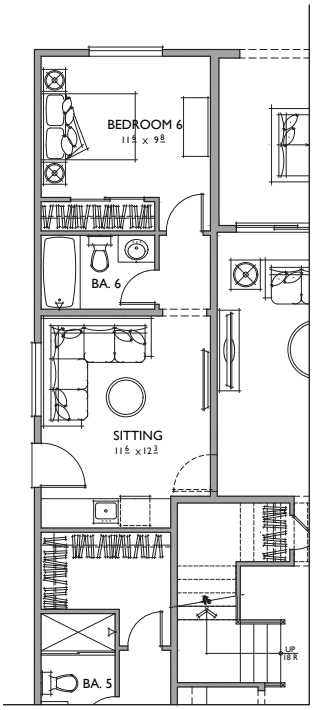
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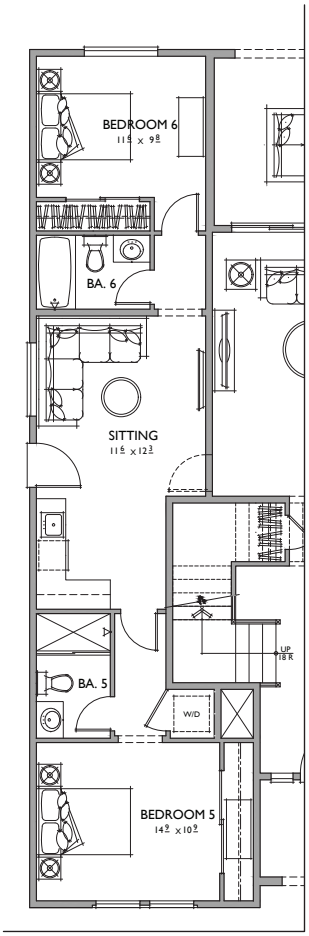
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PONDEROSA HOMES



OPT. ADU (394 SQ.FT.)

@ OFFICE (+237 SQ.FT.)



OPT. ADU 2 (720 SQ.FT.)

@ OFFICE/BEDROOM 5 (237 SQ.FT.)

5 BEDROOMS / 5.5 BATHS + BONUS ROOM / OFFICE W/ OPT. ADU
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,063 SQ. FT.
2ND FLOOR	2,187 SQ. FT.
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NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3RV
REFLECTS RUSTIC VILLA ELEVATION

HIDDEN CANYON
PLEASANTON, CA

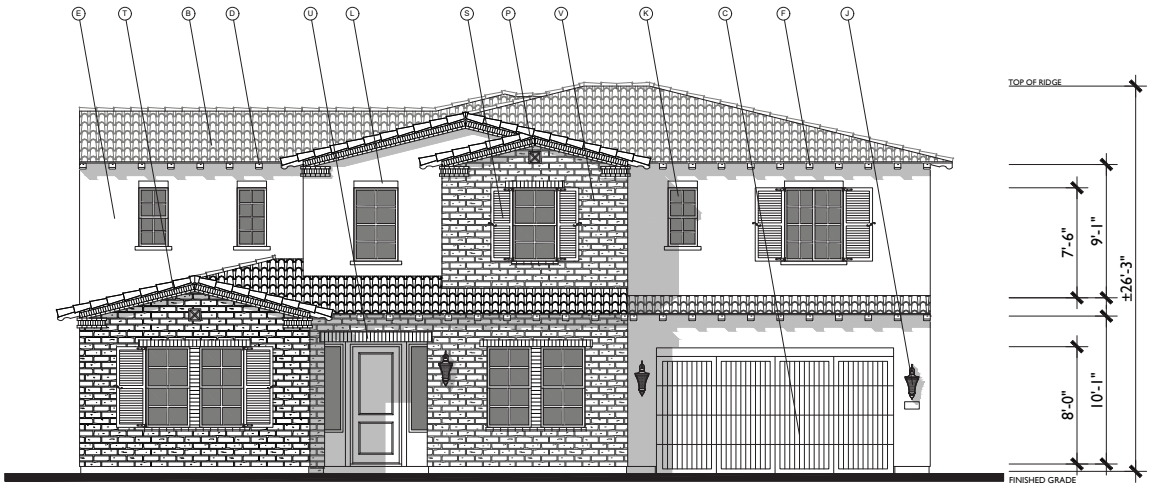
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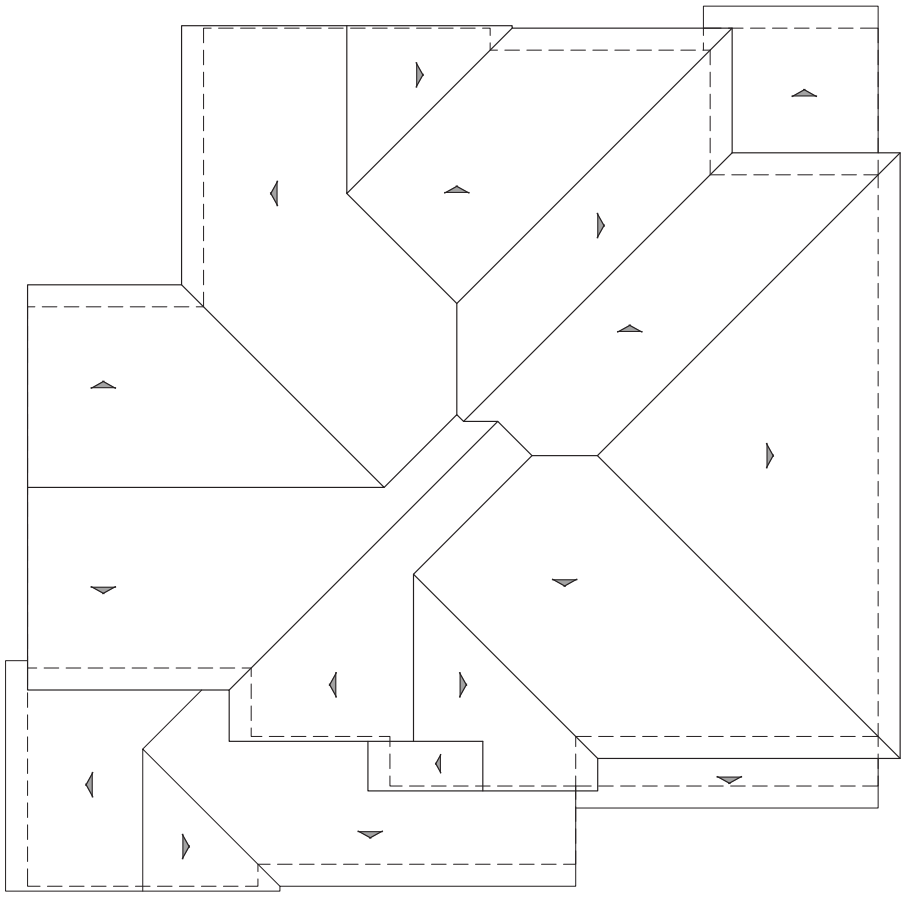
PONDEROSA HOMES



FRONT

RUSTIC VILLA

1/4"=1'-0"



ROOF PLAN

RV

PITCH: 3:12
RAKE: TIGHT
EAVE: 18"
ROOF MATERIAL: CONCRETE "S" TILE

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
G. CEMENTITIOUS BOARD AND BATTEN SIDING
H. CEMENTITIOUS HORIZONTAL SIDING
I. CEMENTITOUS TRIM
J. COACH LIGHT
K. VINYL WINDOW
L. STUCCO OVER FOAM TRIM
M. RECESSED HEADER TRIM
N. THIN BRICK VENEER
O. FOAM TRIM WOOD GRAIN FINISH
P. RECESSED GABLE DETAIL
Q. DECORATIVE GABLE VENT TILE
R. WROUGHT IRON RAILING
S. DECORATIVE SHUTTERS
T. BRICK FRIEZE DETAIL
U. BRICK SOLDIER COURSE ENTRY SURROUND
V. STONE VENEER
W. WOOD RAILING

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PLAN 3RV
RUSTIC VILLA ELEVATION

HIDDEN CANYON

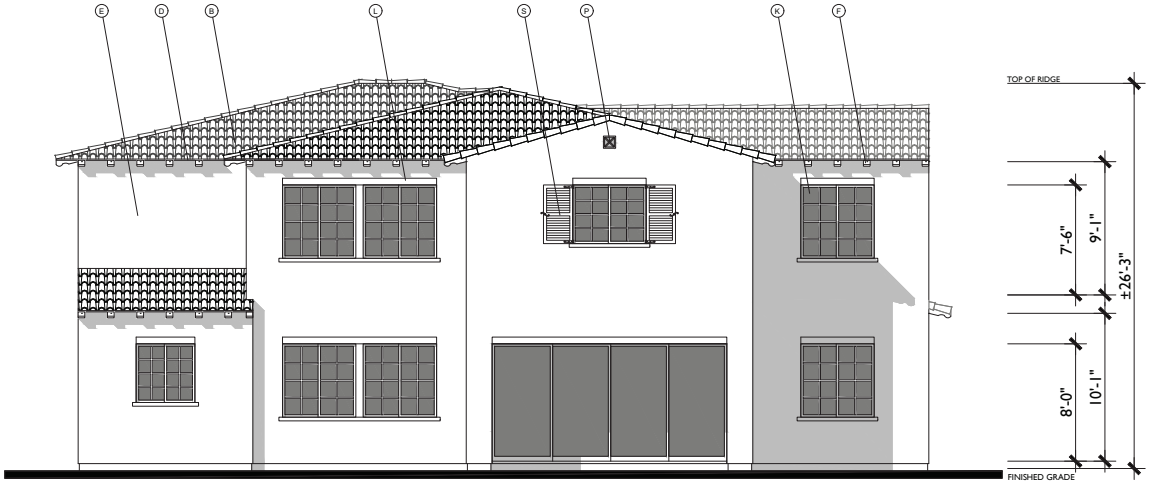
PLEASANTON, CA

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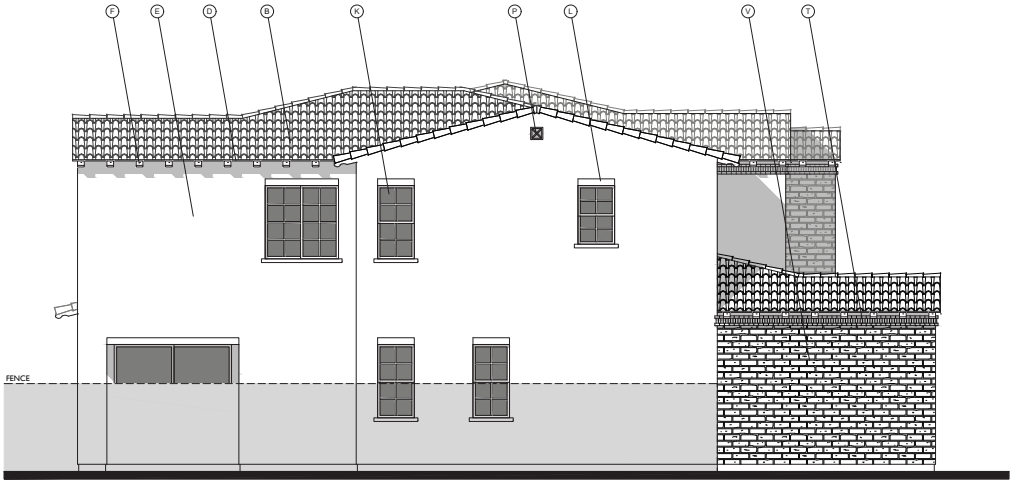
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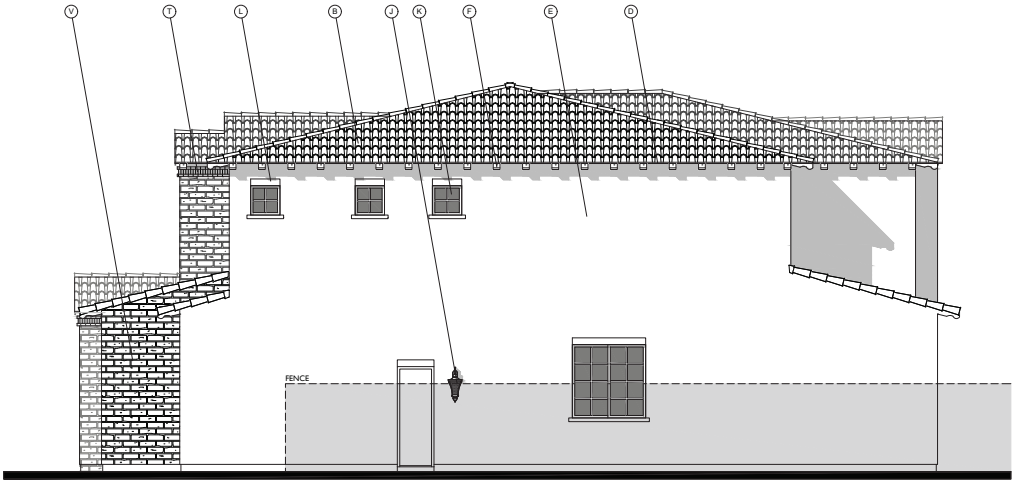
PONDEROSA HOMES



REAR



LEFT



RIGHT

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
G. CEMENTITIOUS BOARD AND BATTEN SIDING
H. CEMENTITIOUS HORIZONTAL SIDING
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PLAN 3RV
RUSTIC VILLA ELEVATION
HIDDEN CANYON
PLEASANTON, CA

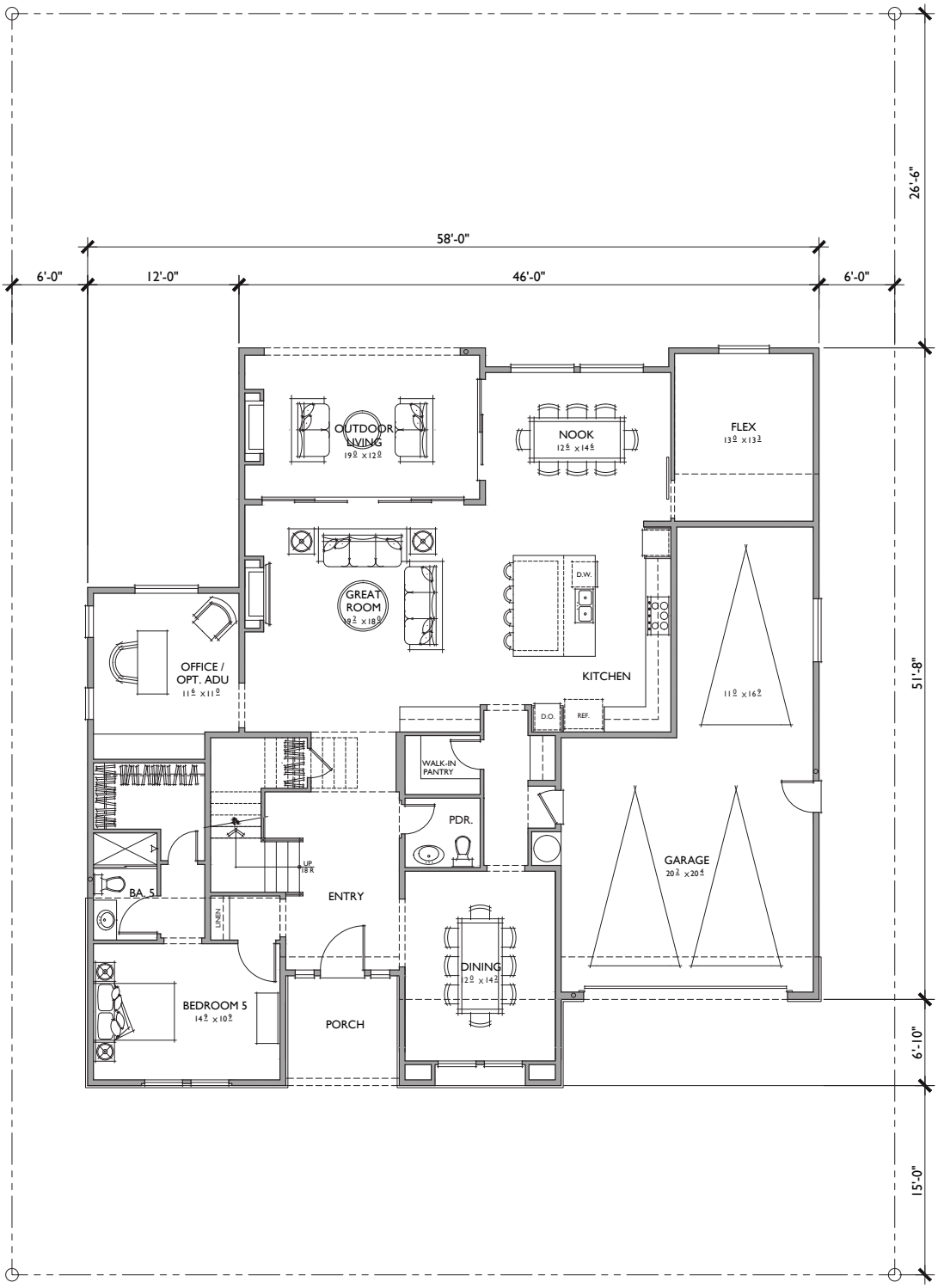
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03.15.23

PONDEROSA HOMES



FIRST FLOOR

5 BEDROOMS / 5.5 BATHS + BONUS ROOM / OFFICE W/ OPT. ADU
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,063 SQ. FT.
2ND FLOOR	2,187 SQ. FT.
TOTAL	**4,243 SQ. FT.**
3 - CAR GARAGE	613 SQ. FT.
OUTDOOR LIVING	230 SQ. FT.
PORCH	78 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3P
REFLECTS PRAIRIE ELEVATION
HIDDEN CANYON
PLEASANTON, CA

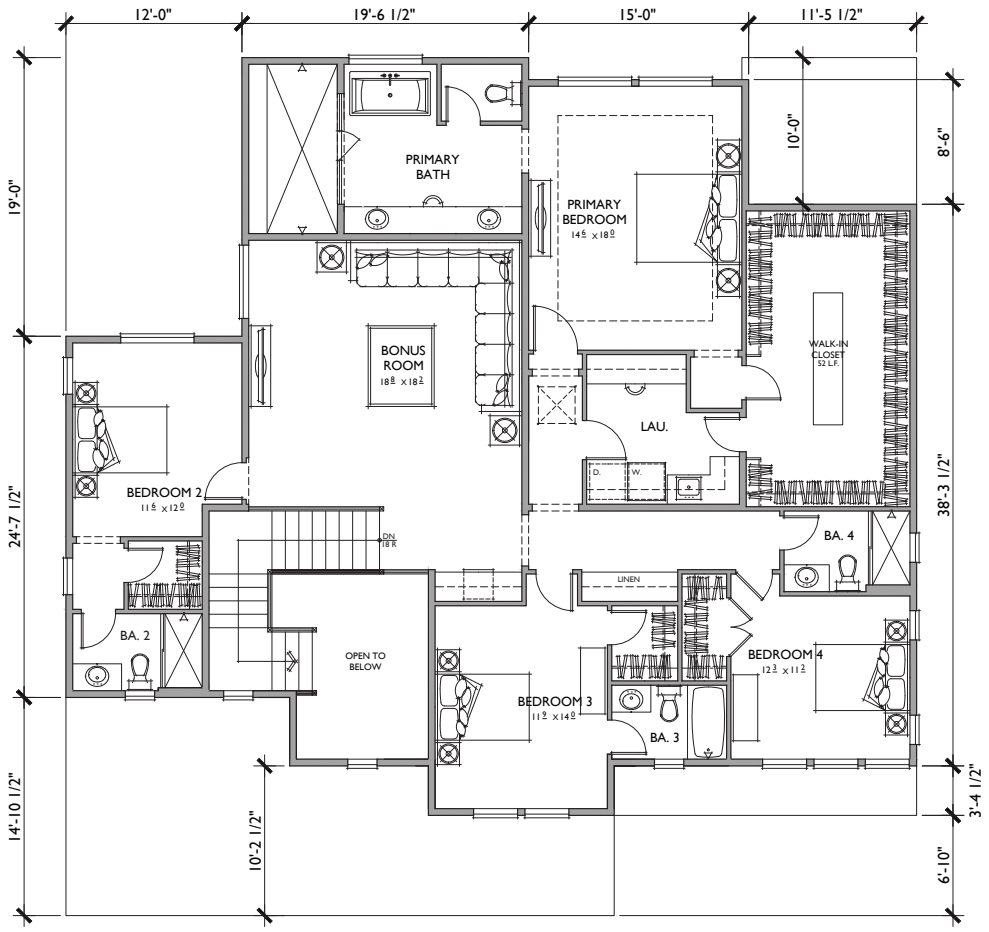
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03.15.23

PONDEROSA HOMES



SECOND FLOOR

5 BEDROOMS / 5.5 BATHS + BONUS ROOM / OFFICE W/ OPT. ADU
3 - CAR GARAGE

FLOOR AREA TABLE	
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2ND FLOOR	2,187 SQ. FT.
TOTAL	**4,243 SQ. FT.**
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NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3P
REFLECTS PRAIRIE ELEVATION
HIDDEN CANYON
PLEASANTON, CA

0 2 4 8

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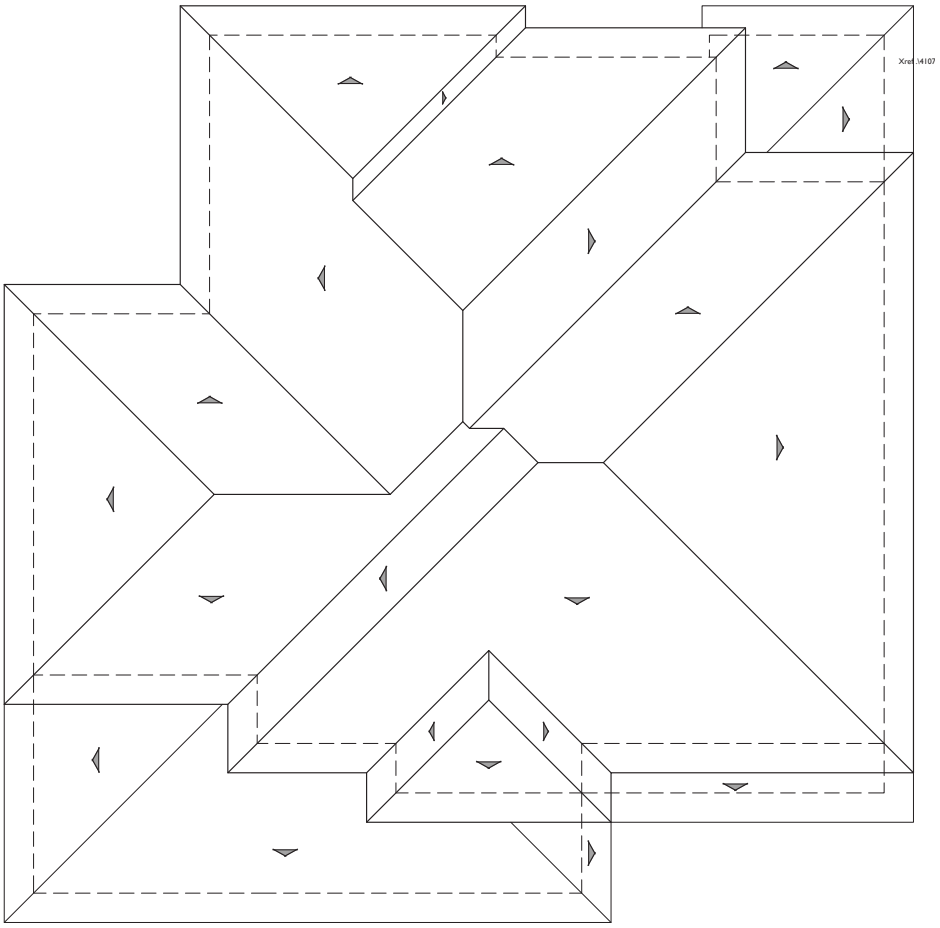
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03.15.23

PONDEROSA HOMES



FRONT PRAIRIE



ROOF PLAN P

PITCH: 3.5:12
RAKE: N/A
EAVE: 24"
ROOF MATERIAL: FLAT TILE

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
G. CEMENTITIOUS BOARD AND BATTEN SIDING
H. CEMENTITIOUS HORIZONTAL SIDING
I. CEMENTITOUS TRIM
J. COACH LIGHT
K. VINYL WINDOW
L. STUCCO OVER FOAM TRIM
M. RECESSED HEADER TRIM
N. THIN BRICK VENEER
O. FOAM TRIM WOOD GRAIN FINISH
P. RECESSED GABLE DETAIL
Q. DECORATIVE GABLE VENT TILE
R. WROUGHT IRON RAILING
S. DECORATIVE SHUTTERS
T. BRICK FRIEZE DETAIL
U. BRICK SOLDIER COURSE ENTRY SURROUND
V. STONE VENEER
W. WOOD RAILING

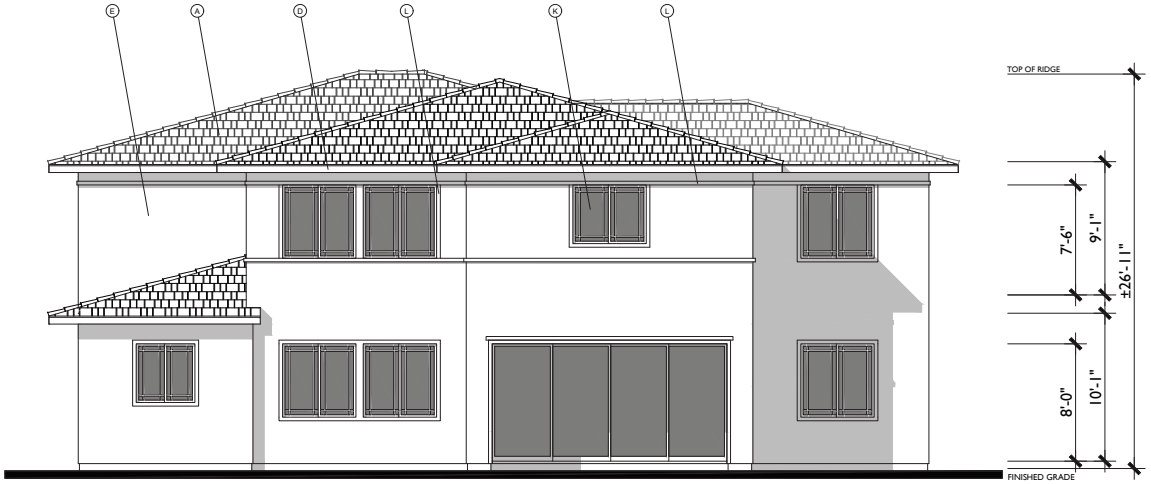
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PLAN 3P
PRAIRIE ELEVATION
HIDDEN CANYON
PLEASANTON, CA

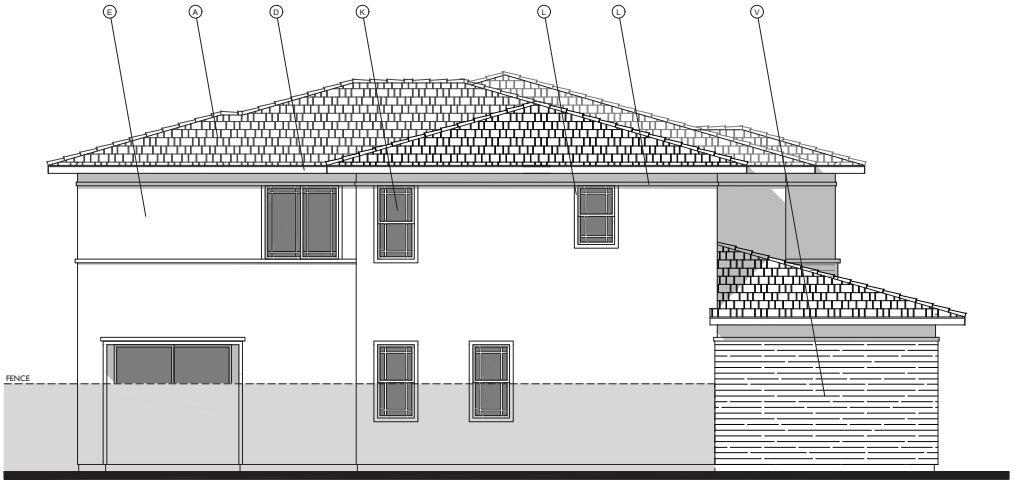
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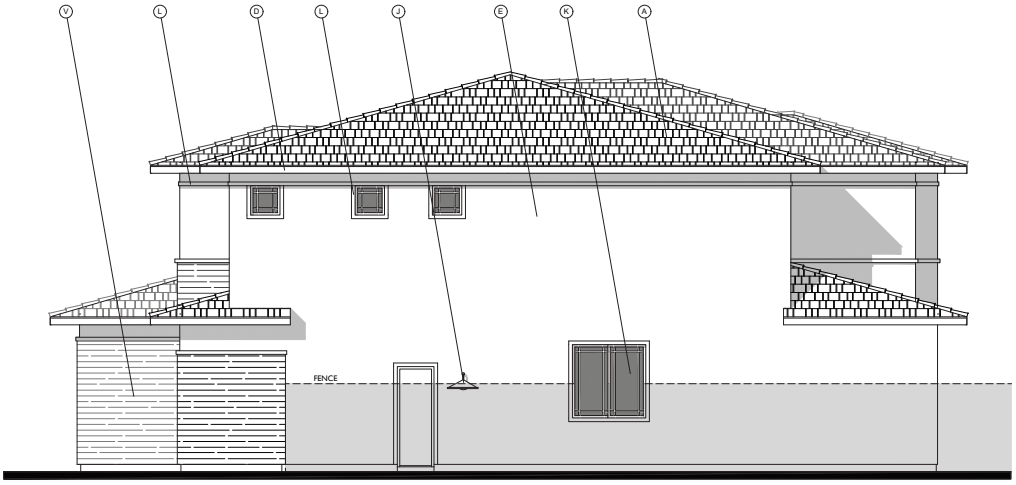
PONDEROSA HOMES



REAR



LEFT



RIGHT

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
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W. WOOD RAILING

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PLAN 3P
PRAIRIE ELEVATION

HIDDEN CANYON

PLEASANTON, CA

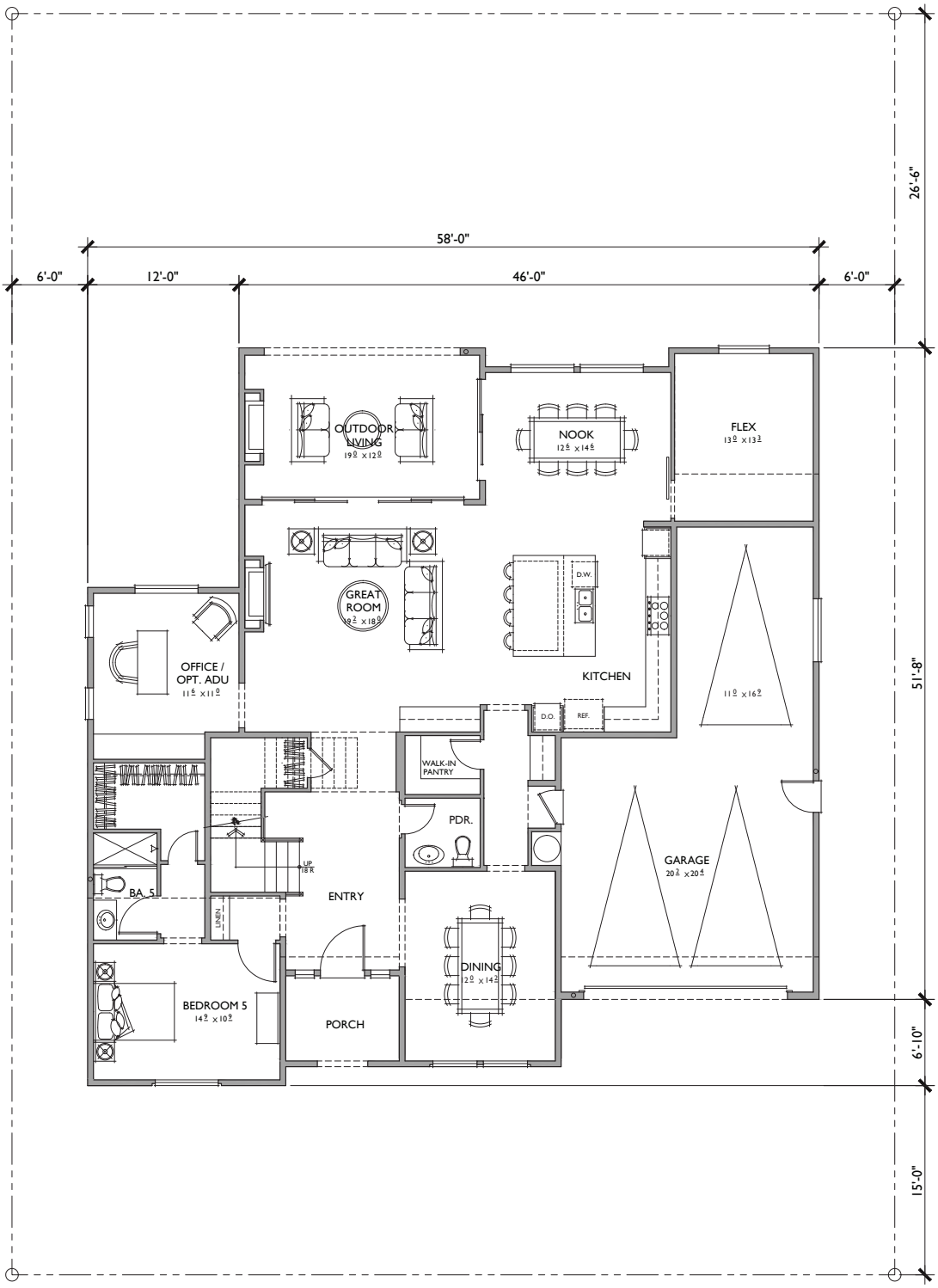
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03.15.23

PONDEROSA HOMES



FIRST FLOOR

5 BEDROOMS / 5.5 BATHS + BONUS ROOM / OFFICE W/ OPT. ADU
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,063 SQ. FT.
2ND FLOOR	2,187 SQ. FT.
TOTAL	**4,243 SQ. FT.**
3 - CAR GARAGE	613 SQ. FT.
OUTDOOR LIVING	230 SQ. FT.
PORCH	65 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3F
REFLECTS FARMHOUSE ELEVATION
HIDDEN CANYON
PLEASANTON, CA

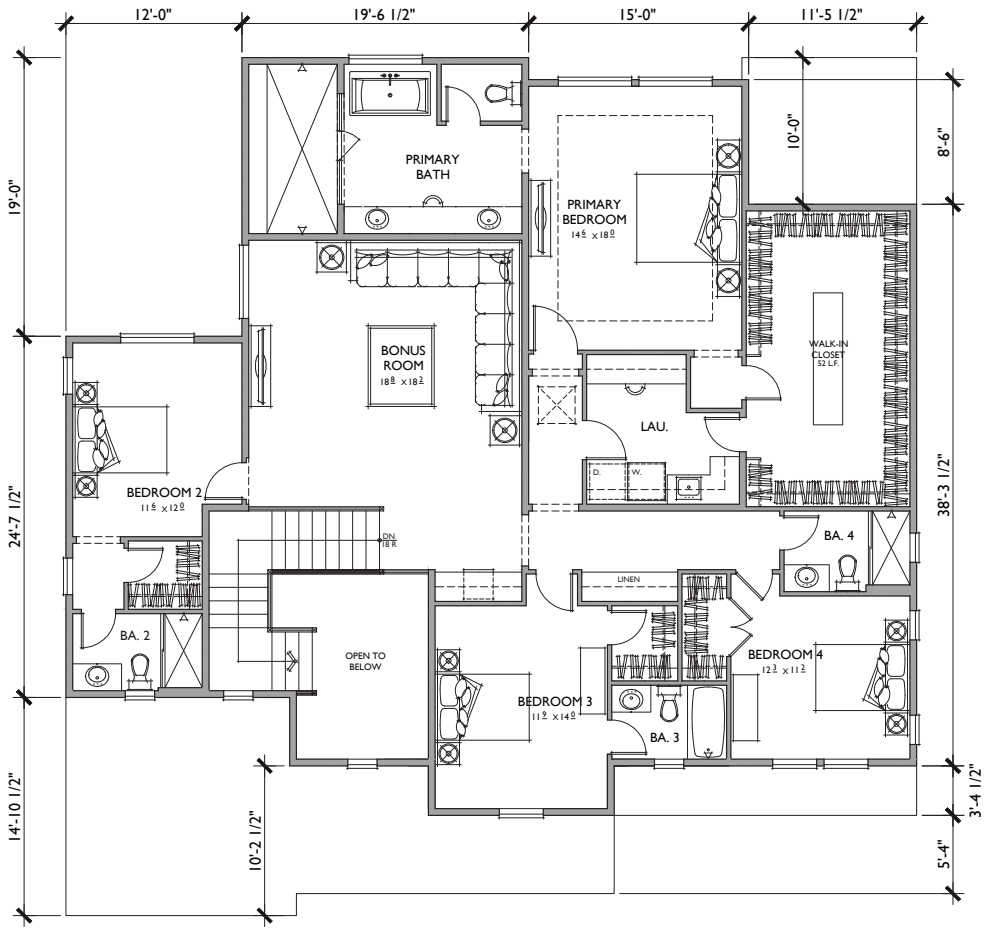
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03.15.23

PONDEROSA HOMES



SECOND FLOOR

5 BEDROOMS / 5.5 BATHS + BONUS ROOM / OFFICE W/ OPT. ADU
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,063 SQ. FT.
2ND FLOOR	2,187 SQ. FT.
TOTAL	**4,243 SQ. FT.**
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OUTDOOR LIVING	230 SQ. FT.
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NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3F
REFLECTS FARMHOUSE ELEVATION
HIDDEN CANYON
PLEASANTON, CA

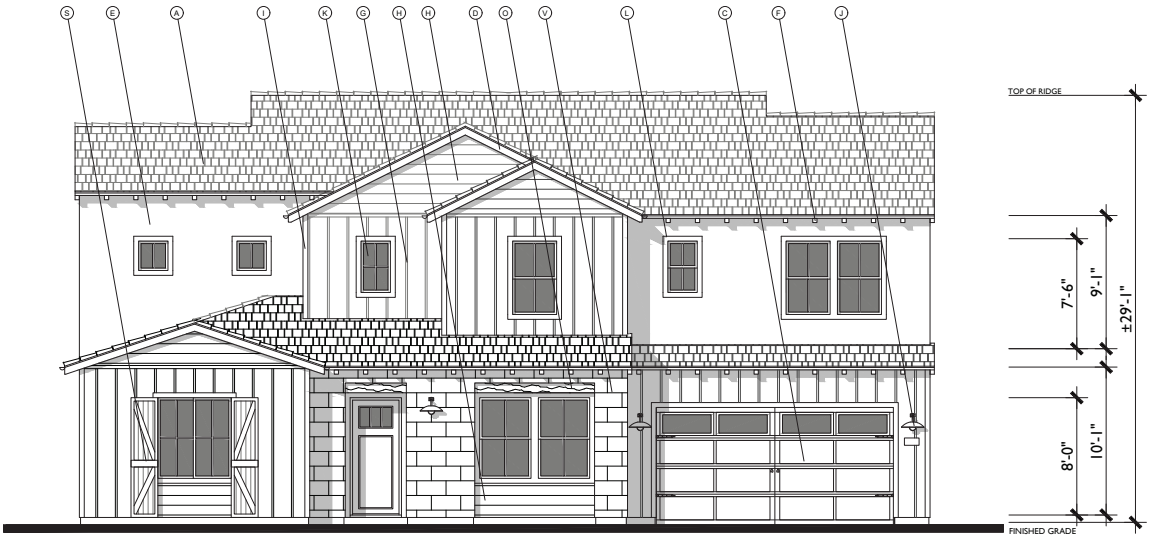
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PONDEROSA HOMES

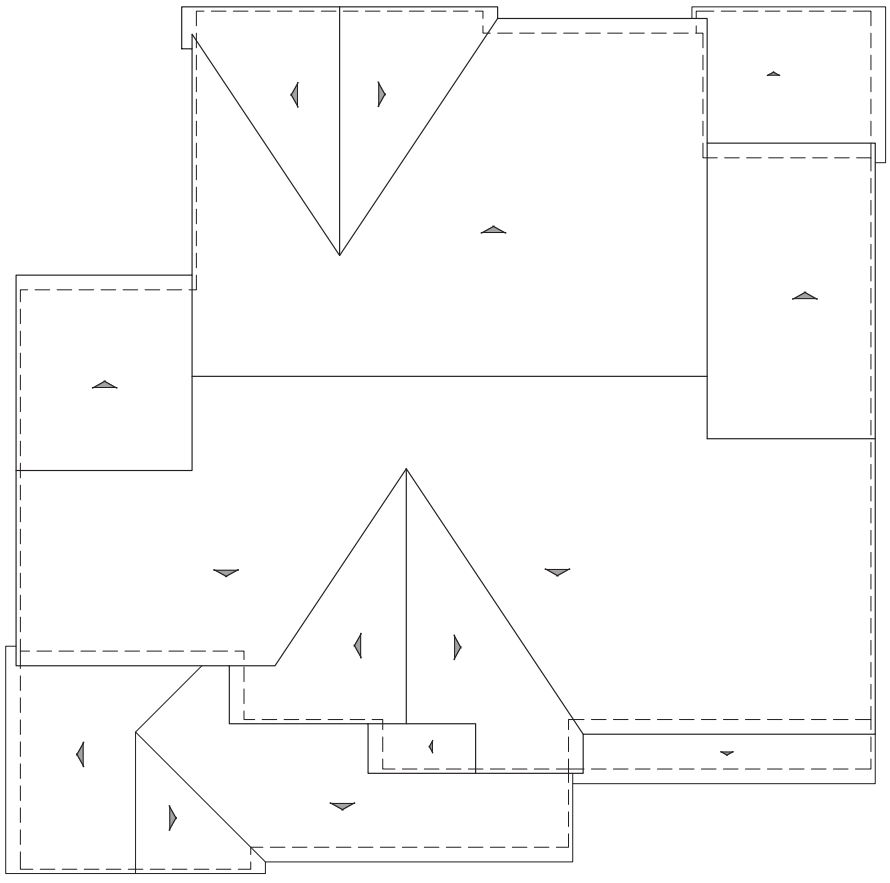


FRONT

FARMHOUSE

1/4"=1'-0"

MATERIAL LEGEND



ROOF PLAN F

1/8"=1'-0"

PITCH: 3:12
RAKE: 3.5"
EAVE: 18"
ROOF MATERIAL: CONCRETE FLAT TILE

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
G. CEMENTITIOUS BOARD AND BATTEN SIDING
H. CEMENTITIOUS HORIZONTAL SIDING
I. CEMENTITOUS TRIM
J. COACH LIGHT
K. VINYL WINDOW
L. STUCCO OVER FOAM TRIM
M. RECESSED HEADER TRIM
N. THIN BRICK VENEER
O. FOAM TRIM WOOD GRAIN FINISH
P. RECESSED GABLE DETAIL
Q. DECORATIVE GABLE VENT TILE
R. WROUGHT IRON RAILING
S. DECORATIVE SHUTTERS
T. BRICK FRIEZE DETAIL
U. BRICK SOLDIER COARSE ENTRY SURROUND
V. STONE VENEER
W. WOOD RAILING

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PLAN 3F
FARMHOUSE ELEVATION

HIDDEN CANYON

PLEASANTON, CA

0 2 4 8

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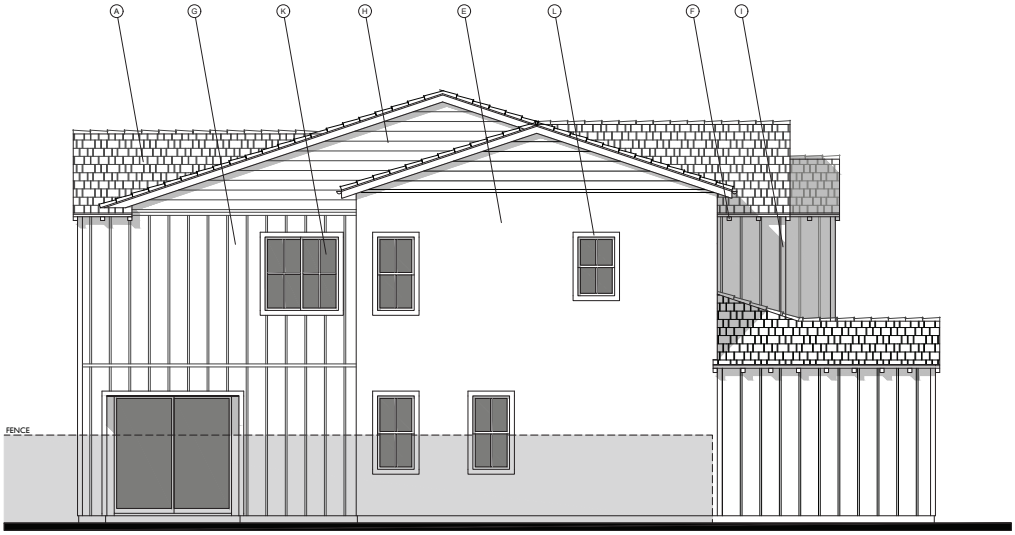
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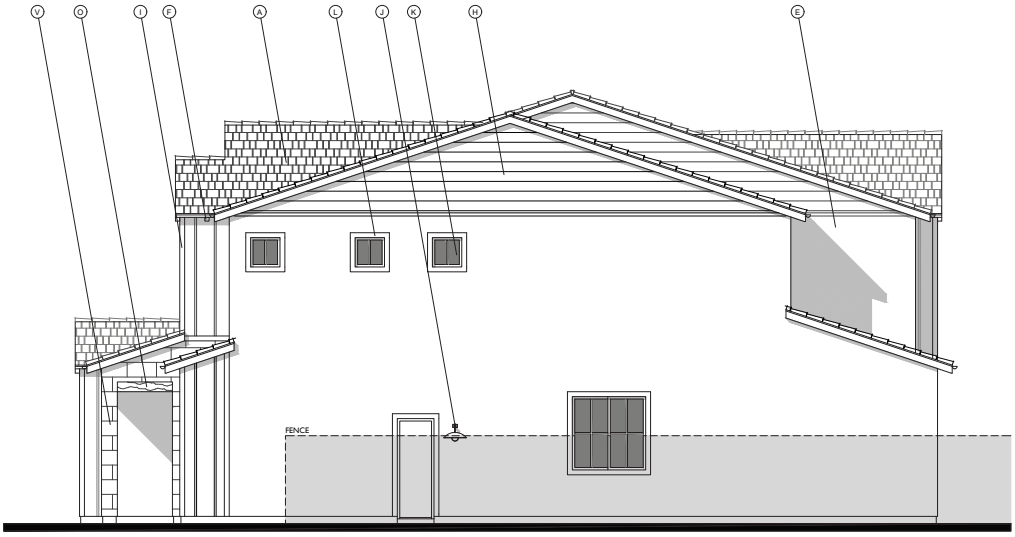
PONDEROSA HOMES



REAR



LEFT



RIGHT

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
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PLAN 3F
FARMHOUSE ELEVATION

HIDDEN CANYON

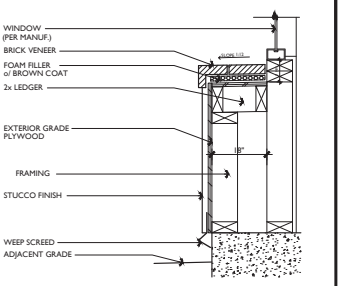
PLEASANTON, CA

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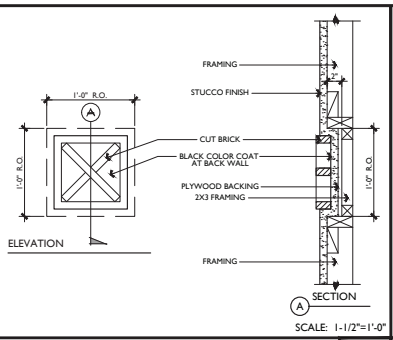
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PONDEROSA HOMES



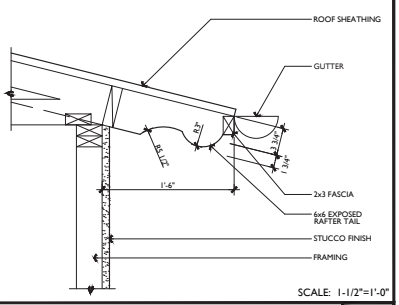
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POTSHELF (STUCCO) | 12



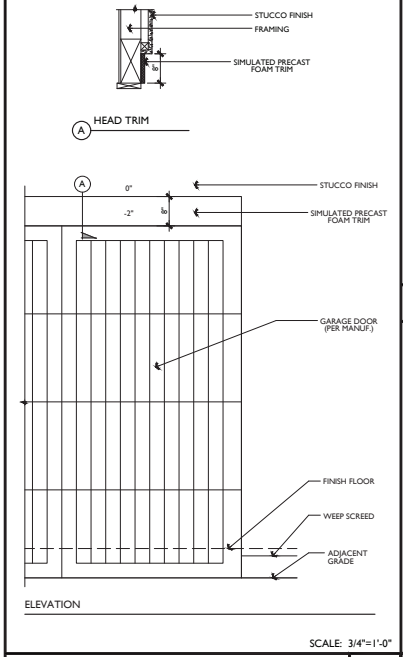
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FALSE VENT (STUCCO) | 8



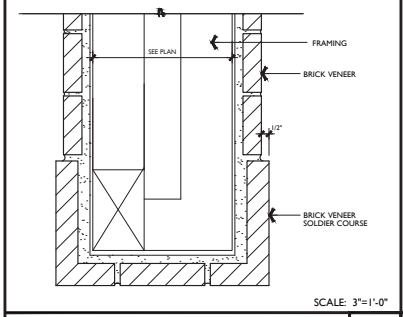
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TYPICAL EAVE (STUCCO) | 4



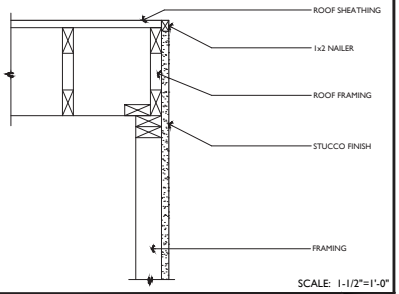
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GARAGE DOOR TRIM (STUCCO) | 10



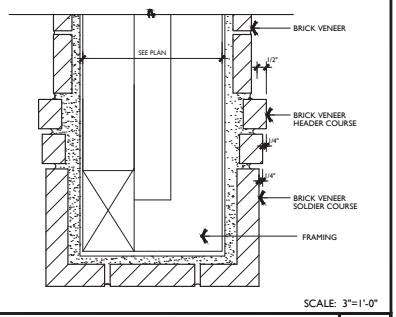
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FLAT SOFFIT (BRICK VENEER) | 7



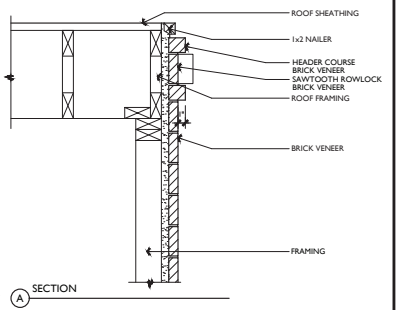
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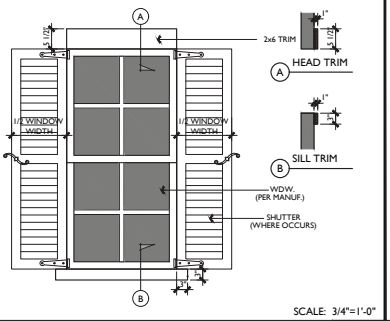
TYPICAL RAKE (STUCCO) | 3



SCALE: 3"=1'-0"

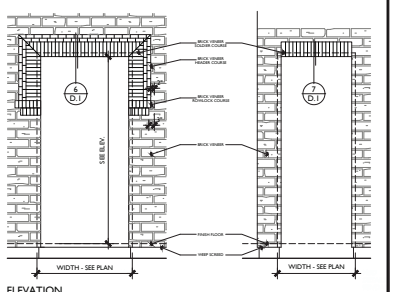
FLAT SOFFIT (BRICK VENEER) | 6





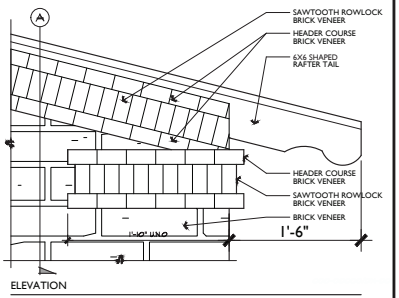
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TYPICAL WINDOW TRIM (STUCCO) | 9



SCALE: 3/8"=1'-0"

SOFFIT TRIM (BRICK VENEER) | 5

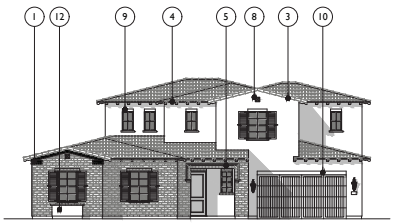


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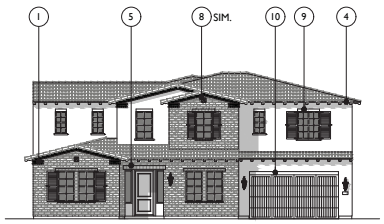
ENHANCED RAKE (BRICK VENEER) | 1



PLAN 1



PLAN 2



PLAN 3

FRONT ELEVATIONS | SCALE: 3/32"=1'-0"

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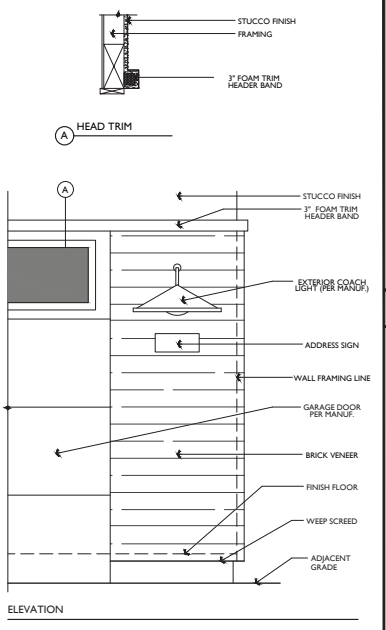
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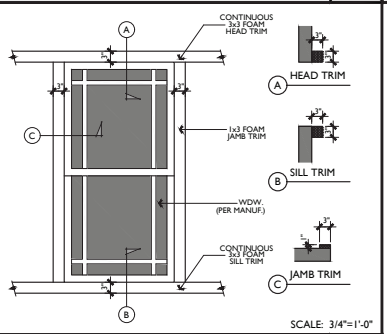
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03.15.23

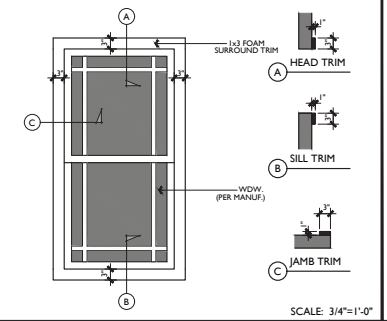
PONDEROSA HOMES



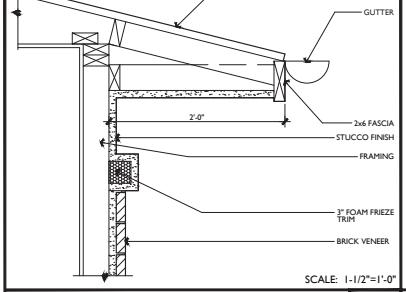
GARAGE DOOR TRIM (STUCCO) | 11



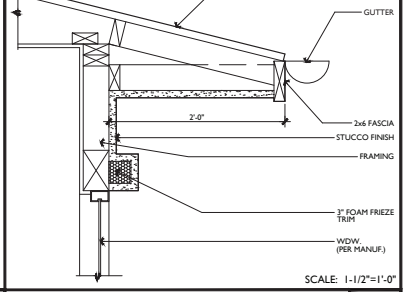
CONTINUOUS WINDOW TRIM | 10



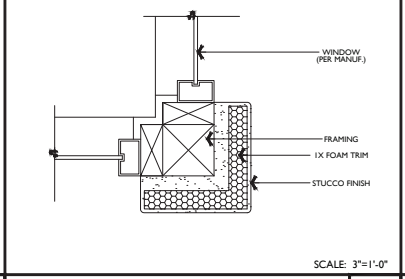
SURROUND WINDOW TRIM | 9



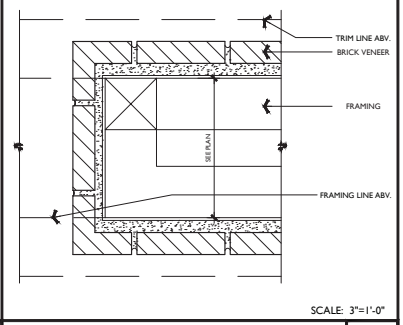
TYPICAL EAVE (BRICK VENEER) | 8



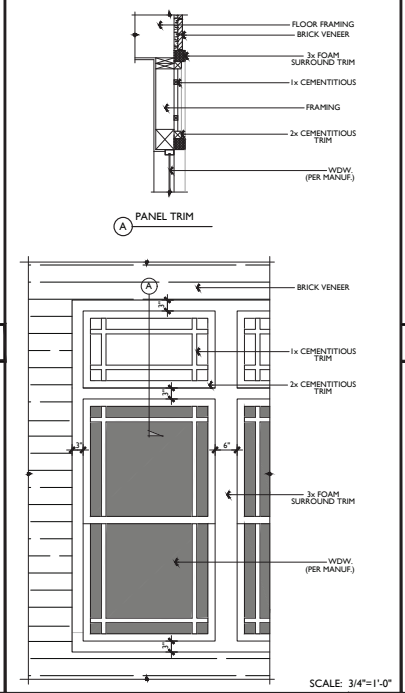
TYPICAL EAVE (STUCCO) | 4



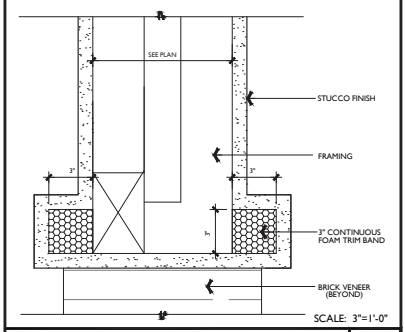
CORNER WINDOW JAMB TRIM | 7



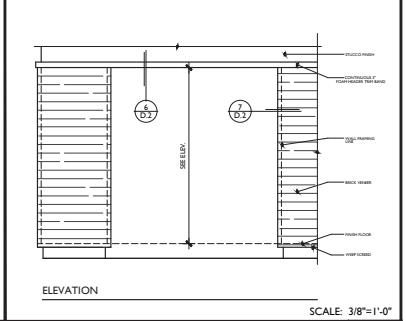
SOFFIT JAMB (BRICK VENEER) | 3



WINDOW TRIM PANEL | 5



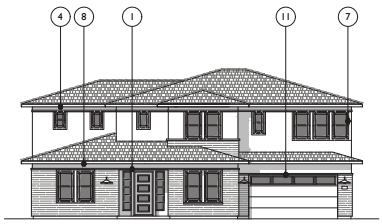
FLAT SOFFIT (STUCCO) | 2



SOFFIT TRIM (BRICK VENEER) | 1



PLAN 1



PLAN 3

FRONT ELEVATIONS | SCALE: 3/32"=1'-0"

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PLEASANTON, CA

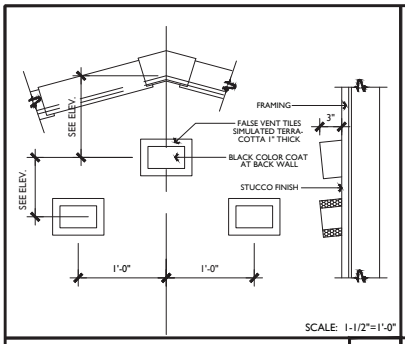
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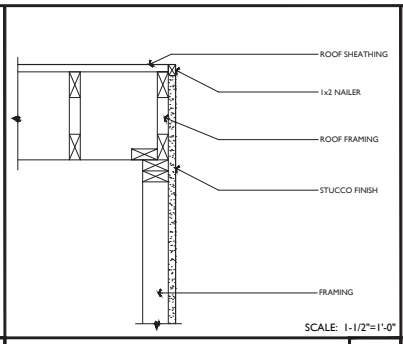
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PONDEROSA HOMES



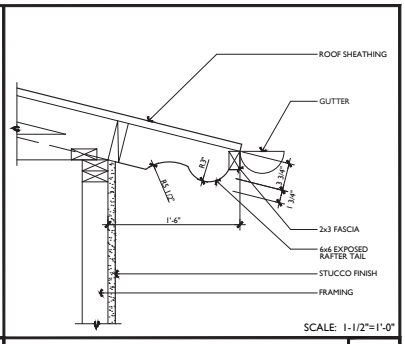
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FALSE TILE VENTS (STUCCO) | 12



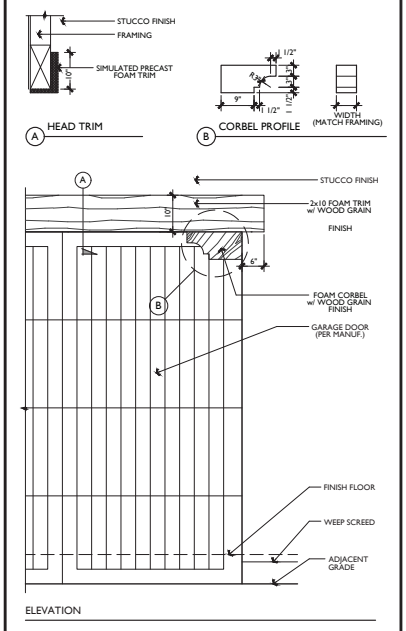
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TYPICAL RAKE (STUCCO) | 8



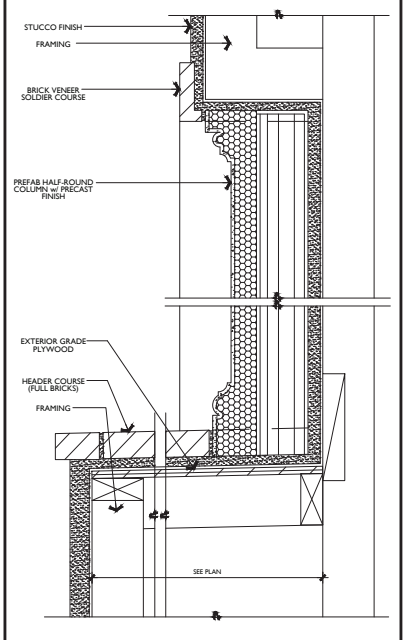
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TYPICAL EAVE (STUCCO) | 4



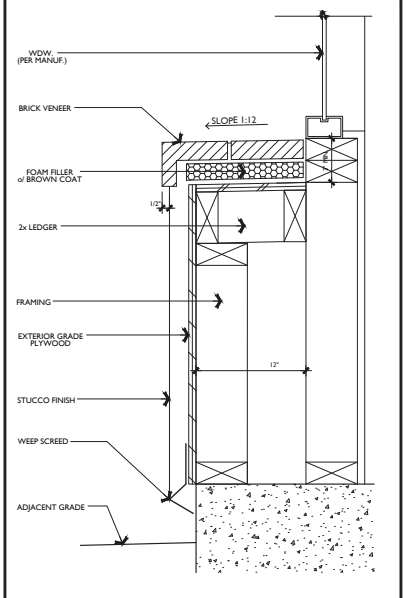
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GARAGE DOOR TRIM (STUCCO) | 10



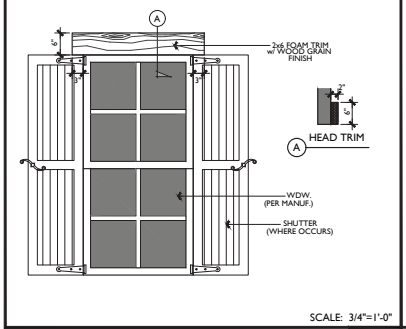
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COLUMN @ RECESSED WINDOW | 6



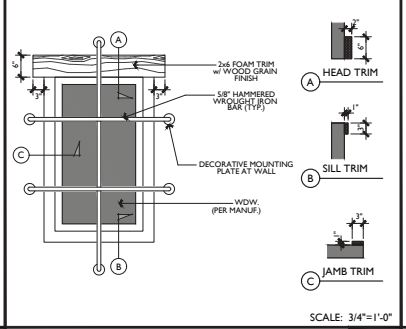
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POTSHELF | 2



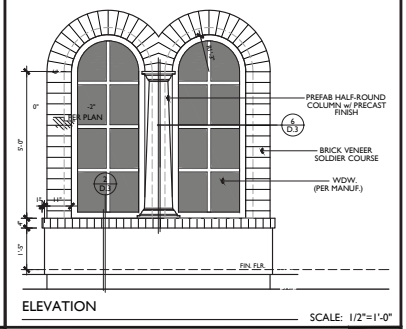
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TYPICAL WINDOW TRIM (STUCCO) | 9



SCALE: 3/4"=1'-0"

W.I. WINDOW TRIM (STUCCO) | 5

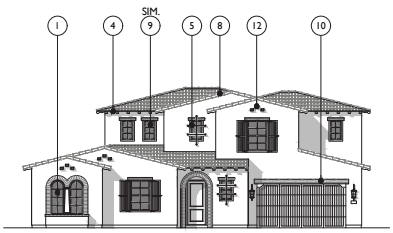


SCALE: 1/2"=1'-0"

RECESSED WINDOW TRIM | 1



PLAN 1



PLAN 2

FRONT ELEVATIONS — SCALE: 3/32"=1'-0"

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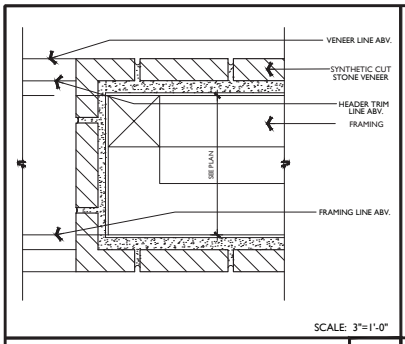
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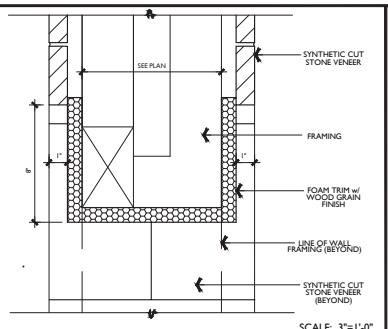
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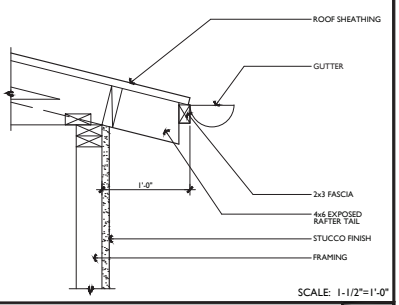
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SOFFIT JAMB (SYNTHETIC CUT STONE VENEER) | 12



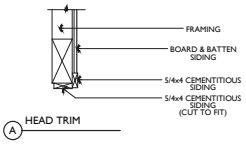
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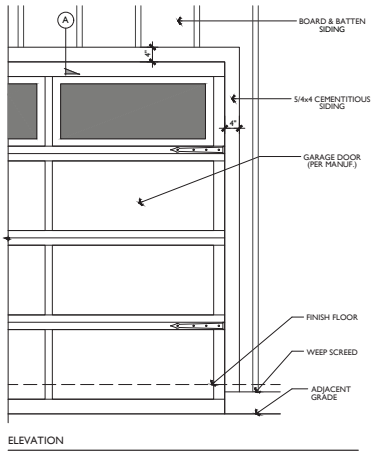
FLAT SOFFIT (SYNTHETIC CUT STONE VENEER) | 8



SCALE: 1-1/2"=1'-0"

TYPICAL EAVE (STUCCO) | 4

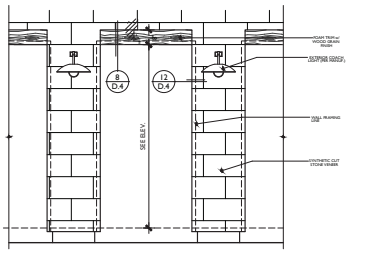




ELEVATION

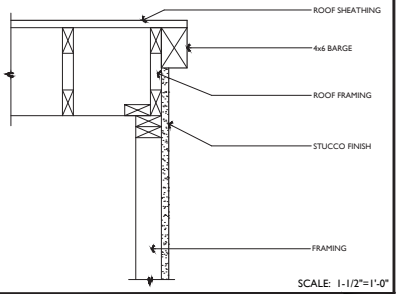
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GARAGE DOOR TRIM (STUCCO) | 10



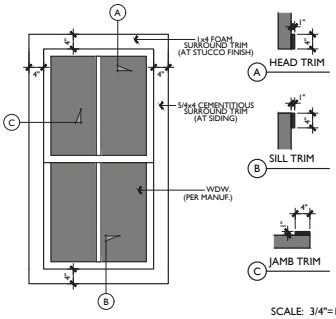
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SOFFIT TRIM (BRICK VENEER) | 7



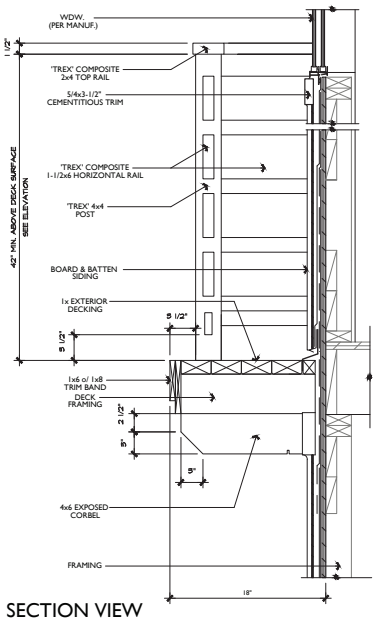
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TYPICAL RAKE (STUCCO) | 3



SCALE: 3/4"=1'-0"

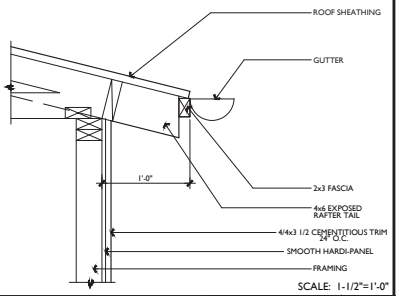
TYPICAL WINDOW TRIM (STUCCO) | 9



SECTION VIEW

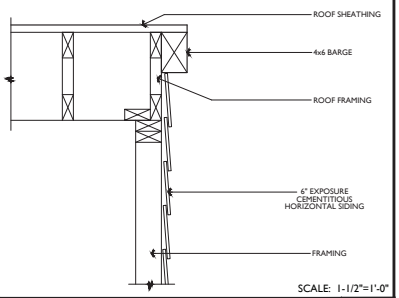
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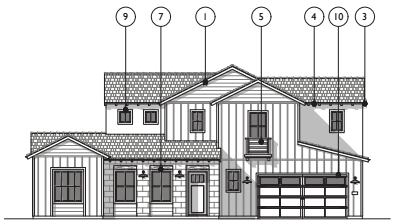
SCALE: 1-1/2"=1'-0"

TYPICAL EAVE (BOARD & BATTEN SIDING) | 2



SCALE: 1-1/2"=1'-0"

TYPICAL RAKE (BOARD & BATTEN SIDING) | 1



PLAN 2



PLAN 3

FRONT ELEVATIONS — SCALE: 3/32"=1'-0"

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FARMHOUSE
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PLEASANTON, CA

0 2 4 8

224.14107

D.4

03.15.23

PONDEROSA HOMES

HIDDEN CANYON

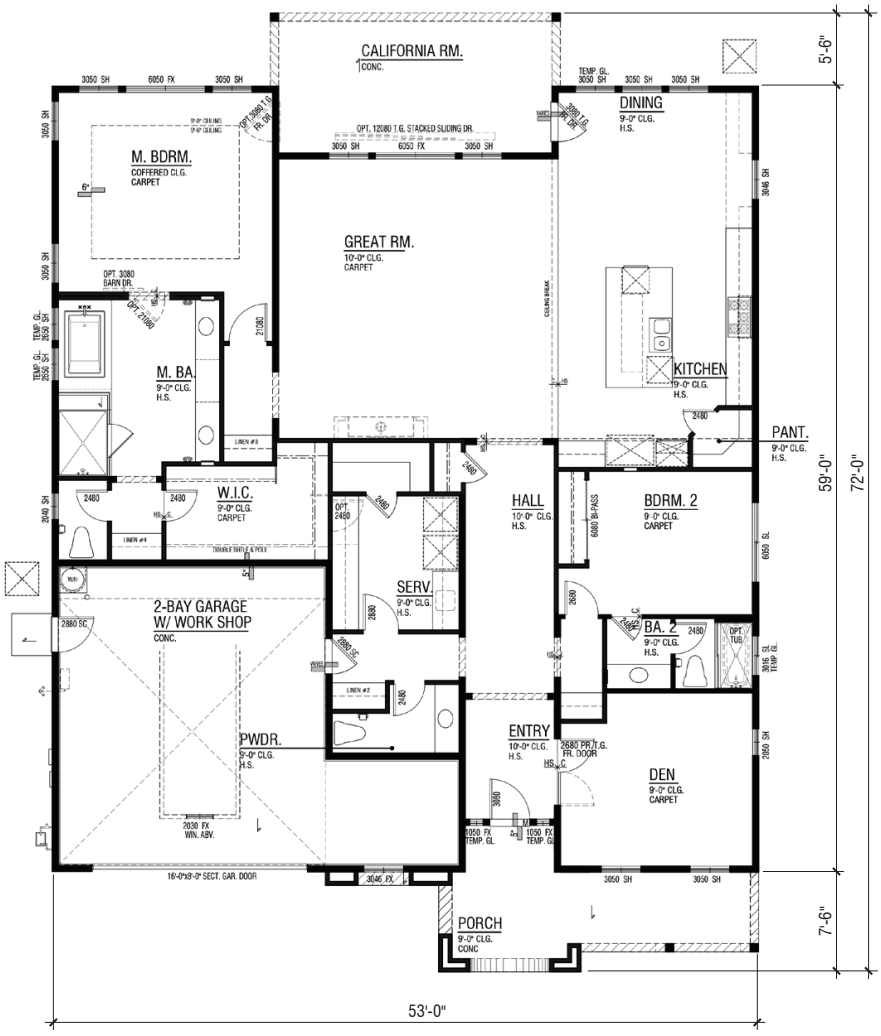
LOTS 29 & 30

Pleasanton, California
April 22, 2024

Project Team

Applicant: Ponderosa Homes
5020 Franklin Drive, Suite 200
Pleasanton, CA 94588
925.460.8900

Architect: WHA Architects
5000 Executive Parkway, Suite 375
San Ramon, CA 94582
925.463.1700



FLOOR PLAN

3 Bedroom | 2.5 Bath | Optional Den
2-Bay Garage w/ Work Shop
2,451 SF

LOT 29 | PLAN 1A 'COTTAGE'

PONDEROSA HOMES

HIDDEN CANYON

PLEASANTON, CA

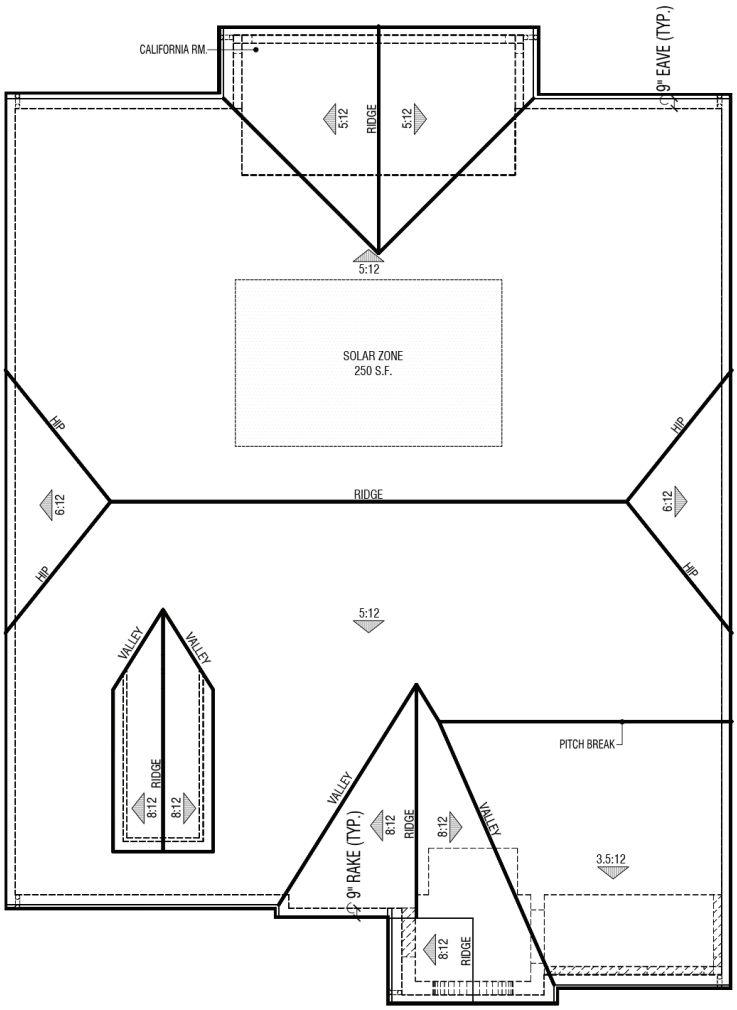
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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY LOS ANGELES BAY AREA SACRAMENTO



ROOF PLAN

LOT 29 | PLAN 1A 'COTTAGE'

PONDEROSA HOMES

HIDDEN CANYON

PLEASANTON, CA

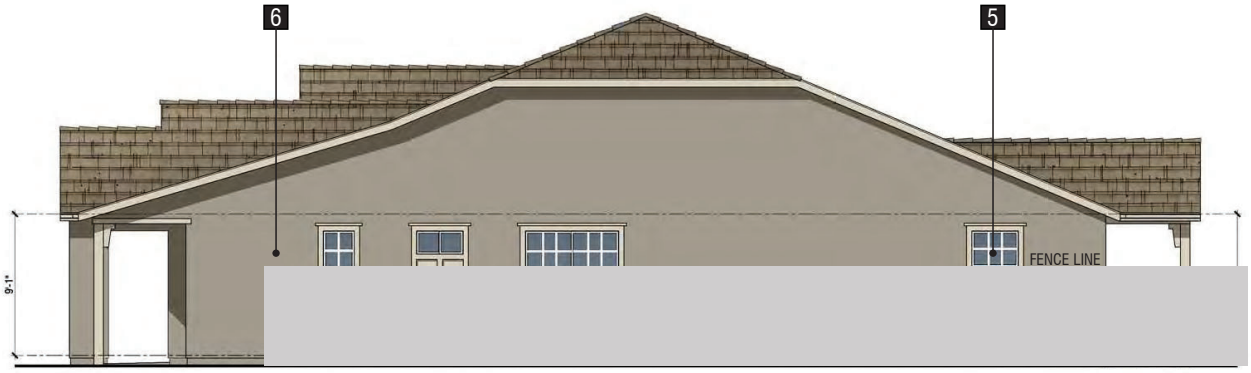
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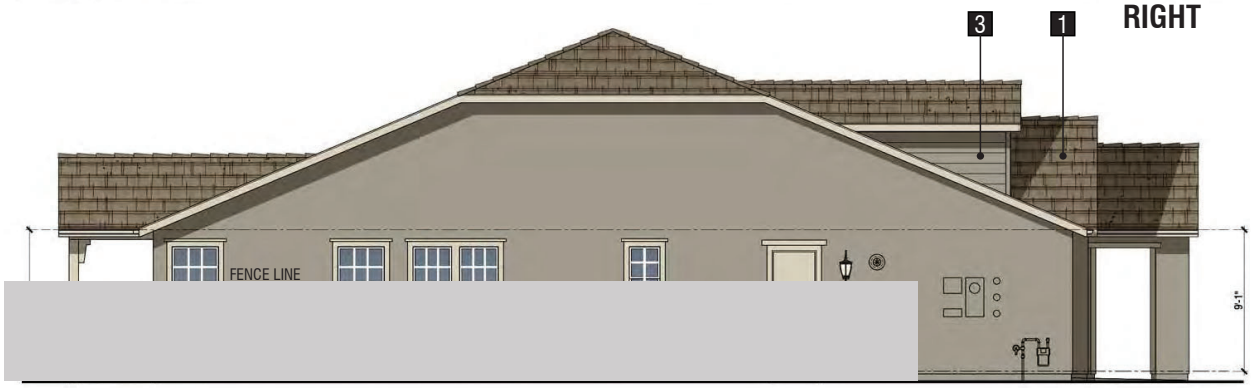
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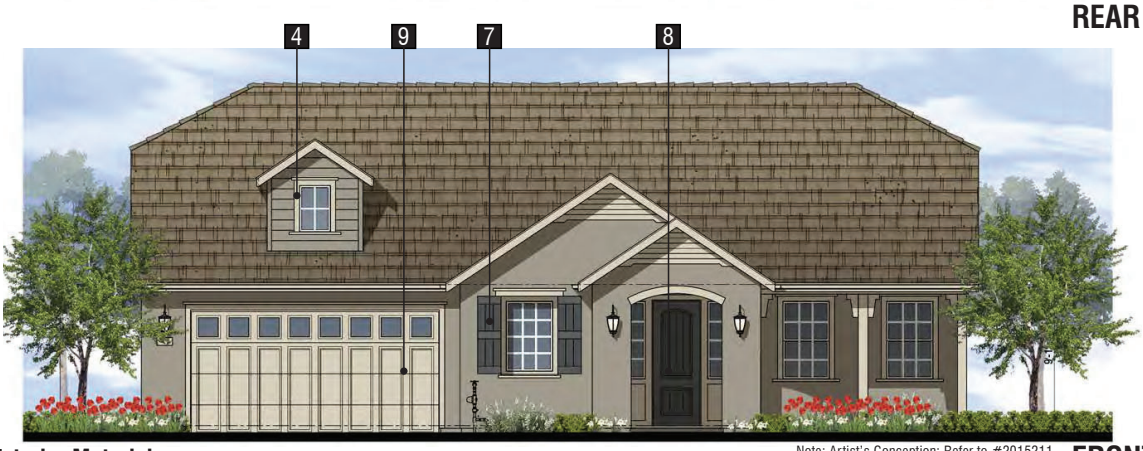
RIGHT



LEFT



REAR



FRONT

Note: Artist's Conception; Refer to #2015211 Sycamore Color Schemes for details: *(Cottage Scheme #2 shown)*

Exterior Materials:

1. Concrete slate tile roof
2. Wood fascia
3. Lap siding
4. Fiber cement trim
5. Insulated vinyl windows
6. Stucco
7. Decorative foam shutters
8. Fiberglass entry door
9. Sectional roll-up garage door

LOT 29 | PLAN 1A 'COTTAGE'

PONDEROSA HOMES

HIDDEN CANYON

PLEASANTON, CA

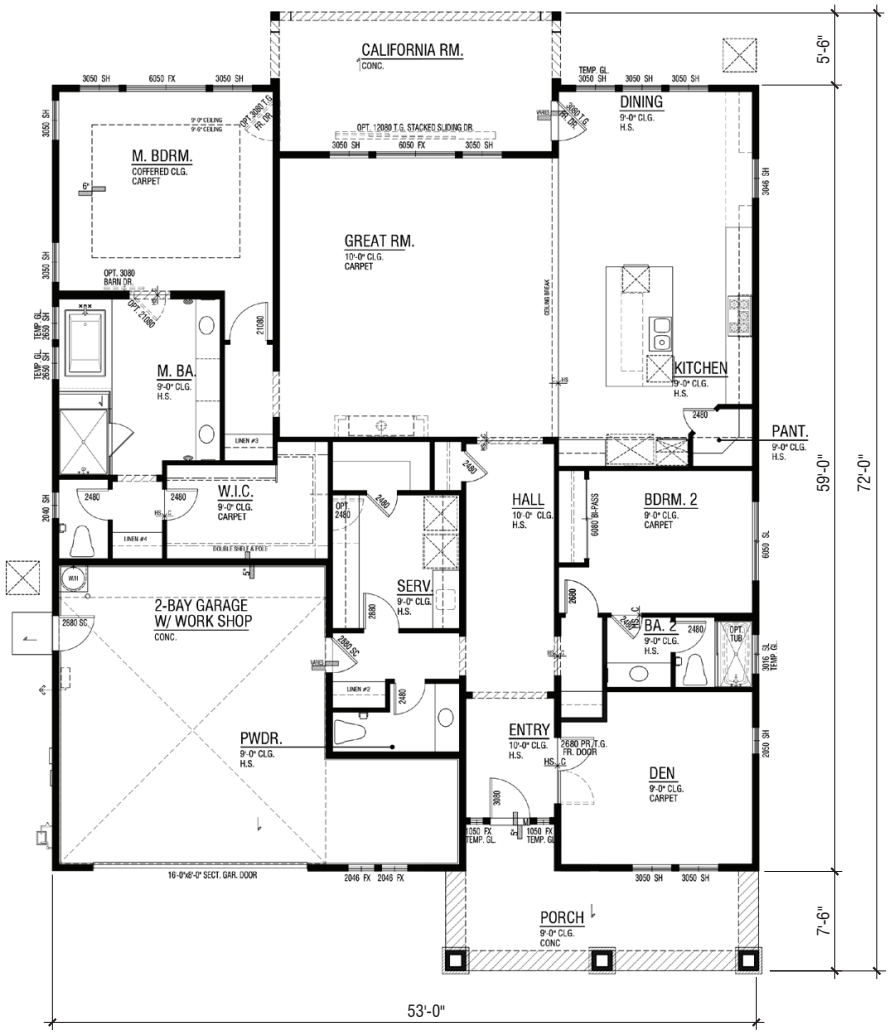
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ARCHITECTS . PLANNERS . DESIGNERS WHA ORANGE COUNTY LOS ANGELES BAY AREA SACRAMENTO



FLOOR PLAN

3 Bedroom | 2.5 Bath | Optional Den
2-Bay Garage w/ Work Shop
2,451 SF

LOT 30 | PLAN 1B 'BUNGALOW'

PONDEROSA HOMES

HIDDEN CANYON

PLEASANTON, CA

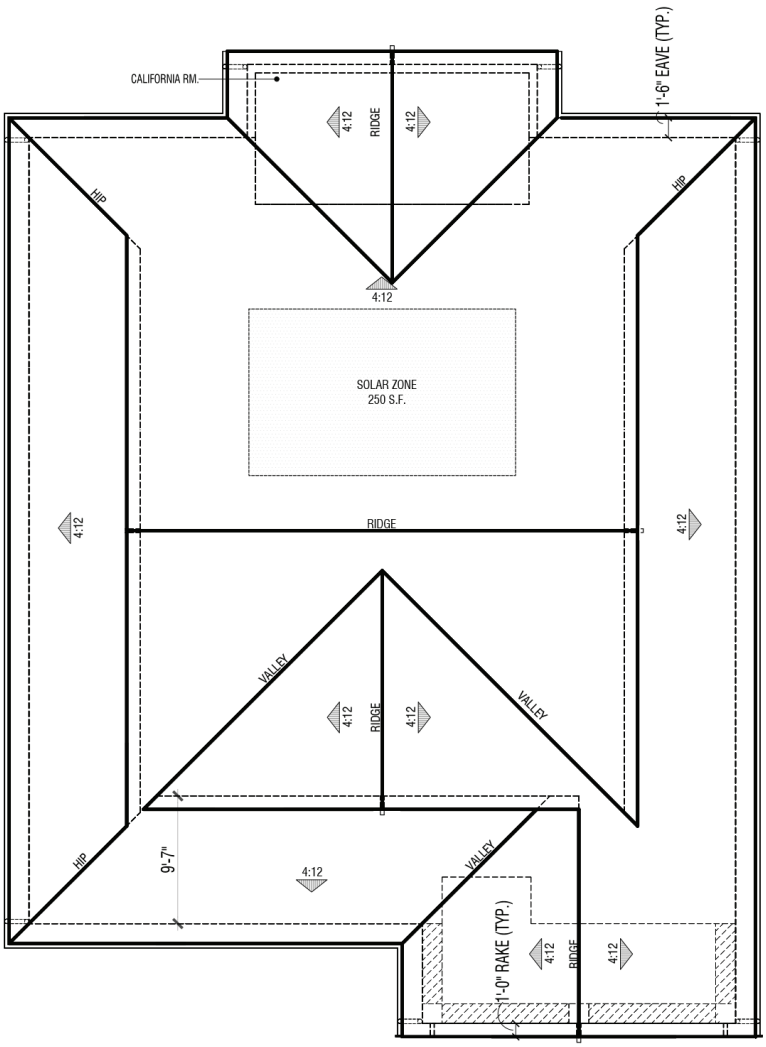
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ROOF PLAN

LOT 30 | PLAN 1B 'BUNGALOW'

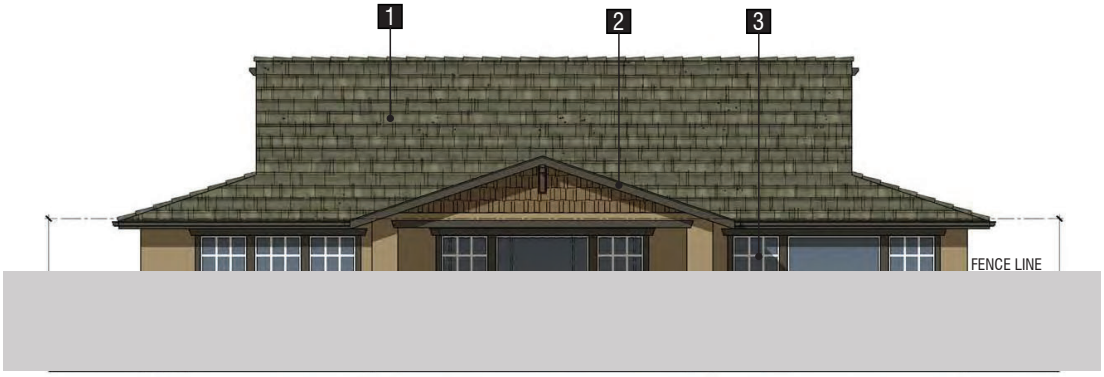
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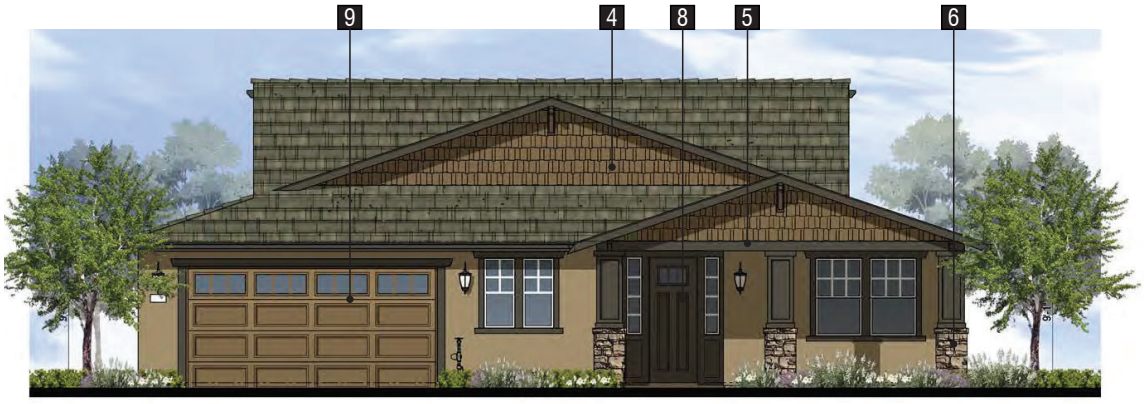
RIGHT



LEFT



REAR



FRONT

Note: Artist's Conception; Refer to #2015211 Sycamore Color Schemes for details: *(Bungalow Scheme #5 shown)*

Exterior Materials:

1. Concrete shake tile roof
2. Wood fascia
3. Insulated vinyl windows
4. Shingle siding
5. Fiber cement trim
6. Stone veneer
7. Decorative gable vent
8. Fiberglass entry door
9. Sectional roll-up garage door

LOT 30 | PLAN 1B 'BUNGALOW'

PONDEROSA HOMES

HIDDEN CANYON

PLEASANTON, CA

A1.7

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2024031 | 04-22-24

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ARCHITECTS . PLANNERS . DESIGNERS
WHA
ORANGE COUNTY LOS ANGELES BAY AREA SACRAMENTO

EXHIBIT C

RESOLUTION NO. PC-2026-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON RECOMMENDING THE CITY COUNCIL APPROVE THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF PLEASANTON AND PONDEROSA HOMES II, INC. FILED UNDER CASE NOS. P18-0078, P18-0080, P18-0081, PUD-130, AND TRACT 8569

WHEREAS, on March 30, 2018, Ponderosa Homes II, Inc. (the "Applicant") applied for: (1) Annexations (P18-0078) of parcels totaling approximately 130.98 acres; (2) General Plan Amendments (P18-0080) redesignating areas currently denominated: (a) Open Space-Public Health and Safety to Low Density Residential (for new residential uses), and (b) Low Density Residential to Open Space – Public Health and Safety or Open Space-Parks and Recreation (for private or public open space uses); (3) Rezoning (P18-0081) parcels from Pre-zoned-PUD-OS-A&G/OS-PH&S/LDR/HOZ to PUD-OS-A&G/OS-PH&S/LDR District; (4) a PUD development plan (PUD-130) to construct 28 single-family residential units, demolish and reconstruct two single-family homes, install related on- and off-site modifications and infrastructure, construct a staging area for public access to the Pleasanton Ridge, and dedicate land to the East Bay Regional Park District (EBRPD); (5) a Vesting Tentative Tract Map (TRACT 8569) to subdivide 128.5 acres into: (a) 30 single-family lots and roadway; (b) private open space; and (c) public open space dedicated to the EBRPD; and (6) a Pre-Annexation and Development Agreement for the proposed project located at 10807 Dublin Canyon Road (APN 941-2700-2), 10971 Dublin Canyon Road (APN 941-2700-1)11021 Dublin Canyon Road (APN 941-2500-002), APN 941-2500-003, 11033 Dublin Canyon Road (APN 941-2600-002-6). Subsequently, Applicant and the City began (hereinafter "Project"); and

WHEREAS, the Property is designated Low Density Residential, Open Space-Public Health and Safety, Open Space-Agriculture and Grazing, Housing Element Site Overlay, and Unincorporated in the General Plan; and

WHEREAS, the Property is Pre-zoned-PUD-OS-A&G/OS-PH&S/LDR/HOZ to PUD-OS-A&G/OS-PH&S/LDR/HOZ (Planned Unit Development-Open Space-Agriculture and grazing/Open Space-Public Health and Safety/Low Density Residential/Housing Opportunity Zone on the City's zoning map; and

WHEREAS, the Applicant is the owner of the Project site; and

WHEREAS, the City of Pleasanton ("City") is the lead agency for the Project for purposes of the California Environmental Quality Act (CEQA) as codified at California Public Resources Code §§ 21,000, *et seq*., and as further governed by the State CEQA Guidelines, found at 14 CCR §§ 15,000, *et seq*.), pursuant to California Public Resources Code Section 21067 and 14 CCR Section 15367; and

WHEREAS, as the lead agency, the City has caused a Draft and Final Environmental Impact Report (collectively, the "EIR," SCH No. 2019080461) to be prepared to study any environmental impacts associated with the Project; and

DRAFT

WHEREAS, at its duly noticed public meeting of April 22, 2026, the Planning Commission conducted a public hearing at which it considered the agenda report, all public testimony, relevant exhibits, and staff recommendations regarding the approvals of the Project entitlements and the Pre-Annexation and Development Agreement labeled as Attachment 1 included hereto and made a part hereof; and

WHEREAS, on April 22, 2026, by adoption of Resolution No. PC-2026-08, the Planning Commission recommended the City Council certify the EIR for the Project; and

WHEREAS, on April 22, 2026, by adoption of Resolution No. PC-2026-09, the Planning Commission recommended the City Council approve all necessary entitlements for the Project; and

WHEREAS, the Planning Commission found the Pre-Annexation and Development Agreement was consistent with the General Plan and would provide substantial public benefits, including open space preservation, transportation and infrastructure improvements, and financial contributions toward public facilities.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Pleasanton, based on the entire record of proceedings, including the oral and written agenda reports and all public comment and testimony:

Section 1: The recitals set forth above are adopted as if restated here in full.

Section 2: The Planning Commission recommends the City Council, prior to taking action on the Project, make the findings in Planning Commission Resolution Nos. PC-2026-08 and PC-2026-09 with respect to certifying the EIR and considerations for the PUD Development Plan and Vesting Tentative Map.

Section 3: Pursuant to California Government Code Section 65867.5, the Planning Commission recommends the City Council, prior to taking action on the Project, finds the approval of the Pre-Annexation and Development Agreement, based on the terms, would provide substantial public benefits, including open space preservation, transportation and infrastructure improvements, and financial contributions toward public facilities, and is consistent with the General Plan, insomuch as it:

a. contains all terms required by state law, as reflected in California Government Code Section 65865.2, including the duration (10 year initial term, with option to extend an additional 18 months), as well as the permitted uses of the property, density or intensity of use, maximum height and size of proposed building, and provisions for reservation or dedication of land for public purposes, as set forth in the Project entitlement approvals described above;

DRAFT

b. is consistent with the General Plan, per California Government Code Section 65867.5(b), in that it will implement various General Plan policies and programs, including:

   i. General Plan Housing Element Program 1.10 ("Complete annexation of the housing sites in unincorporated Alameda County [i.e., Lester and Merritt rezone parcels]…") in that the Agreement will result in the annexation of the Project site, also known as the Lester rezone parcel, into the City of Pleasanton;
   ii. General Plan Land Use Program 10.1 ("Use planned unit development [PUD] zoning for residential properties that have unique characteristics or to accommodate development that does not fit under standard zoning classifications") in that the Agreement and Project approvals will allow for the use of PUD zoning to govern the Project site and its unique characteristics; and
   iii. General Plan Open Space and Conservation Program 7.1 ("Support expansion of the East Bay Regional Park District's Pleasanton Ridge Park in areas designated as Open Space") insomuch as the Agreement will result in the ultimate dedication of over 75 acres of open space, staging, and trail facilities to the East Bay Regional Park District in an area designated Open Space;

c. provides, as required by California Government Code Section 65867.5(c), that the tentative map prepared for the subdivision will comply with California Government Code Section 66473.7.

Section 4: The Planning Commission hereby recommends the City Council adopt an ordinance approving the Pre-Annexation and Development Agreement.

Section 5: This resolution shall become effective immediately upon its passage and adoption.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on April 22, 2026, by the following vote:

Ayes: Commissioners
Noes: Commissioners
Absent: Commissioners
Abstain: Commissioners

ATTEST:

_____	_____
Derek Farmer	Brandon Pace
Secretary, Planning Commission	Chair

DRAFT

APPROVED AS TO FORM:

_____
Katherine Wisinski
Assistant City Attorney

DRAFT

EXHIBIT C
ATTACHMENT 1

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

City of Pleasanton
City Clerk's Office
123 Main Street
Pleasanton, CA 94566

Recording Fees Exempt Pursuant to
Government Code § 27383

ABOVE SPACE FOR RECORDER'S USE

PRE-ANNEXATION AND DEVELOPMENT AGREEMENT

FOR HIDDEN CANYON PROPERTIES LOCATED AT APNs 941-2500-2 (11033 DUBLIN CANYON ROAD), 941-2500-3 (11021 DUBLIN CANYON ROAD), 941-2600-6, AND 941-2700-2 (10807 DUBLIN CANYON ROAD), PLEASANTON, CA

THIS PRE-ANNEXATION AND DEVELOPMENT AGREEMENT ("***Agreement***") is made and entered into in the City of Pleasanton on _____, 202_, by and between the CITY OF PLEASANTON, a municipal corporation ("***City***"), and Ponderosa Homes II, Inc., a California Corporation ("**Developer**"), pursuant to the authority of California Government Code §§65864, *et seq.* City and Developer are sometimes referred to herein individually as a "***Party***" and collectively as the "***Parties***."

RECITALS

1. Developer has a legal or equitable interest in certain real properties located at APNs 941-2500-2 (11033 Dublin Canyon Road), 941-2500-3 (11021 Dublin Canyon Road), 941-2600-6, and 941-2700-2 (10807 Dublin Canyon Road) in the County of Alameda, California, consisting of approximately 130.98 acres, as more particularly described in **DA Exhibit A-1** attached hereto, and as diagrammed in **DA Exhibit A-2** attached hereto the "***Annexation Property***".

2. The Alameda County Local Agency Formation Commission ("***LAFCO***") is the local agency responsible for designating the Sphere of Influence ("***SOI***") for the City and approving changes to the boundaries of the City according to the Cortese-Knox-Hertzberg Local Government Reorganization Act (Cal. Government Code §§56000, *et seq.*) (the "***CKH Act***"). It is anticipated that LAFCO will approve annexation of the Annexation Property into the City in 2026.

3. The Project Site is located within the City's SOI, is designated as Low Density Residential (less than two dwelling units per gross acre) and Open Space-Public Health and Safety (941-2700-2 and 941-2500-3), Open-Space Public Health and Safety (941-2500-2), and Open Space-Public Health and Safety, and Open Space-Agriculture and Grazing in the City's General Plan, and is identified in the City's 6th Cycle Housing Element ("***Housing Element***") as Area 1 - Lester. To implement certain goals, policies and programs of the Housing Element, the Project Site was Pre-zoned PUD-OS-A&G/OS-PH&S/LDR/HOZ (Planned Unit Development-Open Space-Agriculture & Grazing/Open Space-Public Health

and Safety/Low Density Residential/Housing Opportunity Zone) Districts on December 3, 2023, pursuant to Ordinance No. 2257.

4. The Developer has applied for the following entitlements or "***Project Approvals***" for: (1) Annexation (P18-0078) of parcels totaling 130.98 acres from unincorporated Alameda County to the City of Pleasanton; (2) General Plan Amendments (P18-0080) redesignating residential areas from Open Space–Public Health and Safety to Low Density Residential and open space areas from Low Density Residential to either Open Space–Public Health and Safety or Open Space–Parks and Recreation; (3) Rezoning (P18-0081) parcels from Pre-Zoned PUD–OS-A&G/OS-PH&S/LDR/HOZ (Planned Unit Development–Open Space–Agriculture and Grazing/Open Space–Public Health and Safety/Low Density Residential/Housing Opportunity Zone) Districts to PUD–OS-A&G/OS-PH&S/LDR (Planned Unit Development–Open Space–Agriculture and Grazing/Open Space–Public Health and Safety/Low Density Residential) Districts; (4) a Planned Unit Development (PUD-130) to construct 28 detached single-family residences, demolish and reconstruct two existing single-family residences, and install related on- and off-site improvements and infrastructure; and (5) a Vesting Tentative Tract Map (Tract 8569) to subdivide parcels totaling 130.98 acres into either single-family lots or private and public open space (the "***Project***").

5. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the State of California enacted California Government Code §§65864, et seq. (the "***Development Agreement Statute***"), which authorizes City to enter into an agreement with any person having a legal or equitable interest in real property regarding the development of such property. City has determined that by entering into this Development Agreement:

    1. City is receiving assurances of the quality development of the Project in accordance with the goals and policies set forth in the City of Pleasanton's General Plan as it exists on the "***Effective Date***" (defined below);

    2. City will benefit and the public interest will be served by reducing uncertainties in planning and provide for the orderly development of the Property;

    3. Developer will provide the City with development of the Project Site with the following public benefits:

        1. Design and installation of an East Bay Regional Park District (EBRPD) staging area including parking, bathrooms and water and a trail extension to the north end of the Pleasanton Ridge trail for which Developer shall be solely responsible for all design, installation. Developer shall enter into an agreement with EBRPD to provide a permanent proportional funding source for the ongoing maintenance costs of said staging area improvements;

        2. Dedication of 69 acres of public open space to EBRPD that shall be subject to a conservation agreement with EBRPD. The conservation agreement shall preserve the open space indefinitely, shall set forth the obligations of EBRPD to monitor and maintain the public open space, and shall be subject to review and written approval by the City.

        3. Design and installation of a traffic signal and related improvements, including but not limited to bicycle lane improvements, located at Dublin Canyon Road and

Canyon Meadows Drive that will improve access for the Oak Hills Congregation of the Jehovah's Witness Church located at 10971 Dublin Canyon Road and the Canyon Meadows neighborhood located at APN 941-1601-247-1 on the north side of Dublin Canyon Road. Developer shall be solely and exclusively responsible for all design and installation costs of said traffic signal improvements, which shall meet all City specifications and standards.

4. Payment of a monetary contribution in the amount of $500,000 to be used by City for future improvements to Dublin Canyon Road, including the potential widening of the Devany Creek bridge in order to improve traffic circulation and enhance public safety; and

5. Provision of 28 units of housing to meet the growing needs of the Pleasanton business community that are consistent with the City's certified Housing Element, contribute to the City's housing needs assessment and Regional Housing Needs Allocation (RHNA) within the City.

6. CEQA Compliance. An Environmental Impact Report (EIR) was prepared for the Project and certified by the City in accordance with the California Environmental Quality Act (CEQA), along with adoption of a Mitigation Monitoring and Reporting Program (MMRP) and Findings of Fact (FOF). The EIR evaluated the environmental impacts associated with development of the project site, including annexation, General Plan amendments, rezoning, and development of residential uses and associated improvements. The environmental review analyzed site-specific and cumulative impacts related to aesthetics, air quality, biological resources, cultural resources, geology and soils, hydrology, noise, transportation, and other applicable resource areas.

   The EIR concluded that, with implementation of mitigation measures identified in the MMRP, the majority of environmental impacts would be reduced to a less-than-significant level. However, an environmental impact related to Vehicle Miles Traveled (VMT) was identified as significant and unavoidable, even with implementation of all feasible mitigation measures, as the residential VMT per capita could not be reduced beneath the applicable threshold. In connection with certification of the EIR, the City adopted a Statement of Overriding Considerations, finding that the benefits of the Project outweigh this significant and unavoidable environmental impact.

   The Project, as proposed, is consistent with the development assumptions and land use framework evaluated in the EIR. The environmental analysis determined that there are no new significant impacts or substantially more severe impacts than those identified in the certified EIR. Additionally, there are no new project-specific or site-specific impacts that were not previously analyzed. All applicable mitigation measures identified in the EIR have been incorporated into the Project as conditions of approval and will be implemented in accordance with the adopted MMRP.

   Accordingly, the environmental effects of the Project have been adequately addressed in the certified EIR, and no additional environmental review is required pursuant to CEQA.

7. Project Approvals. City has undertaken several actions to plan for future housing on the Project Site, including, without limitation, the following approvals ("***Project Approvals***"):

a. Housing Element Update. The Project Site was identified as a candidate housing site (Area 1) in the City's 6th cycle Housing Element (2023-2031) and was subsequently prezoned as part of the Housing Element implementation; and

b. Annexation, General Plan Amendment, Rezoning, PUD development plans, Vesting Tentative Map, and Development Agreement. Following review and recommendation by the City Planning Commission and after a duly noticed public hearing and to further implement certain of the goals, policies and programs of the Housing Element, the City Council approved the P18-0078 (Annexation), P18-0080 (General Plan Amendment), P18-0081 (Rezoning), PUD-130 (Development Plan), and Tract Map 8569 for the Project as more particularly described in **DA Exhibit B** attached hereto (the "***Development Plan***").

8. Affordable Fee. Following review and recommendation of the Planning Commission and after a duly noticed public hearing, the City Council, by Ordinance No. _____, approved Developer's payment of affordable housing fees, in accordance with Pleasanton Municipal Code Section 17.44.060, to meet the Inclusionary Zoning Ordinance (IZO) requirements rather than constructing on-site affording housing units.

9. Development Agreement. The City has given the required notice of its intention to adopt this Agreement and has conducted public hearings thereon per Government Code § 65867. The City has reviewed and evaluated this Agreement in accordance with the Development Agreement Statute and has found that the provisions of this Agreement and its purposes are consistent with the Development Agreement Statute. Following review and recommendation by the City Planning Commission and after a duly noticed public hearing, the City Council, by Ordinance No. _____, determined that this Agreement was consistent with the City's General Plan, including applicable goals, policies, programs, and land used designations, and approved this Agreement.

10. In exchange for the benefits to City described in Recital 5(c) and Section 3.2 of this Agreement, together with the other public benefits that will result from the development of the Project Site, Developer will receive by this Agreement assurance that it may proceed with the Project in accordance with the Project Approvals and "Applicable Law" (defined below), and therefore desires to enter into this Agreement.

11. It is intended that the City will annex the Project Site and the Oak Hills Congregation of the Jehovah's Witness Church located at 10971 Dublin Canyon Road (APN 941-2700-1) in Alameda County adjacent to the Project Site pending annexation, and will have issued or shall concurrently with this Agreement issue the Project Approvals relating to the development of the Project Site which are conditioned upon completion of annexation.

NOW, THEREFORE, with reference to the foregoing recitals and in consideration of the mutual promises, obligations and covenants herein contained, City and Developer agree as follows:

AGREEMENT

ARTICLE A Pre-Annexation Obligations and Commitments

Section A.1 Annexation of Project Site. After the Effective Date of this Agreement (defined in Section 1.2 below), and consistent with the covenants, terms and conditions of this Agreement, City and Developer will initiate proceedings under the CKH Act for

annexation of the Project Site into the City. City and Developer agree to take such subsequent actions as may be reasonably required to complete the annexation of the Project Site into the City under the conditions imposed by LAFCO and reasonably acceptable to City and Developer.

Section A.2 Support Annexation. In reliance on the representations and covenants herein, the Parties agree to support the annexation of the Project Site to the City, including to cooperate in: (i) annexation of the Project Site; (ii) provision for the orderly transfer of jurisdiction over the Project Site from Alameda County to the City to avoid duplication of effort and any delay in processing occasioned by the annexation; and (iii) completion of the annexation, subdivision, and development as contemplated by this Agreement and the Project Approvals.

Section A.3 Binding Provisions. Notwithstanding that the Initial Term of this Agreement (described in Section 1.3 below) commences on the Effective Date, Article A and Sections 1.7, 3.3, and Article 7 of this Agreement shall be binding upon City and Developer upon execution of this Agreement by the Parties until such time as this Agreement expires or is terminated according to its terms. Upon commencement of the Initial Term, this Agreement shall be a Development Agreement in accordance with the Development Agreement Statute.

ARTICLE 1 Description of Property, Effective Date, and Term

Section 1.1 Description of Property. The real property which is the subject of this Agreement is the Project Site, as more particularly described and depicted in the attached **DA Exhibit A-1** and **DA Exhibit A-2**, respectively.

Section 1.2 Effective Date. The effective date of this Agreement ("***Effective Date***") shall be the later of (a) thirty (30) days after the date the City ordinances approving this Agreement and PUD Application No. 130 are adopted by the City Council and attested by the City Clerk, (b) if a referendum petition is timely circulated, filed and qualified by the Elections Official, the date the election results on the ballot measure by City voters approving this Agreement are certified by the City Council in the manner provided by the Elections Code, or (c) the date the annexation proceedings are complete. This Agreement shall be executed by the Parties within ten (10) days after the later of subsection (a) or (b) of this Section 1.2**.** The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all permitted successors-in-interest to the Parties to this Agreement.

Section 1.3 Initial Term. The term of this Development Agreement shall commence on the Effective Date and expire on the tenth (10th) anniversary of the Effective Date (the "***Initial Term***"), unless the Initial Term is extended as provided in Section 1.4 below.

Section 1.4 Extended Term. The Initial Term may be extended, provided that no less than 180 days prior to expiration of the Initial Term described in Section 1.3, Developer submits a written request to the City Manager for an extension of the Initial Term and provides substantial evidence that (a) Developer has made significant progress on the Project warranting an extension, (b) Developer is not, at the time, in Default of any of its obligations hereunder following notice and expiration of applicable cure periods, and (c) the applicable Developer warranties and representations made herein continue to be true and correct. Within thirty (30) days of receiving such request and evidence, the City Manager shall provide Developer a written determination that either (a) the Initial Term will be extended up to a maximum period of 18 months; or (b) the Developer has not demonstrated significant progress on the Project and what additional criteria is needed for an extension to be granted. The decision of the City

Manager shall be appealable to the City Council by Developer. (The Initial Term and any Extended Term may be referred to collectively herein as the "***Term***.")

Section 1.5 Memorandum of Extension. If an extension of the Term is granted, City and Developer agree to execute, acknowledge, and record, in the Official Records of Alameda County, a memorandum evidencing approval of the same.

Section 1.6 Expiration of the Term. Following the expiration of the Term, this Agreement shall be deemed terminated and of no further force or effect, subject to the provisions of Sections 6.2, 6.3 and 6.4; provided, however, such termination shall not affect any right, or duty arising from City approvals, including, without limitation, the Project Approvals. This Agreement shall terminate with respect to any for sale residential lot and such lot shall be released and no longer be subject to this Agreement, without the execution or recordation of any further document, when a certificate of occupancy has been issued for the building(s) on the lot.

Section 1.7 Effect of Development Project Approvals Challenge. In the event that any of the Project Approvals are challenged through a judicial action that results in a writ of mandate or court order that requires the City to modify or rescind any of the Project Approvals, the effectiveness of this Agreement shall be suspended pending such modification or rescission. The City's modification of the Project Approvals may necessitate that the Parties to this Agreement negotiate an amendment to this Agreement. The rescission of the Project Approvals shall result in this Agreement no longer being in force and effect. In the event that Ordinances _____ or _____ adopting the Development Plan filed as PUD-130 and this Agreement, respectively, are challenged by a referendum petition, and such petition qualifies for the ballot, the effectiveness of this Agreement shall be suspended pending the results of the election upon the ballot measure. If the voters do not reject either of Ordinances _____ and _____, then this Agreement shall no longer be suspended. If the voters reject Ordinances _____ or _____, then this Agreement shall no longer be in force and effect.] Pursuant to Section 2.5 below, the Term shall be extended for any period the effectiveness of the Agreement is suspended under this Section 1.7.

ARTICLE 2 Standards, Laws and Procedures Governing the Project

Section 2.1 Vested Right To Develop. Subject to annexation, Developer shall have a vested right to develop the Project at the Project Site in substantial conformance with the terms and conditions of the Project Approvals, the Subsequent Approvals (defined in Section 4.3 below) (as and when issued), the Applicable Law (defined in Section 2.3 below) and any amendments to the Subsequent Approvals or this Agreement as shall, from time to time, be approved pursuant to this Agreement, which shall control the permitted uses, density and intensity of use of the Property and the maximum height and size of buildings on the Project Site.

Notwithstanding anything to the contrary in this Section 2.1, in the event of a judicial action that results in a writ of mandate or court order that requires the City to modify or rescind the Development Plan, Developer shall have no vested right to the Development Plan and the City shall retain discretion as to the manner it complies with such writ of mandate or court order, including reapproving, modifying, or denying approval of the Development Plan. Furthermore, in the event that Ordinance_____ adopting the Development Plan is challenged by a referendum petition, and such petition qualifies for the ballot, such vested right to develop the Project shall be suspended pending the results of the election upon the ballot measure. If the

voters do not reject Ordinance _____, then this vested right to develop the Project shall no longer be suspended. If the voters reject Ordinance _____, then this vested right to develop the Project shall no longer be in force and effect.

Section 2.2 Permitted Uses. The permitted uses and the density and intensity of use of the Project Site; the maximum height, bulk and size of the proposed buildings; provisions for reservation or dedication of land for public purposes and the location of public improvements; the general location of public utilities; and other terms and conditions of development applicable to the Project, shall be as set forth in the Project Approvals and any Subsequent Approvals (but not in any limitation of any right to develop as set forth in the Project Approvals).

Section 2.3 Applicable Law. "***Applicable Law***" shall mean, collectively, the Project Approvals and the other existing City laws, rules, regulations, official policies, standards and specifications governing development of the Project Site (including but not limited to the Zoning Ordinance, General Plan, and City design and construction standards) in force and effect on the Effective Date, except as otherwise provided in Section 3.3 of this Agreement. During the Term, to the extent there are any conflicts between the Project Approvals (including but not limited to conditions to any of the Project Approvals) or the Subsequent Approvals and this Agreement, the terms and conditions of this Agreement shall govern.

This Section 2.3 shall not preclude the application to development of the Project or Project Site of changes in Applicable Law, the terms of which are specifically mandated and required by changes in State or Federal laws or regulations. In the event State or Federal laws or regulations enacted after the Effective Date of this Agreement or action by any governmental jurisdiction other than the City prevents or precludes compliance with a provisions of this Agreement or requires changes in plans, maps or permits approved by the City, this Agreement shall be modified, extended or suspended as may be necessary to comply with such State or Federal law or regulation or the regulation of such other governmental jurisdiction.

Section 2.4 Moratorium, Initiatives and Conflicting Enactments. To the extent consistent with State law (and excepting a declaration of a local emergency or state emergency as defined in Cal. Government Code § 8558), if any ordinance, resolution or other measure is enacted subsequent to the Effective Date, whether by action of City, by initiative, referendum, or otherwise, that imposes a building moratorium, a limit on the rate of development, or a voter-approval requirement which would otherwise affect the timely development or implementation of the Project or Project Approvals or Subsequent Approvals on or for all or any part of the Project Site ("***City Law***"), City agrees that such City Law shall not apply to the Project, the Project Site, this Agreement, the Project Approvals, or the Subsequent Approvals, if any, during the Term.

Section 2.5 Life of Project Approvals or Subsequent Approvals. In compliance with Cal. Government Code § 66452.6(a), the term of any Project Approval or Subsequent Approval shall automatically be extended for the longer of the Term or the term otherwise applicable to such Project Approval or Subsequent Approval if this Agreement is no longer in effect. The Term, any other Project Approval or Subsequent Approval shall not include any period of time during which any applicable development or utility moratorium, lawsuit, or the actions of other public agencies that regulate land use, delays the granting of any Subsequent Approval or the development of the Project, including but not limited to the period of time of any lawsuit challenging the Project Approvals.

Section 2.6 Obligation to Develop. Developer shall use its best commercial efforts, in accordance with its own business judgment and taking into consideration market conditions and other economic factors influencing Developer's business decision, to commence and continue development of the Project in a regular, progressive, and timely manner in accordance with the terms, requirements, and conditions of the Project Approvals and this Agreement.

Section 2.7 Compliance with State and Federal Law. This Agreement is subject to Developer's compliance with all applicable federal and State laws and regulations and compliance with applicable provisions of the California Environmental Quality Act, Public Resources Code sections 21000 et seq. ("***CEQA***").

Section 2.8 Reliance on EIR. An Environmental Impact Report was prepared for the Project (SCH 2019080461) and certified by the City in accordance with the California Environmental Quality Act, along with adoption of a MMRP and Findings of Fact. The EIR evaluated the environmental effects of annexation, General Plan amendments, rezoning, and development of the Project site, including residential development, public improvements, and open space dedication.

The Project is consistent with the land use designations, development intensity, and policy framework evaluated in the certified EIR, including the applicable General Plan and Housing Element assumptions for the site.

There are no new significant effects peculiar to the Project or its site that were not analyzed in the EIR, nor are there new significant impacts or substantially more severe impacts than those previously identified. Additionally, there are no new significant off-site or cumulative impacts that were not addressed in the EIR. All applicable mitigation measures identified in the EIR have been incorporated into the Project as conditions of approval and will be implemented in accordance with the adopted MMRP.

The EIR identified impacts to VMT as significant and unavoidable; however, the City adopted a Statement of Overriding Considerations in connection with EIR certification. This impact conclusion remains applicable to the Project and is not unique to this site, given the regional and programmatic assumptions of calculating VMT.

Section 2.9 Subsequent CEQA Review. In the event that any additional CEQA documentation is legally required for any discretionary Subsequent Approval for the Project, then the scope of such documentation shall be focused, to the extent possible consistent with CEQA, on the specific subject matter of the Subsequent Approval, and the City shall conduct such CEQA review in a timely manner.

ARTICLE 3 Developer Obligations

Section 3.1 Obligations of Developer Generally. The Parties acknowledge and agree that Developer's agreement to perform and abide by the covenants and obligations of City set forth in this Agreement is a material consideration for City's agreement to perform and abide by its long-term covenants and obligations, as set forth herein.

Section 3.2 Developer Obligations. The Developer shall comply with all of the requirements set forth below:

a. Design and installation of an EBRPD staging area including parking, bathrooms and water and a trail extension to the north end of the Pleasanton Ridge trail, subject to review and approval by the City and the EBRPD, for which Developer shall be solely and exclusively responsible for all design and installation. Prior to the City issuing the first building permit for the Subdivision, Developer shall enter into an agreement with EBRPD to provide a permanent proportional funding source for the ongoing maintenance of said staging area improvements.

b. EBRPD Staging Area: Completion of the staging area, improvements, and trail access during the initial development before final inspection by the City of the 11th home in the Subdivision, with periodic check-ins for Park District review during construction.

c. Prior to the City issuing the first building permit for the residential subdivision, Developer shall establishment of an appropriate long-term funding mechanism such as a Community Facilities District (CFD) to cover expenditures for maintenance of the proposed staging area, trail, and dedicated open space for fire, public safety, and operational needs.

d. Dedication of 69 acres of public open space to EBRPD, which shall be subject to a conservation agreement with EBRPD. The conservation agreement shall preserve the open space indefinitely, shall set forth the obligations of EBRPD to monitor and maintain the public open space and shall be subject to review and written approval by the City. Building permits for the residential subdivision shall not be issued until the conservation agreement is reviewed and approved by the City.

e. Design and installation of a traffic signal and related improvements located at Dublin Canyon Road and Canyon Meadows Drive that will improve access for the Oak Hills Congregation of the Jehovah's Witness Church located at 10971 Dublin Canyon Road and the Canyon Meadows neighborhood located on Dublin Canyon Road, subject to the review and approval by the City. Developer shall be solely and exclusively responsible for all design and installation costs of said traffic signal and related improvements. The design of the traffic signal and related Dublin Canyon Road improvements shall be included with the construction plans submitted to the City, and shall be subject to the review and approval of the City's Traffic Division prior to issuance of permits. The traffic signal shall be installed before final inspection by the City of the 11th home in the Subdivision.

f. Payment of a monetary contribution in the amount of $500,000 to be used by City for future improvements to Dublin Canyon Road, including but not limited to, the potential widening of the Devany Creek bridge in order to improve traffic circulation and enhance public safety. Payment shall be made prior to issuance of any City permits.

g. Provision of 28 units of housing to meet the growing needs of the Pleasanton community that will promote and serve the housing needs of burgeoning Pleasanton's growing technology and related businesses within the City.

Section 3.3 Vested Development rights. Subject to annexation and to the terms of this Agreement, the Project shall vest in accordance with this Agreement, and the Developer has the right to develop the Project and use the Project Site in accordance with:

a. The City's General Plan, the Pleasanton Municipal Code and the Project Approvals in effect on the Effective Date.

b. All other City policies, ordinances, resolutions, rules, regulations, and standards applicable to development or use of the Project Site on the Effective Date, except that Developer shall pay the City Impact Fees in accordance with Exhibit C for each residential unit. The fees set forth in Exhibit C shall be subject to the annual escalator for impact fees in the 2024 fee schedule.

c. Comply with the Building Code requirements in effect on a City-wide basis at time of complete building plan check submittal.

d. Comply with construction and technical design standards or specifications for public improvements that are applicable City-wide at time of complete Subdivision Improvement Plan submittal. In the event the Subdivision Improvement Plan expires, and no construction activities have been started, the City Engineer may, at his/her discretion, require the Subdivision Improvement Plan to be updated to reflect the current technical design standards or specifications for public improvements at the time of renewal or extension.

e. Comply with changes in City laws, regulations, plans or policies applicable City-wide, the terms of which are found by the City Council, based on substantial evidence, to be necessary to protect members of the public from a condition dangerous to public health or safety.

f. Comply with a change in City law, regulations, plans or policies that is:

    i. Specifically mandated by state or federal law, or by any regional governmental agency that has legal authority over City under state law or a joint powers agreement; or
    ii. A result of or in response to state or federal law, or regional agency action, made necessary in order for City to avoid losing or not receiving substantial funding or other substantial public benefits or facilities that would be available to the City only if it makes such a change; or
    iii. Specifically mandated by, or necessary for compliance with or implementation of, the terms of any permit, entitlement, or other authorization necessary for the development of the Property that is issued or granted to City, the County, and/or Developer by any federal, state or regional agency.

g. Following any subsequent environmental review, comply with required mitigation measures.

h. The Parties agree that the obligations set forth in this Agreement are conditioned upon the approved annexation of the Property into the City of Pleasanton. Upon approval of the Project Approvals by City, City agrees to act in good faith, in collaboration with Developer, to support and timely process the annexation application with LAFCo. The Developer shall be responsible for all costs associated with the annexation, including but not limited to preparation of the LAFCo application, LAFCo application submittal fees, and any other City-related annexation fees. Developer shall prepare the application for annexation of the Property for the City's review and approval no later than three (3) months from execution of this Agreement, unless extended by written agreement of the Parties. Annexation of the Property shall be completed as soon as possible but no more than18 months from execution of this Agreement, unless extended by written agreement of the Parties. If annexation proceedings are not completed within this time period, subject to any agreed upon extension(s), this Agreement shall be terminated and shall have no further force and effect, subject, however, to the provisions of Sections 6.2, 6.3 and 6.4.

Section 3.4 City Development Fees and Exactions. Notwithstanding any provision herein to the contrary and in accordance with and subject to this Article 3 and Exhibit C, during the Initial Term, Developer shall be responsible for those types of development impact fees and exactions and the amounts thereof, and other building permit and development-related fees, which are in effect as of the Effective Date. Included within attached **DA Exhibit C** is a complete list of the types and amounts of the City development impact fees and exactions applicable to the Project at the time this Agreement is entered into (including those set forth below in this Article 3) (collectively, "***City Impact Fees***"), as well as a complete list of all other building permit and development-related fees applicable to the Project and collectible by City (for City's own account or on account of other agencies as set forth in Section 3.7) (all such other fees collectible by City for its own account are referred to collectively as "***Other City Fees***"). The actual amount of the City Impact Fees and Other City Fees to be paid by the Developer, including any Fee Credits included in this Agreement, shall be those fees set forth in Exhibit C, plus the required annual escalator, for each residential unit within the Project. During the Initial Term, Developer shall also pay those periodic increases or adjustments (cost of living or construction engineering indexes) in effect at the time of the building permit issuance for each residential unit within the Project. During the Extended Term, if any, Developer shall pay to City the City Impact Fees, Other City Fees and any applicable new fees and exactions, and other building permit and development-related fees, which are set forth in Exhibit C for each residential unit within the Project.

Section 3.5 Traffic Impact Fee Credit. Developer shall be entitled to a credit against applicable City Impact Fees ("TIF") in the total amount of $370,000. The TIF credit is granted in recognition of the Developer's design and construction of the traffic signal and related improvements at the intersection of Dublin Canyon Road and Canyon Meadows Drive, as required under this Agreement.

Section 3.6 Inclusionary Housing. Developer shall pay the affordable housing fee, which obligates Developer to pay in-lieu fees in the amounts as further detailed in **DA Exhibit C**, and consistent with Municipal Code Chapter 17.40.

Section 3.7 Building Permit and Processing Fees.

a. Building Permit. Subject to Section 3.4, Developer shall pay to City building permit fees in accordance with the City's fee schedule in effect at the time Developer submits the applications for building permits.

b. Processing Fees. Developer shall pay to City the City's reasonable application processing fees for the Project in accordance with the City's fee schedule in effect at the time Developer submits the applications for Subsequent Approvals (defined in Section 4.4 below).

Section 3.8 DSRSD, Zone 7, Tri-Valley Transportation Development Fees. Attached **DA Exhibit C** is a list of fees and fee estimates collectible by City on account of the Dublin San Ramon Services District ("***DSRSD***"), Zone 7 Water Agency ("***Zone 7***") for sewer and water connections, respectively, and the Tri-Valley Transportation Development Fee on account of the Tri-Valley Transportation Council ("***TVTC***"), for the Project. The Parties acknowledge that DSRSD, Zone 7 and TVTC, and not City, control the amount and timing of payment of such fees. Developer shall pay to City the amount of such DSRSD, Zone 7, and TVTC fees then in effect when payment is due or any such other amount that may be agreed upon in writing by Developer and DSRSD, Zone 7, or TVTC.

ARTICLE 4 City Obligations

Section 4.1 Availability of Public Services. To the extent permitted by law and consistent with its authority, City shall assist Developer in reserving and securing capacity and/or supply for sewer, water and any other utilities or services as may be necessary or appropriate to serve the Project.

Section 4.2 Developer's Right to Rebuild. City agrees that Developer may renovate or rebuild the Project Site within the Term of this Agreement should it become necessary due to natural disaster, changes in seismic requirements, or should the buildings located within the Project Site become functionally outdated, within Developer's sole discretion, due to changes in technology. Any such renovation or rebuilding shall be subject to the square footage and height limitations vested by this Agreement, and shall comply with the Project Approvals, any Subsequent Approvals, the building codes existing at the time of such rebuilding or reconstruction, and the applicable requirements of CEQA.

Section 4.3 Processing Subsequent Approvals and Subsequent Entitlements. "***Subsequent Approvals***" shall mean those certain other land use approvals, entitlements, and permits other than the Project Approvals which are necessary for, and consistent with, the development of the Project on the Project Site. The Subsequent Approvals may include, without limitation, the following: amendments of the Project Approvals, lot line adjustments and/or parcel maps or final subdivision maps, improvement agreements, grading permits, building permits, sewer and water connection permits, and certificates of occupancy. In the event that Developer applies for subsequent entitlements, not related to, or necessary for, the Project Approvals, the subsequent entitlements shall be subject to the City ordinances, rules, regulations and policies in effect on the date of submittal of the applications for the subsequent entitlements.

Section 4.4 Regulation by Other Public Agencies. Other public agencies not within the control of City may possess authority to regulate aspects of the development of the Project Site separately from or jointly with City, and this Agreement does not limit the authority

of such other public agencies. In the event any state or federal resources agency (e.g., California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, Regional Water Quality Control Board/State Water Resources Control Board, Bay Area Air Quality Management District), in connection with its final issuance of a permit or certification for all or a portion of the Project, imposes requirements that require modifications to the Project, to the maximum extent permitted by law and consistent with its authority, City shall assist Developer in obtaining such permits and approvals without such modifications however, should any such agency impose such requirements then the Parties will use their best efforts to incorporate such changes into the Project; provided, however, that if Developer appeals or challenges any such permit requirements, then the Parties may defer such changes until the completion of such appeal or challenge.

Section 4.5 Other Government Permits. At Developer's sole discretion and in accordance with Developer's construction schedule, Developer shall apply for such other permits and approvals as may be required by other governmental or quasi-governmental entities in connection with the development of, or the provision of services to, the Project. City shall use reasonable efforts to assist Developer in obtaining such permits and approvals, including, at the reasonable request of Developer, attending meetings with other governmental or quasi-governmental entities, providing documents reasonably requested by other governmental or quasi-governmental entities, and assisting Developer, at Developer's sole cost and expense, in implementing mitigation measures or other measures required by any such entity, and may, in its sole discretion, from time to time at the request of Developer, enter into binding agreements with any such entity as may be necessary to ensure the timely availability of such permits and approvals.

ARTICLE 5 Mortgagee Protection

Section 5.1 Mortgagee Protection. This Agreement shall not prevent or limit Developer in any manner, at Developer's sole discretion, from encumbering the Project Site or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Project Site ("***Mortgage***"). This Agreement shall be superior and senior to any lien placed upon the Project Site or any portion thereof after the date of recording this Agreement, including the lien of any Mortgage. Notwithstanding the foregoing, no breach hereof shall defeat, render invalid, diminish or impair the lien of any Mortgage made in good faith and for value, but all of the terms and conditions contained in this Agreement shall be binding upon and effective against and inure to the benefit of any person or entity, including any deed of trust beneficiary or mortgagee ("***Mortgagee***") who acquires title to the Project Site, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure, or otherwise.

Section 5.2 Mortgagee Not Obligated. Notwithstanding the provisions of Section 5.1 above, no Mortgagee shall have any obligation or duty under this Agreement to perform Developer's obligations or other affirmative covenants of Developer hereunder; provided, however, that a Mortgagee shall not be entitled to devote the Project Site to any uses or to construct any improvements thereon other than those uses or improvements provided for or authorized by this Agreement, or by the Project Approvals and Applicable Law.

Section 5.3 Notice of Default to Mortgagee; Right of Mortgagee to Cure. If City receives a notice from a Mortgagee requesting a copy of any Default Notice given to Developer hereunder and specifying the address for service thereof, then City shall deliver to such Mortgagee, concurrently with service thereon to Developer, any notice given to Developer with respect to any claim by City that Developer has committed a default, and if City makes a

determination of noncompliance hereunder, City shall likewise serve notice of such noncompliance on such Mortgagee concurrently with service thereof on Developer. Each Mortgagee shall have the right (but not the obligation) during the same period available to Developer to cure or remedy, or to commence to cure or remedy, the event of default claimed or the areas of noncompliance set forth in City's notice.

Section 5.4 No Supersedure. Nothing in this Article 5 shall be deemed to supersede or release a Mortgagee or modify a Mortgagee's obligations under any subdivision improvement agreement or other obligation incurred with respect to the Project outside this Agreement, nor shall any provision of this Article 5 constitute an obligation of City to such Mortgagee, except as to the notice requirements of Section 5.3.

Section 5.5 Technical Amendments to this Article 5. City agrees to reasonably consider and approve interpretations and/or technical amendments to the provisions of this Agreement that are required by lenders for the acquisition and construction of the improvements on the Project Site or any refinancing thereof and to otherwise cooperate in good faith to facilitate Developer's negotiations with lenders.

ARTICLE 6 Insurance, Indemnity, and Cooperation in the Event of Legal Challenge

Section 6.1 Insurance Requirements. Prior to commencement of construction activities and through completion of all construction activities (including demolition) for the Project, Developer shall procure and maintain, or cause its contractor(s) to procure and maintain, a commercial general liability policy in an amount not less than Two Million Dollars ($2,000,000) combined single limit, including contractual liability together with a comprehensive automobile liability policy in the amount of One Million Dollars ($1,000,000), combined single limit. Such policy or policies shall be written on an occurrence form, so long as such form of policy is then commonly available in the commercial insurance marketplace. Developer's insurance shall be placed with insurers with a current A.M. Best's rating of no less than A-: VII or a rating otherwise approved by the City in its sole discretion. Developer shall furnish at City's request appropriate certificate(s) of insurance evidencing the insurance coverage required hereunder, and City Parties shall be named as additional insured parties in such policies. The certificate of insurance shall contain a statement of obligation on the part of the carrier to notify City of any material change, cancellation or termination of the coverage at least thirty (30) days in advance of the effective date of any such material change, cancellation or termination (ten (10) days advance notice in the case of cancellation for non-payment of premiums) where the insurance carrier provides such notice to the Developer. Coverage provided hereunder by Developer shall be primary insurance and shall not be contributing with any insurance, self-insurance or joint self-insurance maintained by City, and the policy shall contain such an endorsement. The insurance policy or the endorsement shall contain a waiver of subrogation for the benefit of City.

Section 6.2 Indemnity and Hold Harmless. Developer shall indemnify, defend (with counsel reasonably acceptable to City) and hold harmless City Parties from and against any and all present and future Claims, including Claims for any bodily injury, death, or property damage, resulting directly or indirectly from the development or construction of the Project, compliance with the terms of this Agreement, including the construction and/or provision of public or community benefits, and/or from any other acts or omissions of Developer under this Agreement, whether such acts or omissions are by Developer or any of Developer's contractors, subcontractors, agents or employees, except to the extent such Claims arise from the active negligence or willful misconduct of any City Party. This Section 6.2 includes any and all present

and future Claims arising out of or in any way connected with Developer's or its contractors' obligations to comply with any applicable State Labor Code requirements and implementing regulations of the Department of Industrial Relations pertaining to "public works" (collectively, "Prevailing Wage Laws"), including all claims that may be made by contractors, subcontractors or other third party claimants pursuant to Labor Code sections 1726 and 1781. Developer's obligations under this Section 6.2 shall survive the expiration or earlier termination of this Agreement.

Section 6.3 Cooperation. City and Developer shall cooperate in the defense of any court action or proceeding instituted by a third party or other governmental entity or official challenging the validity of any provision of this Agreement, or the Project Approvals ("Litigation Challenge"), and the Parties shall keep each other informed of all developments relating to such defense, subject only to confidentiality requirements that may prevent the communication of such information. To the extent Developer desires to contest or defend such Litigation Challenge, (a) Developer shall take the lead role defending such Litigation Challenge and may, in its sole discretion, elect to be represented by the legal counsel of its choice, with the costs of such representation, including Developer's administrative, legal and court costs, paid by Developer; (b) City may, in its sole discretion, elect to be separately represented by the legal counsel of its choice in any such action or proceeding with the costs of such representation, including City's administrative, legal, and court costs and City Attorney oversight expenses, paid by City; and (c) Developer shall indemnify, defend, and hold harmless City Parties from and against any damages, attorneys' fees or cost awards, including attorneys' fees awarded under Code of Civil Procedure section 1021.5, assessed or awarded against City by way of judgment, settlement, or stipulation. Any proposed settlement of a Litigation Challenge shall be subject to Developer's and City's approval not to be unreasonably withheld, conditioned or delayed. If the terms of the proposed settlement would constitute an amendment or modification of this Agreement or any Project Approvals, the settlement shall not become effective unless such amendment or modification is approved by Developer and City in accordance with Applicable Law, and City reserves its full legislative discretion with respect to any such City approval. If Developer opts not to contest or defend such Litigation Challenge, City shall have no obligation to do so. Developer's obligations under this Section 6.3. shall survive the expiration or earlier termination of this Agreement.

The obligations of City and Developer pursuant to this Section 6.3 shall be suspended as provided in Section 1.6 in the event Ordinance _____ adopting the Development Plan is challenged by a referendum petition, or in the event Ordinance _____ adopting this Agreement is challenged by a referendum petition.

ARTICLE 7 Miscellaneous

Section 7.1 Amendments. The Agreement may be amended in writing by the Parties, by mutual agreement, consistent with the procedures set forth in the Development Agreement Statute, as it is amended from time to time.

Section 7.2 No Damages Relief. The Parties acknowledge that neither Party would have entered into this Agreement if it were exposed to damages claims by the other Party for any breach of this Agreement. As such, the Parties agree that in no event shall either Party be entitled to recover damages against the other Party for breach of this Agreement. To the extent permitted by law, specific enforcement of this Agreement, including specific performance of Developer’s payment obligations set forth in Section 3.2, is the proper and desirable remedy. With respect to this Section, each Party acknowledges, warrants and represents that it has been

fully informed with respect to, and represented by counsel of such Party's choice in connection with, the rights and remedies of such Party hereunder and the waivers herein contained, and after such advice and consultation has presently and actually intended, with full knowledge of such Party's rights and remedies otherwise available at law or in equity, to waive and relinquish such rights and remedies to the extent specified herein, and to rely to the extent herein specified solely on the remedies provided for herein with respect to any breach of this Agreement by the other Party.

Section 7.3 Cooperation in Event of Legal Action. In the event of an administrative, legal or equitable action or other proceeding instituted by a third-party challenging the validity of this Agreement or any Project Approval or Subsequent Approval, the parties shall cooperate in defending such action or proceeding. However, Developer agrees to reimburse City for City's reasonable attorneys' fees, expert witness fees, and related costs as City may incur in connection with its retention of outside counsel, and for any award of court costs or fees against City. City has the right to choose and retain such legal counsel as the City deems appropriate. However, Developer shall have no obligation to reimburse City for costs incurred after the date on which Developer gives the City written notice of its decision to settle an action or proceeding, even if the City does not agree to the settlement.

Section 7.4 Defaults. Any failure by either Party to perform any term or provision of this Agreement, which failure continues uncured for a period of thirty (30) days following written notice of such failure from the other Party (unless such period is extended by mutual written consent), shall constitute a default ("***Default***") under this Agreement. Any notice given pursuant to the preceding sentence ("***Default Notice***") shall specify the nature of the alleged failure and, where appropriate, the manner in which said failure satisfactorily may be cured. If the nature of the alleged failure is such that it cannot reasonably be cured within such 30-day period, then the commencement of the cure within such time period, and the diligent prosecution to completion of the cure thereafter, shall be deemed to be a cure within such 30-day period. Upon the occurrence of a Default under this Agreement, the non-defaulting Party may institute legal proceedings to enforce the terms of this Agreement or, in the event of a material default, terminate this Agreement. If the Default is cured, then no Default shall exist and the noticing Party shall take no further action. In the event City or Developer Defaults under the terms of this Agreement, City or Developer shall have all rights and remedies provided under law. No Default hereunder shall render invalid the lien of any deed of trust, mortgage or security interest in or upon the Project Site or any improvements or fixtures at any time located thereon.

Section 7.5 Periodic Review.

a. Conducting the Periodic Review. Throughout the Term of this Agreement, at least once every twelve (12) months following the Effective Date, City shall review the extent of good-faith compliance by Developer with the terms of this Agreement. This review (the "Periodic Review") shall be conducted by the Director of Community and Economic Development or his/her designee and shall be limited in scope to compliance with the terms of this Agreement pursuant to California Government Code § 65865.1.

b. Good Faith Compliance. During the Periodic Review, the Director of Community and Economic Development shall review Developer's good-faith compliance with the terms of this Agreement. At the conclusion of the Periodic Review, if the Director of Community and Economic Development finds that the Developer has not complied in good faith with the terms and

conditions of this Agreement, the Director shall notify Developer in writing of the City's findings. Developer shall have ten (10) business days from the date of the City's notice to respond to City's evaluation of Developer's performance. Within ten (10) business days of receipt of the Developer's response, the Director of Community and Economic Development shall provide a written determination, based on findings, as to whether Developer has complied in good faith with the terms and conditions of this Agreement. The decision of the Director of Community and Economic Development shall be appealable to the City Council by Developer. If the Director of Community and Economic Development finds and determines that Developer has not complied with such terms and conditions, the Director of Community and Economic Development may recommend to the City Council that it terminate or modify this Agreement by giving notice of its intention to do so, in the manner set forth in California Government Code §65867 and §65868. The costs incurred by City in connection with the Periodic Review process described herein shall be the responsibility of the Developer.

c. Failure to Conduct Annual Review. Failure of City to conduct an annual review shall not constitute a waiver by the City of its rights to otherwise enforce the provisions of this Agreement nor shall Developer have or assert any defense to such enforcement by reason of any such failure to conduct an annual review.

Section 7.5 California Law. This Agreement shall be construed and enforced in accordance with California Law.

Section 7.6 Severability. If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, shall continue in full force and effect unless amended or modified by mutual consent of the parties.

Section 7.7 Covenants Running with the Land. All of the provisions contained in this Agreement shall be binding upon and inure to the benefit of the Parties and their respective heirs, successors and assigns, representatives, and all other persons acquiring all or a portion of the Project Site, or any interest therein, whether by operation of law or in any manner whatsoever, including, without limitation, purchasers or ground lessees thereof. All of the provisions contained in this Agreement shall be enforceable as equitable servitudes and shall constitute covenants running with the land pursuant to California law including, without limitation, California Civil Code Section 1468.

Section 7.8 Assignment of Interests, Rights and Obligations. Developer may transfer or assign all or any portion of its interests, rights or obligations under this Agreement, the Project Approvals or Subsequent Approvals to any affiliate of Developer or any third-parties acquiring an interest or estate in the Project Site or any portion thereof.

Section 7.9 Exhibits. The following exhibits are attached to this Agreement and incorporated herein for all purposes:

DA EXHIBIT A-1	Legal Description of Project Site
DA EXHIBIT A-2	Diagram of Project Site
DA EXHIBIT B	Development Plan PUD Development Plan (PUD-130) and Vesting Tentative Map (Tract 8569)
DA EXHIBIT C	List of City Development Impact Fees and Exactions
DA EXHIBIT D	Diagrams of EBRP Staging Area and Dublin Canyon Road Modifications

Section 7.10 Notices. Any notice or communication required hereunder between City and Developer must be in writing, and may be given either personally, by registered or certified mail (return receipt requested), or by FedEx or other similar courier promising overnight delivery to the respective addresses specified by each Party. Any Party hereto may at any time, by giving ten (10) days written notice to the other Party hereto, designate any other address in substitution of the address to which such notice or communication shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below:

If to City, to:

City of Pleasanton
123 Main Street
P.O. Box 520
Pleasanton, CA 94566
Attn: City Manager
Telephone: (925) 931-5002

With Copies to:

City of Pleasanton
123 Main Street
P.O. Box 520
Pleasanton, CA 94566
Attn: Dan Sodergren, City Attorney
Telephone: (925) 931-5015
Email: dsodergren@cityofpleasanton.gov

If to Developer, to:

Ponderosa Homes II, Inc.
5020 Franklin Drive, Ste. 200
Pleasanton, CA 94588
Attn: Jeff Schroeder
Telephone: (925) 460-8910
Email: jschroeder@ponderosahomes.com

With Copies to: [Optional: Insert Developer's Attorney]

Section 7.11 Entire Agreement, Counterparts and Exhibits. This Agreement may be executed in two (2) duplicate counterparts, each of which is deemed to be an original. This Agreement constitutes in full, the final and exclusive understanding and agreement of the

Parties and supersedes all prior and contemporaneous negotiations or agreements of the Parties with respect to all or any part of the subject matter hereof. Any waivers of the provisions of this Agreement shall be in writing and signed by the appropriate authorities of City and the Developer.

Section 7.12 Estoppel Certificate. Developer may, at any time, and from time to time, deliver a written notice to City requesting City to certify in writing that: (a) this Agreement is in full force and effect and a binding obligation of the Parties, (b) this Agreement has not been amended or modified either orally or in writing, and if so amended, identifying the amendments entered into by the Parties, and/or (c) to the knowledge of City, neither Party is or has been in default under this Agreement, or if any such default has to City's knowledge occurred, describing the nature of any such event of default and any cure thereof. City shall execute and return such certificate to Developer within ten (10) business days following City's receipt thereof, and if City fails so to do within such ten (10) business day period, the information in Developer's notice shall conclusively be deemed true and correct in all respects. The Director of Community and Economic Development, on behalf of City, shall execute certificates requested by Developer hereunder. City acknowledges that any certificate hereunder may be relied upon by any transferee or mortgagee of any interest of Developer hereunder.

Section 7.13 Further Assurances. Each of the Parties covenants, on behalf of itself and its successors and assigns, to take all actions and to execute, with acknowledgment or affidavit if required, any and all documents and writings, that may be reasonably necessary, proper or convenient to achieve the purposes and objectives of this Agreement.

Section 7.14 Interpretation. Captions and headings in this Agreement are for convenience of reference only and shall not affect the meaning or interpretation of any provision of this Agreement. The Parties have jointly participated in the negotiation and drafting of this Agreement, and this Agreement shall be construed fairly and equally as to the Parties, without regard to any rules of construction relating to the Party who drafted a particular provision of this Agreement.

Section 7.15 Recordation of Development Agreement. Pursuant to California Government Code §65868.5, no later than ten (10) days after City enters into this Agreement, the City Clerk shall record an executed copy of this Agreement in the Official Records of the County of Alameda.

Section 7.16 Limitation on Liability. Notwithstanding anything to the contrary contained in this Agreement, in no event shall: (a) any partner, officer, director, member, shareholder, employee, affiliate, manager, representative, or agent of Developer or any general partner of Developer or its general partners be personally liable for any breach of this Agreement by Developer, or for any amount which may become due to City under the terms of this Agreement; or (b) any official, member, officer, agent or employee of City be personally liable for any breach of this Agreement by City or for any amount which may become due to Developer under the terms of this Agreement.

Section 7.17 Project as a Private Undertaking; No Joint Venture or Partnership. The Project constitutes private development, neither City nor Developer is acting as the agent of the other in any respect hereunder, and City and Developer are independent entities with respect to the terms and conditions of this Agreement. Nothing contained in this Agreement or in any document executed in connection with this Agreement shall be construed as making City and Developer joint venturers or partners.

Section 7.18 Time Is of the Essence. Time is of the essence for each provision of this Agreement for which time is an element.

Section 7.19 Third Party Beneficiaries. Except as otherwise provided herein, City and Developer hereby renounce the existence of any third-party beneficiary to this Agreement and agree that nothing contained herein shall be construed as giving any other person or entity third-party beneficiary status.

Section 7.20 Attorneys' Fees; Prevailing Party. If legal action is brought by one of the Parties to enforce a provision of this Agreement, the prevailing Party is entitled to reasonable attorneys' fees, expert witness fees, and court costs.

Section 7.21 Recitals. The recitals to this Agreement are part of the Agreement.

IN WITNESS WHEREOF, this Agreement has been entered into by and between Developer and City as of the day and year first above written.

"**CITY**"

Dated:_____

CITY OF PLEASANTON,
a municipal corporation

By:_____
_____, City Manager

Dated:_____

Approved as to form:

By: _____
Daniel G. Sodergren, City Attorney

Dated:_____

Attest:

By: _____
Jocelyn Kwong, City Clerk

"**DEVELOPER**"

Dated:_____

Ponderosa Homes II, Inc.

By: _____
Jeff Schroeder

Its: SVP Land, Planning & Operations

EXHIBIT A-1
TO
DEVELOPMENT AGREEMENT

LEGAL DESCRIPTION OF PROJECT SITE

[See Attached]

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Alameda, State of California, described as follows:

PARCEL ONE:

PORTION OF LOT 1 IN SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1, WEST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERN LINE OF COUNTY ROAD NO. 35 KNOWN AS DUBLIN ROAD, 80 FEET WIDE, WITH THE NORTHWESTERN LINE OF THE EASEMENT 16 FEET WIDE, GRANTED TO JOSE A. OLIVEIRA, ET UX, BY INSTRUMENT RECORDED DECEMBER 30, 1955 IN BOOK 7894, AT PAGE 411, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTHERN LINE OF DUBLIN ROAD, WESTERLY, ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 740 FEET, FROM A TANGENT WHICH BEARS SOUTH 85° 35' 23" WEST, THROUGH A CENTRAL ANGLE OF 9° 50' 49"; AN ARC DISTANCE OF 127.18 FEET; THENCE SOUTH 34° 45' 43" WEST 264.79 FEET TO THE NORTHEASTERN LINE OF THE EASEMENT 20 FEET WIDE, GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH CO., A CORPORATION, BY INSTRUMENT RECORDED SEPTEMBER 3, 1941, IN BOOK 4112, AT PAGE 215, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE LAST MENTIONED LINE SOUTH 63° 28' 15" EAST 106.09 FEET TO AN EXISTING FENCE BEING THE NORTHWESTERN LINE OF SAID 16 FOOT WIDE EASEMENT; THENCE ALONG SAID FENCE LINED NORTH 34° 45' 43" EAST 321.09 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

LOT 1 IN SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM:

THAT PORTION THEREOF LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF THAT CERTAIN GRANT OF EASEMENT TO JOSE A. OLIVEIRA, ET UX, RECORDED DECEMBER 30, 1955 IN BOOK 7894, OFFICIAL RECORDS, PAGE 411.

ALSO EXCEPTING THEREFROM:

THAT PORTION DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, DATED OCTOBER 7, 1927 AND RECORDED IN BOOK 1699, OFFICIAL RECORDS, PAGE 333.

ALSO EXCEPTING THEREFROM:

THAT PORTION DESCRIBED IN DEED TO MABEL E. LESTER, AN UNMARRIED WOMAN AND M. F. TERRA, JR., A WIDOWER, RECORDED MAY 3, 1965 IN REEL 1494, IMAGE 932, OFFICIAL RECORDS.

PARCEL THREE:

THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM:

THAT PORTION THEREOF LYING SOUTHEASTERLY OF THE NORTHEASTERLY LINE OF THAT CERTAIN

GRANT OF EASEMENT, TO JOSE A. OLIVEIRA, ET UX, RECORDED DECEMBER 30, 1955 IN BOOK 7894 OF OFFICIAL RECORDS, PAGE 411.

APNS: 941-2500-002 (Affects Parcel One); 941-2500-003 (Affects Parcel Two) and 941-2600-002-06 (Affects Parcel Three)

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Alameda, State of California, described as follows:

ALL THAT PORTION OF LOT NUMBERED 2 OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, LYING SOUTH OF THE COUNTY ROAD FROM HAYWARD TO DUBLIN, AS THE SAME NOW EXISTS.

APN: 941-2700-001

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Alameda, State of California, described as follows:

LOTS 2, 3 AND 4, MAP OF BLUMENDALE TRACT, PLEASANTON, FILED JUNE 26, 1928, MAP BOOK 8, PAGE 3.

EXCEPTING THEREFROM:

THAT PORTION OF SAID LOTS CONVEYED TO THE STATE OF CALIFORNIA BY SAMUEL J. BLUMEN AND ROSE BLUMEN, HIS WIFE, BY DEED RECORDED IN BOOK 1687, PAGE 37 ALAMEDA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ALL OIL, GAS, METALS, AND ALL OTHER MINERALS AND/OR HYDROCARBONS OF EVERY KIND AND CHARACTER TO THE EXTENT THE SAME ARE LOCATED FIVE HUNDRED (500) FEET BELOW THE SURFACE OF THE LAND. GRANTOR WAIVES ALL RIGHTS TO SURFACE INGRESS AND EGRESS, AND RETAINS NO RIGHT TO DISTURB THE GROUND SURFACE OF THE LAND DESCRIBED HEREIN, IN ANY WAY OR FOR ANY REASON, TO INCLUDE, BUT NOT LIMITED TO, EXPLORATION, MINING, EXTRACTION OR PRODUCTION OF MINERALS OF ANY KIND OR CHARACTER. SUCH RESERVATION AND WAIVER SHALL BE BINDING ON ANY SUCCESSOR IN INTEREST OR ASSIGNS. GRANTOR SHALL BE RESPONSIBLE FOR ANY BREACH OR FAILURE OF GRANTOR TO COMPLY WITH ANY ENVIRONMENTAL LAW, WHETHER FEDERAL, STATE, COUNTY, LOCAL, OR THROUGH REGULATORY COMMISSION OR BY REGULATION AS A RESULT OF ANY SUBSURFACE ACTIVITY INITIATED BY GRANTOR IN FURTHERANCE OF ITS RESERVATION OF RIGHTS DESCRIBED IN THE GRANT DEED RECORDED JULY 02, 2021 AS INSTRUMENT NO. 2021-236736 OF OFFICIAL RECORDS.

APN: 941-2700-002

EXHIBIT A-2
TO
DEVELOPMENT AGREEMENT

DIAGRAM OF PROJECT SITE

[See Attached]

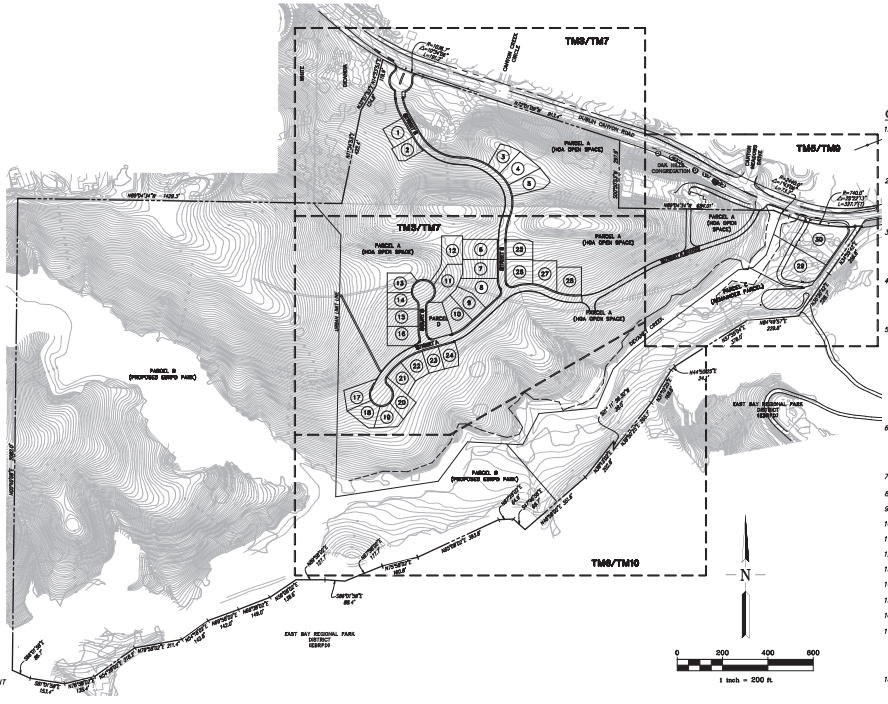
VESTING TENTATIVE MAP
TRACT 8569 - HIDDEN CANYON (LESTER AND SHRINER'S PROPERTY)
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

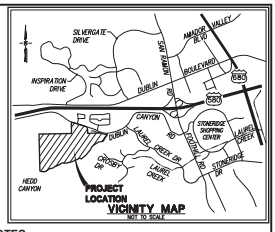
LEGEND

PROPOSED	DESCRIPTION	EXISTING
	TRACT BOUNDARY	
	LOT LINE	
	RIGHT OF WAY	
	CENTER LINE	
	MATCH LINE	
	RETAINING WALL	
	EASEMENT LINE	
	PT&T EASEMENT LINE	
12" SD	STORM DRAIN	12" SD
SS	SANITARY SEWER	SS
W	WATER	W
RW	RECYCLED WATER	RW EX. FF
	CURB & GUTTER	
	SIDEWALK	
	OVERHEAD UTILITIES	OH
	JOINT POLE	
	WETLANDS LIMIT	
	EARTH OR GRASS SWALE	
	CONCRETE DITCH	
	STORM WATER INLET	
	FIELD INLET	
	AREA DRAIN	
	DIRECTION OF FLOW	
	MANHOLE	
	FIRE HYDRANT	
	BLOW OFF	
	SANITARY SEWER CLEAN OUT	
	WATER VALVE	
	STREET LIGHT	
	MONUMENT	
	TRAFFIC SIGN	
	STREET NAME SIGN	
	FENCE	
	BARRICADE	
	SLOPE	
	HANDICAP RAMP	
	SAVE TREE	20" OAK (S)
	REMOVE TREE	
	CONTOUR ELEVATIONS	
x 525.2	SPOT ELEVATION	+525.2
	ASPHALT PAVEMENT	
	BIORETENTION AREA	
	LIFT STATION	
	DIRECTION OF FUTURE FLOW	
	25% SLOPE LIMIT	

ABBREVIATIONS

AB	AGGREGATE BASE	LP	LOW POINT
AC	ASPHALT CONCRETE or ACRES	ME	MAINTENANCE EASEMENT
AD	AREA DRAIN	MH	MANHOLE
BC	BEGINNING OF CURVE	OH	OVERHEAD UTILITIES
BSM	BIO-TREATMENT SOIL MIX	PAE	PRIVATE ACCESS EASEMENT
BVC	BEGIN VERTICAL CURVE	PCC	POINT OF COMPOUND CURVE
BO	BLOW OFF	PL	PROPERTY LINE
BW	BOTTOM OF WALL	PRC	POINT OF REVERSE CURVE
CL	CENTER LINE	PSDE	PRIVATE STORM DRAIN EASEMENT
CMP	CORRUGATED METAL PIPE	PSE	PUBLIC SERVICE EASEMENT
CY	CUBIC YARD	PVC	POLYVINYL CHLORIDE PIPE
DWY	DRIVEWAY	PVI	POINT OF VERTICAL INTERSECTION
DIP	DUCTILE IRON PIPE	PUE	PUBLIC UTILITY EASEMENT
EC	END OF CURVE	RCP	REINFORCED CONCRETE PIPE
EVC	END VERTICAL CURVE	RET	CURB RETURN
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	ROW	RIGHT-OF-WAY
EX	EXISTING	SDE	STORM DRAIN EASEMENT
FC	FACE OF CURB	SF	SQUARE FEET
FG	FINISHED GRADE	SO	SIDE OPENING INVERT
FH	FIRE HYDRANT	SSCO	SANITARY SEWER CLEAN OUT
FI	FIELD INLET	STA	STATION
FL	FLOW LINE	SWI	STORM WATER INLET
GB	GRADE BREAK	SWK	SIDEWALK
GR	GRATE	TC	TOP OF CURB
HP	HIGH POINT	TD	TOP OF DITCH
INV	INVERT ELEVATION	TW	TOP OF WALL
JP	JOINT POLE	WLE	WATER LINE EASEMENT
		WM	WATER METER
		VC	VERTICAL CURVE





SHEET INDEX

SHEET NO.	DESCRIPTION
TM1	COVER SHEET
TM2	BOUNDARY AND EXISTING EASEMENTS PLAN
TM3-TM6	PRELIMINARY SITE PLAN
TM7-TM9B	PRELIMINARY GRADING AND UTILITY PLAN
TM10	PRELIMINARY STORMWATER TREATMENT PLAN
TM11A	PRELIMINARY DUBLIN CANYON ROAD STRIPING PLAN WITH SIGNAL
TM11B-C	PRELIMINARY ON-SITE SIGNING & STRIPING PLAN
TM12	DUBLIN CANYON ROAD OVERHEAD/UNDERGROUNDING PLAN
TM13-15	EMERGENCY VEHICLE ACCESS PLAN
TM16	SLOPE ANALYSIS AND GRADING PLAN

PRIVATE STREET LIGHT SHEET INDEX

SHEET NO.	DESCRIPTION
PRSL1	PRIVATE STREET LIGHTING TITLE SHEET
PRSL2	PRIVATE STREET LIGHTING SITE PLAN
PRSL3	PRIVATE STREET LIGHTING SITE PLAN
PRSL4	PRIVATE STREET LIGHTING SITE PLAN
PRSL5	PRIVATE STREET LIGHTING SITE PLAN
1	SITE PLAN PHOTOMETRICS
2	SITE PLAN PHOTOMETRICS

GENERAL NOTES

1. OWNERS: MABLE E. LESTER & SHRINERS HOSPITALS FOR CRIPPLED CHILDREN
2. APPLICANT: PONDEROSA HOMES II, INC. 5020 FRANKLIN DRIVE, SUITE 120 PLEASANTON, CA 94588 CONTACT: RICK ROSENBAUM (925)460-8910
3. CIVIL ENGINEER: RUGGERI-JENSEN-AZAR 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588 TEL: (925) 227-9100 CONTACT: ALEXANDER AZAR
4. GEOTECHNICAL ENGINEER: CORNERSTONE EARTH GROUP 1259 OAKMEAD PARKWAY SUNNYVALE, CA 94085 TEL: (408) 245-4600 CONTACT: JOHN K. DYE
5. ARCHITECTS: BASSENIAN-LAGONI 2031 ORCHARD DRIVE, SUITE 100 NEWPORT BEACH, CA 92660 (949) 553-9100 CONTACT: TERESSA OEHRLEIN
   WHA 500 EXECUTIVE PKWY #375, SAN RAMON, CA 94583 CONTACT: MARK RUTHERFORD (925) 463-1700
6. LANDSCAPE ARCHITECT: VANDERTOOLEN ASSOCIATES 855 BORDEAUX WAY, SUITE 240 NAPA, CA 94558 (707) 224-2399 CONTACT: BYRON WILLIAMS
7. ASSESSOR'S PARCEL NUMBER: 941-2500-002; 941-2600-002-06; 941-2500-003; 941-2700-002
8. CURRENT USE: VACANT LOT/EXISTING RESIDENCE
9. CURRENT GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL
10. PROPOSED USE: SINGLE-FAMILY DETACHED
11. EXISTING ZONING: RESIDENTIAL & OPEN SPACE
12. PROPOSED ZONING: PLANNED DEVELOPMENT
13. GROSS SITE AREA: 128.5 ACRES
14. NET DEVELOPMENT AREAS: 11.4 ACRES
15. PROPOSED GROSS SITE DENSITY: 0.23 (UNITS/ACRE)
16. TOTAL NUMBER OF PROPOSED UNITS: 30 RESIDENTIAL UNITS
17. OPEN SPACE: REMAINDER PARCEL: PARCEL C (7.6 ACRE) PROPOSED EBRPD PARK: PARCEL B (69.3 ACRE) HOA OPEN SPACE: PARCEL A (39.9 ACRE) HOA OPEN SPACE: PARCEL D (0.34 ACRE)
18. UTILITIES:
    a. WATER: CITY OF PLEASANTON
    b. SANITARY SEWER: CITY OF PLEASANTON
    c. STORM DRAIN: CITY OF PLEASANTON
    d. FIRE: LIVERMORE-PLEASANTON FIRE DEPARTMENT
    e. GAS AND ELECTRIC: PACIFIC GAS AND ELECTRIC
    f. TELEPHONE: AT&T
    g. CABLE TV: COMCAST
19. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL TOPOGRAPHIC SURVEY PREPARED IN FEBRUARY 1998 BY AERO GEODETIC CORP.
20. THIS PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN IN FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 06001C0304G, DATED AUGUST 3, 2009.
21. BENCHMARK: ALAMEDA COUNTY DISK BM 82, ELEV 441.96 HGVD 1929

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: MAY 19, 2025 JOB NO. 131074 SHEET TM1 OF 19

G:\JOBS\131074\CAD FILES\12-FLANNING\SHT-MAP\SHT01-TENTATIVE MAP.DWG 5/19/2025 2:52:07 PM RYAN ARP-GLEASON

EXHIBIT B
TO
DEVELOPMENT AGREEMENT

DEVELOPMENT PLAN PUD-130 and VESTING TENTATIVE MAP Tract 8569

[See Attached]

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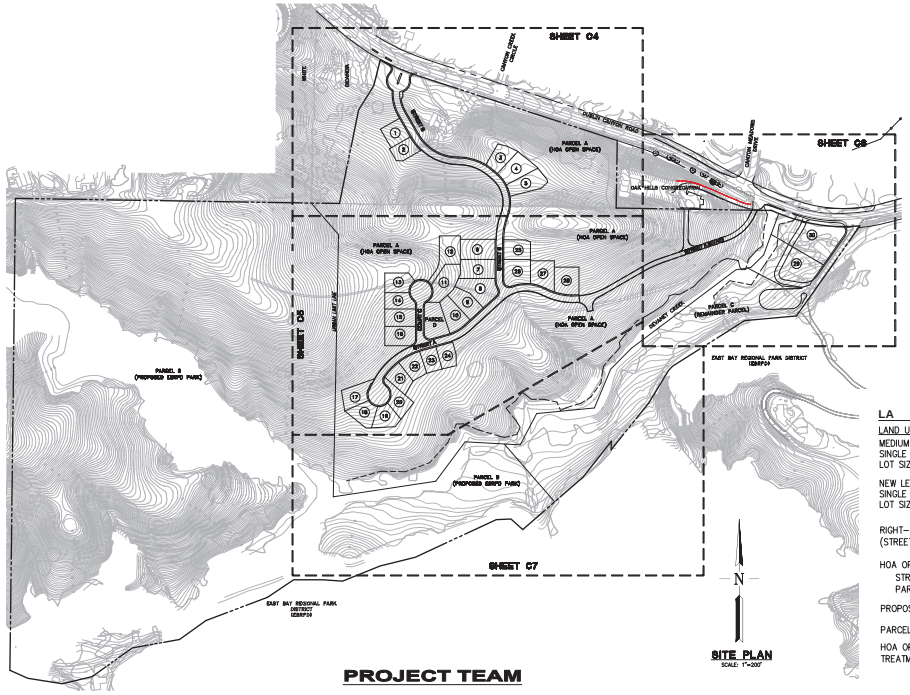
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PLANNING DIVISION
EXHIBIT B

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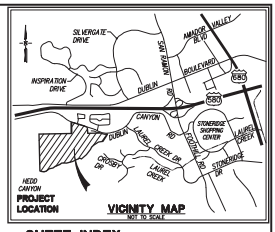
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	MATCH LINE	
	RETAINING WALL	
	EASEMENT LINE	
12"SD	STORM DRAIN	12" CSP
8"SS	SANITARY SEWER	12" CSP
8"W	WATER	12" CPP
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JP	JOINT POLE	WLE	WATER LINE EASEMENT
		WM	WATER METER
		VC	VERTICAL CURVE



SITE PLAN
SCALE: 1"=200'



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET NO.		DESCRIPTION
CIVIL PLANS		
1	C1	COVER SHEET
2	C2	BOUNDARY AND EXISTING EASEMENTS
3	C3	SLOPE CLASSIFICATION
4–7	C4–C7	SITE DEVELOPMENT PLAN
8	C8	EXISTING TREE PLAN
9	C9	TRAIL CONNECTION EXHIBIT
ARCHITECTURE		
10–51		SEE SEPARATE ARCHITECTURE PLAN SET
LANDSCAPE ARCHITECTURE		
52	L1	SITE PLAN
53–55	L2–L4	CONCEPTUAL LANDSCAPE PLAN
56	L5	PLAN VIEW ENLARGEMENT
57	L6	TREE REMOVAL & PROTECTION PLAN
58	L7	LANDSCAPE ELEVATIONS
59	L8	LANDSCAPE DETAILS & PLANT PALETTE

LA USE SUMMARY

LAND USE	UNITS	ACRES	% OF SITE
MEDIUM DENSITY RESIDENTIAL (MDR) SINGLE FAMILY ATTACHED LOT SIZE: 7,224 SF TO 14,745 SF	28	6.9	5.4%
NEW LESTER RESIDENTIAL SINGLE FAMILY ATTACHED LOT SIZE: 39,038 SF TO 41,723 SF	2	1.9	1.5%
RIGHT-OF-WAY (STREETS & SIDEWALKS)	–	2.6	2.0%
HOA OPEN SPACE (PARCEL A) STREET A (EVAE INSIDE OF PARCEL A = 0.4 AC)	–	39.9	31.1%
PROPOSED EBRPD PARK (PARCEL B)	–	69.3	53.9%
PARCEL C (PRIVATE)	–	7.6	5.9%
HOA OPEN SPACE – STORMWATER TREATMENT BASIN (PARCEL D)	–	0.3	0.2%
	30	128.5	100%

PROJECT TEAM

A

H II I
5 F S
CA 45
C R R
5 46

A

B L HA
O S 5 E 5
B CA 66 S R CA 45
C T O C M R
4 55 5 46

C E

R A
46 C S
CA 45
C A A
5

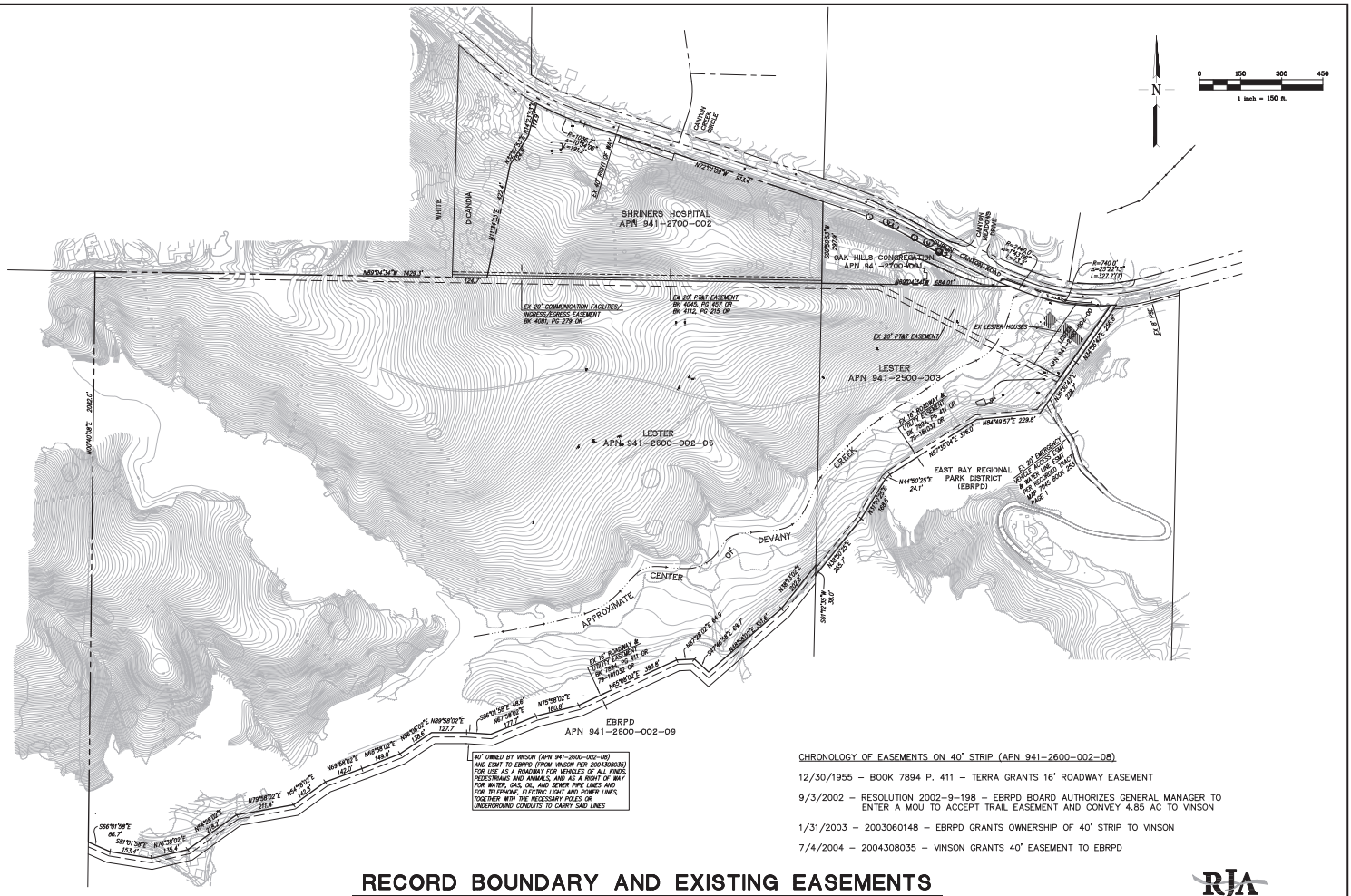
L A

T A
55 B S 4
CA 455
C B
4

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DATE: MAY 7, 2024 JOB NO. 131074 SHEET C1 OF 59

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CHRONOLOGY OF EASEMENTS ON 40' STRIP (APN 941-2600-002-08)

12/30/1955 – BOOK 7894 P. 411 – TERRA GRANTS 16' ROADWAY EASEMENT

9/3/2002 – RESOLUTION 2002-9-198 – EBRPD BOARD AUTHORIZES GENERAL MANAGER TO ENTER A MOU TO ACCEPT TRAIL EASEMENT AND CONVEY 4.85 AC TO VINSON

1/31/2003 – 2003060148 – EBRPD GRANTS OWNERSHIP OF 40' STRIP TO VINSON

7/4/2004 – 2004308035 – VINSON GRANTS 40' EASEMENT TO EBRPD

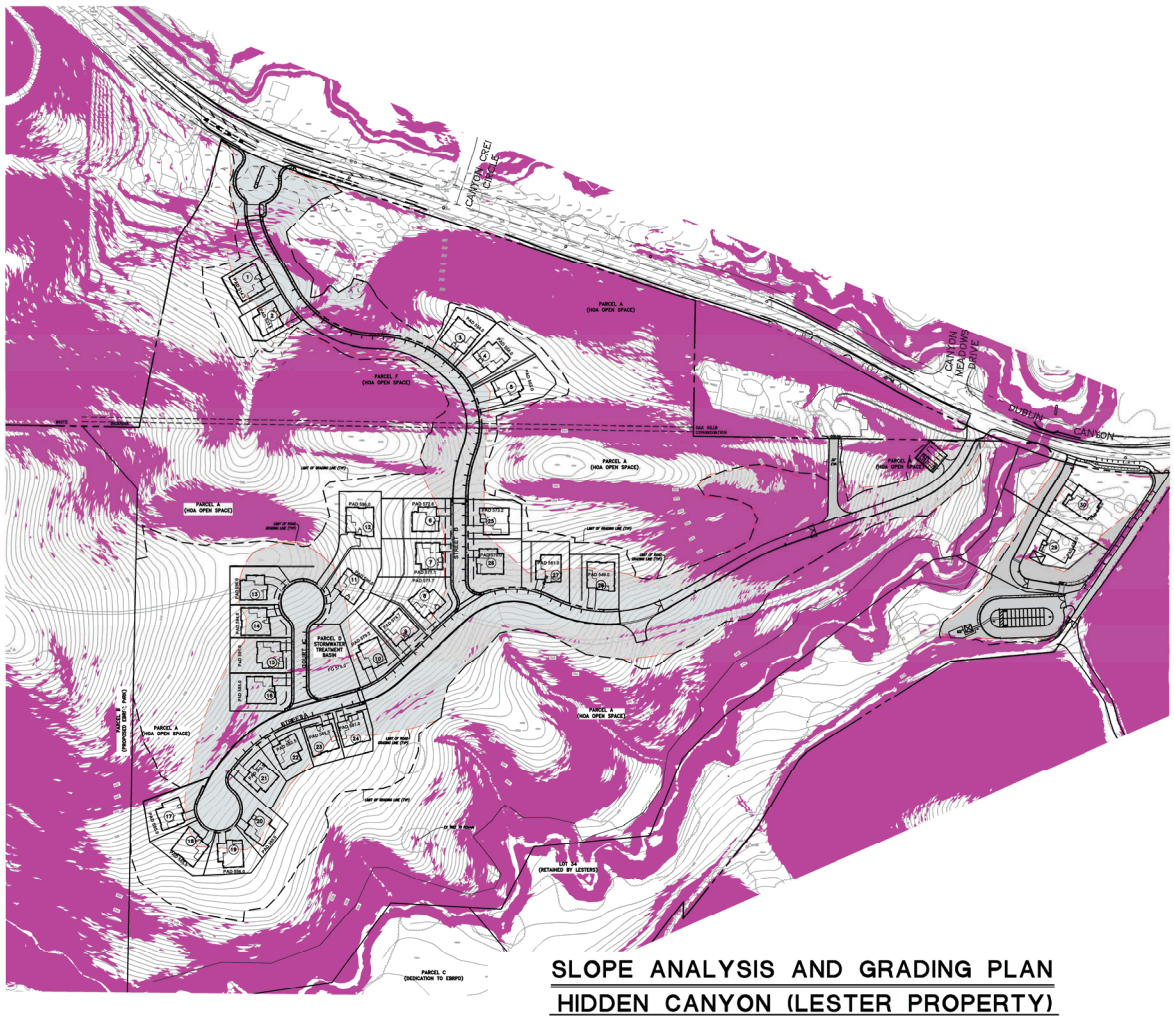
RECORD BOUNDARY AND EXISTING EASEMENTS
HIDDEN CANYON (LESTER PROPERTY)

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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SLOPE ANALYSIS AND GRADING PLAN
HIDDEN CANYON (LESTER PROPERTY)

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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DATE: MAY 7, 2024 JOB NO. 131074 SHEET C3 OF 59

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FLOOR AREA RATIO TABLE

LOT NO	LOT SIZE (SF)	HOUSE MODEL	MAX HEIGHT (FT)	HOUSE SIZE (SF)	GARAGE SIZE (SF)	FAR	MIN FRONT SETBACK (PORCH/HOUSE/ DWY)	MIN REAR SETBACK	MIN SIDE SETBACK (INTERIOR/ CORNER)
1	9,188	PLAN 2	27.8	3,774	636	41.1%	15'/15'/20'	15'	5'/5'
2	8,016	PLAN 3	26.9	4,243	614	52.9%	15'/15'/20'	15'	5'/5'
3	9,359	PLAN 1	27.8	3,750	697	40.1%	15'/15'/20'	15'	5'/5'
4	12,505	PLAN 3 ADU	29.1	4,243	614	33.9%	15'/15'/20'	15'	5'/5'
5	11,813	PLAN 2	25.3	3,774	636	31.9%	15'/15'/20'	15'	5'/5'

NOTES:
1. MINOR ARCHITECTURAL PROJECTIONS PER CITY OF PLEASANTON ZONING ORDINANCE ARE ALLOWED TO ENCROACH INTO SETBACKS.
2. THE UNIT MIX IS REPRESENTATIVE AND MAY VARY.
3. FOR SPECIFIC BUILDING HEIGHTS, SEE ARCHITECTURAL PLANS.
4. PRELIMINARY SQUARE FOOTAGES ARE APPROXIMATE.

SETBACKS

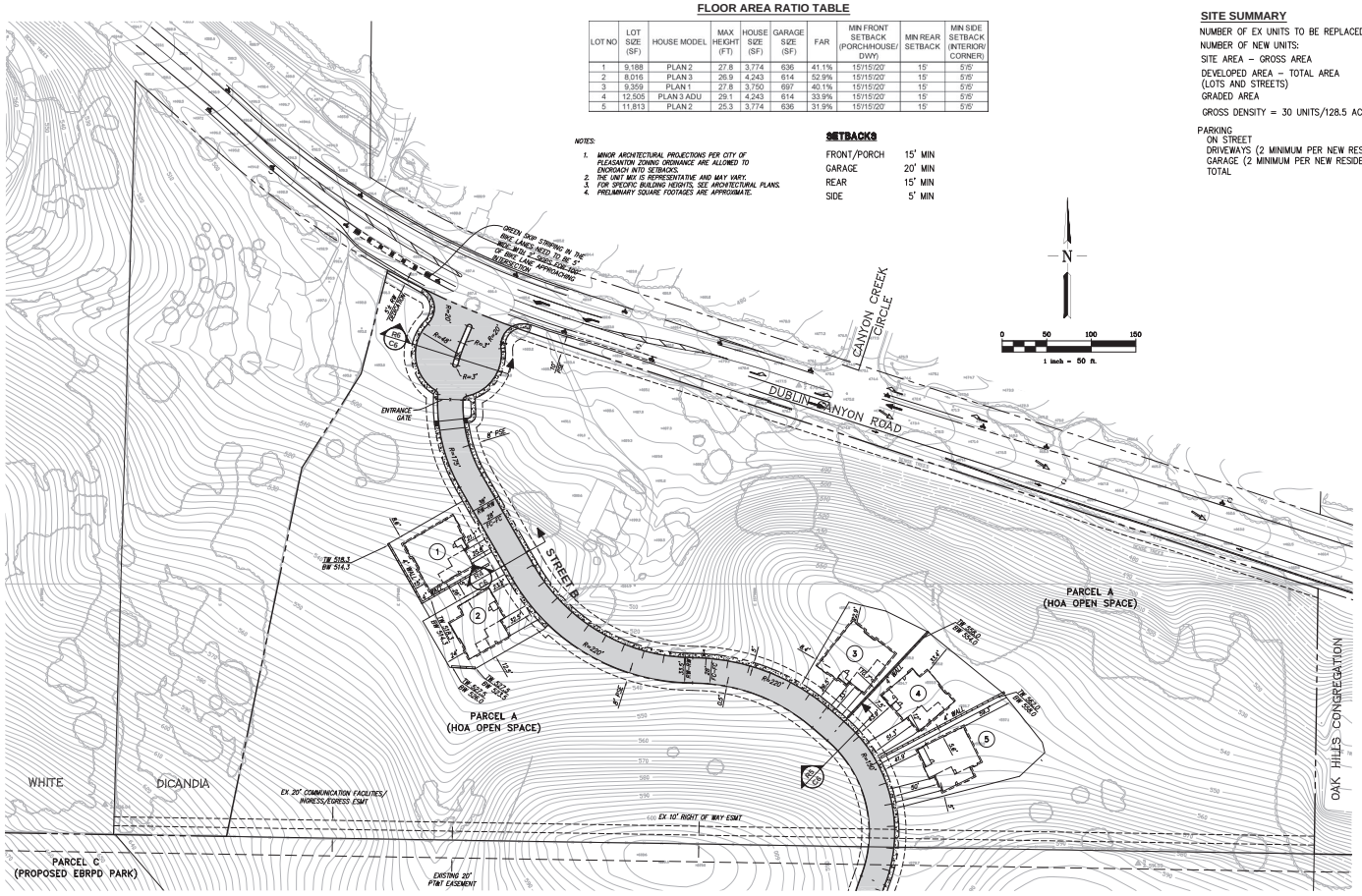
FRONT/PORCH	15' MIN
GARAGE	20' MIN
REAR	15' MIN
SIDE	5' MIN

SITE SUMMARY

NUMBER OF EX UNITS TO BE REPLACED:	2
NUMBER OF NEW UNITS:	28
SITE AREA – GROSS AREA	128.5± ACRES
DEVELOPED AREA – TOTAL AREA (LOTS AND STREETS)	11.4± ACRES
GRADED AREA	21.2± ACRES
GROSS DENSITY = 30 UNITS/128.5 AC	0.23 DU/AC

PARKING

ON STREET	56
DRIVEWAYS (2 MINIMUM PER NEW RESIDENCE)	60
GARAGE (2 MINIMUM PER NEW RESIDENCE)	60
TOTAL	176



SEE SHEET C5

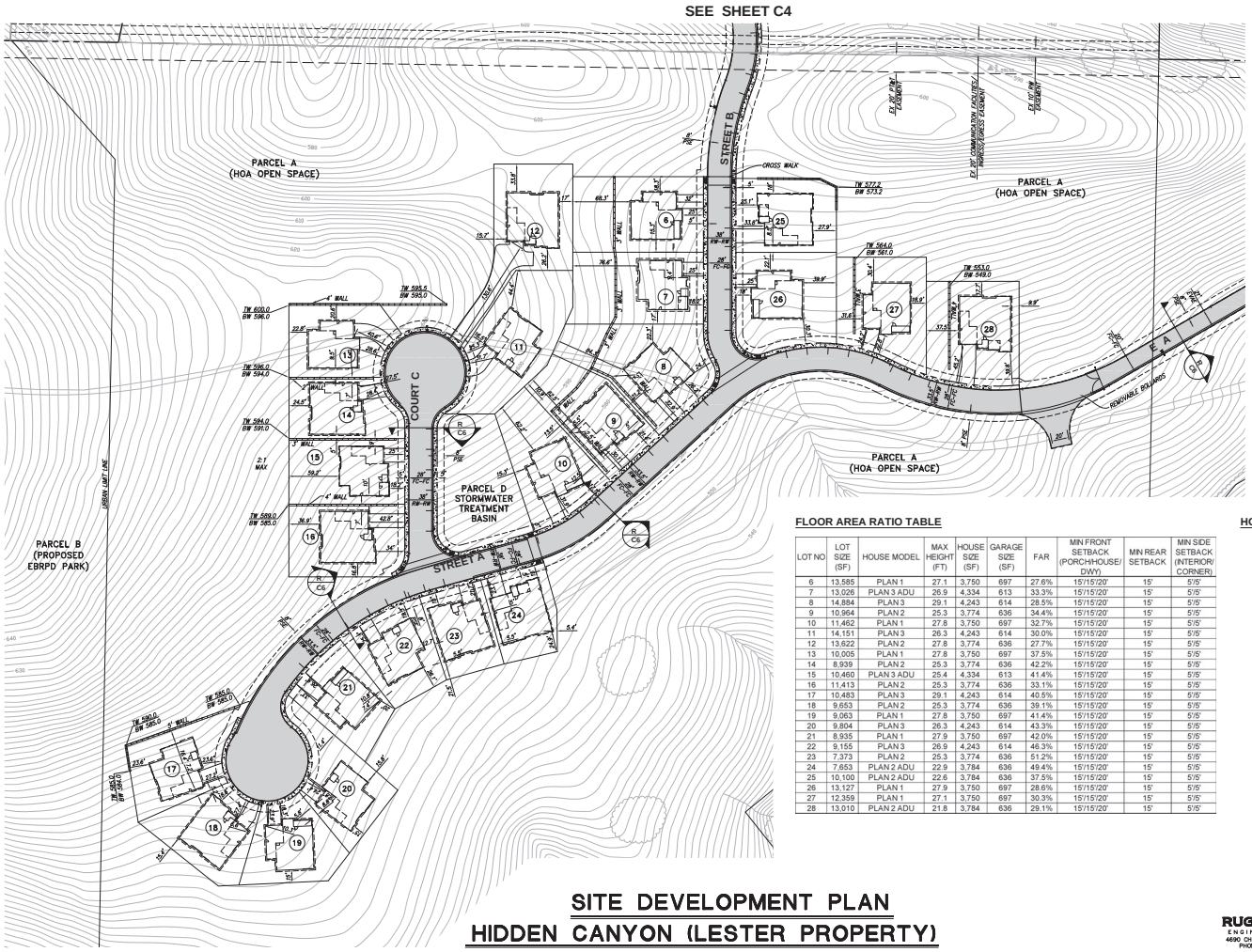
SITE DEVELOPMENT PLAN
HIDDEN CANYON (LESTER PROPERTY)

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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FLOOR AREA RATIO TABLE

LOT NO	LOT SIZE (SF)	HOUSE MODEL	MAX HEIGHT (FT)	HOUSE SIZE (SF)	GARAGE SIZE (SF)	FAR	MIN FRONT SETBACK (PORCH/HOUSE/ OWY)	MIN REAR SETBACK	MIN SIDE SETBACK (INTERIOR/ CORNER)
6	13,585	PLAN 1	27.1	3,750	697	27.6%	15'/15'/20'	15'	5'/5'
7	13,026	PLAN 3 ADU	26.9	4,334	613	33.3%	15'/15'/20'	15'	5'/5'
8	14,884	PLAN 3	29.1	4,243	614	28.5%	15'/15'/20'	15'	5'/5'
9	10,964	PLAN 2	25.3	3,774	636	34.4%	15'/15'/20'	15'	5'/5'
10	11,462	PLAN 1	27.8	3,750	697	32.7%	15'/15'/20'	15'	5'/5'
11	14,151	PLAN 3	26.3	4,243	614	30.0%	15'/15'/20'	15'	5'/5'
12	13,622	PLAN 2	27.8	3,774	636	27.7%	15'/15'/20'	15'	5'/5'
13	10,005	PLAN 1	27.8	3,750	697	37.5%	15'/15'/20'	15'	5'/5'
14	8,939	PLAN 2	25.3	3,774	636	42.2%	15'/15'/20'	15'	5'/5'
15	10,460	PLAN 3 ADU	25.4	4,334	613	41.4%	15'/15'/20'	15'	5'/5'
16	11,413	PLAN 2	25.3	3,774	636	33.1%	15'/15'/20'	15'	5'/5'
17	10,483	PLAN 3	29.1	4,243	614	40.5%	15'/15'/20'	15'	5'/5'
18	9,653	PLAN 2	25.3	3,774	636	39.1%	15'/15'/20'	15'	5'/5'
19	9,063	PLAN 1	27.8	3,750	697	41.4%	15'/15'/20'	15'	5'/5'
20	9,804	PLAN 3	26.3	4,243	614	43.3%	15'/15'/20'	15'	5'/5'
21	8,935	PLAN 1	27.9	3,750	697	42.0%	15'/15'/20'	15'	5'/5'
22	9,155	PLAN 3	26.9	4,243	614	46.3%	15'/15'/20'	15'	5'/5'
23	7,373	PLAN 2	25.3	3,774	636	51.2%	15'/15'/20'	15'	5'/5'
24	7,653	PLAN 2 ADU	22.9	3,784	636	49.4%	15'/15'/20'	15'	5'/5'
25	10,100	PLAN 2 ADU	22.6	3,784	636	37.5%	15'/15'/20'	15'	5'/5'
26	13,127	PLAN 1	27.9	3,750	697	28.6%	15'/15'/20'	15'	5'/5'
27	12,359	PLAN 1	27.1	3,750	697	30.3%	15'/15'/20'	15'	5'/5'
28	13,010	PLAN 2 ADU	21.8	3,784	636	29.1%	15'/15'/20'	15'	5'/5'

HOUSE MO EL MI

PLAN 1	8
PLAN 2	8
PLAN 2 ADU	3
PLAN 3	6
PLAN 3 ADU	3
	28

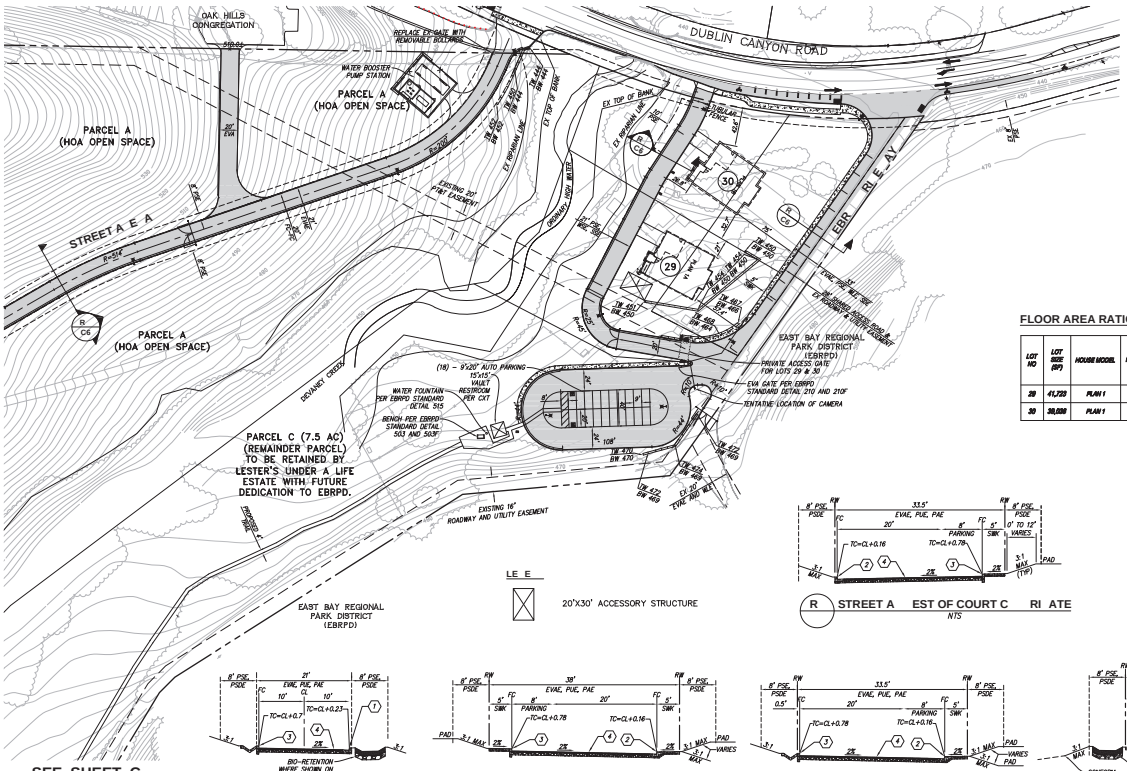
SITE DEVELOPMENT PLAN
HIDDEN CANYON (LESTER PROPERTY)

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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DATE: MAY 7, 2024 JOB NO. 131074 SHEET C5 OF 59

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N

0 50 100 150

1 inch = 50 ft.

EY OTES FOR CROSS SECTIO S

1. TYPE "A" CURB AND GUTTER PER CITY STD DWG 101
2. TYPE "B" MONOLITHIC CURB, GUTTER AND SIDEWALK PER CITY STD DWG 102
3. 6" VERTICAL CURB PER DETAIL ON THIS SHEET
4. AC PAVEMENT

FLOOR AREA RATIO TABLE

LOT NO	LOT SIZE (SF)	HOUSE MODEL	MAX. HEIGHT (FT)	HOUSE SIZE (SF)	GARAGE SIZE (SF)	FAR	MIN FRONT SETBACK (PORCH/HOUSE) DIM'S	MIN REAR SETBACK	MIN SIDE SETBACK (INTERIOR CORNER)
29	41,722	PLAN 1	33.0	3,491	559	7.7%	10'/18'/20'	15'	5'/5'
30	39,559	PLAN 1	33.0	3,491	559	7.7%	10'/18'/20'	15'	5'/5'

LE E

20'X30' ACCESSORY STRUCTURE

R STREET A EST OF COURT C RI ATE
NTS

R STREET A EAST OF COURT C RI ATE
NTS

R STREET A E E A RI ATE
NTS

R4 STREET B RI ATE
NTS

R5 STREET B RI ATE
NTS

R6 STREET B
NTS

6" VERTICAL CURB
NTS

R COURT C RI ATE
NTS

R EBR RI E AY
NTS

R LOTS A RI E AY
NTS

SITE DEVELOPMENT PLAN

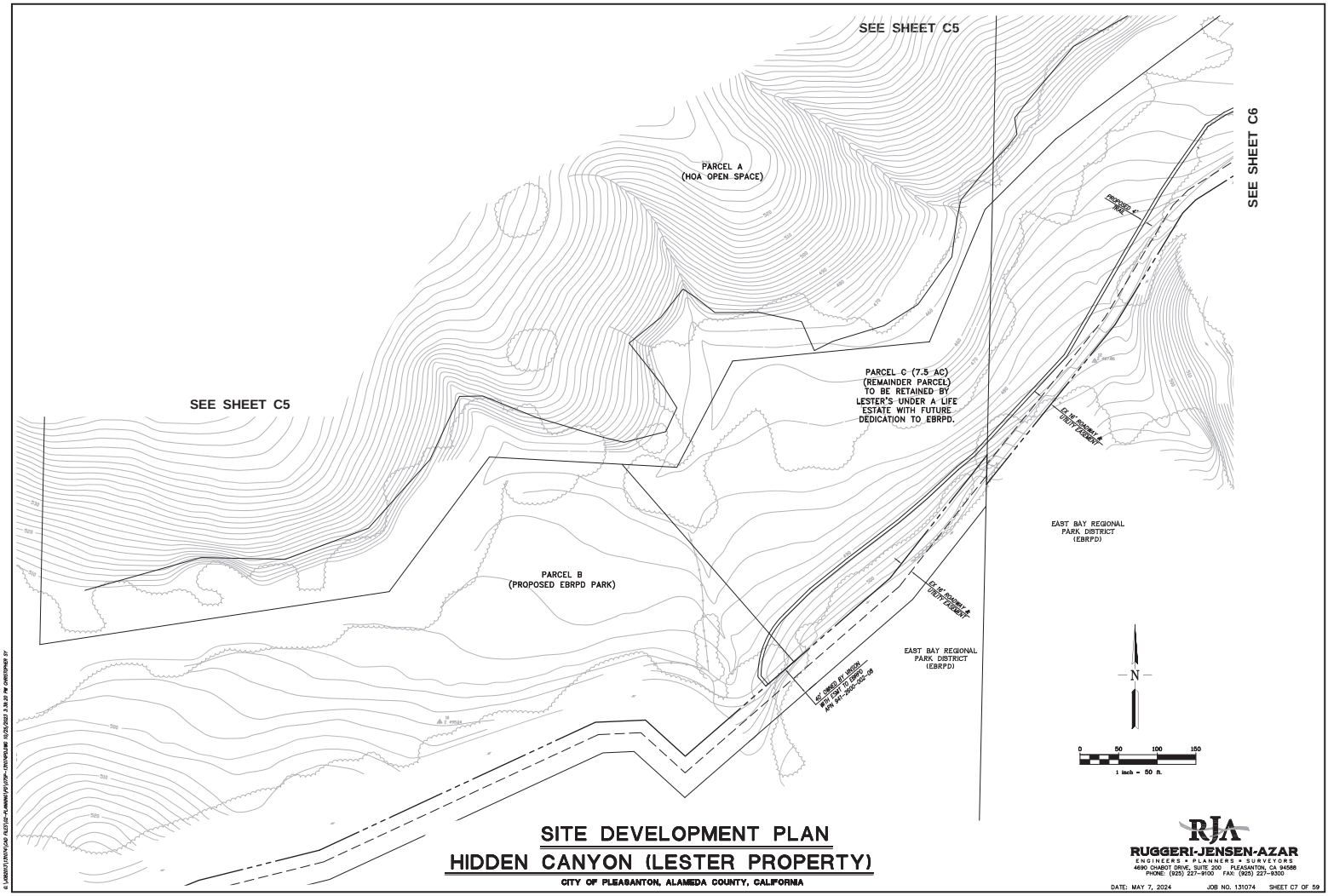
HIDDEN CANYON (LESTER PROPERTY)

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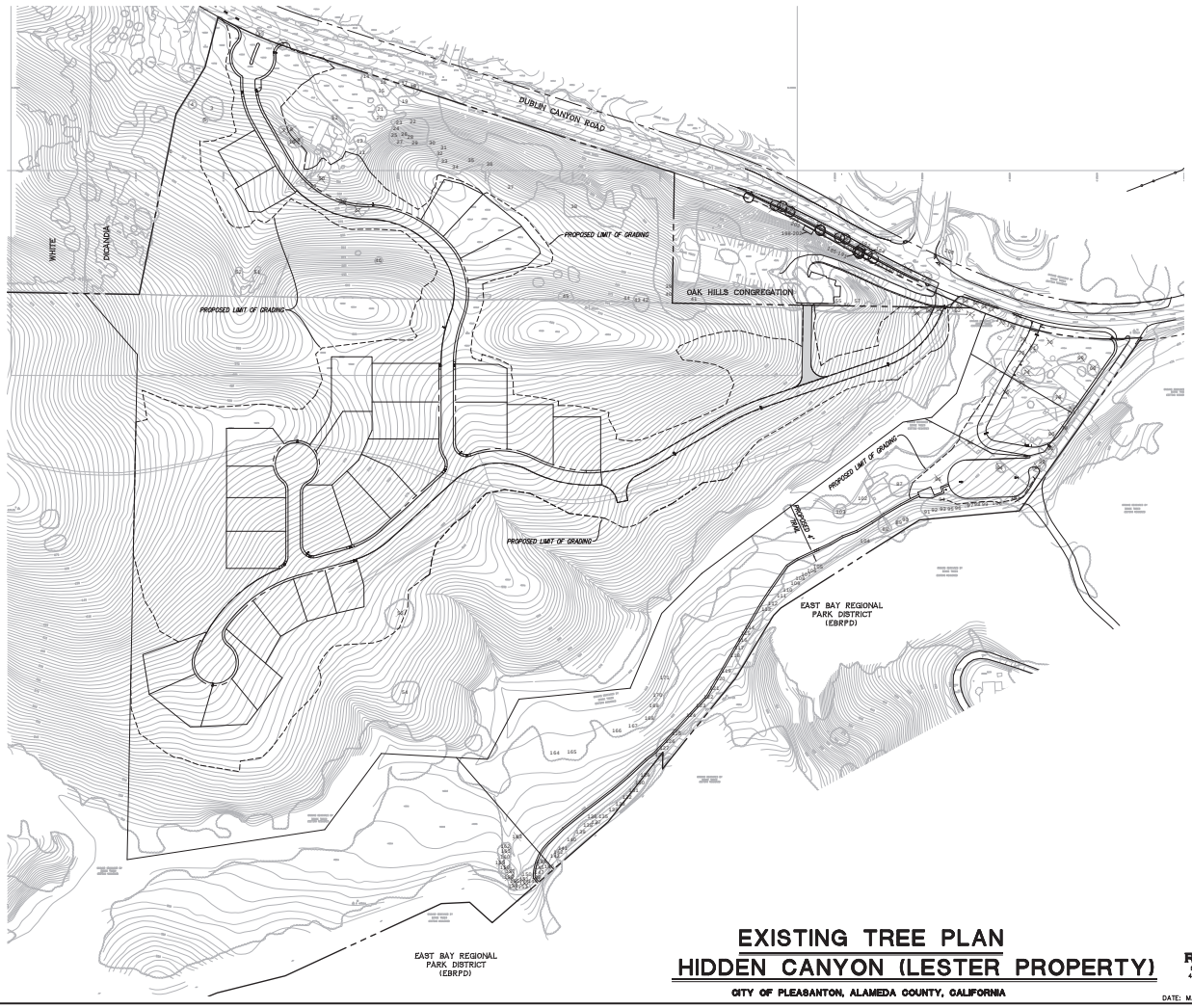
SITE DEVELOPMENT PLAN
HIDDEN CANYON (LESTER PROPERTY)

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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DATE: MAY 7, 2024 JOB NO. 131074 SHEET C7 OF 59

G:\JOBS\131074\CAD FILES\C-PLANNING\SITUS-ESDP\HIDDEN CANYON ESDP.DWG 10/25/2023 3:38:20 PM CHRISTOPHER SY



LEGEND

3 — *EXISTING TREE TO REMAIN*

3 — *EXISTING TREE TO BE REMOVED*

NOTE:

EXISTING TREE NUMBERS ARE FROM THE ARBORIST REPORT, DATED DECEMBER, 2015.

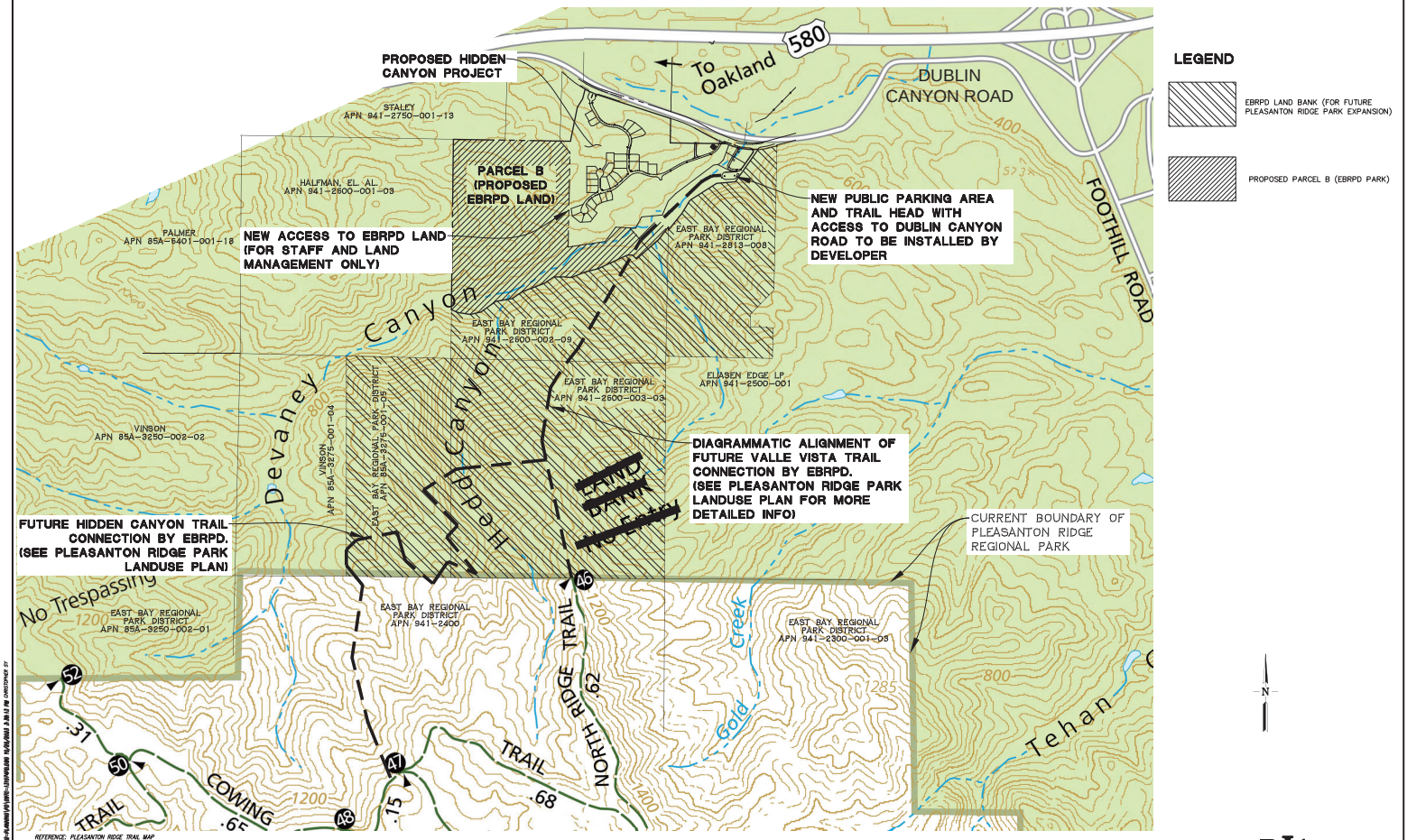
EXISTING TREE PLAN
HIDDEN CANYON (LESTER PROPERTY)

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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REFERENCE: PLEASANTON RIDGE TRAIL MAP

TRAIL CONNECTION EXHIBIT
HIDDEN CANYON (LESTER PROPERTY)

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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DATE: MAY 7, 2024 JOB NO. 131074 SHEET C9 OF 59

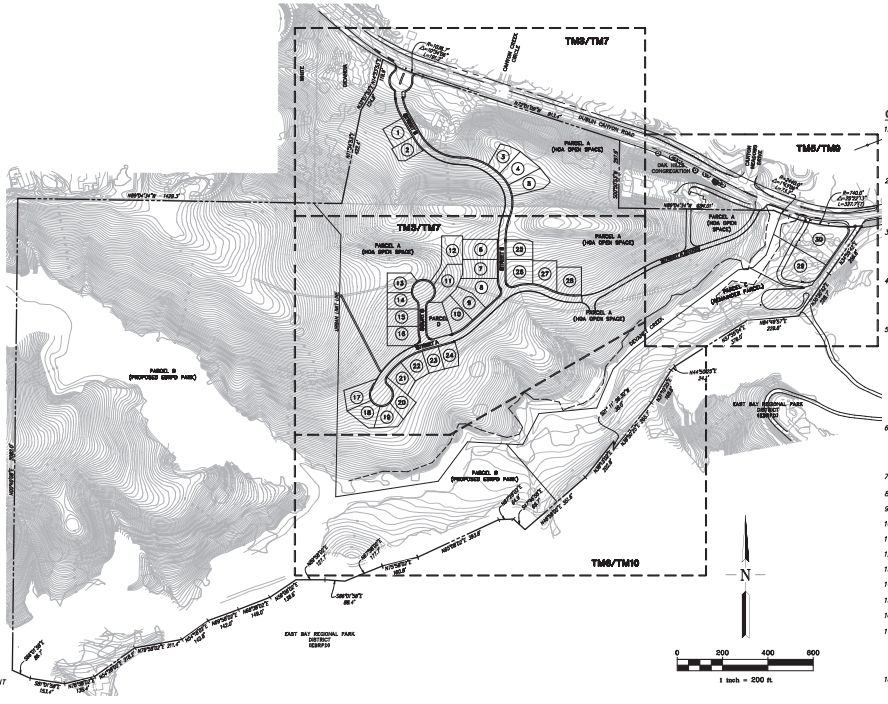
VESTING TENTATIVE MAP
TRACT 8569 - HIDDEN CANYON (LESTER AND SHRINER'S PROPERTY)
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

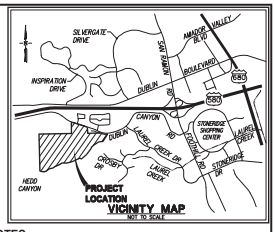
LEGEND

PROPOSED	DESCRIPTION	EXISTING
	TRACT BOUNDARY	
	LOT LINE	
	RIGHT OF WAY	
	CENTER LINE	
	MATCH LINE	
	RETAINING WALL	
	EASEMENT LINE	
	PT&T EASEMENT LINE	
12" SD	STORM DRAIN	12" SD
SS	SANITARY SEWER	SS
W	WATER	W
RW	RECYCLED WATER	RW EX. FF
	CURB & GUTTER	
	SIDEWALK	
	OVERHEAD UTILITIES	OH
	JOINT POLE	
	WETLANDS LIMIT	
	EARTH OR GRASS SWALE	
	CONCRETE DITCH	
	STORM WATER INLET	
	FIELD INLET	
	AREA DRAIN	
	DIRECTION OF FLOW	
	MANHOLE	
	FIRE HYDRANT	
	BLOW OFF	
	SANITARY SEWER CLEAN OUT	
	WATER VALVE	
	STREET LIGHT	
	MONUMENT	
	TRAFFIC SIGN	
	STREET NAME SIGN	
	FENCE	
	BARRICADE	
	SLOPE	
	HANDICAP RAMP	
	SAVE TREE	20" OAK (S)
	REMOVE TREE	
	CONTOUR ELEVATIONS	
x 525.2	SPOT ELEVATION	+525.2
	ASPHALT PAVEMENT	
	BIORETENTION AREA	
	LIFT STATION	
	DIRECTION OF FUTURE FLOW	
	25% SLOPE LIMIT	

ABBREVIATIONS

AB	AGGREGATE BASE	LP	LOW POINT
AC	ASPHALT CONCRETE or ACRES	ME	MAINTENANCE EASEMENT
AD	AREA DRAIN	MH	MANHOLE
BC	BEGINNING OF CURVE	OH	OVERHEAD UTILITIES
BSM	BIO-TREATMENT SOIL MIX	PAE	PRIVATE ACCESS EASEMENT
BVC	BEGIN VERTICAL CURVE	PCC	POINT OF COMPOUND CURVE
BO	BLOW OFF	PL	PROPERTY LINE
BW	BOTTOM OF WALL	PRC	POINT OF REVERSE CURVE
CL	CENTER LINE	PSDE	PRIVATE STORM DRAIN EASEMENT
CMP	CORRUGATED METAL PIPE	PSE	PUBLIC SERVICE EASEMENT
CY	CUBIC YARD	PVC	POLYVINYL CHLORIDE PIPE
DWY	DRIVEWAY	PVI	POINT OF VERTICAL INTERSECTION
DIP	DUCTILE IRON PIPE	PUE	PUBLIC UTILITY EASEMENT
EC	END OF CURVE	RCP	REINFORCED CONCRETE PIPE
EVC	END VERTICAL CURVE	RET	CURB RETURN
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	ROW	RIGHT-OF-WAY
EX	EXISTING	SDE	STORM DRAIN EASEMENT
FC	FACE OF CURB	SF	SQUARE FEET
FG	FINISHED GRADE	SO	SIDE OPENING INVERT
FH	FIRE HYDRANT	SSCO	SANITARY SEWER CLEAN OUT
FI	FIELD INLET	STA	STATION
FL	FLOW LINE	SWI	STORM WATER INLET
GB	GRADE BREAK	SWK	SIDEWALK
GR	GRATE	TC	TOP OF CURB
HP	HIGH POINT	TD	TOP OF DITCH
INV	INVERT ELEVATION	TW	TOP OF WALL
JP	JOINT POLE	WLE	WATER LINE EASEMENT
		WM	WATER METER
		VC	VERTICAL CURVE





SHEET INDEX

SHEET NO.	DESCRIPTION
TM1	COVER SHEET
TM2	BOUNDARY AND EXISTING EASEMENTS PLAN
TM3-TM6	PRELIMINARY SITE PLAN
TM7-TM9B	PRELIMINARY GRADING AND UTILITY PLAN
TM10	PRELIMINARY STORMWATER TREATMENT PLAN
TM11A	PRELIMINARY DUBLIN CANYON ROAD STRIPING PLAN WITH SIGNAL
TM11B-C	PRELIMINARY ON-SITE SIGNING & STRIPING PLAN
TM12	DUBLIN CANYON ROAD OVERHEAD/UNDERGROUNDING PLAN
TM13-15	EMERGENCY VEHICLE ACCESS PLAN
TM16	SLOPE ANALYSIS AND GRADING PLAN

PRIVATE STREET LIGHT SHEET INDEX

SHEET NO.	DESCRIPTION
PRSL1	PRIVATE STREET LIGHTING TITLE SHEET
PRSL2	PRIVATE STREET LIGHTING SITE PLAN
PRSL3	PRIVATE STREET LIGHTING SITE PLAN
PRSL4	PRIVATE STREET LIGHTING SITE PLAN
PRSL5	PRIVATE STREET LIGHTING SITE PLAN
1	SITE PLAN PHOTOMETRICS
2	SITE PLAN PHOTOMETRICS

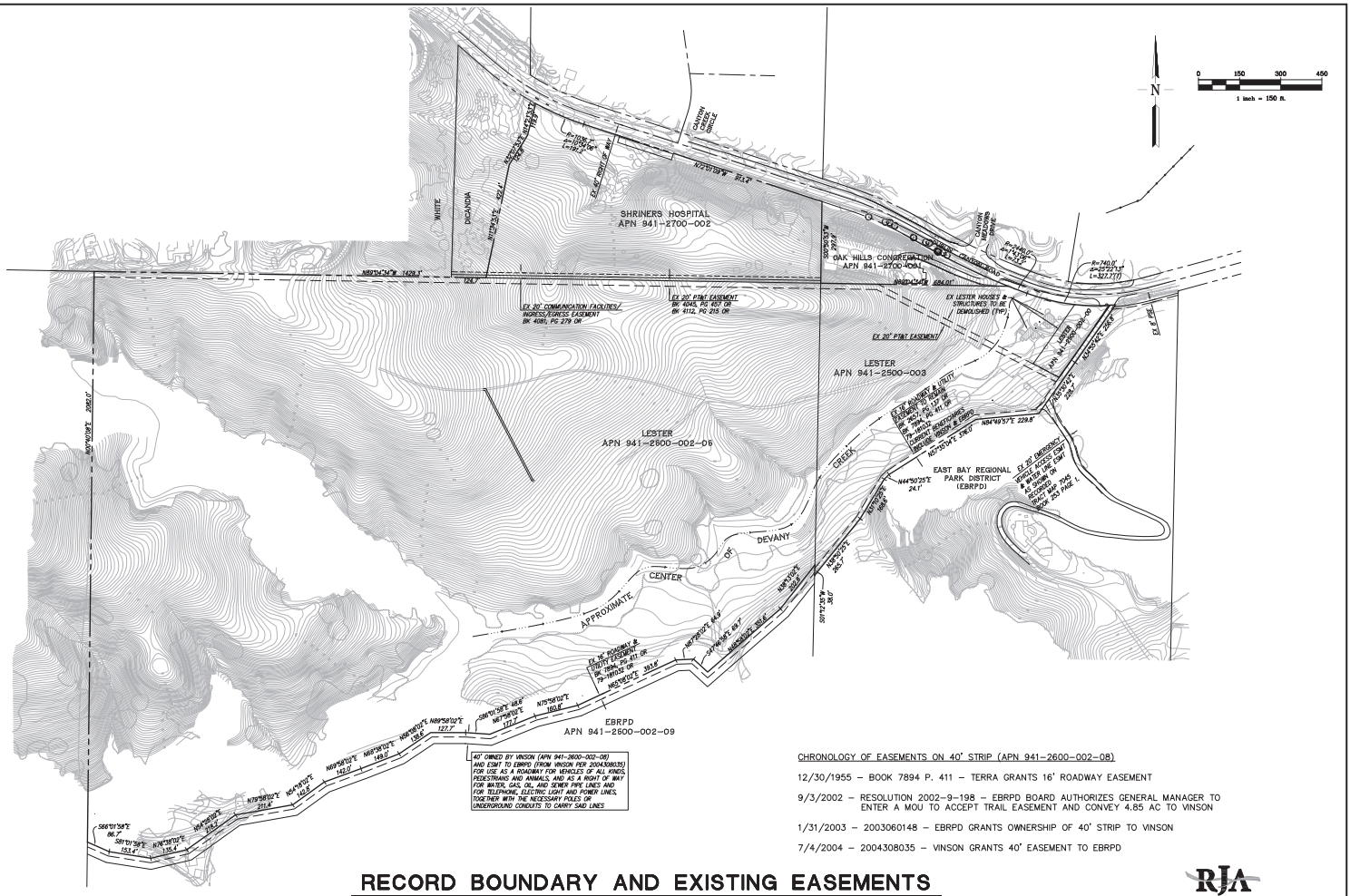
GENERAL NOTES

1. OWNERS: MABLE E. LESTER & SHRINERS HOSPITALS FOR CRIPPLED CHILDREN
2. APPLICANT: PONDEROSA HOMES II, INC. 5020 FRANKLIN DRIVE, SUITE 120 PLEASANTON, CA 94588 CONTACT: RICK ROSENBAUM (925)460-8910
3. CIVIL ENGINEER: RUGGERI-JENSEN-AZAR 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588 TEL: (925) 227-9100 CONTACT: ALEXANDER AZAR
4. GEOTECHNICAL ENGINEER: CORNERSTONE EARTH GROUP 1259 OAKMEAD PARKWAY SUNNYVALE, CA 94085 TEL: (408) 245-4600 CONTACT: JOHN K. DYE
5. ARCHITECTS: BASSENIAN-LAGONI 2031 ORCHARD DRIVE, SUITE 100 NEWPORT BEACH, CA 92660 (949) 553-9100 CONTACT: TERESSA OEHRLEIN
   WHA 500 EXECUTIVE PKWY #375, SAN RAMON, CA 94583 CONTACT: MARK RUTHERFORD (925) 463-1700
6. LANDSCAPE ARCHITECT: VANDERTOOLEN ASSOCIATES 855 BORDEAUX WAY, SUITE 240 NAPA, CA 94558 (707) 224-2399 CONTACT: BYRON WILLIAMS
7. ASSESSOR'S PARCEL NUMBER: 941-2500-002; 941-2600-002-06; 941-2500-003; 941-2700-002
8. CURRENT USE: VACANT LOT/EXISTING RESIDENCE
9. CURRENT GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL
10. PROPOSED USE: SINGLE-FAMILY DETACHED
11. EXISTING ZONING: RESIDENTIAL & OPEN SPACE
12. PROPOSED ZONING: PLANNED DEVELOPMENT
13. GROSS SITE AREA: 128.5 ACRES
14. NET DEVELOPMENT AREAS: 11.4 ACRES
15. PROPOSED GROSS SITE DENSITY: 0.23 (UNITS/ACRE)
16. TOTAL NUMBER OF PROPOSED UNITS: 30 RESIDENTIAL UNITS
17. OPEN SPACE: REMAINDER PARCEL: PARCEL C (7.6 ACRE) PROPOSED EBRPD PARK: PARCEL B (69.3 ACRE) HOA OPEN SPACE: PARCEL A (39.9 ACRE) HOA OPEN SPACE: PARCEL D (0.34 ACRE)
18. UTILITIES:
    a. WATER: CITY OF PLEASANTON
    b. SANITARY SEWER: CITY OF PLEASANTON
    c. STORM DRAIN: CITY OF PLEASANTON
    d. FIRE: LIVERMORE-PLEASANTON FIRE DEPARTMENT
    e. GAS AND ELECTRIC: PACIFIC GAS AND ELECTRIC
    f. TELEPHONE: AT&T
    g. CABLE TV: COMCAST
19. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL TOPOGRAPHIC SURVEY PREPARED IN FEBRUARY 1998 BY AERO GEODETIC CORP.
20. THIS PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN IN FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 06001C0304G, DATED AUGUST 3, 2009.
21. BENCHMARK: ALAMEDA COUNTY DISK BM 82, ELEV 441.96 HGVD 1929

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DATE: MAY 19, 2025 JOB NO. 131074 SHEET TM1 OF 19

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CHRONOLOGY OF EASEMENTS ON 40' STRIP (APN 941-2600-002-08)

12/30/1955 – BOOK 7894 P. 411 – TERRA GRANTS 16' ROADWAY EASEMENT

9/3/2002 – RESOLUTION 2002-9-198 – EBRPD BOARD AUTHORIZES GENERAL MANAGER TO ENTER A MOU TO ACCEPT TRAIL EASEMENT AND CONVEY 4.85 AC TO VINSON

1/31/2003 – 2003060148 – EBRPD GRANTS OWNERSHIP OF 40' STRIP TO VINSON

7/4/2004 – 2004308035 – VINSON GRANTS 40' EASEMENT TO EBRPD

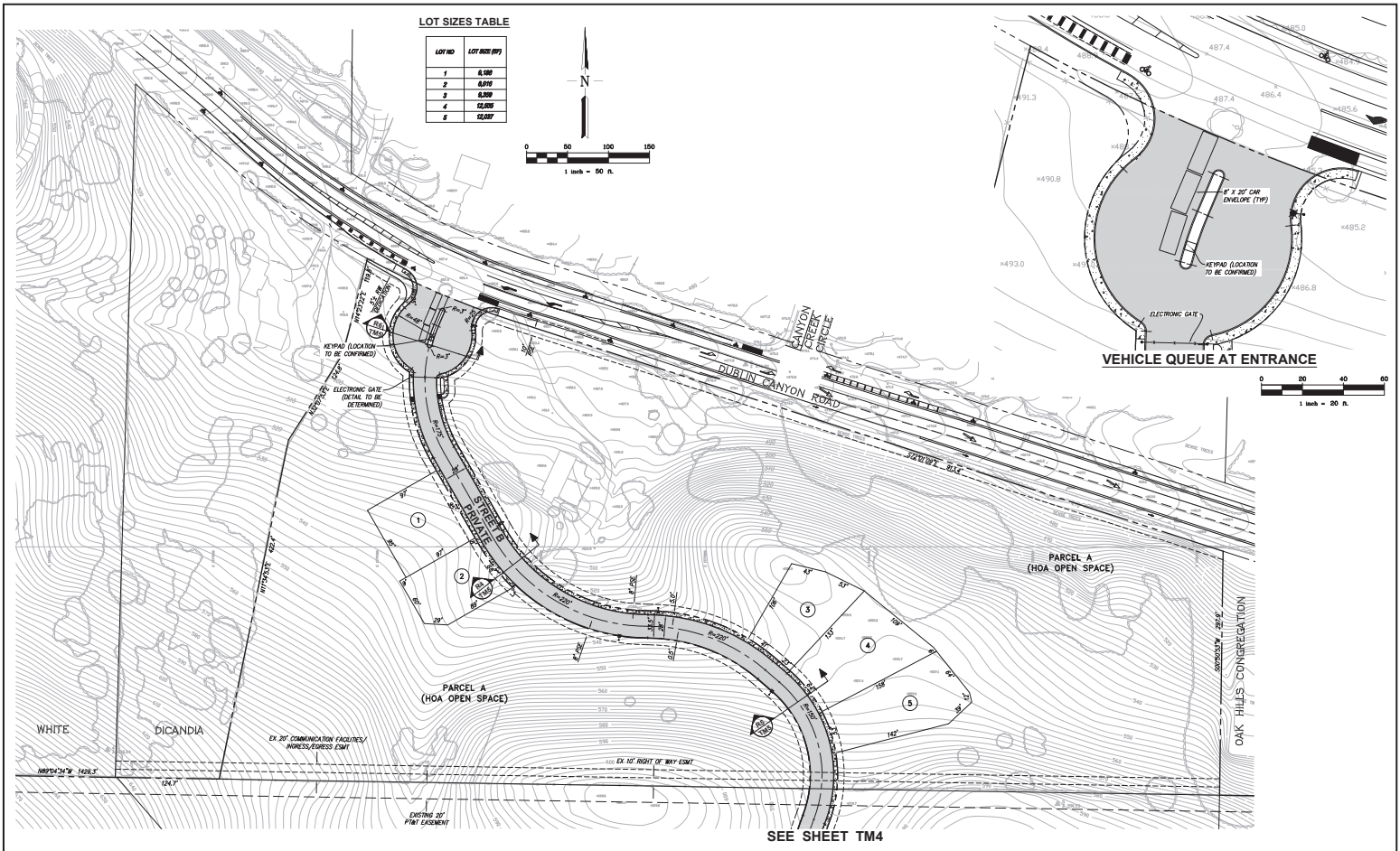
RECORD BOUNDARY AND EXISTING EASEMENTS
TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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SITE PLAN

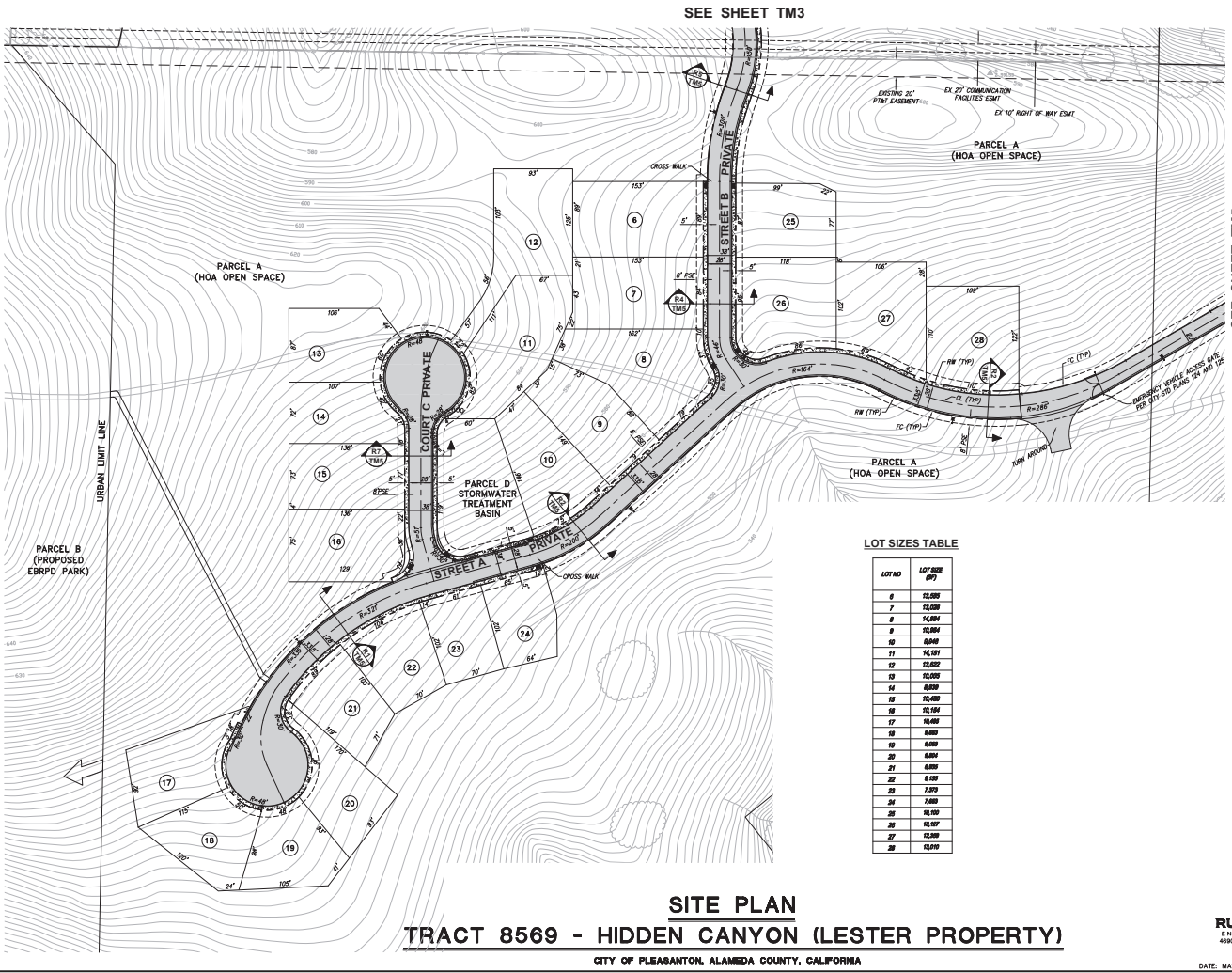
TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)

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DATE: MAY 19, 2025 JOB NO. 131074 SHEET TM3 OF 19

G:\JOBS\131074\CAD FILES\12-PLANNING\SITE MAP\RJA-CONTINUING 5/19/2025 11:26:37 AM RYAN ABRAHAM



LOT SIZES TABLE

LOT NO	LOT SIZE (SF)
6	12,595
7	13,039
8	14,484
9	10,994
10	8,949
11	14,181
12	13,632
13	10,005
14	8,859
15	10,469
16	10,194
17	10,468
18	8,869
19	8,869
20	8,894
21	8,895
22	8,139
23	7,370
24	7,869
25	10,100
26	10,127
27	12,309
28	13,010

SITE PLAN

TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)

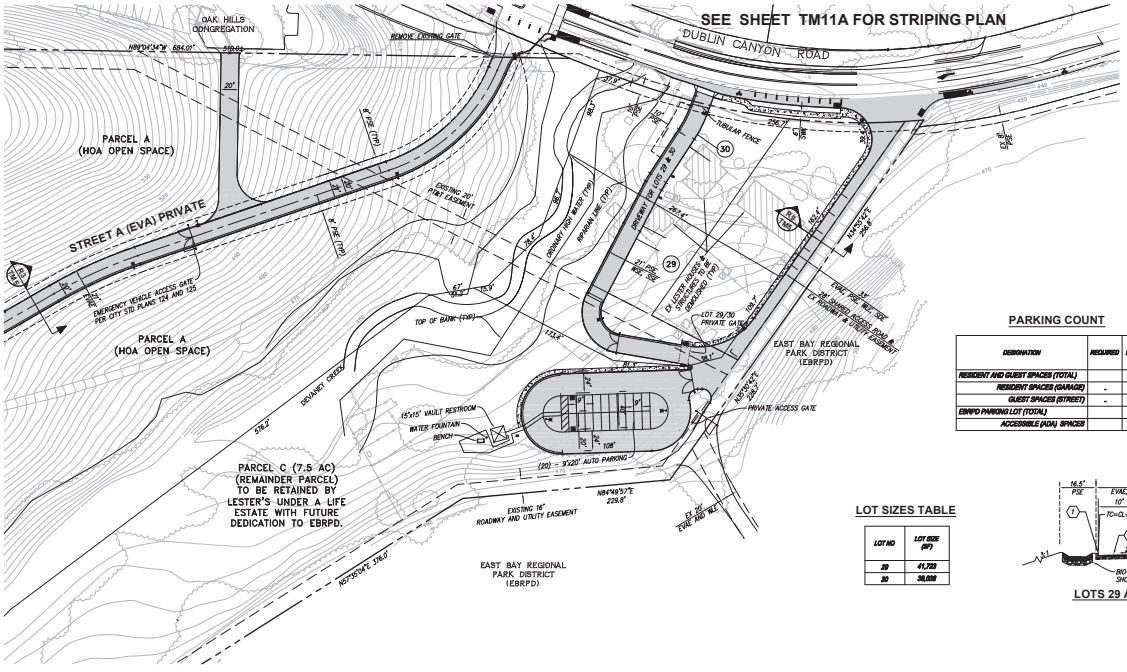
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

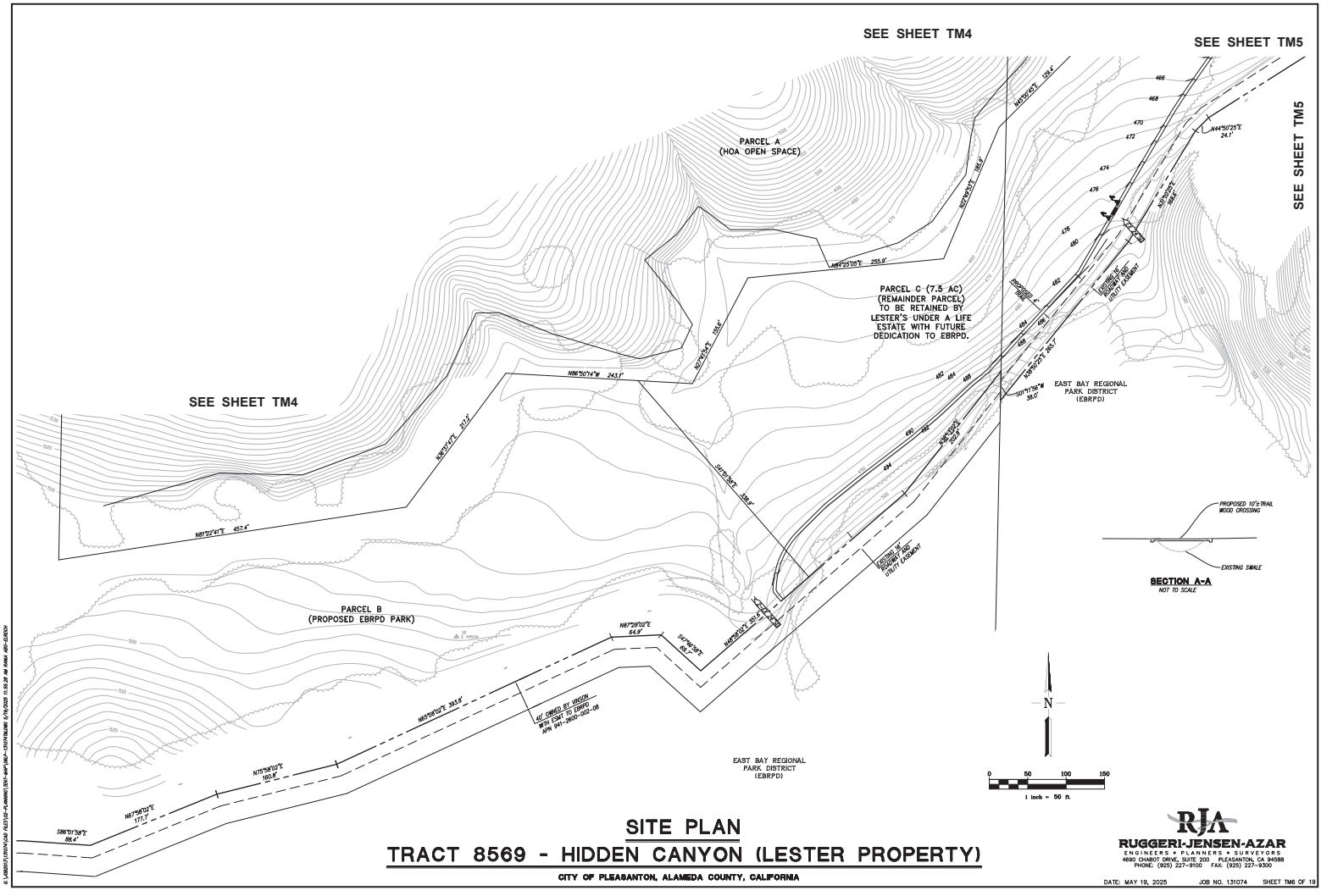
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DATE: MAY 19, 2025 JOB NO. 131074 SHEET TM4 OF 19

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SEE SHEET TM4


SEE SHEET TM11A FOR STRIPING PLAN
DUBLIN CANYON ROAD
OAK HILLS CONGREGATION
REMOVE EXISTING GATE
PARCEL A
(HOA OPEN SPACE)
STREET A (EVA) PRIVATE
EMERGENCY VEHICLE ACCESS GATE PER CITY STD PLANS 124 AND 125
EXISTING 20' PG&E EASEMENT
6" PVC (TYP)
ORNAMENTAL RIGHT WATER (TYP)
IRRIGATION LINE (TYP)
EXISTING 8" PG&E GAS
EXISTING 8" PG&E GAS
EXISTING 8" PG&E GAS



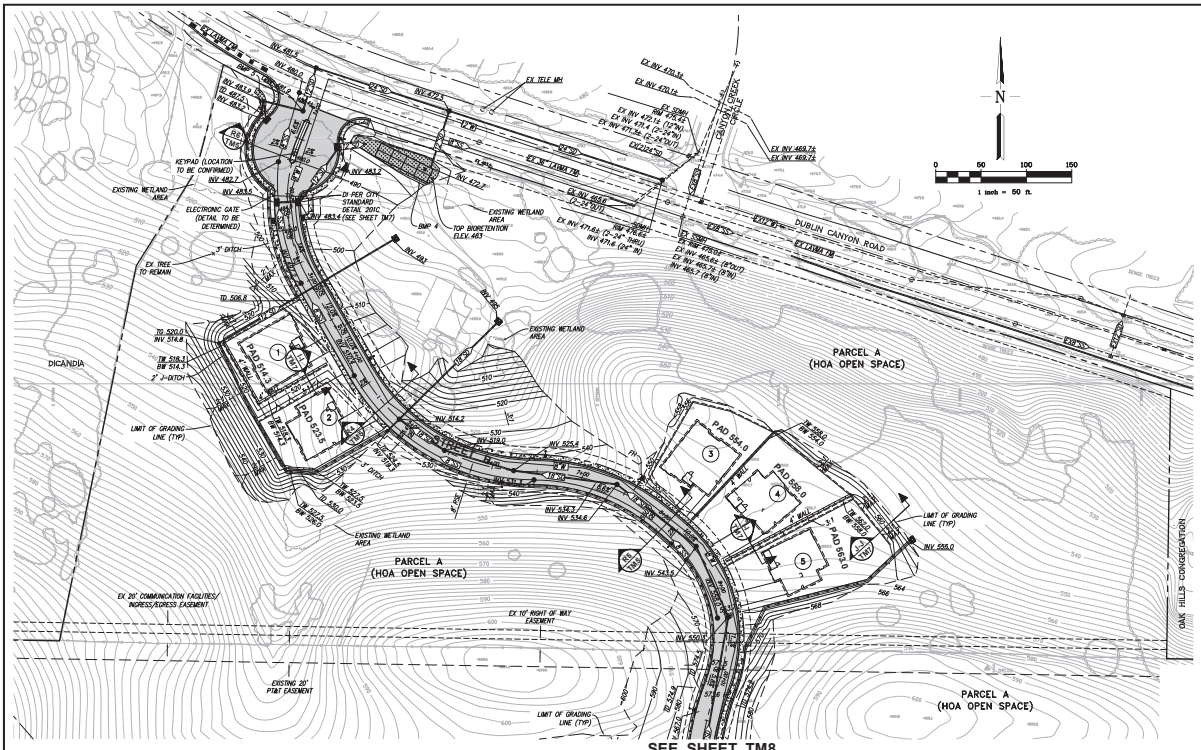
SITE PLAN

TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)

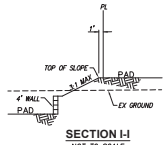
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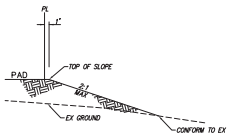
DATE: MAY 19, 2025 JOB NO. 131074 SHEET TM6 OF 19



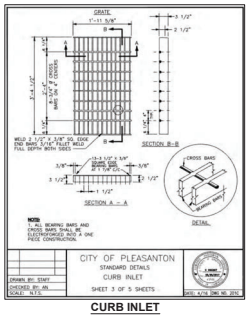
SEE SHEET TM8



SECTION I-I
NOT TO SCALE



SECTION J-J
NOT TO SCALE



CURB INLET
NOT TO SCALE

NOTE:

SEE SHEET TM12 FOR OVERHEAD LINES EXHIBIT.

ESTIMATED EARTHWORK QUANTITIES		
ITEMS	CUT (C.Y.)	FILL (C.Y.)
LOTS, STREETS, AND BIORETENTION AREA	127,800	142,200
FOUNDATION SPOILS	1,050	–
TRENCH SPOILS	2,800	–
SWELL OF CUT MATERIAL (ASSUME 5%)	6,830	–
TOTAL	143,480	142,200

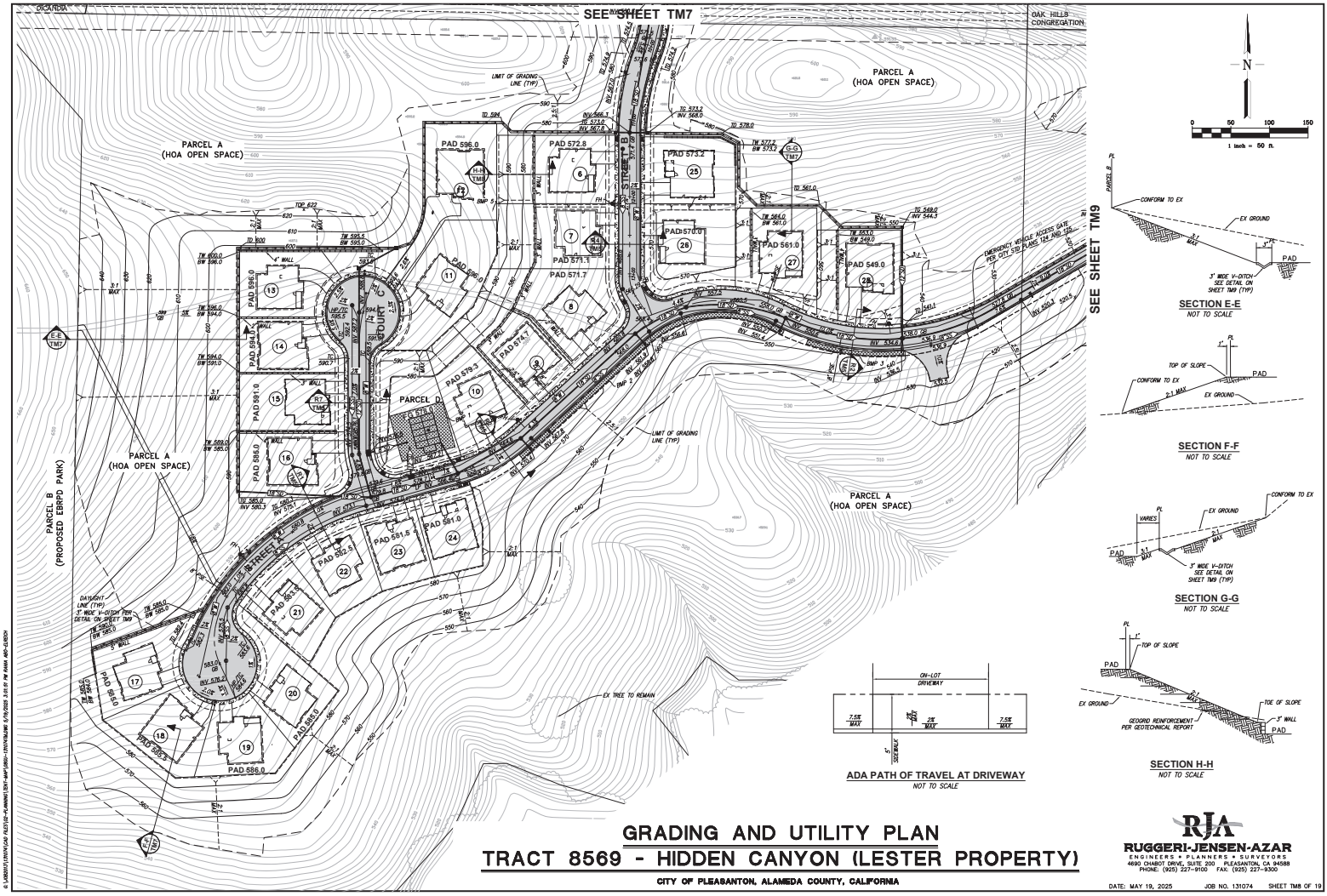
EARTHWORK NOTES:
ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE. CALCULATED CUT AND FILL ARE TO "MASS GRADE" AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED IS VARIABLE DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S METHOD OF OPERATION.

GRADING AND UTILITY PLAN
TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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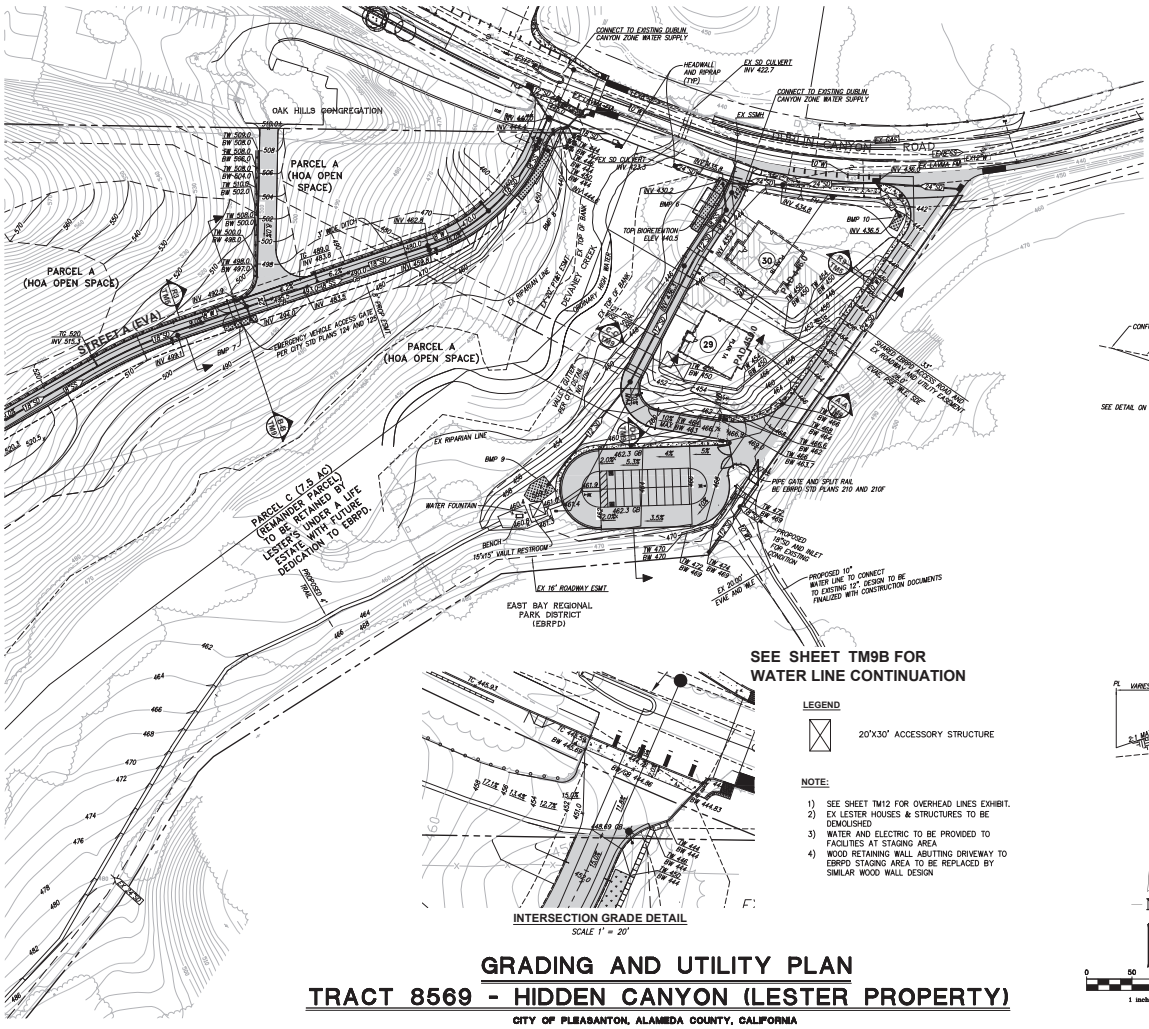
GRADING AND UTILITY PLAN
TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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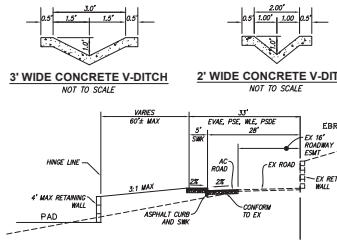


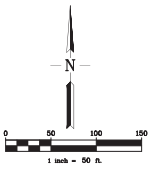
LEGEND

20'X30' ACCESSORY STRUCTURE

NOTE:

1) SEE SHEET TM12 FOR OVERHEAD LINES EXHIBIT.
2) EX LESTER HOUSES & STRUCTURES TO BE DEMOLISHED
3) WATER AND ELECTRIC TO BE PROVIDED TO FACILITIES AT STAGING AREA
4) WOOD RETAINING WALL ABUTTING DRIVEWAY TO EBRPD STAGING AREA TO BE REPLACED BY SIMILAR WOOD WALL DESIGN





GRADING AND UTILITY PLAN

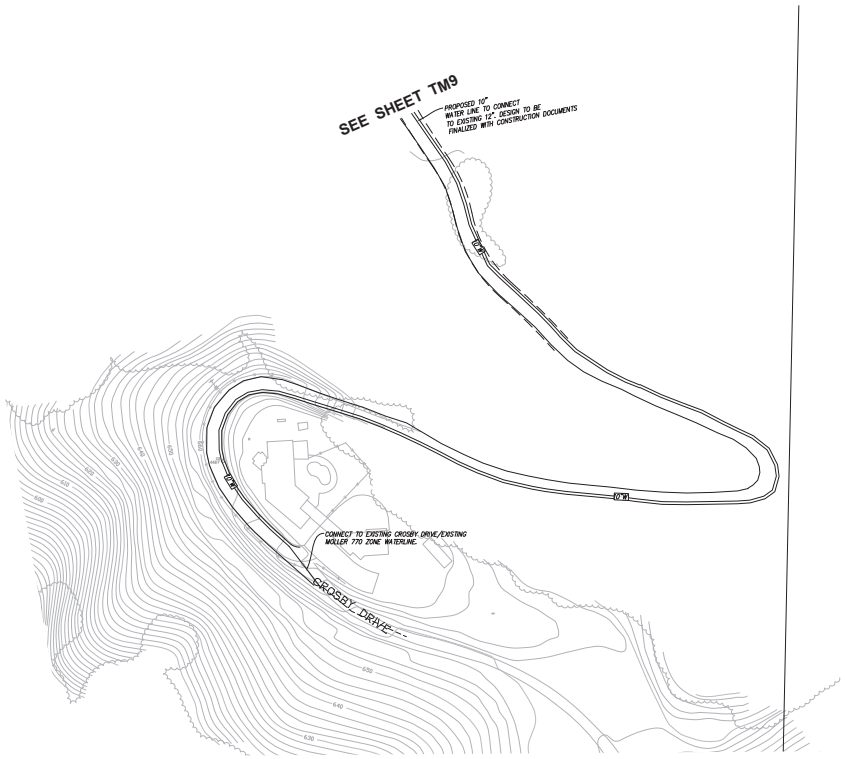
TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)

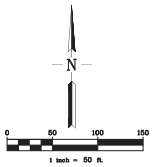
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DATE: MAY 19, 2025 JOB NO. 131074 SHEET TM9 OF 19

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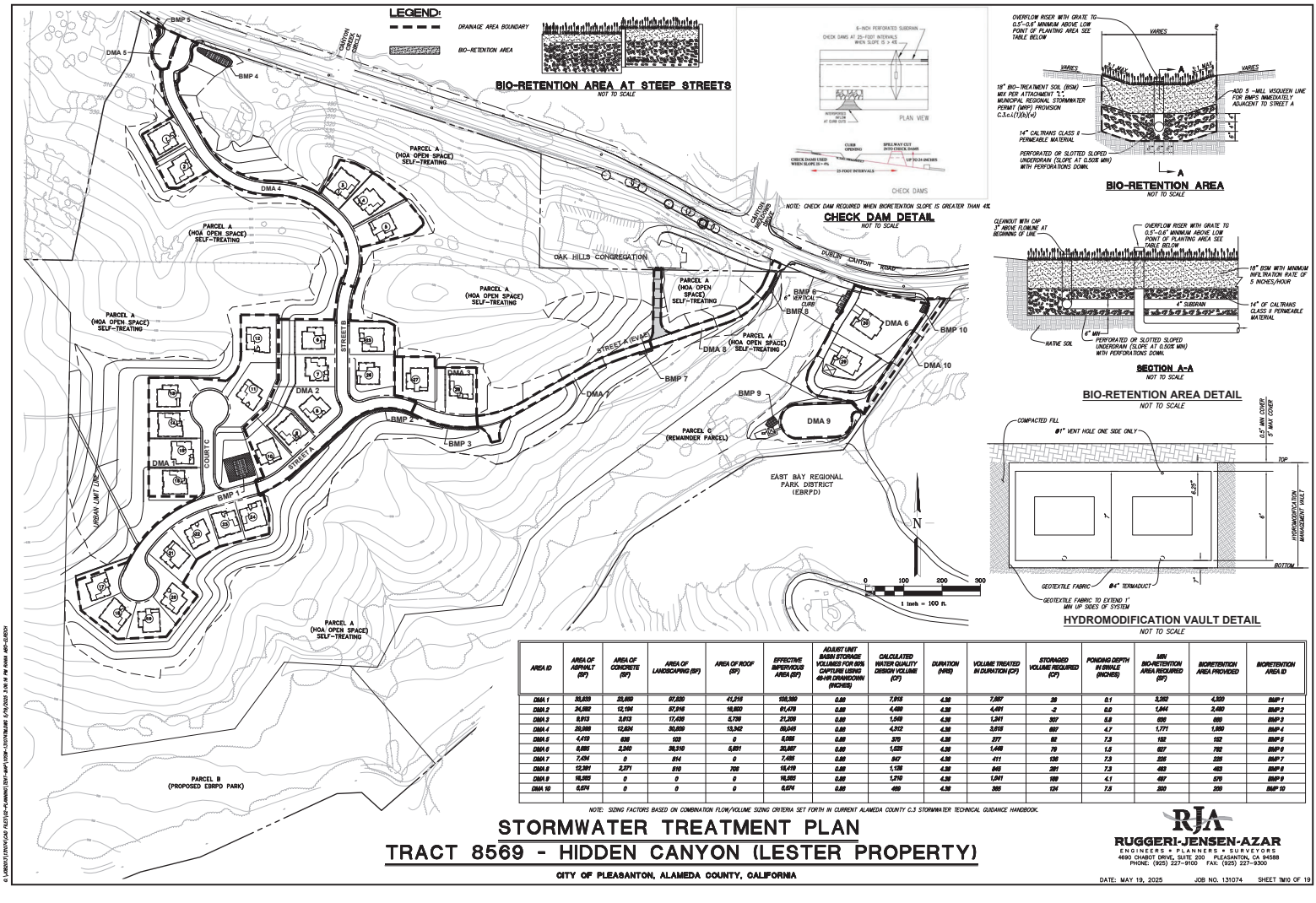
GRADING AND UTILITY PLAN
TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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DATE: MAY 19, 2025 JOB NO. 131074 SHEET TM9B OF 19

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BIO-RETENTION AREA AT STEEP STREETS
NOT TO SCALE

CHECK DAM DETAIL
NOT TO SCALE

NOTE: CHECK DAM REQUIRED WHEN BIORETENTION SLOPE IS GREATER THAN 4%

BIO-RETENTION AREA
NOT TO SCALE

SECTION A-A
NOT TO SCALE

BIO-RETENTION AREA DETAIL
NOT TO SCALE

HYDROMODIFICATION VAULT DETAIL
NOT TO SCALE

AREA ID	AREA OF ASPHALT (SF)	AREA OF CONCRETE (SF)	AREA OF LANDSCAPING (SF)	AREA OF ROOF (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	ADJUST UNIT BASIN STORAGE VOLUMES FOR 80% CAPTURE USING 48-HR DRAWDOWN (INCHES)	CALCULATED WATER QUALITY DESIGN VOLUME (CF)	DURATION (HRS)	VOLUME TREATED IN DURATION (CF)	STORAGED VOLUME REQUIRED (CF)	PONDING DEPTH IN SWALE (INCHES)	MIN BIO-RETENTION AREA REQUIRED (SF)	BIORETENTION AREA PROVIDED	BIORETENTION AREA ID
DMA 1	33,839	23,669	97,830	41,916	109,389	0.80	7,915	4.36	7,687	28	6.1	5,262	4,950	BMP 1
DMA 2	24,882	12,194	57,916	16,800	61,478	0.80	4,488	4.36	4,491	-2	0.0	1,844	2,460	BMP 2
DMA 3	8,913	3,013	17,439	5,778	21,209	0.80	1,549	4.36	1,341	207	5.8	606	660	BMP 3
DMA 4	28,969	12,824	30,659	13,342	69,045	0.80	4,912	4.36	3,815	897	4.7	1,771	1,880	BMP 4
DMA 5	4,419	628	103	0	5,085	0.80	370	4.36	277	92	7.3	152	152	BMP 5
DMA 6	6,885	2,340	39,310	5,691	20,807	0.80	1,535	4.36	1,448	79	1.5	627	792	BMP 6
DMA 7	7,434	0	814	0	7,499	0.80	547	4.36	411	136	7.3	226	226	BMP 7
DMA 8	12,391	2,271	816	708	16,419	0.80	1,196	4.36	845	351	7.3	483	483	BMP 8
DMA 9	16,855	0	0	0	16,855	0.80	1,710	4.36	1,041	169	4.1	497	570	BMP 9
DMA 10	6,674	0	0	0	6,674	0.80	469	4.36	365	104	7.5	200	200	BMP 10

NOTE: SIZING FACTORS BASED ON COMBINATION FLOW/VOLUME SIZING CRITERIA SET FORTH IN CURRENT ALAMEDA COUNTY C.3 STORMWATER TECHNICAL GUIDANCE HANDBOOK.

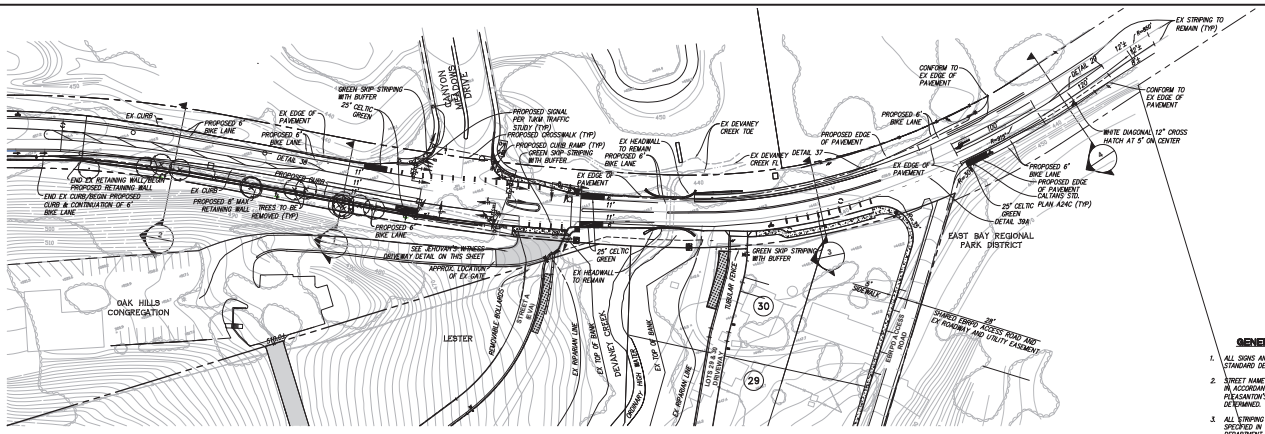
STORMWATER TREATMENT PLAN
TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)

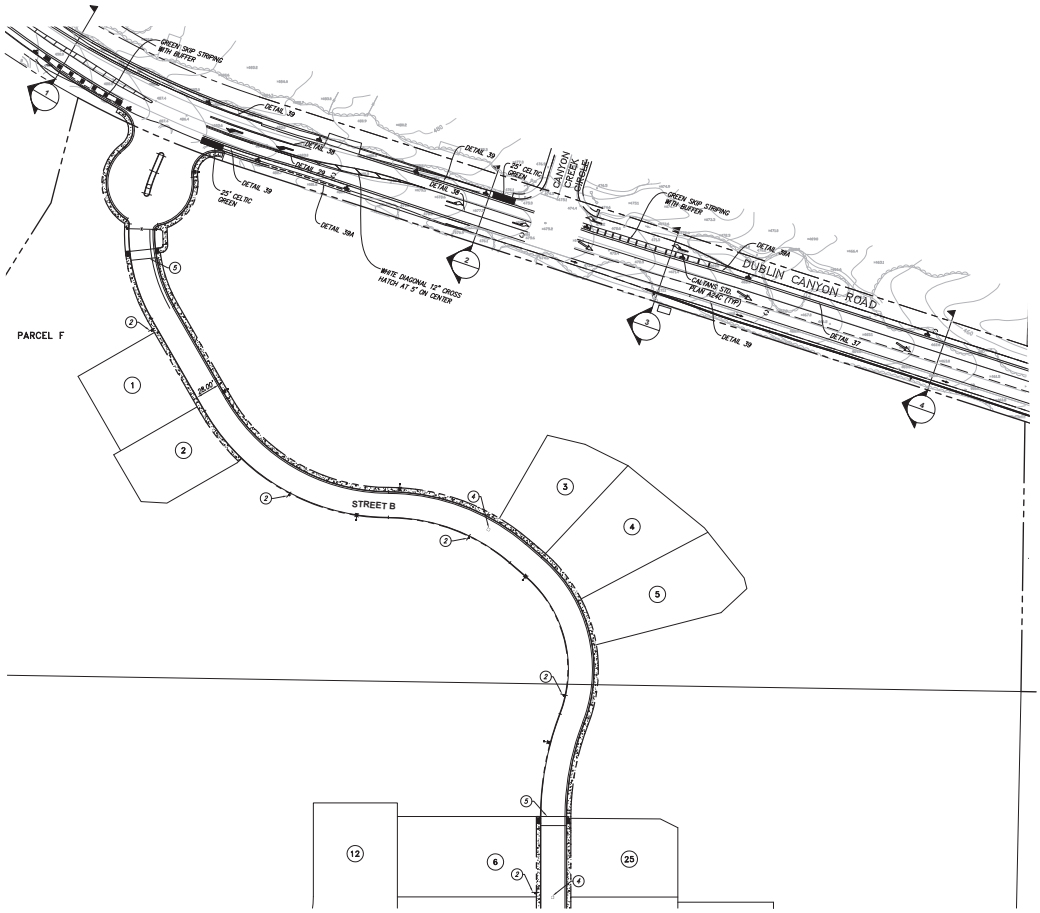
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DATE: MAY 19, 2025 JOB NO. 131074 SHEET TM10 OF 19

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OAK HILLS CONGREGATION
LESTER
EAST BAY REGIONAL PARK DISTRICT
SHANNON
DUBLIN CANYON
PROPOSED SIGNAL PER TURN TRAFFIC STUDY (TYP)
PROPOSED CROSSWALK (TYP)
PROPOSED CURB RAMP (TYP)
GREEN SKIP STRIPING WITH BUFFER
EX DEVANEY CREEK TOE
EX DEVANEY CREEK FL
EX HEADWALL TO REMAIN
PROPOSED 6' BIKE LANE
PROPOSED EDGE OF PAVEMENT
EX EDGE OF PAVEMENT
EX STRIPING TO REMAIN (TYP)
CONFORM TO EX EDGE OF PAVEMENT
WHITE DIAGONAL 12" CROSS HATCH AT 5' ON CENTER
PROPOSED 6' BIKE LANE
PROPOSED EDGE OF PAVEMENT CALTRANS STD.
25' CELTIC GREEN DETAIL 39A (TYP)
SEE JEHOVAH'S WITNESS DRIVEWAY DETAIL ON THIS SHEET
APPROX. LOCATION OF EX GATE
25' CELTIC GREEN
EX HEADWALL TO REMAIN
GREEN SKIP STRIPING WITH BUFFER
SIDEWALK
SHARED EBRPD ACCESS ROAD AND CA ROADWAY AND UTILITY EASEMENT
EX IRRIGATION LINE
EX CO. ROAD ELEV.
DRIVEWAY
WIDE HIGH
DUBLIN CANYON ROAD
EXISTING BOLLARDS
EXISTING GATE
EXISTING BOLLARDS
EXISTING GATE
EXISTING BOLLARDS
EXISTING GATE



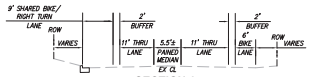


GENERAL NOTES

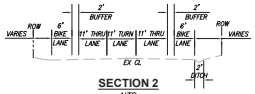
1. ALL SIGNS AND STRIPING SHALL CONFORM TO LATEST EDITION OF CA MUTCD, CITY STANDARD DETAILS & CALTRANS STANDARD PLANS & SPECIFICATIONS.
2. STREET NAME SIGNS SHALL BE PLACED AT LOCATIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE LATEST EDITION OF CA MUTCD AND CITY OF PLEASANTON'S STANDARD SPECIFICATIONS AND STANDARD DETAILS OR WHERE DETERMINED.
3. ALL STRIPING & PAVEMENT MARKINGS SHALL BE THERMOPLASTIC OR MARKERS AS SPECIFIED IN THE PLANS, CONFORMING TO LATEST EDITION OF STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, SECTION 84.
4. ALL STRIPING & SIGNING SHALL BE CAT TRACKED AND REVIEWED BY CITY TRAFFIC ENGINEER PRIOR TO APPROVAL
5. SIGNING AND STRIPING FOR EBRP SITE WILL BE DESIGNED WITH CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH EBRP

LEGEND

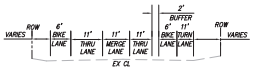
1. R1-1 "STOP" SIGN WITH STREET NAME SIGN (SEE NOTE 2 THIS SHEET)
2. R26 (CA) NO PARKING ANYTIME SIGN, POSTED ON STREET LIGHT POLES
3. "STOP LEGEND", 12" WIDE STOP BAR AND 50 LF DETAIL 23
4. FIRE HYDRANT LOCATION BLUE MARKER
5. 10' WIDE CROSSWALK MARKINGS PER CALTRANS STANDARD PLAN A24AF (BASIC)



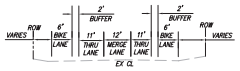
SECTION 1
NTS



SECTION 2
NTS



SECTION 3
NTS



SECTION 4
NTS

SEE SHEET TM11C

PRELIMINARY ON-SITE SIGNING & STRIPING PLAN

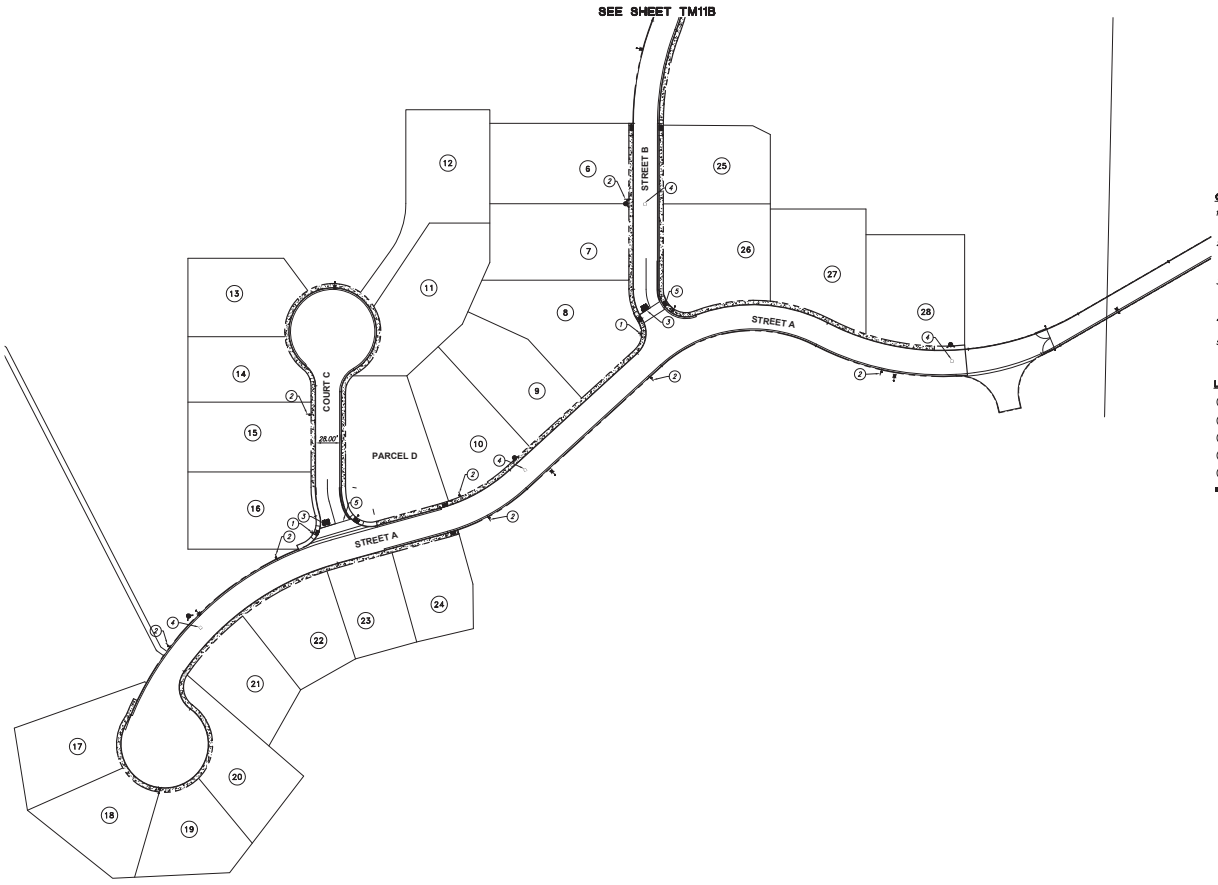
TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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GENERAL NOTES

1. ALL SIGNS AND STRIPING SHALL CONFORM TO LATEST EDITION OF CA MUTCD, CITY STANDARD DETAILS & CALTRANS STANDARD PLANS & SPECIFICATIONS.
2. STREET NAME SIGNS SHALL BE PLACED AT LOCATIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE LATEST EDITION OF CA MUTCD AND CITY OF PLEASANTON'S STANDARD SPECIFICATIONS AND STANDARD DETAILS OR WHERE DETERMINED.
3. ALL STRIPING & PAVEMENT MARKINGS SHALL BE THERMOPLASTIC, OR MARKERS AS SPECIFIED IN THE PLANS, CONFORMING TO LATEST EDITION OF STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, SECTION 84.
4. ALL STRIPING & SIGNING SHALL BE CAT TRACKED AND REVIEWED BY CITY TRAFFIC ENGINEER PRIOR TO APPROVAL
5. SIGNING AND STRIPING FOR EBRP SITE WILL BE DESIGNED WITH CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH EBRP

LEGEND

1. R1-1 "STOP" SIGN WITH STREET NAME SIGN (SEE NOTE 2 THIS SHEET)
2. R26 (CA) NO PARKING ANYTIME SIGN, POSTED ON STREET LIGHT POLES
3. "STOP LEGEND", 12" WIDE STOP BAR AND 50 LF DETAIL 23
4. FIRE HYDRANT LOCATION BLUE MARKER
5. 10" WIDE CROSSWALK MARKINGS PER CALTRANS STANDARD PLAN A24F (BASIC)

RED CURB

PRELIMINARY ON-SITE SIGNING & STRIPING PLAN

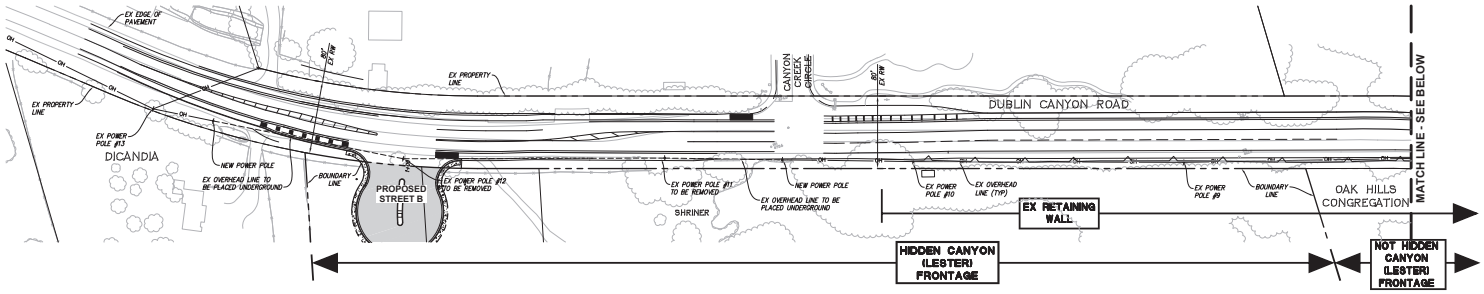
TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)

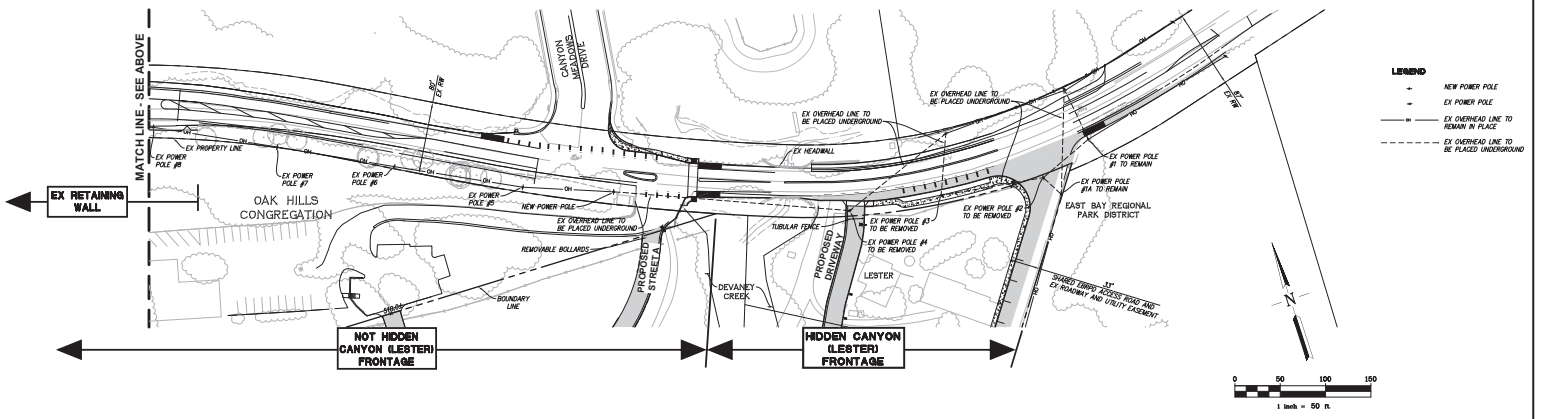
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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ENGINEERS * PLANNERS * SURVEYORS
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PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: MAY 19, 2025 JOB NO. 131074 SHEETTM11C OF 19

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DUBLIN CANYON ROAD OVERHEAD/UNDERGROUNDING PLAN

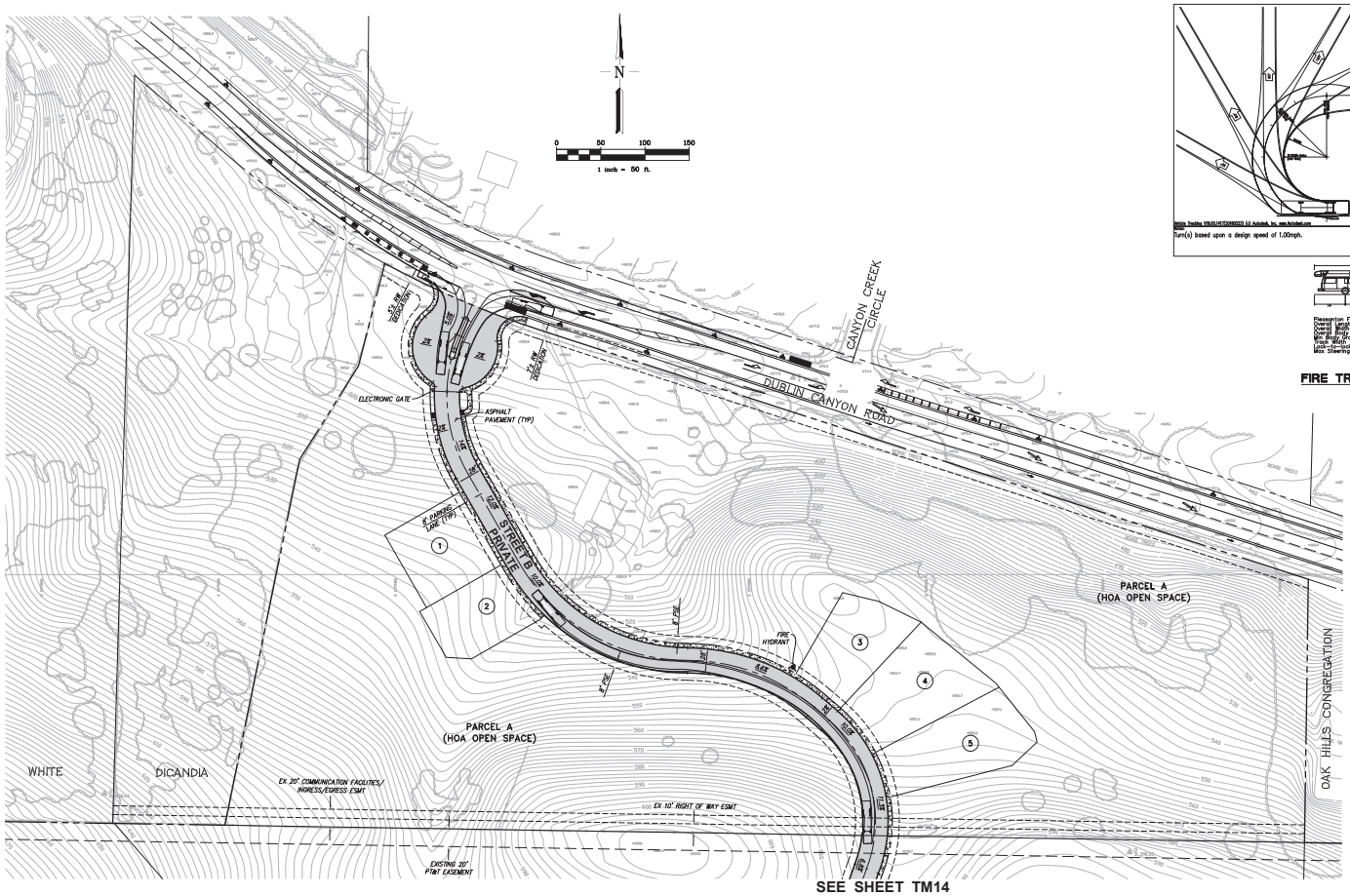
TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)

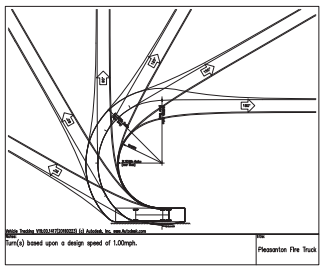
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FIRE TRUCK TEMPLATE

SEE SHEET TM14

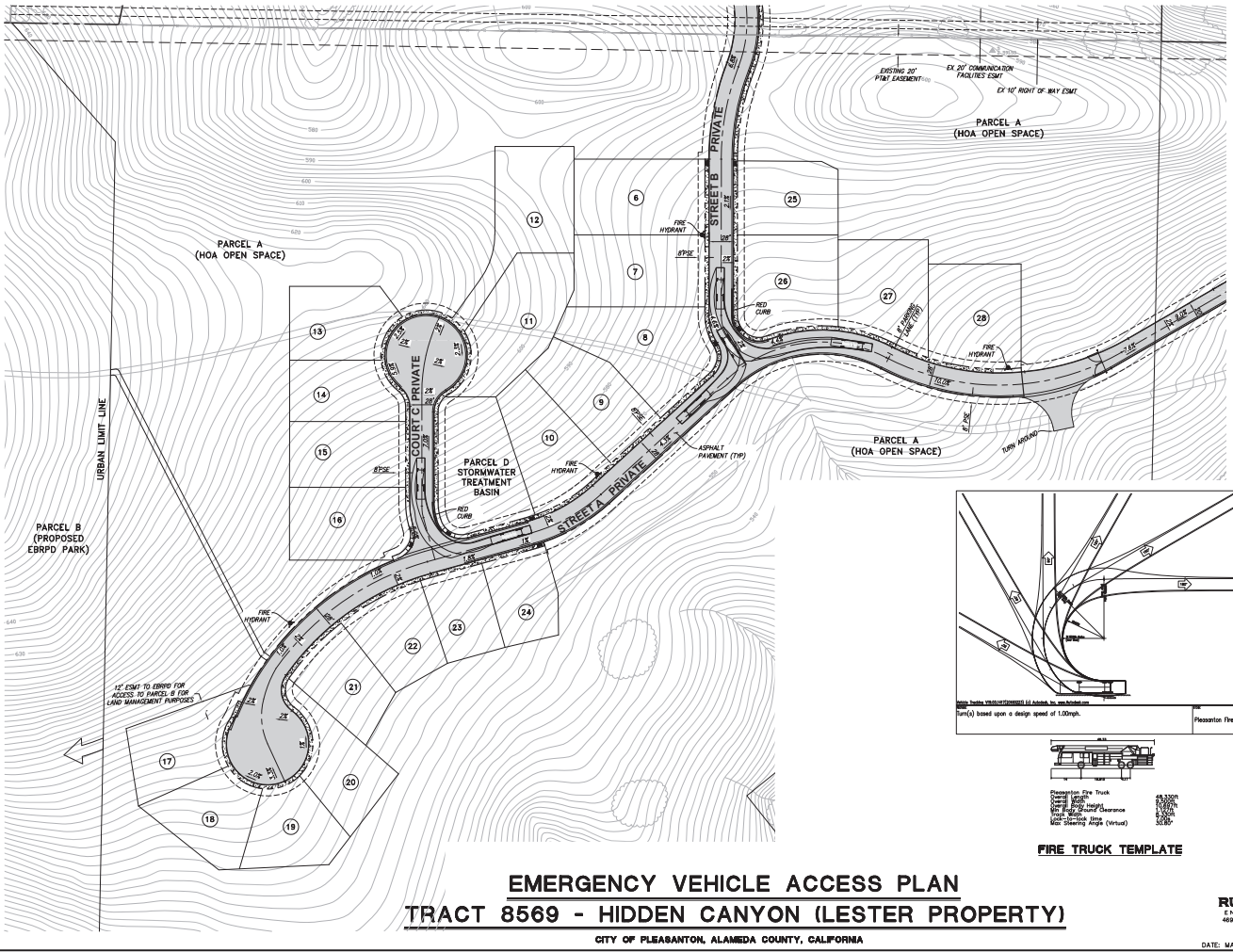
EMERGENCY VEHICLE ACCESS PLAN
TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)

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FIRE TRUCK TEMPLATE

EMERGENCY VEHICLE ACCESS PLAN

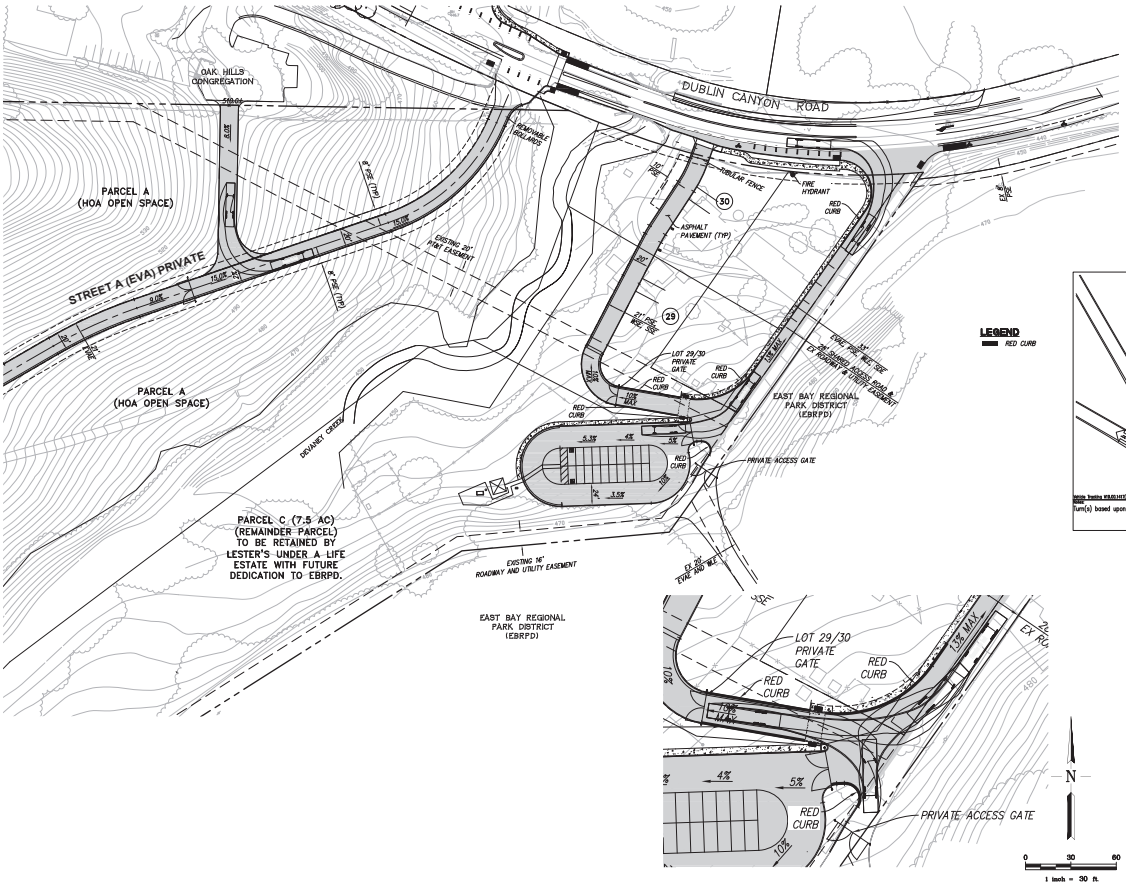
TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)

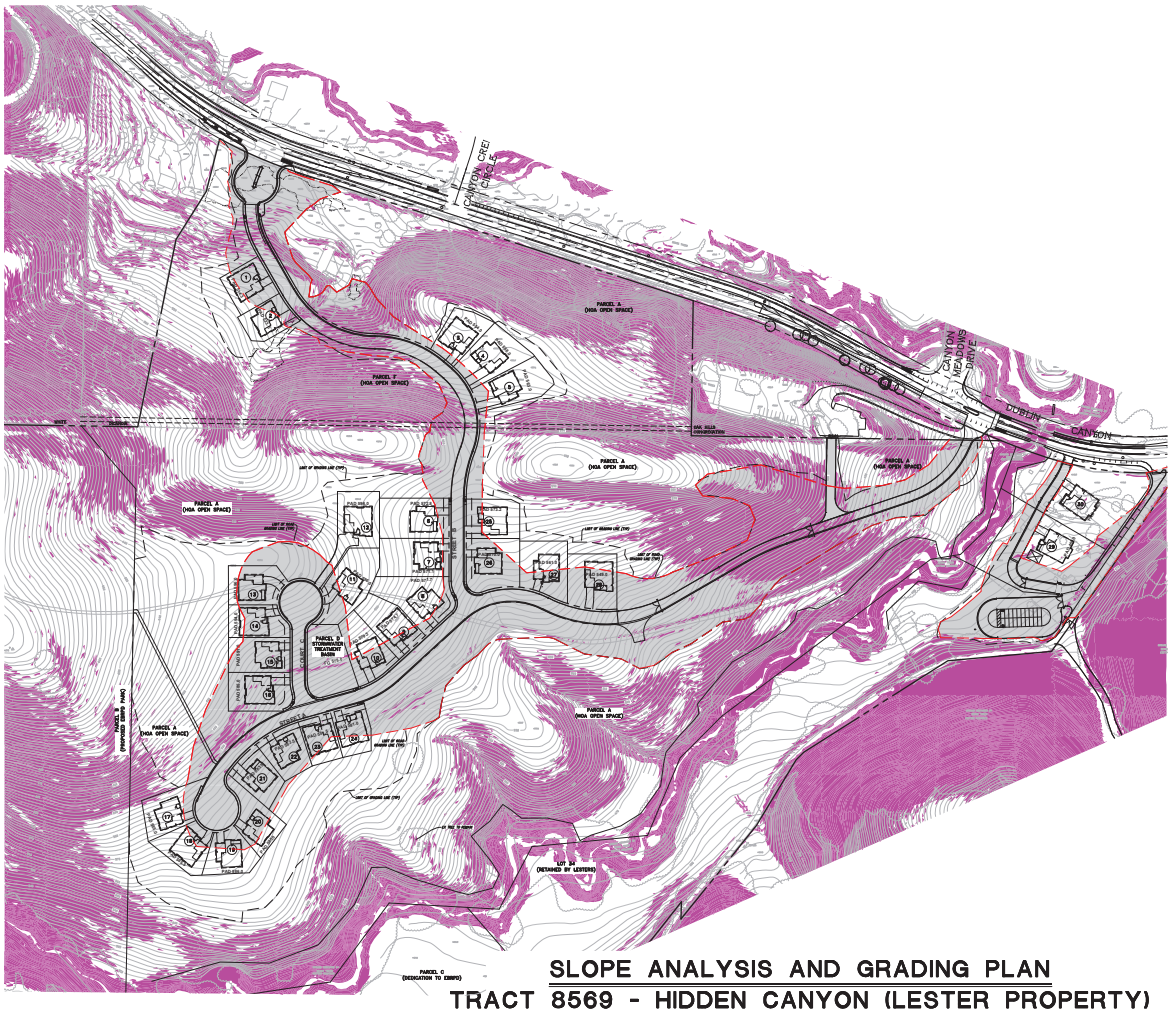
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OAK HILLS CONGREGATION
DUBLIN CANYON ROAD
PARCEL A (HOA OPEN SPACE)
STREET A (EVA) PRIVATE
EXISTING 20' PUE EASEMENT
PARCEL A (HOA OPEN SPACE)
DRY CREEK
PARCEL C (7.5 AC) (REMAINDER PARCEL) TO BE RETAINED BY LESTER'S UNDER A LIFE ESTATE WITH FUTURE DEDICATION TO EBRPD.
EXISTING 16' ROADWAY AND UTILITY EASEMENT
EAST BAY REGIONAL PARK DISTRICT (EBRPD)
EAST BAY REGIONAL PARK DISTRICT (EBRPD)
PRIVATE ACCESS GATE
LOT 29/30 PRIVATE GATE
RED CURB
ASPHALT PAVEMENT (TYP)
FIRE HYDRANT
TUBULAR FENCE
EXISTING 25' WIDE EASEMENT FOR ROADWAY & UTILITIES PER BOOK 8 OF PARCEL MAPS, PAGE 29
EXISTING 16' WIDE EASEMENT FOR ROADWAY & UTILITIES PER BOOK 8 OF PARCEL MAPS, PAGE 29
EX. 20' WIDE EVA AND W.L.
EX. 20' PUE (TYP)
EX. 8" WATER LINE
EX. 8" SEWER LINE
EX. 12" STORM DRAIN
EX. 6" GAS LINE
EX. 4" GAS LINE
EX. 3" GAS LINE
EX. 2" GAS LINE
EX. 1" GAS LINE
EX. 8" WATER LINE
EX. 6" WATER LINE
EX. 4" WATER LINE
EX. 3" WATER LINE
EX. 2" WATER LINE
EX. 1" WATER LINE
EX. 8" SEWER LINE
EX. 6" SEWER LINE
EX. 4" SEWER LINE
EX. 3" SEWER LINE
EX. 2" SEWER LINE
EX. 1" SEWER LINE
EX. 8" STORM DRAIN
EX. 6" STORM DRAIN
EX. 4" STORM DRAIN
EX. 3" STORM DRAIN
EX. 2" STORM DRAIN
EX. 1" STORM DRAIN
EX. 8" GAS LINE



SLOPE ANALYSIS IS BASE ON TOPO PROVIDED BY THE CITY OF PLEASONTON

SLOPE ANALYSIS AND GRADING PLAN

TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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HIDDEN CANYON

PLEASANTON, CALIFORNIA
MARCH 15, 2023

HIDDEN CANYON PLAN DEVELOPMENT MATRIX					
		ELEVATION STYLES			
	PLAN SQ. FT.	RUSTIC VILLA	PRAIRIE	SPANISH	FARMHOUSE
PLAN 1	3,750 SQ. FT.	X	X	X	
PLAN 2	3,774 SQ. FT.	X		X	X
PLAN 3	4,243 SQ. FT.	X	X		X

PONDEROSA HOMES

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RUSTIC VILLA



PRAIRIE



SPANISH

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PLAN 1
FRONT ELEVATIONS

HIDDEN CANYON
PLEASANTON, CA

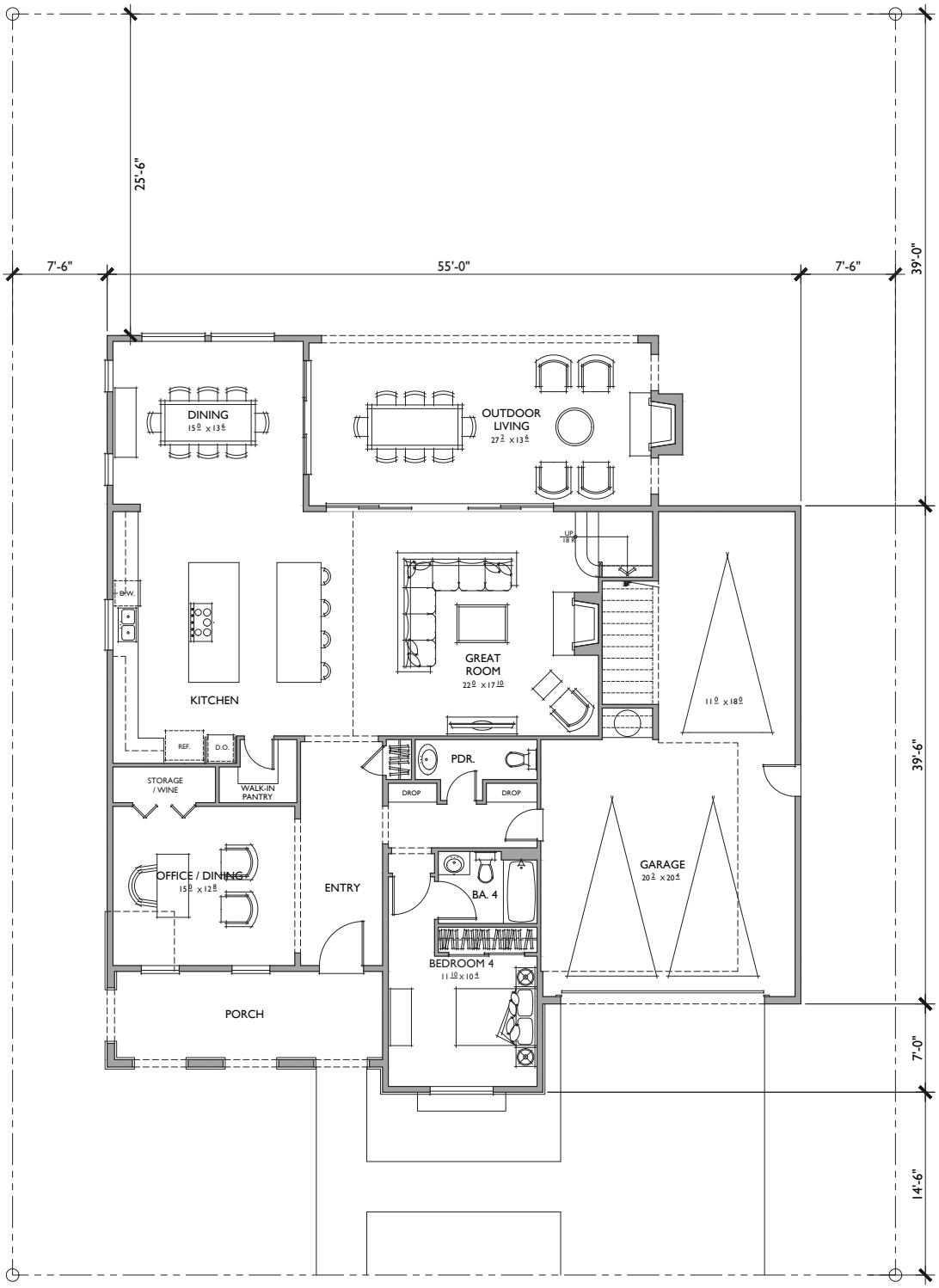
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PONDEROSA HOMES



FIRST FLOOR

4 BEDROOMS / 4.5 BATHS + OFFICE / BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,778 SQ. FT.
2ND FLOOR	1,983 SQ. FT.
TOTAL	**3,750 SQ. FT.**
3 - CAR GARAGE	697 SQ. FT.
OUTDOOR LIVING	374 SQ. FT.
PORCH	166 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN IRV
REFLECTS RUSTIC VILLA ELEVATION
HIDDEN CANYON
PLEASANTON, CA

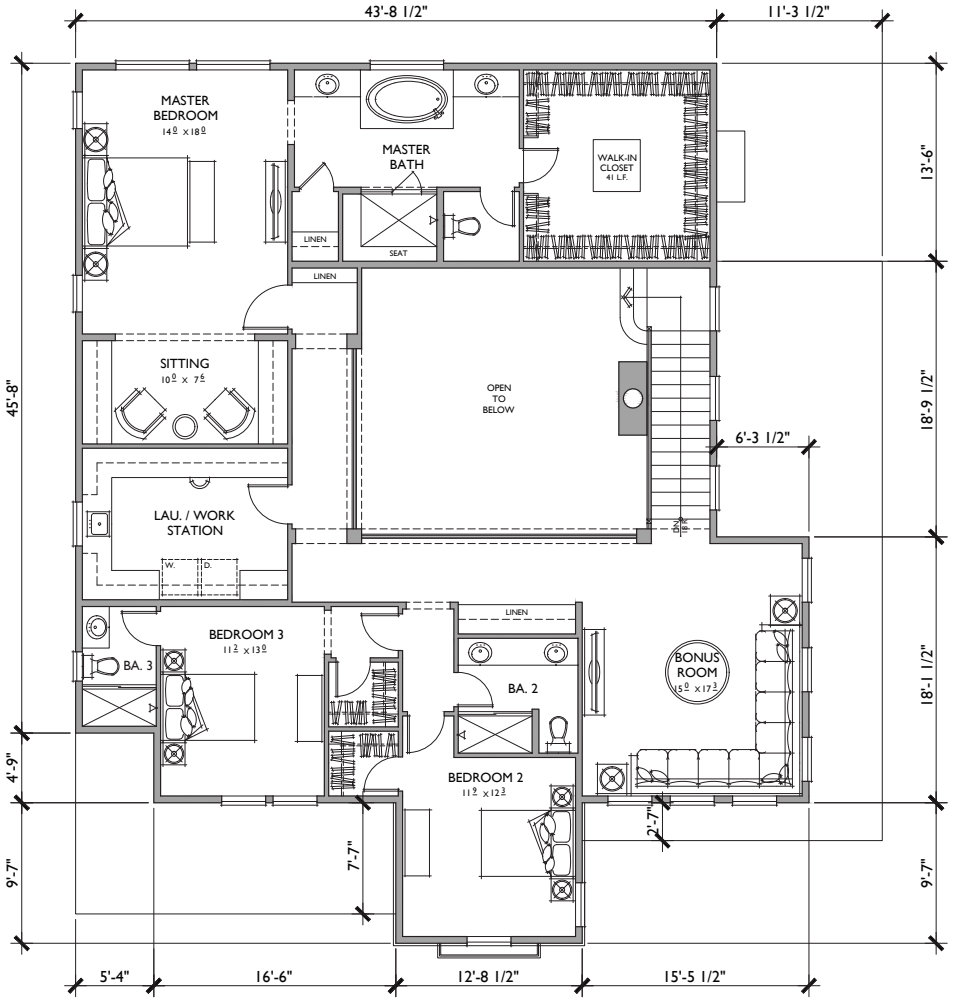
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03.15.23

PONDEROSA HOMES



SECOND FLOOR

4 BEDROOMS / 4.5 BATHS + OFFICE / BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,778 SQ. FT.
2ND FLOOR	1,983 SQ. FT.
TOTAL	**3,750 SQ. FT.**
3 - CAR GARAGE	697 SQ. FT.
OUTDOOR LIVING	374 SQ. FT.
PORCH	166 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN IRV
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HIDDEN CANYON
PLEASANTON, CA

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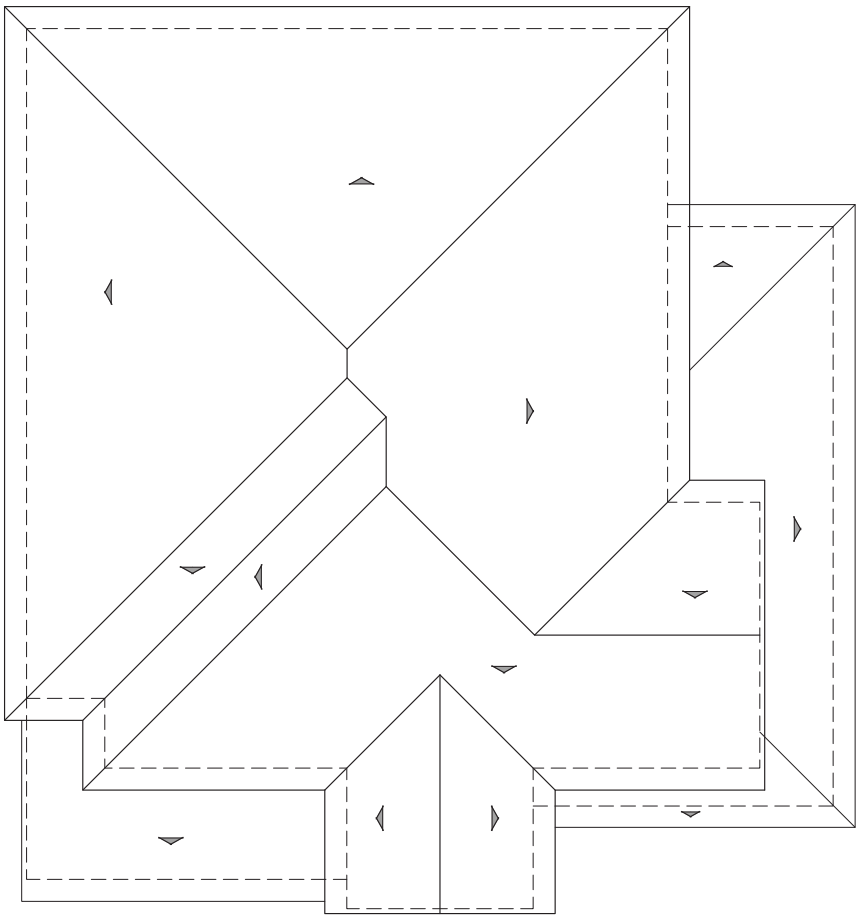
PONDEROSA HOMES



FRONT

RUSTIC VILLA

1/4"=1'-0"



ROOF PLAN

RV

PITCH: 3:12
RAKE: TIGHT
EAVE: 18"
ROOF MATERIAL: CONCRETE "S" TILE

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
G. CEMENTITIOUS BOARD AND BATTEN SIDING
H. CEMENTITIOUS HORIZONTAL SIDING
I. CEMENTITOUS TRIM
J. COACH LIGHT
K. VINYL WINDOW
L. STUCCO OVER FOAM TRIM
M. RECESSED HEADER TRIM
N. THIN BRICK VENEER
O. FOAM TRIM WOOD GRAIN FINISH
P. RECESSED GABLE DETAIL
Q. DECORATIVE GABLE VENT TILE
R. WROUGHT IRON RAILING
S. DECORATIVE SHUTTERS
T. BRICK FRIEZE DETAIL
U. BRICK SOLDIER COARSE ENTRY SURROUND
V. STONE VENEER
W. WOOD RAILING

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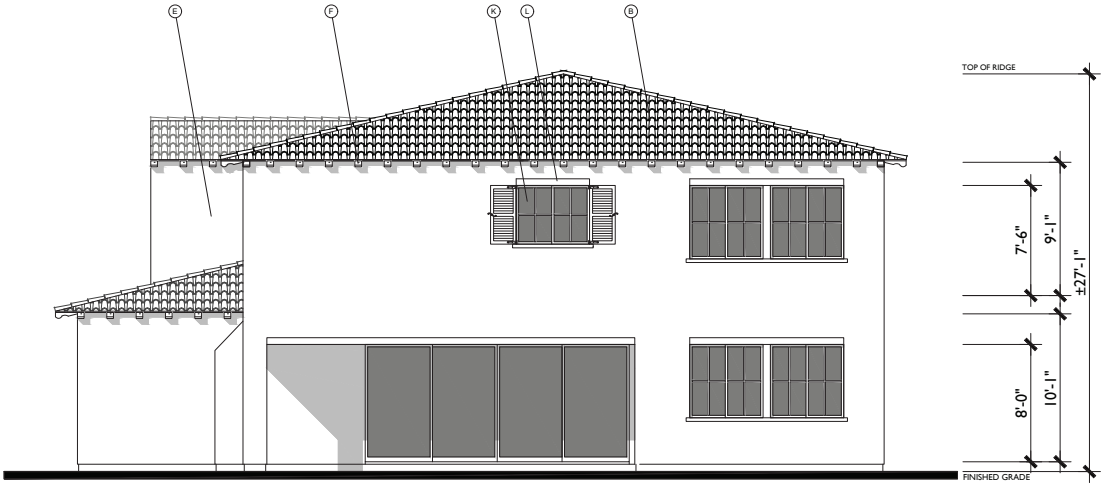
PLAN 1RV
RUSTIC VILLA ELEVATION
HIDDEN CANYON
PLEASANTON, CA

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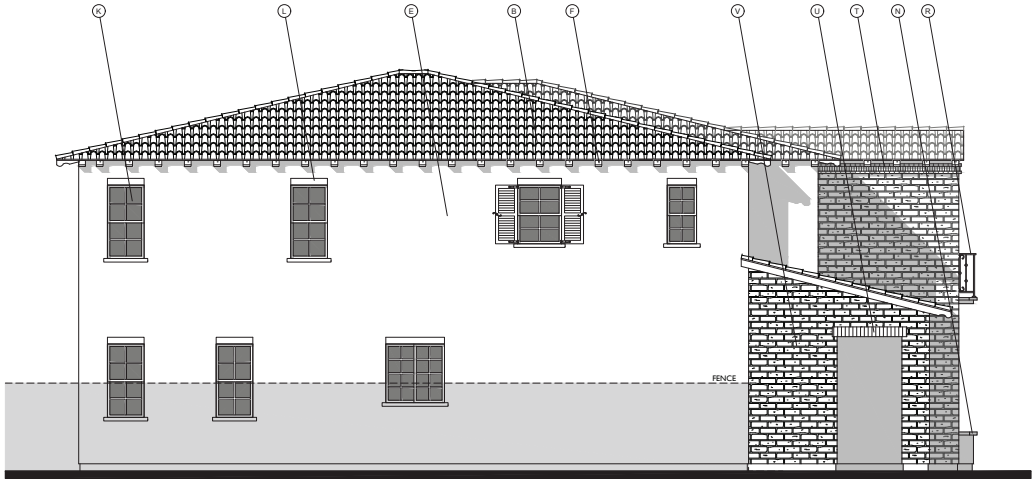
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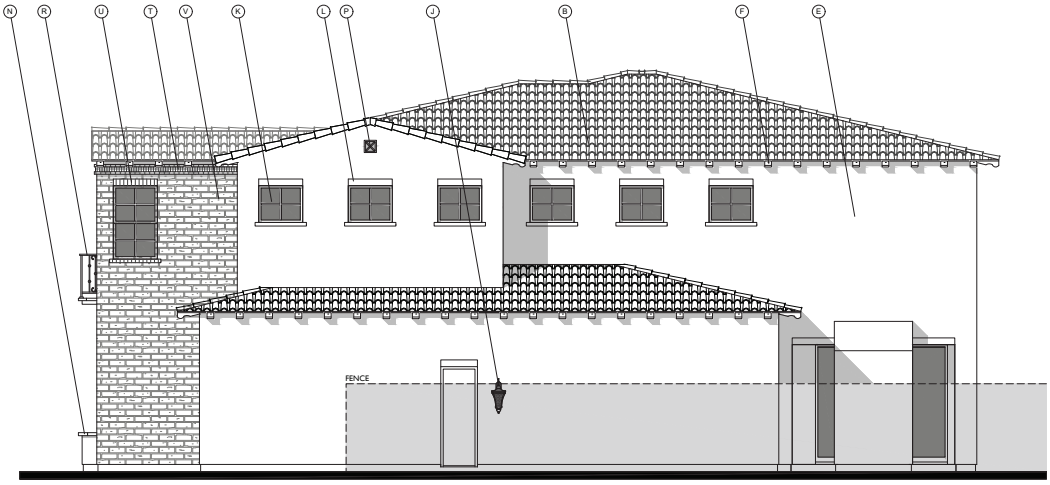
PONDEROSA HOMES



REAR



LEFT



RIGHT

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
G. CEMENTITIOUS BOARD AND BATTEN SIDING
H. CEMENTITIOUS HORIZONTAL SIDING
I. CEMENTITOUS TRIM
J. COACH LIGHT
K. VINYL WINDOW
L. STUCCO OVER FOAM TRIM
M. RECESSED HEADER TRIM
N. THIN BRICK VENEER
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P. RECESSED GABLE DETAIL
Q. DECORATIVE GABLE VENT TILE
R. WROUGHT IRON RAILING
S. DECORATIVE SHUTTERS
T. BRICK FRIEZE DETAIL
U. BRICK SOLDIER COURSE ENTRY SURROUND
V. STONE VENEER
W. WOOD RAILING

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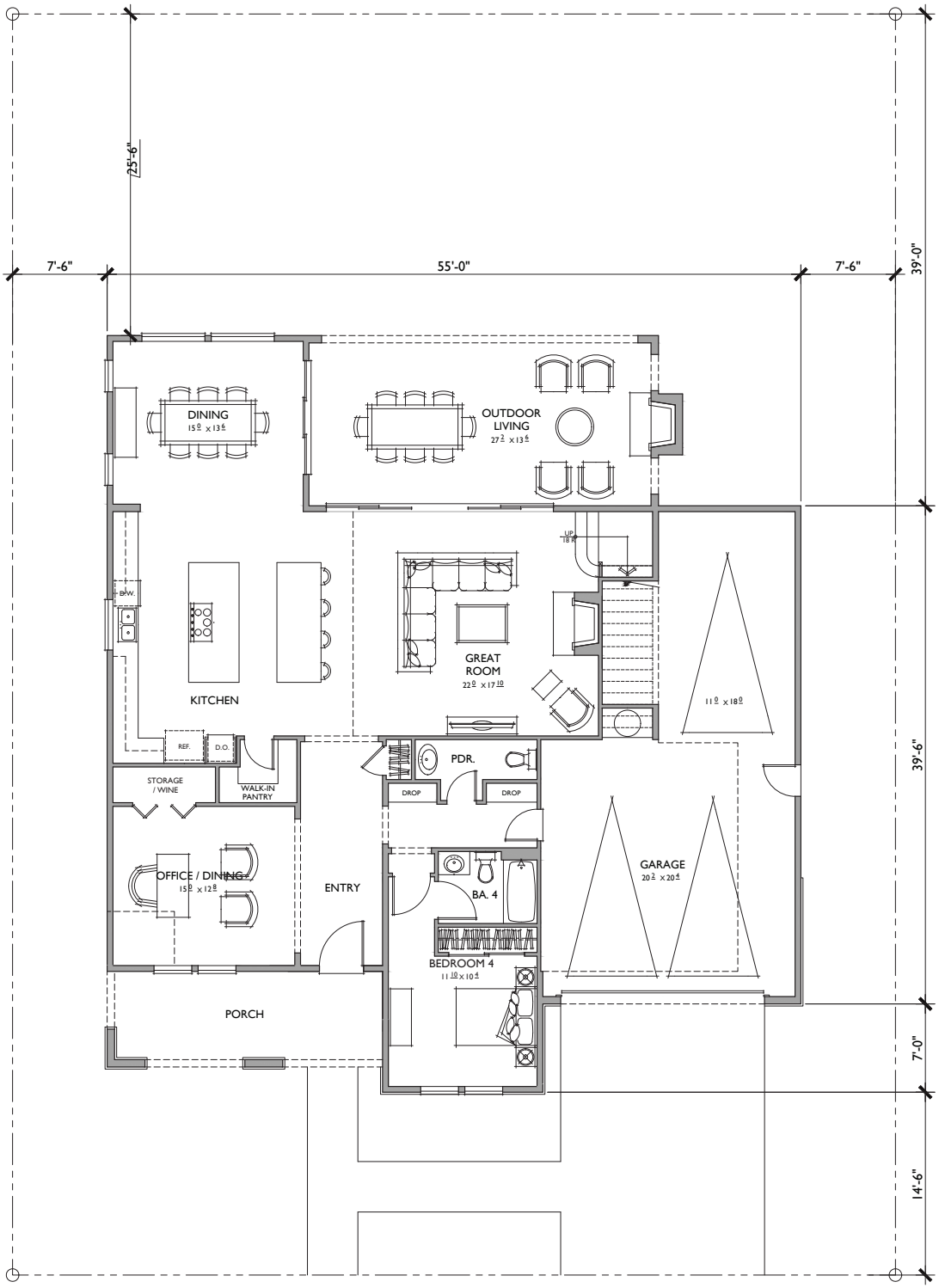
PLAN IRV
RUSTIC VILLA ELEVATION
HIDDEN CANYON
PLEASANTON, CA

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03.15.23

PONDEROSA HOMES



FIRST FLOOR

4 BEDROOMS / 4.5 BATHS + OFFICE / BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,778 SQ. FT.
2ND FLOOR	1,983 SQ. FT.
TOTAL	**3,750 SQ. FT.**
3 - CAR GARAGE	697 SQ. FT.
OUTDOOR LIVING	374 SQ. FT.
PORCH	166 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1P
REFLECTS PRAIRIE ELEVATION
HIDDEN CANYON
PLEASANTON, CA

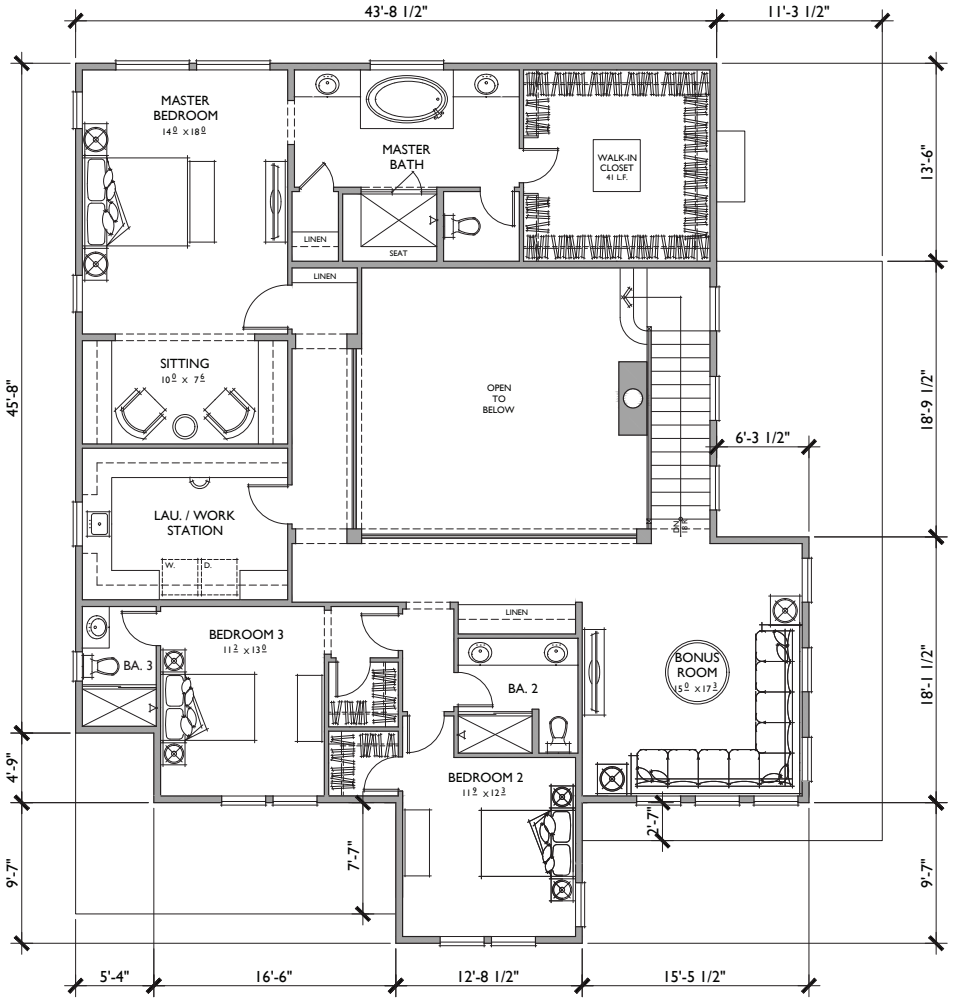
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03.15.23

PONDEROSA HOMES



SECOND FLOOR

4 BEDROOMS / 4.5 BATHS + OFFICE / BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
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2ND FLOOR	1,983 SQ. FT.
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PLAN 1P
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PLEASANTON, CA

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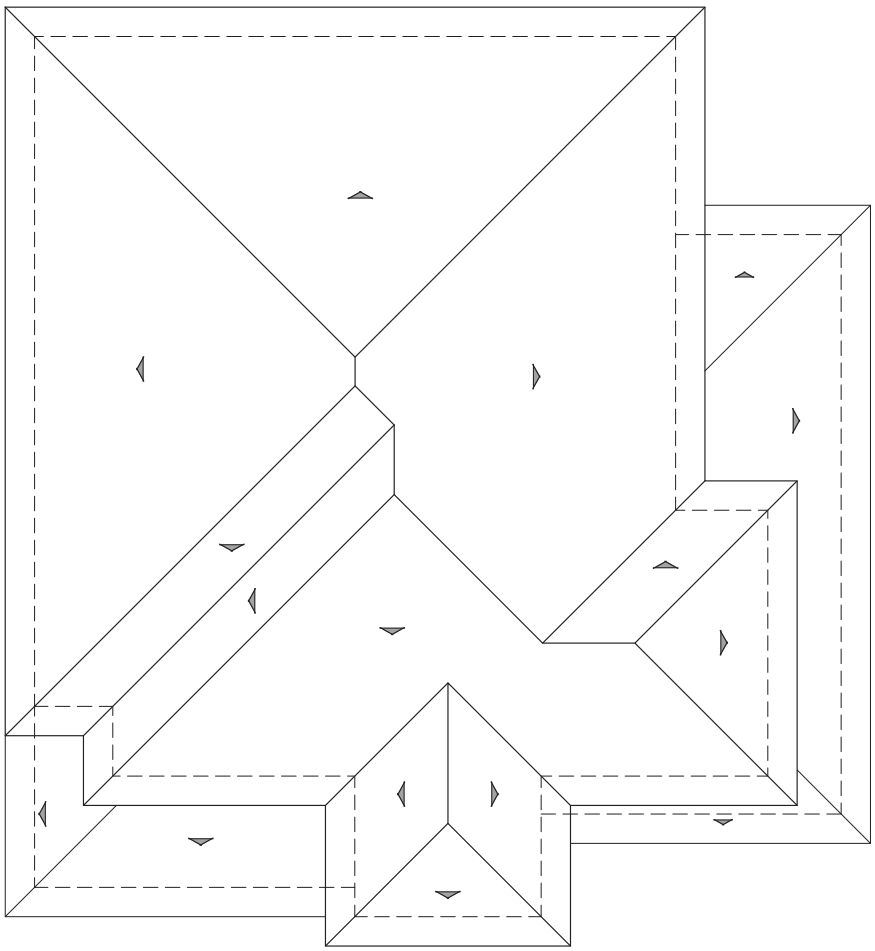
PONDEROSA HOMES



FRONT

PRAIRIE

1/4"=1'-0"



ROOF PLAN

P

PITCH: 3.5:12
RAKE: N/A
EAVE: 24"
ROOF MATERIAL: CONCRETE FLAT TILE

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
G. CEMENTITIOUS BOARD AND BATTEN SIDING
H. CEMENTITIOUS HORIZONTAL SIDING
I. CEMENTITOUS TRIM
J. COACH LIGHT
K. VINYL WINDOW
L. STUCCO OVER FOAM TRIM
M. RECESSED HEADER TRIM
N. THIN BRICK VENEER
O. FOAM TRIM WOOD GRAIN FINISH
P. RECESSED GABLE DETAIL
Q. DECORATIVE GABLE VENT TILE
R. WROUGHT IRON RAILING
S. DECORATIVE SHUTTERS
T. BRICK FRIEZE DETAIL
U. BRICK SOLDIER COURSE ENTRY SURROUND
V. STONE VENEER
W. WOOD RAILING

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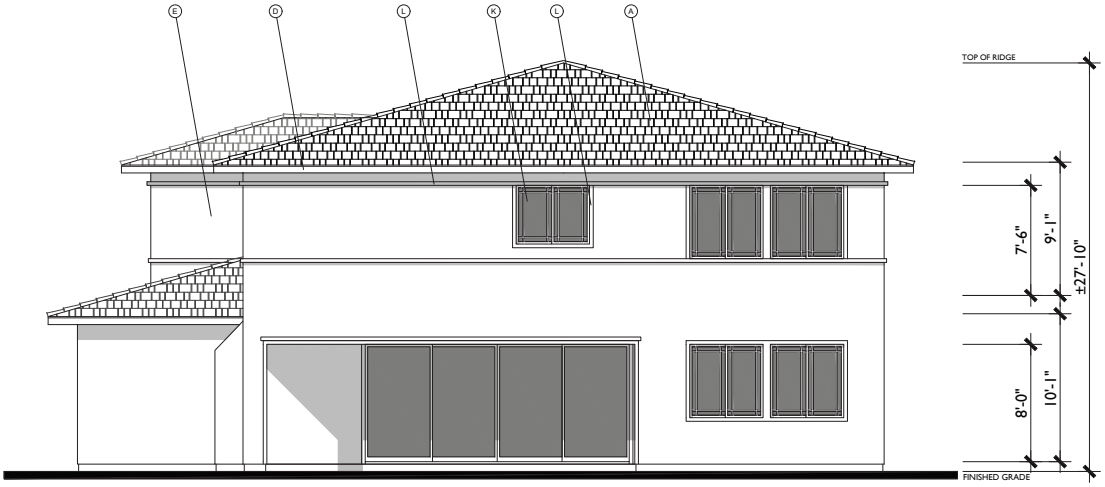
PLAN 1P
PRAIRIE ELEVATION
HIDDEN CANYON
PLEASANTON, CA

224.14107

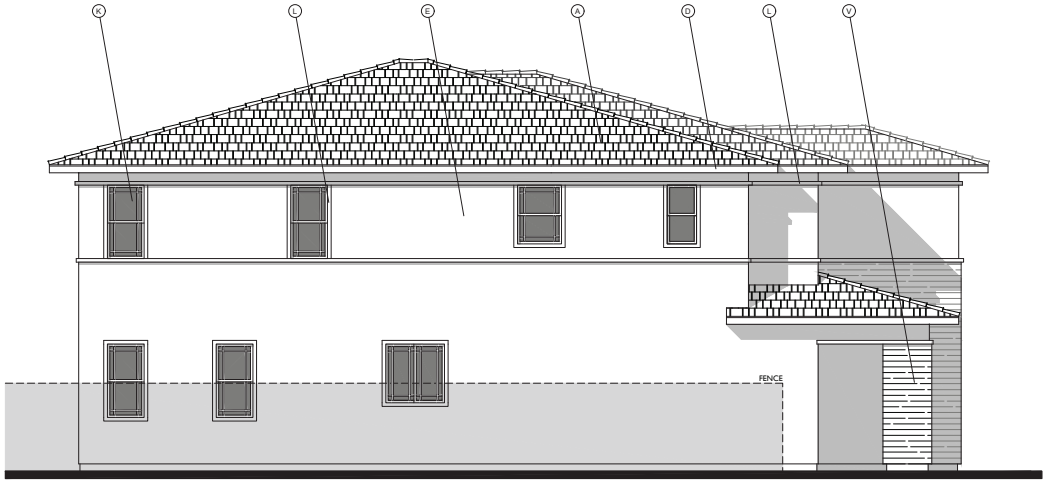
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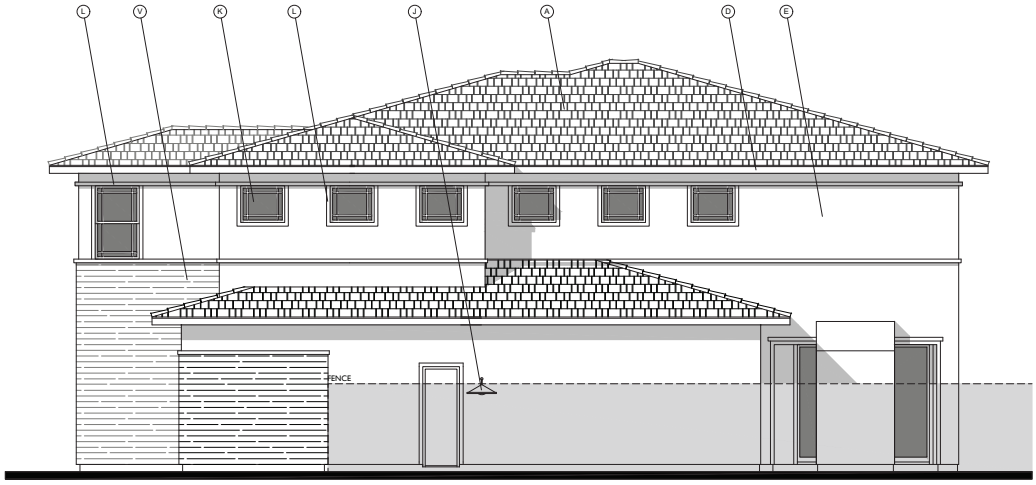
PONDEROSA HOMES



REAR



LEFT



RIGHT

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
G. CEMENTITIOUS BOARD AND BATTEN SIDING
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T. BRICK FRIEZE DETAIL
U. BRICK SOLDIER COARSE ENTRY SURROUND
V. STONE VENEER
W. WOOD RAILING

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PLAN 1P
PRAIRIE ELEVATION

HIDDEN CANYON

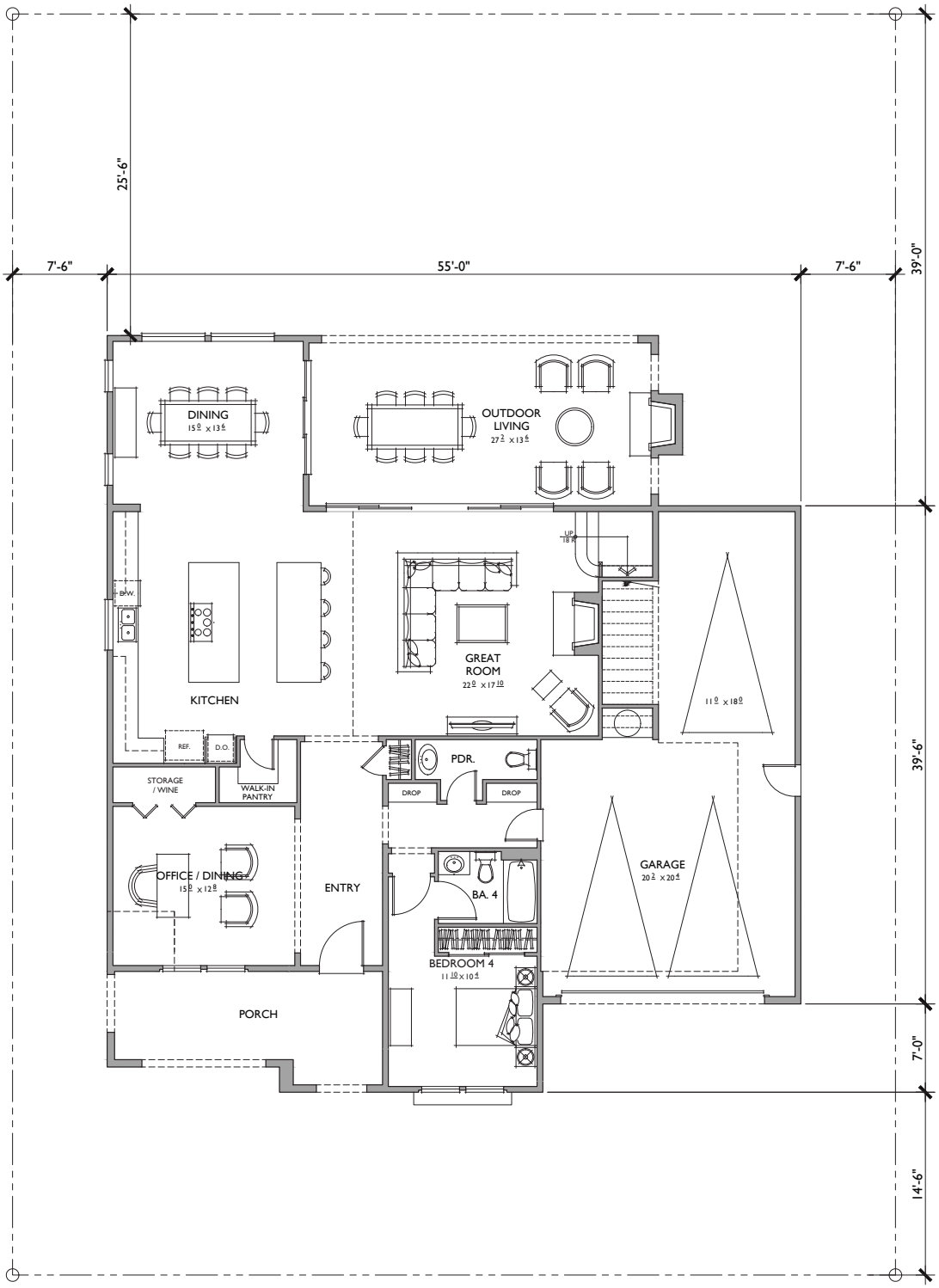
PLEASANTON, CA

224.14107

A.9

03.15.23

PONDEROSA HOMES



FIRST FLOOR

4 BEDROOMS / 4.5 BATHS + OFFICE / BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,778 SQ. FT.
2ND FLOOR	1,983 SQ. FT.
TOTAL	**3,750 SQ. FT.**
3 - CAR GARAGE	697 SQ. FT.
OUTDOOR LIVING	374 SQ. FT.
PORCH	182 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1S
REFLECTS SPANISH ELEVATION
HIDDEN CANYON
PLEASANTON, CA

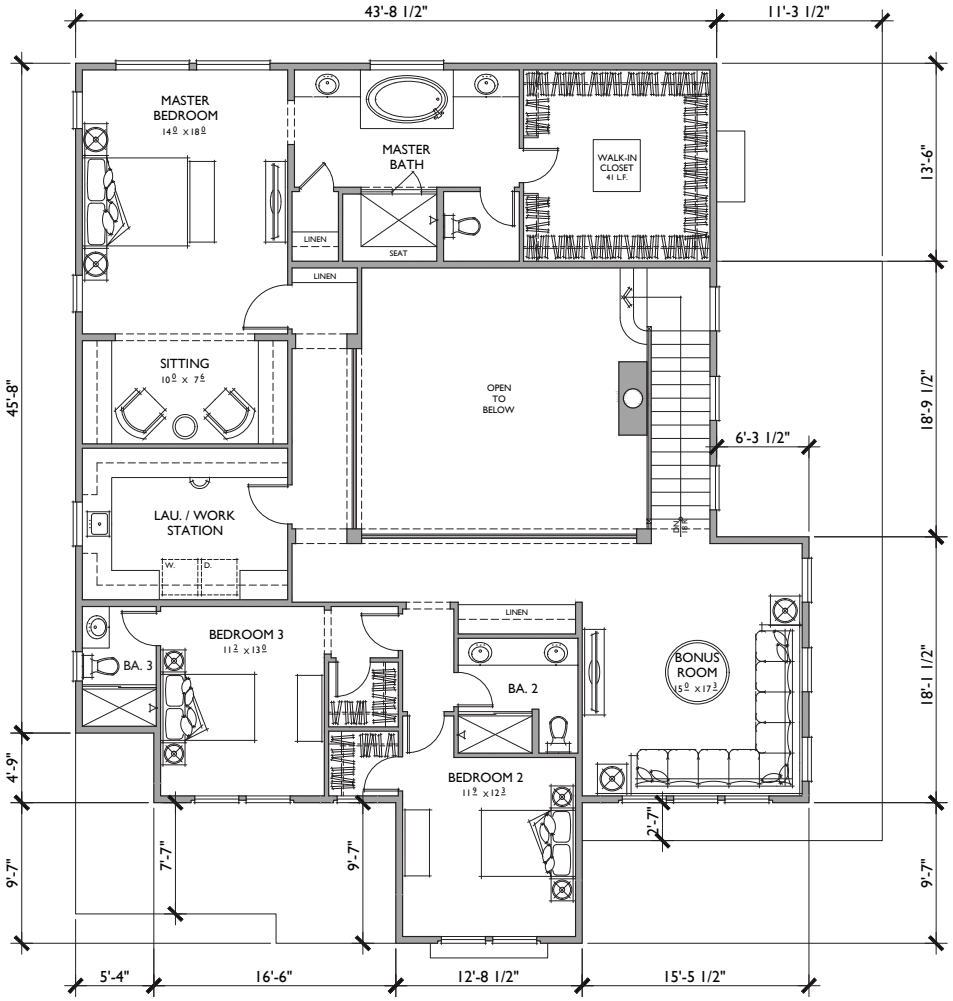
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03.15.23

PONDEROSA HOMES



SECOND FLOOR

4 BEDROOMS / 4.5 BATHS + OFFICE / BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,778 SQ. FT.
2ND FLOOR	1,983 SQ. FT.
TOTAL	**3,750 SQ. FT.**
3 - CAR GARAGE	697 SQ. FT.
OUTDOOR LIVING	374 SQ. FT.
PORCH	182 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1S
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PLEASANTON, CA

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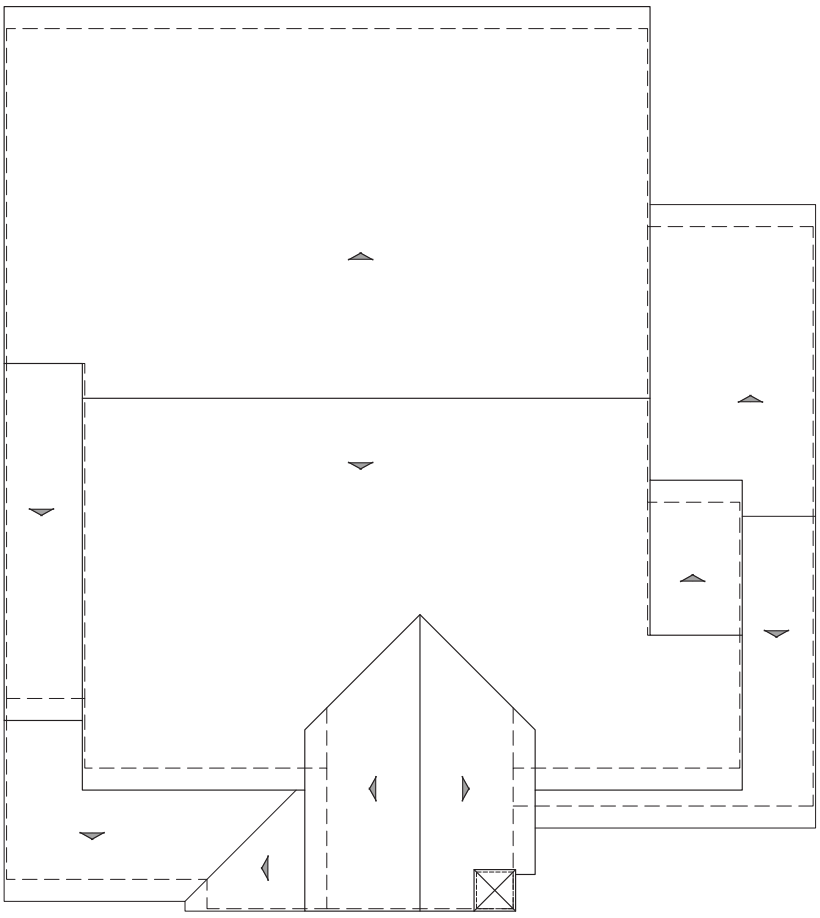
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PONDEROSA HOMES



FRONT SPANISH

1/4"=1'-0"



ROOF PLAN S

1/8"=1'-0"

PITCH: 3:12
RAKE: TIGHT
EAVE: 18"
ROOF MATERIAL: CONCRETE 'S' TILE

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
G. CEMENTITIOUS BOARD AND BATTEN SIDING
H. CEMENTITIOUS HORIZONTAL SIDING
I. CEMENTITOUS TRIM
J. COACH LIGHT
K. VINYL WINDOW
L. STUCCO OVER FOAM TRIM
M. RECESSED HEADER TRIM
N. THIN BRICK VENEER
O. FOAM TRIM WOOD GRAIN FINISH
P. RECESSED GABLE DETAIL
Q. DECORATIVE GABLE VENT TILE
R. WROUGHT IRON RAILING
S. DECORATIVE SHUTTERS
T. BRICK FRIEZE DETAIL
U. BRICK SOLDIER COARSE ENTRY SURROUND
V. STONE VENEER
W. WOOD RAILING

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PLAN 1S
SPANISH ELEVATIONS
HIDDEN CANYON
PLEASANTON, CA

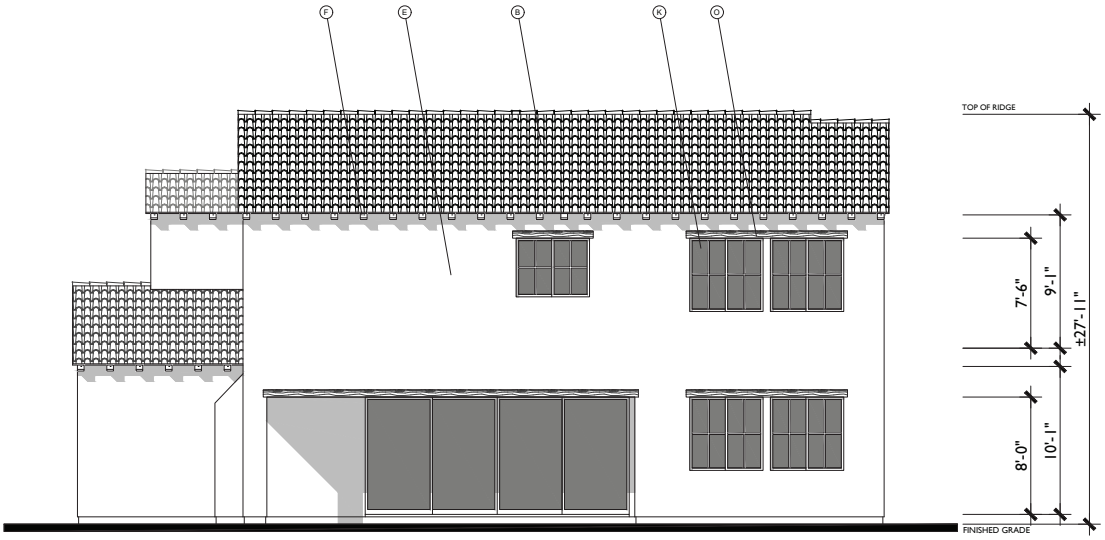
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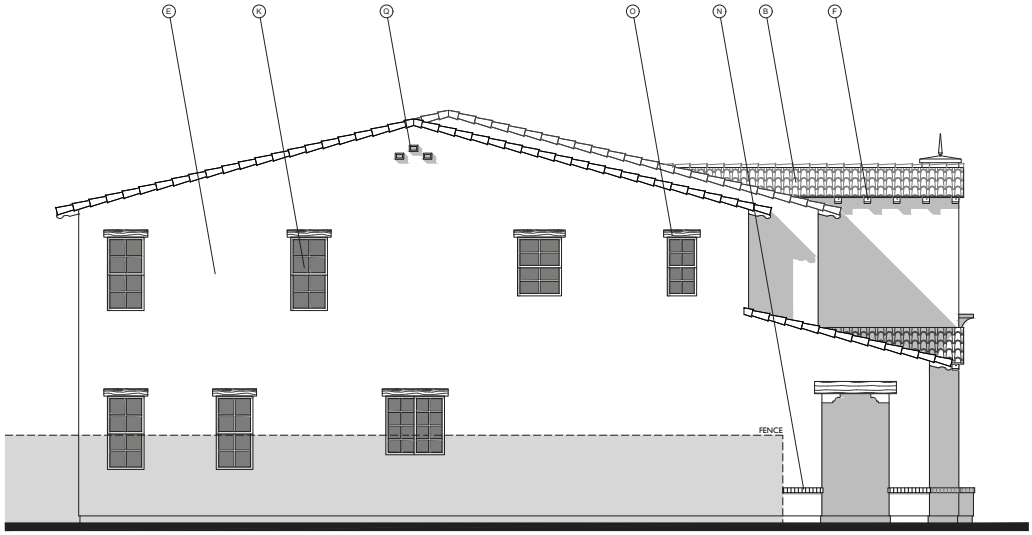
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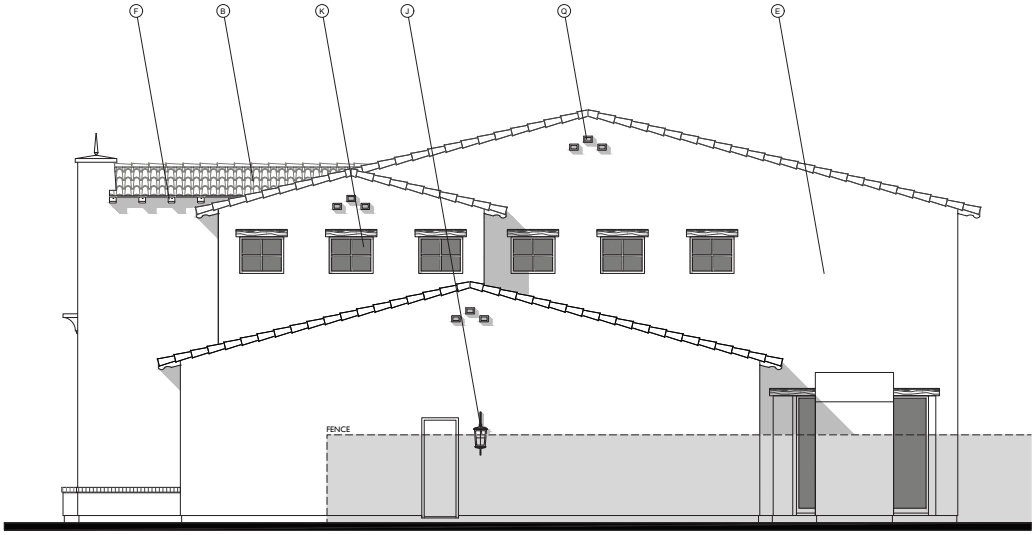
PONDEROSA HOMES



REAR



LEFT



RIGHT

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
G. CEMENTITIOUS BOARD AND BATTEN SIDING
H. CEMENTITIOUS HORIZONTAL SIDING
I. CEMENTITOUS TRIM
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R. WROUGHT IRON RAILING
S. DECORATIVE SHUTTERS
T. BRICK FRIEZE DETAIL
U. BRICK SOLDIER COARSE ENTRY SURROUND
V. STONE VENEER
W. WOOD RAILING

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PLAN 1S
SPANISH ELEVATIONS
HIDDEN CANYON
PLEASANTON, CA

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PONDEROSA HOMES



RUSTIC VILLA



SPANISH



FARMHOUSE

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PLAN 2
FRONT ELEVATIONS

HIDDEN CANYON
PLEASANTON, CA

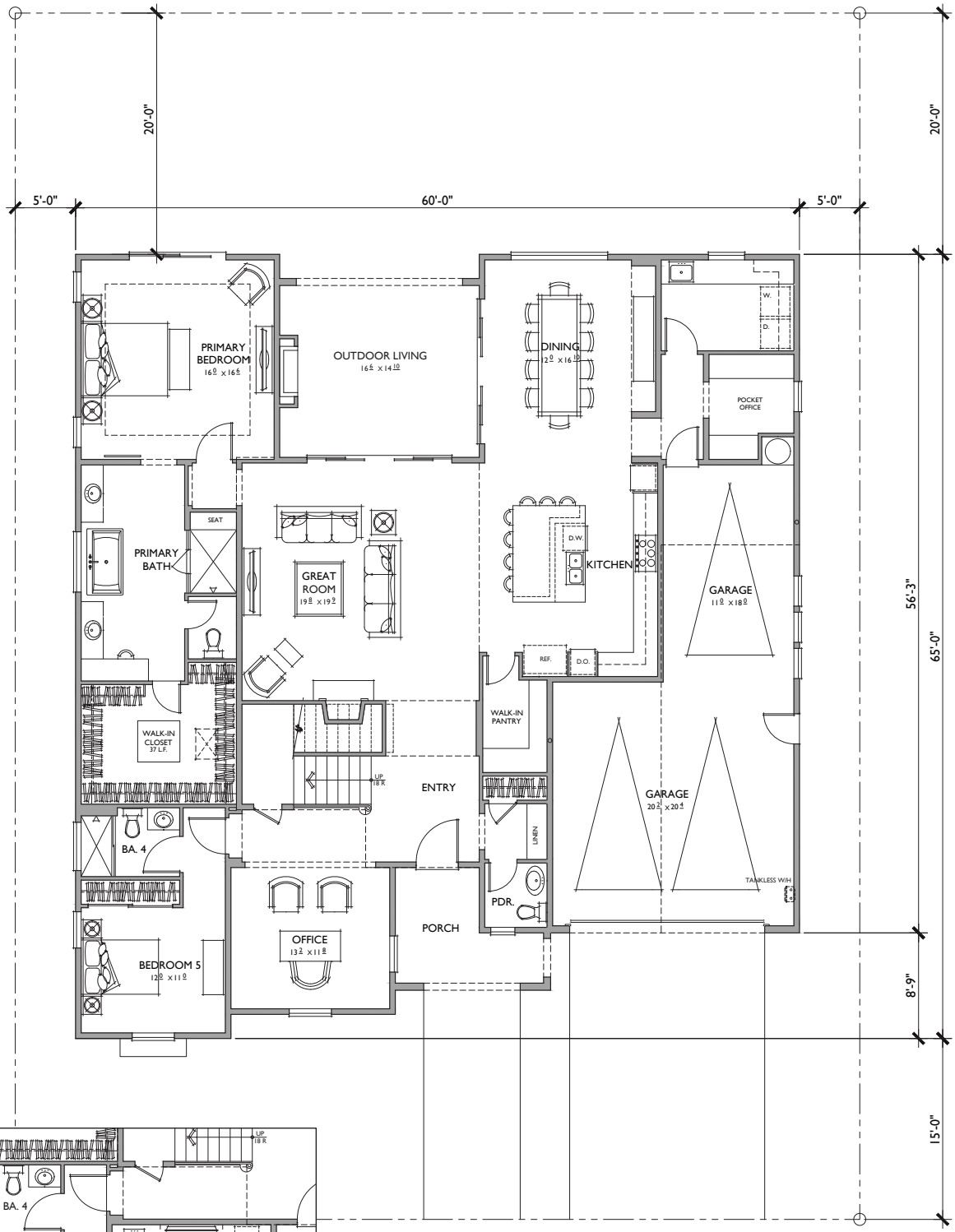
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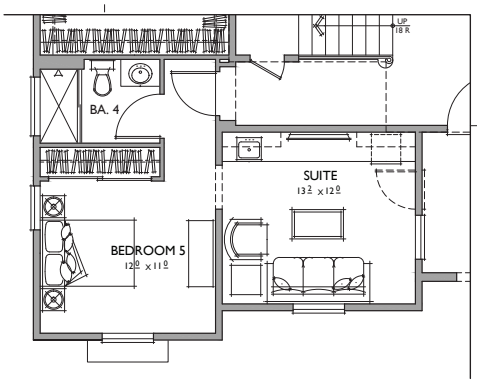
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PONDEROSA HOMES





FIRST FLOOR

OPTIONAL ADU (414 SQ.FT.)

@ BEDROOM 5 / OFFICE

5 BEDROOMS / 4.5 BATHS + OFFICE / BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,635 SQ. FT.
2ND FLOOR	1157 SQ. FT.
TOTAL	**3,774 SQ. FT.**
3 - CAR GARAGE	636 SQ. FT.
OUTDOOR LIVING	246 SQ. FT.
PORCH	99 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2RV
REFLECTS RUSTIC VILLA ELEVATION

HIDDEN CANYON
PLEASANTON, CA

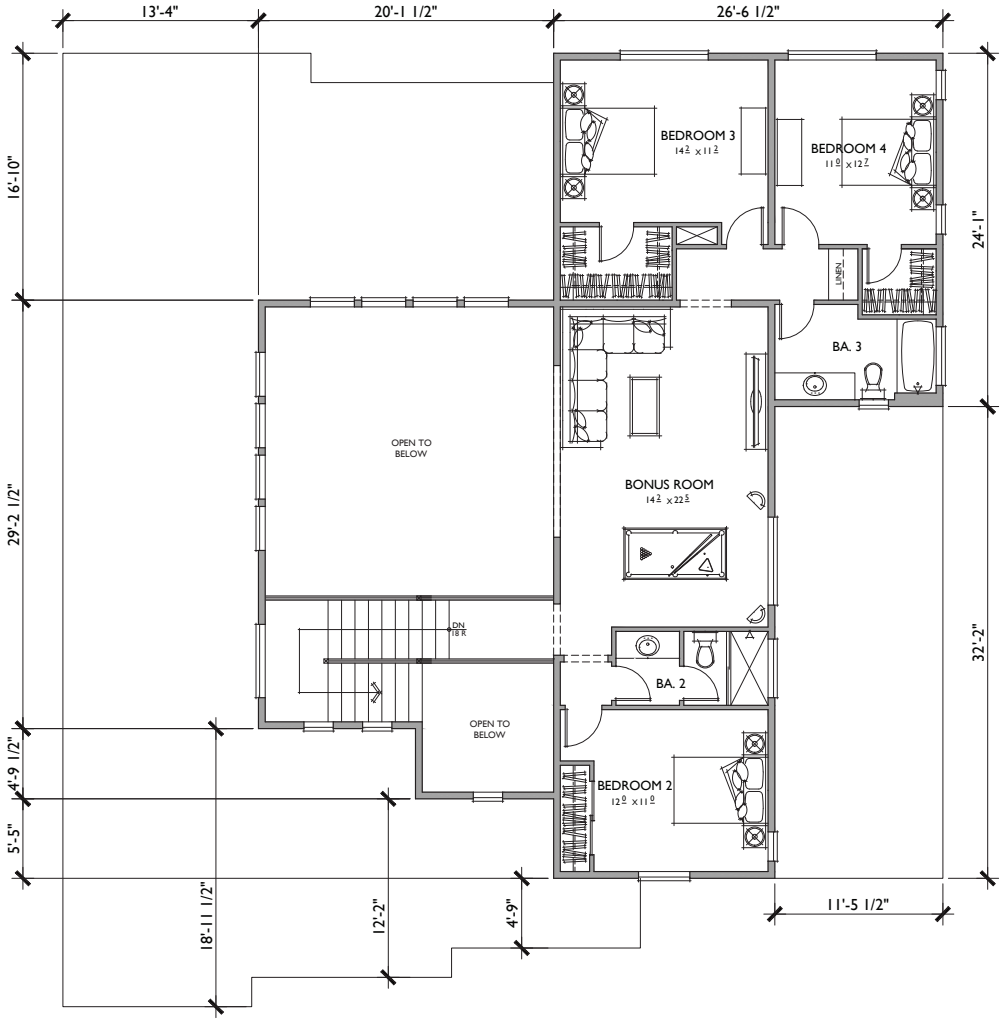
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03.15.23

PONDEROSA HOMES



SECOND FLOOR

5 BEDROOMS / 4.5 BATHS + OFFICE / BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,635 SQ. FT.
2ND FLOOR	1157 SQ. FT.
TOTAL	**3,774 SQ. FT.**
3 - CAR GARAGE	636 SQ. FT.
OUTDOOR LIVING	246 SQ. FT.
PORCH	99 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2RV
REFLECTS RUSTIC VILLA ELEVATION
HIDDEN CANYON
PLEASANTON, CA

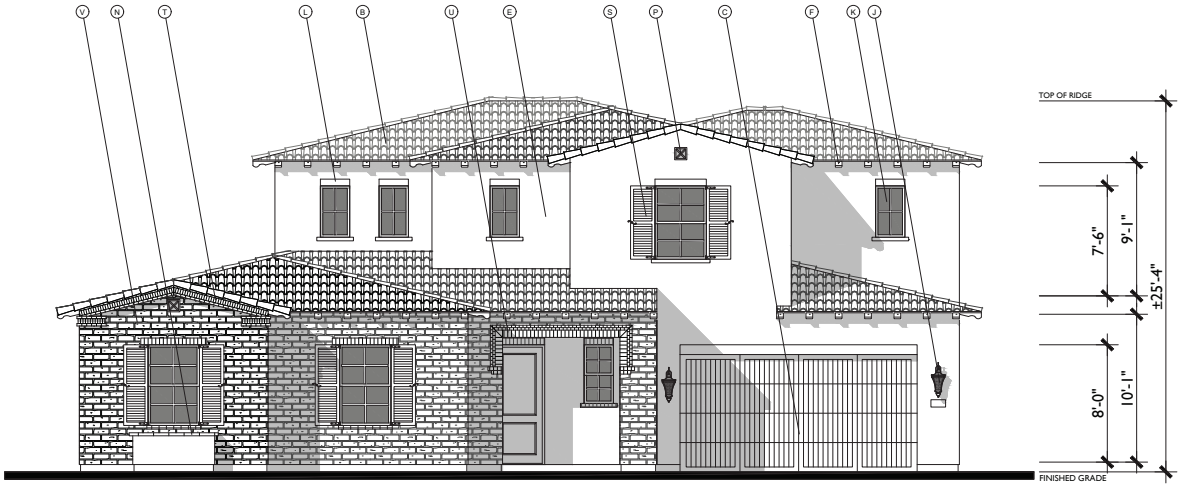
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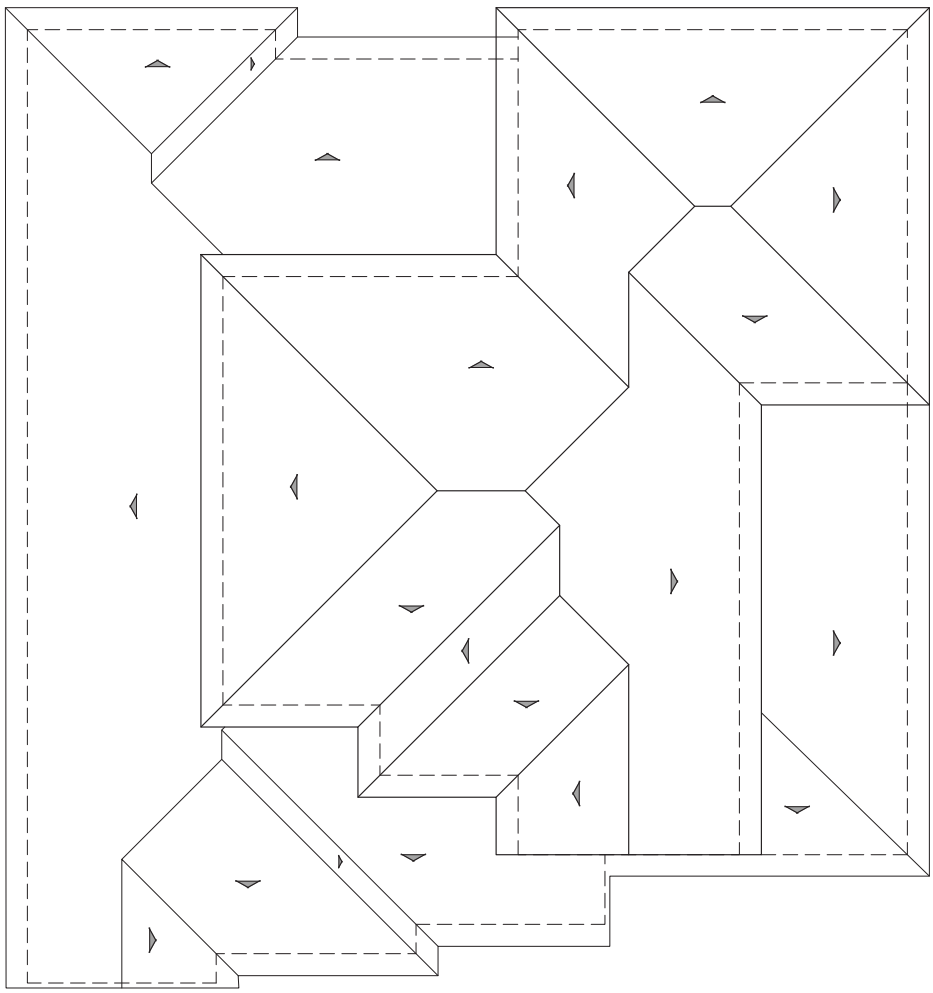
PONDEROSA HOMES



FRONT

RUSTIC VILLA

1/4"=1'-0"



ROOF PLAN

RV

PITCH: 3:12
RAKE: TIGHT
EAVE: 18"
ROOF MATERIAL: CONCRETE "S" TILE

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
G. CEMENTITIOUS BOARD AND BATTEN SIDING
H. CEMENTITIOUS HORIZONTAL SIDING
I. CEMENTITOUS TRIM
J. COACH LIGHT
K. VINYL WINDOW
L. STUCCO OVER FOAM TRIM
M. RECESSED HEADER TRIM
N. THIN BRICK VENEER
O. FOAM TRIM WOOD GRAIN FINISH
P. RECESSED GABLE DETAIL
Q. DECORATIVE GABLE VENT TILE
R. WROUGHT IRON RAILING
S. DECORATIVE SHUTTERS
T. BRICK FRIEZE DETAIL
U. BRICK SOLDIER COARSE ENTRY SURROUND
V. STONE VENEER
W. WOOD RAILING

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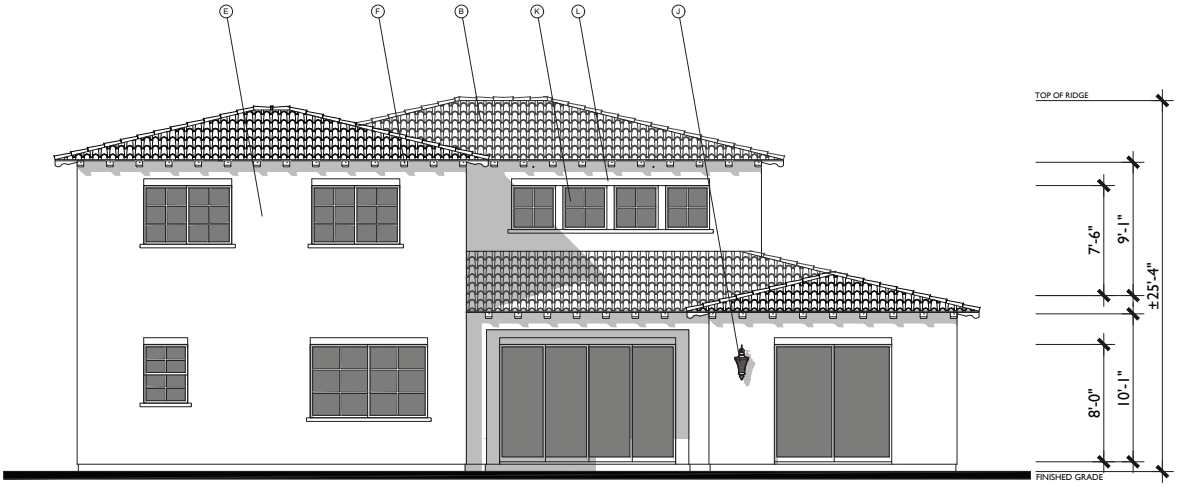
PLAN 2RV
RUSTIC VILLA ELEVATION
HIDDEN CANYON
PLEASANTON, CA

224.14107

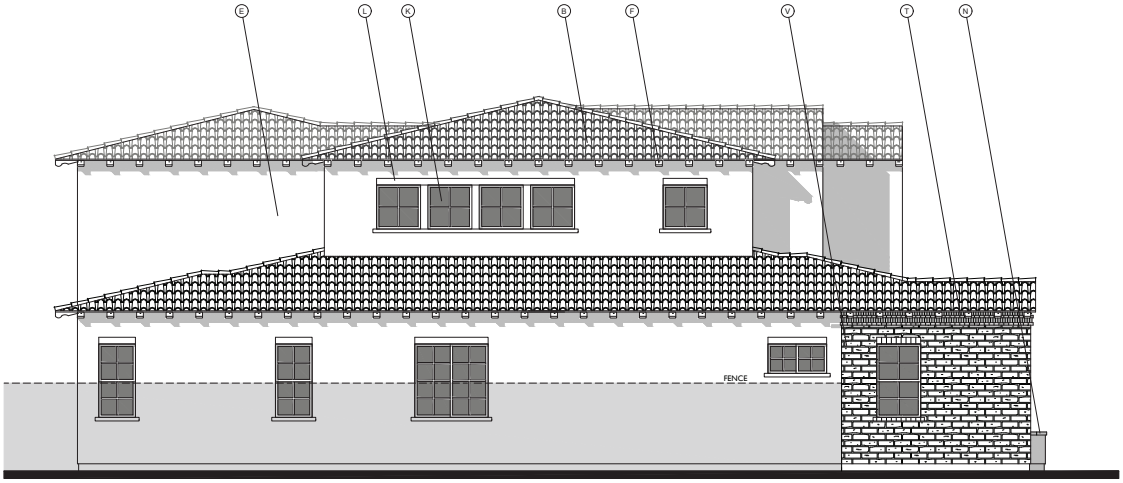
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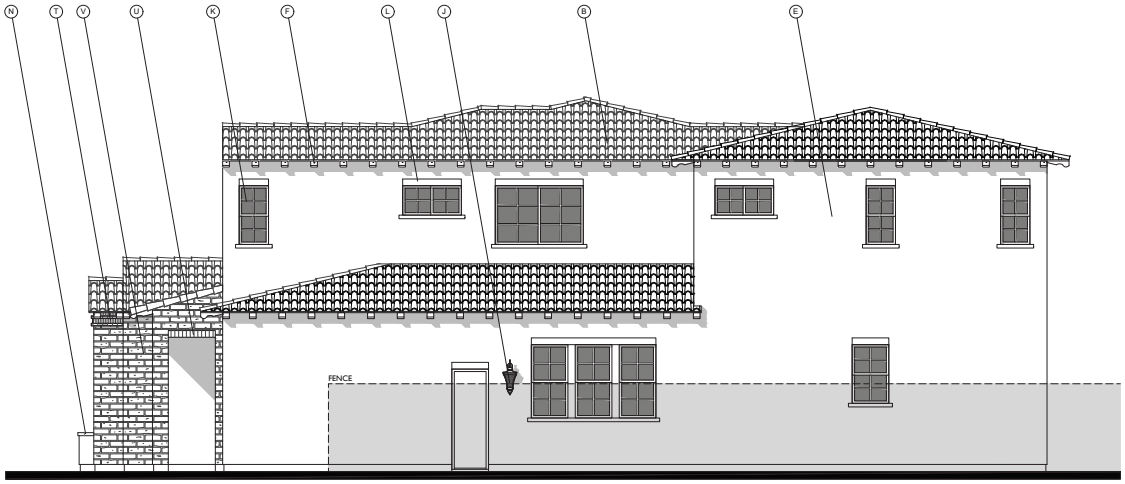
PONDEROSA HOMES



REAR



LEFT



RIGHT

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
G. CEMENTITIOUS BOARD AND BATTEN SIDING
H. CEMENTITIOUS HORIZONTAL SIDING
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U. BRICK SOLDIER COARSE ENTRY SURROUND
V. STONE VENEER
W. WOOD RAILING

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PLAN 2RV
RUSTIC VILLA ELEVATION

HIDDEN CANYON

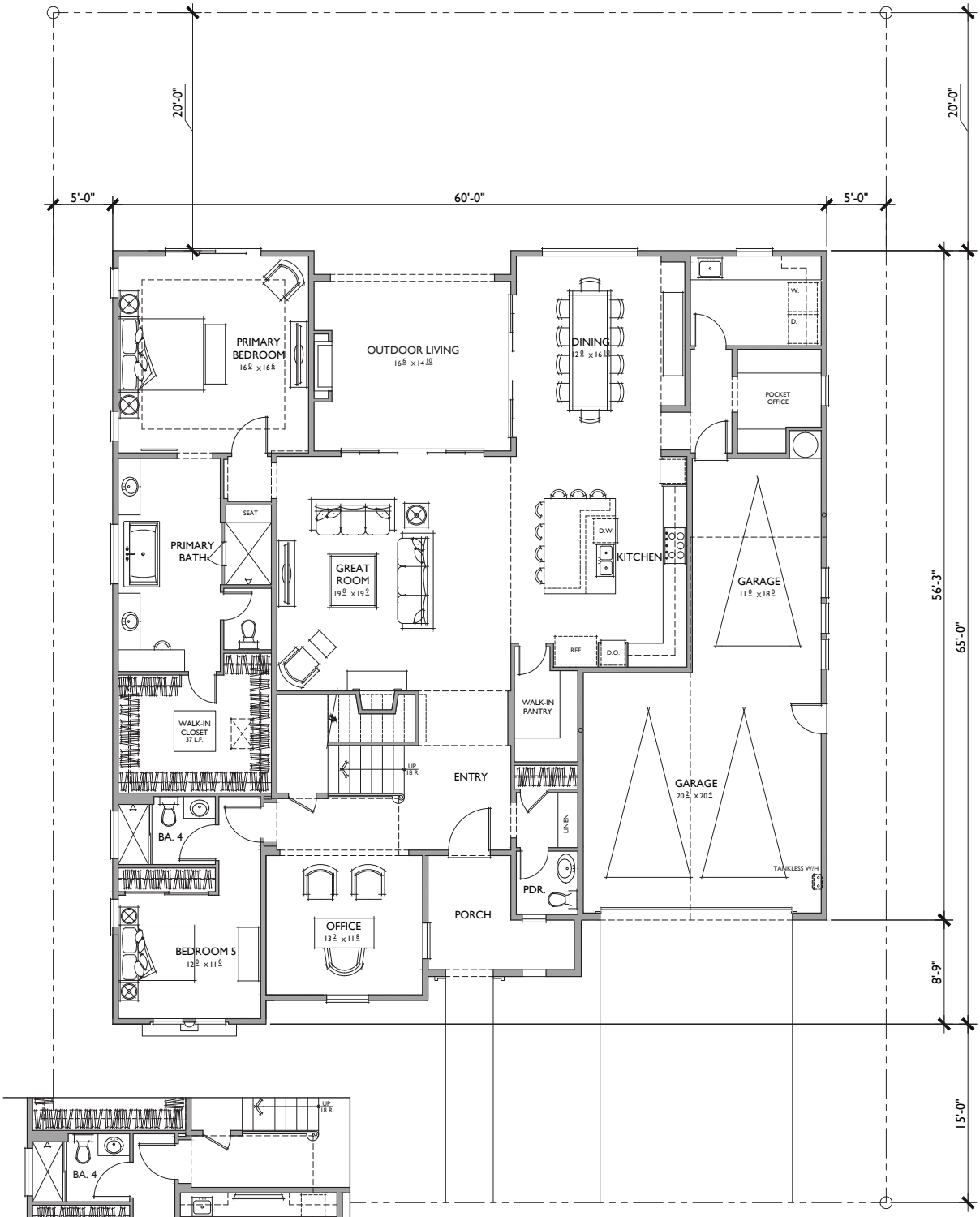
PLEASANTON, CA

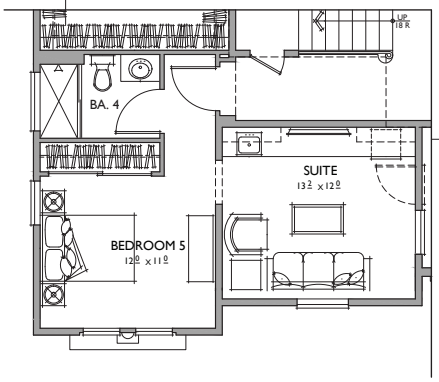
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03.15.23

PONDEROSA HOMES





FIRST FLOOR

OPTIONAL ADU (414 SQ.FT.)

@ BEDROOM 5 / OFFICE

5 BEDROOMS / 4.5 BATHS + OFFICE / BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,628 SQ. FT.
2ND FLOOR	1157 SQ. FT.
TOTAL	**3,774 SQ. FT.**
3 - CAR GARAGE	636 SQ. FT.
OUTDOOR LIVING	245 SQ. FT.
PORCH	99 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2S
REFLECTS SPANISH ELEVATION
HIDDEN CANYON
PLEASANTON, CA

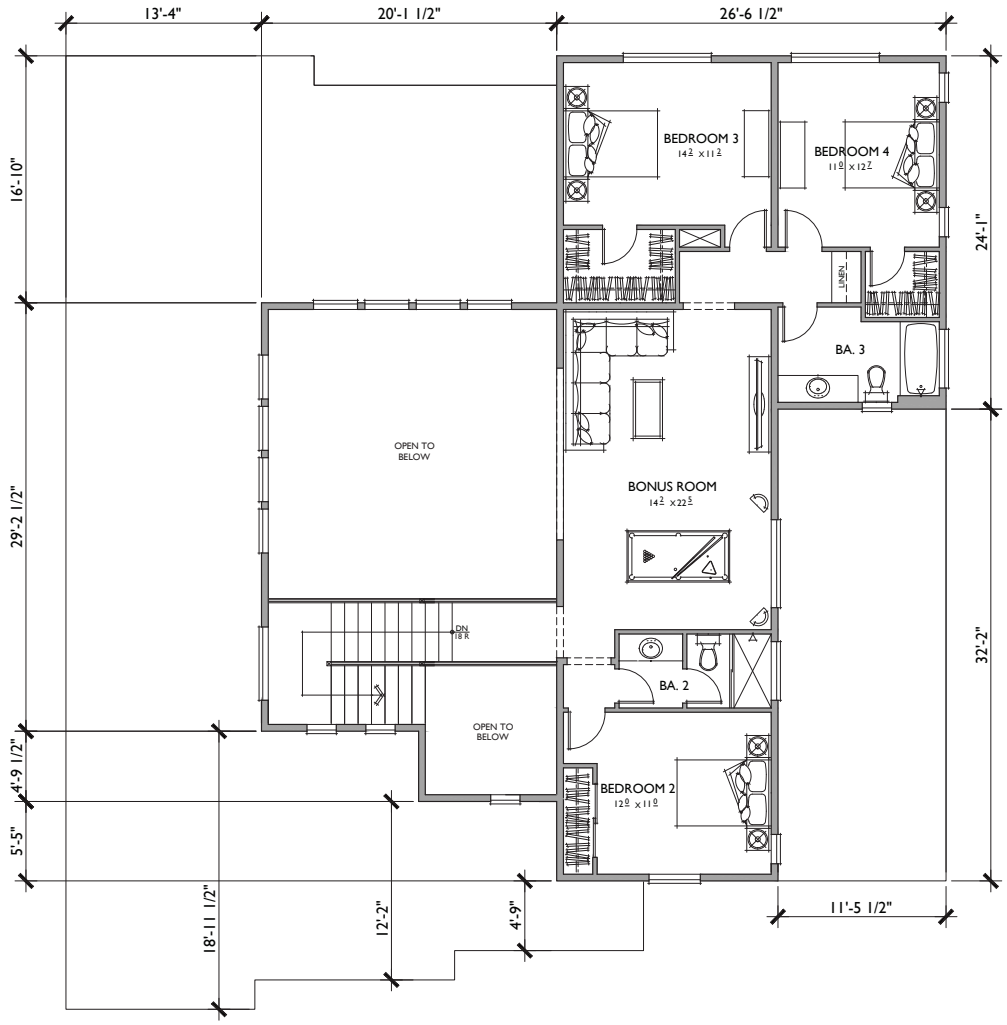
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PONDEROSA HOMES



SECOND FLOOR

5 BEDROOMS / 4.5 BATHS + OFFICE / BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,628 SQ. FT.
2ND FLOOR	1157 SQ. FT.
TOTAL	**3,774 SQ. FT.**
3 - CAR GARAGE	636 SQ. FT.
OUTDOOR LIVING	245 SQ. FT.
PORCH	99 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2S
REFLECTS SPANISH ELEVATION
HIDDEN CANYON
PLEASANTON, CA

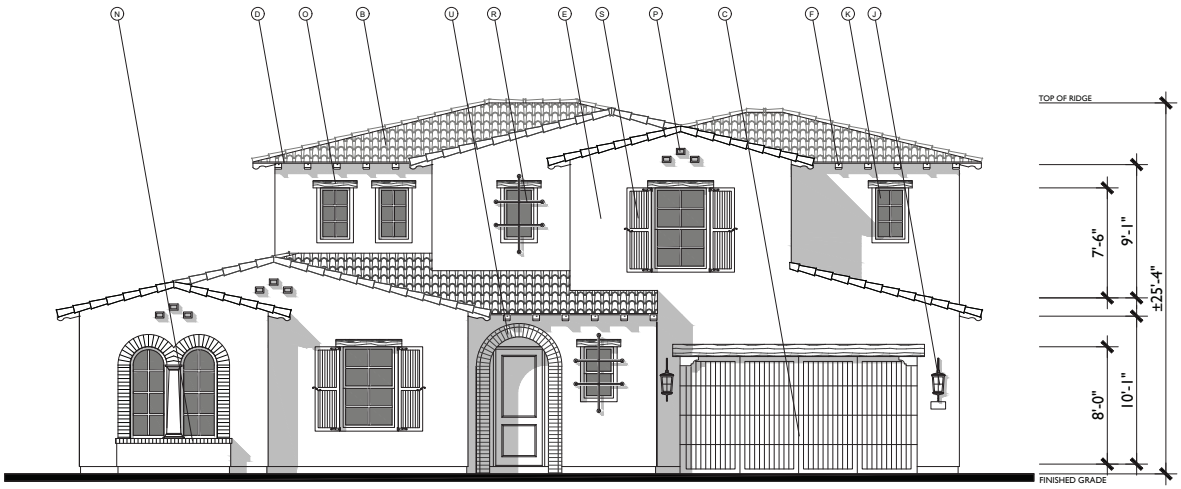
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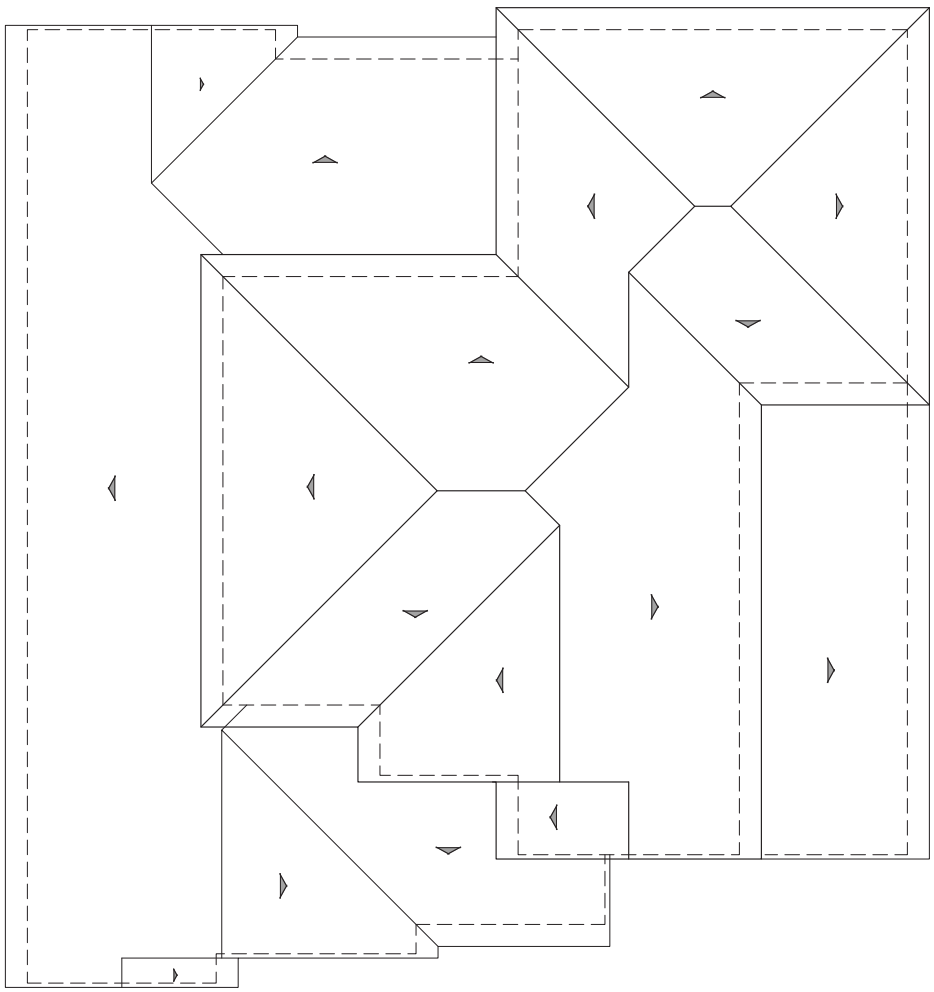
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PONDEROSA HOMES



FRONT SPANISH

1/4"=1'-0"



ROOF PLAN S

PITCH: 3:12
RAKE: TIGHT
EAVE: 18"
ROOF MATERIAL: CONCRERTE "S" TILE

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
G. CEMENTITIOUS BOARD AND BATTEN SIDING
H. CEMENTITIOUS HORIZONTAL SIDING
I. CEMENTITOUS TRIM
J. COACH LIGHT
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T. BRICK FRIEZE DETAIL
U. BRICK SOLDIER COARSE ENTRY SURROUND
V. STONE VENEER
W. WOOD RAILING

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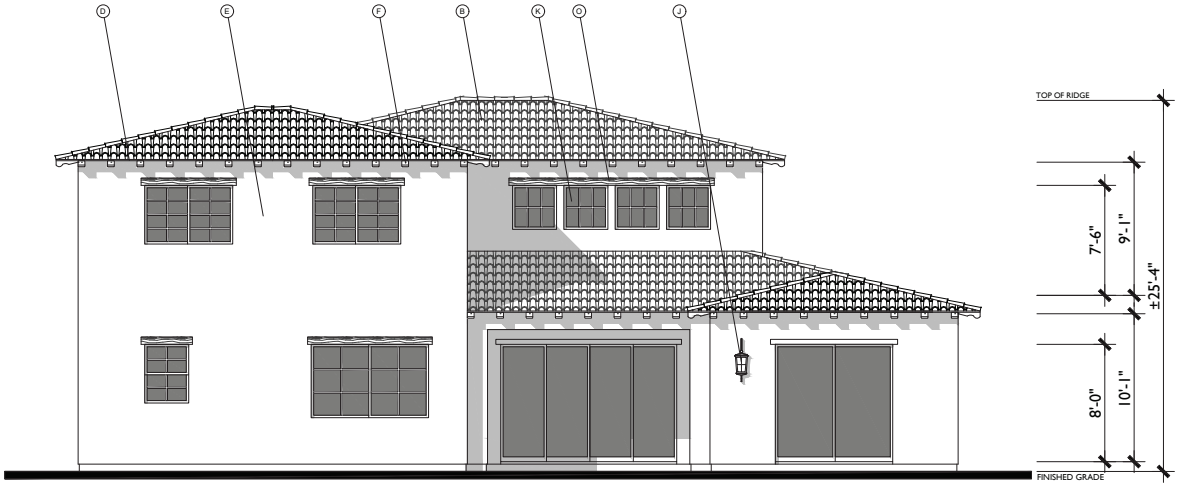
PLAN 2S
SPANISH ELEVATION

HIDDEN CANYON
PLEASANTON, CA

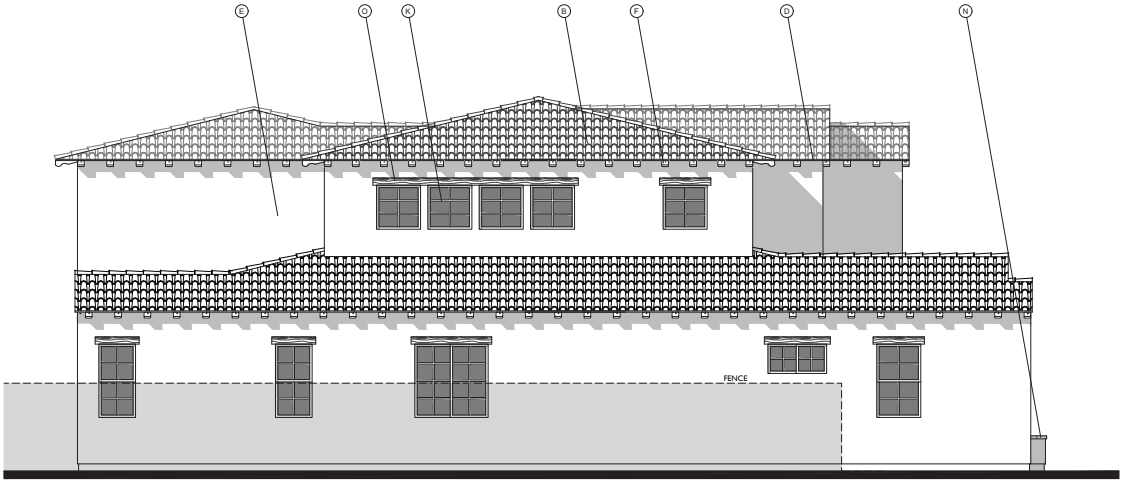
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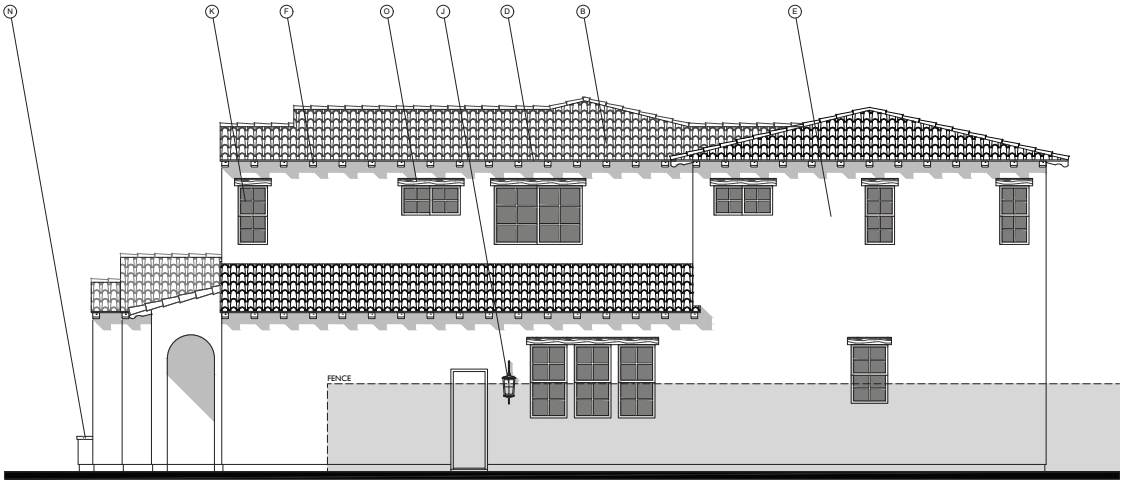
PONDEROSA HOMES



REAR



LEFT



RIGHT

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
G. CEMENTITIOUS BOARD AND BATTEN SIDING
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W. WOOD RAILING

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PLAN 2S
SPANISH ELEVATION

HIDDEN CANYON

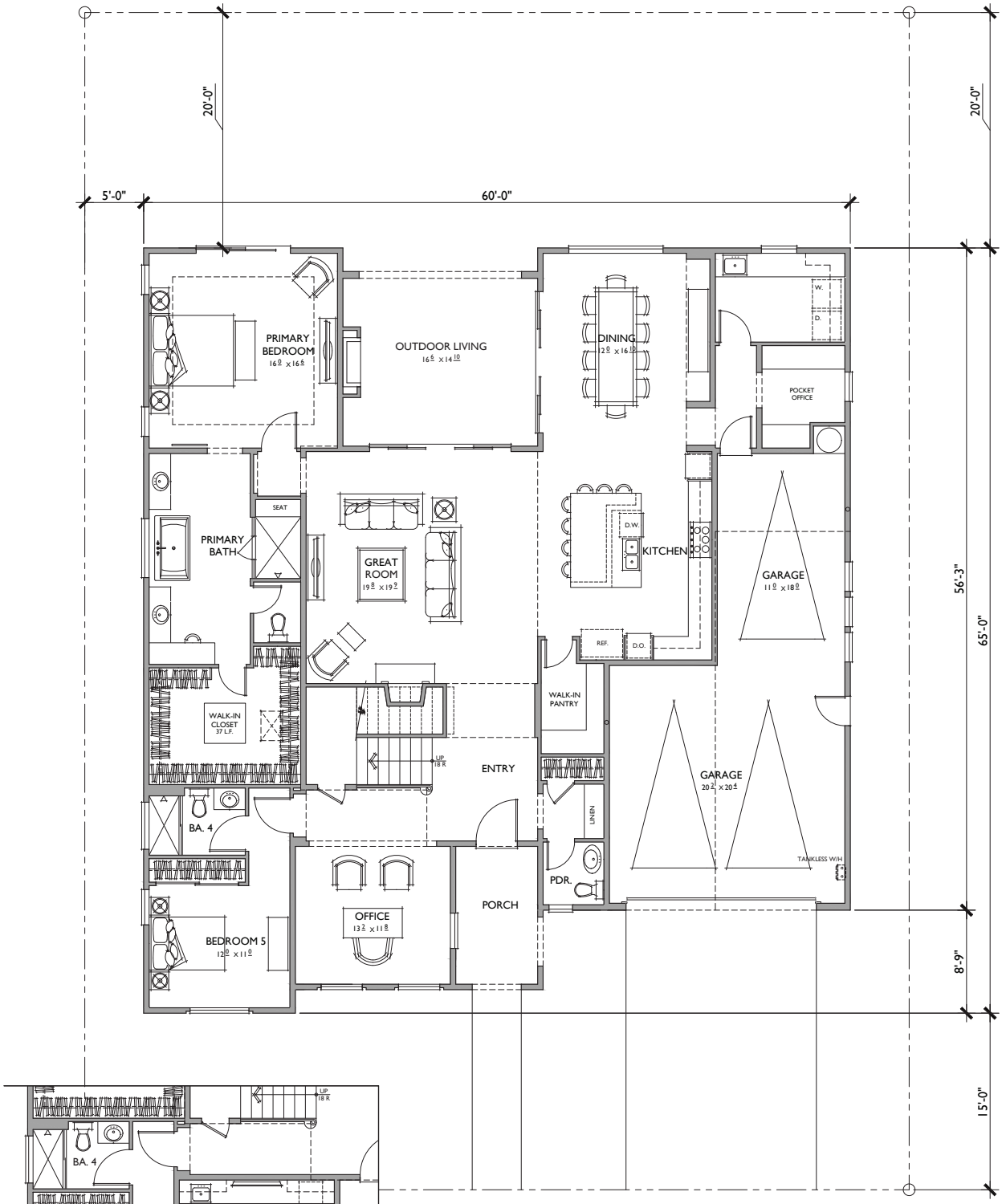
PLEASANTON, CA

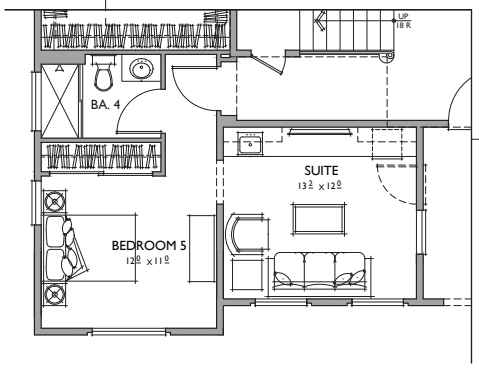
224.14107

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03.15.23

PONDEROSA HOMES





FIRST FLOOR

OPTIONAL ADU (414 SQ.FT.)

@ BEDROOM 5 / OFFICE

5 BEDROOMS / 4.5 BATHS + OFFICE / BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,628 SQ. FT.
2ND FLOOR	1157 SQ. FT.
TOTAL	**3,774 SQ. FT.**
3 - CAR GARAGE	636 SQ. FT.
OUTDOOR LIVING	245 SQ. FT.
PORCH	88 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2F
REFLECTS FARMHOUSE ELEVATION

HIDDEN CANYON
PLEASANTON, CA

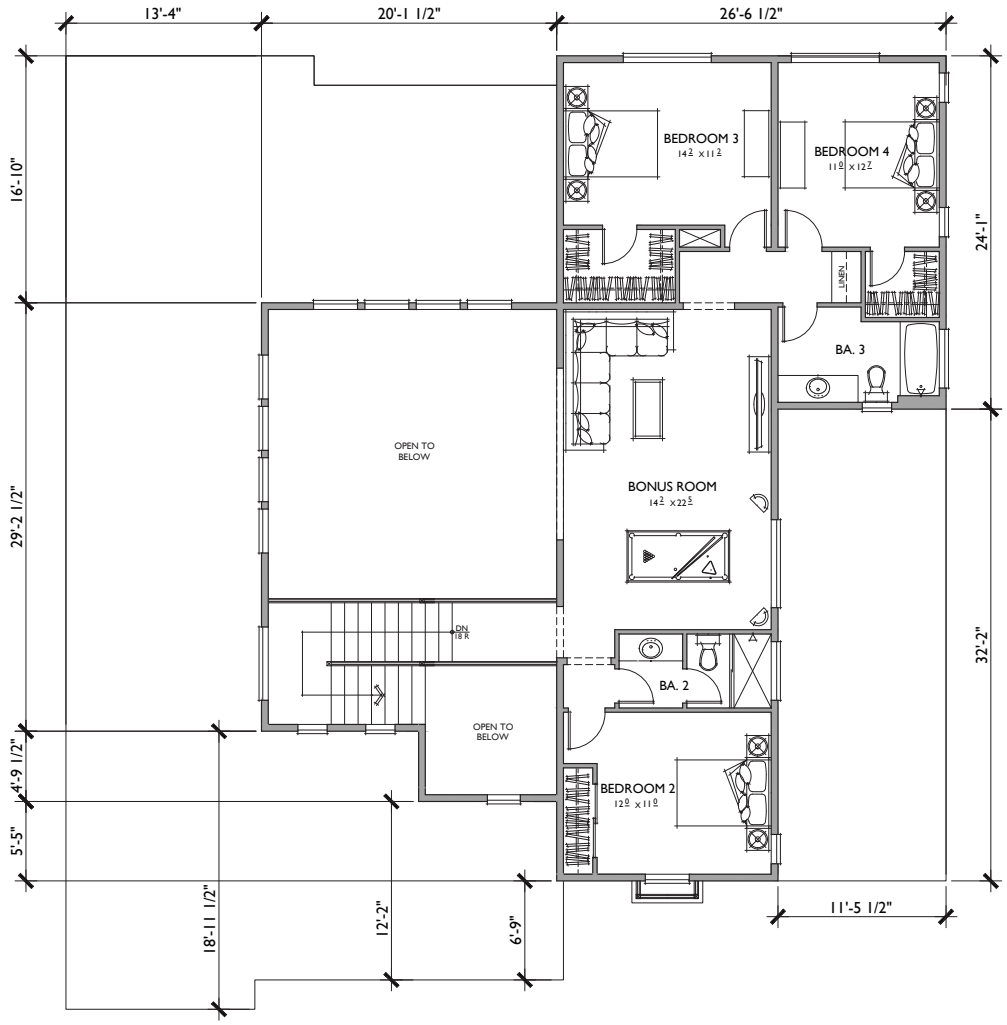
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03.15.23

PONDEROSA HOMES



SECOND FLOOR

5 BEDROOMS / 4.5 BATHS + OFFICE / BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,628 SQ. FT.
2ND FLOOR	1157 SQ. FT.
TOTAL	**3,774 SQ. FT.**
3 - CAR GARAGE	636 SQ. FT.
OUTDOOR LIVING	245 SQ. FT.
PORCH	88 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2F
REFLECTS FARMHOUSE ELEVATION
HIDDEN CANYON
PLEASANTON, CA

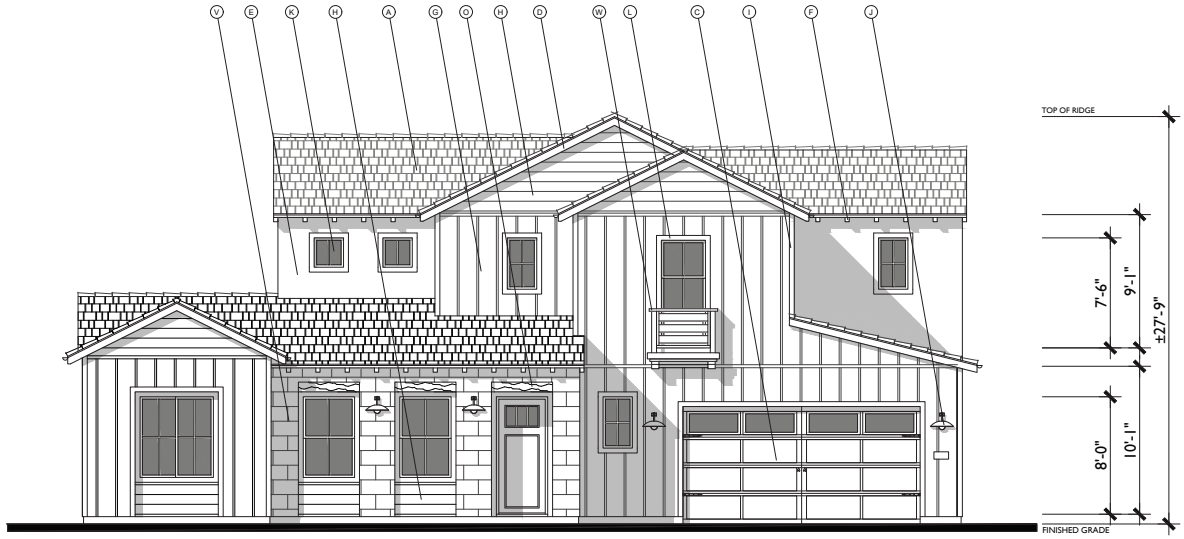
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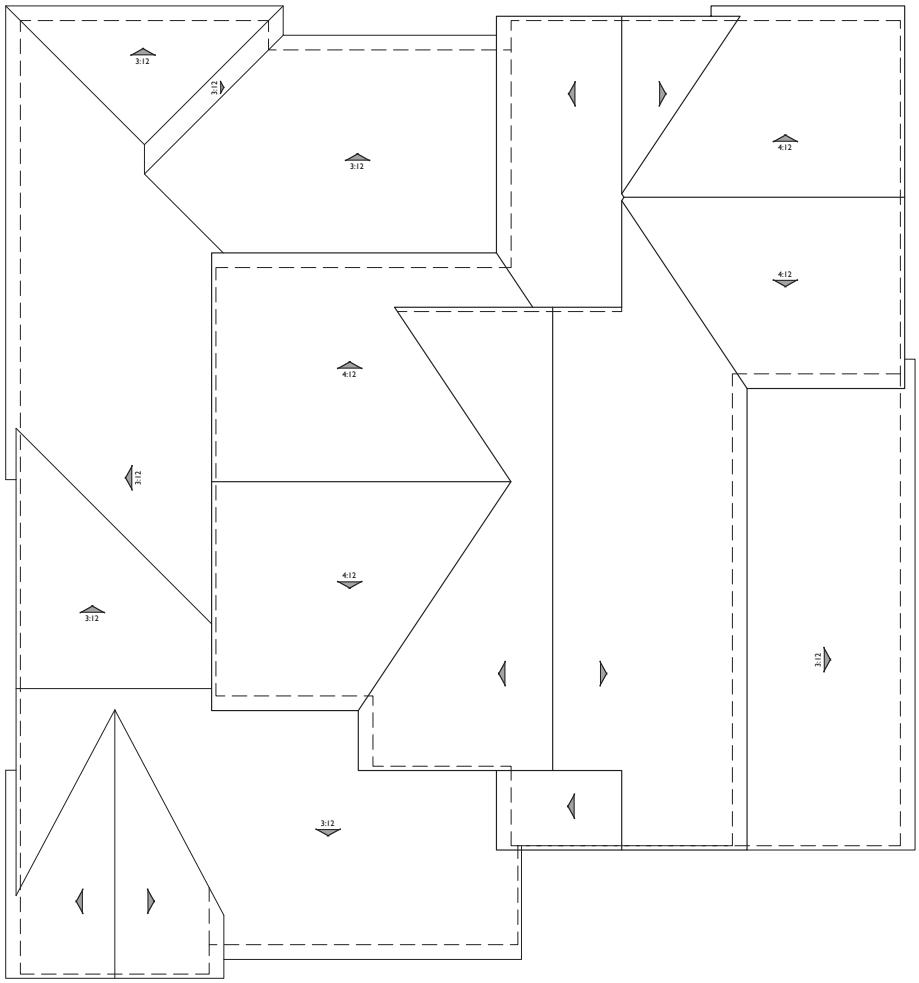
PONDEROSA HOMES



FRONT

FARMHOUSE

1/4"=1'-0"



ROOF PLAN

F

1/8"=1'-0"

PITCH: 6:12 U.N.O.
RAKE: 3.5"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
G. CEMENTITIOUS BOARD AND BATTEN SIDING
H. CEMENTITIOUS HORIZONTAL SIDING
I. CEMENTITOUS TRIM
J. COACH LIGHT
K. VINYL WINDOW
L. STUCCO OVER FOAM TRIM
M. RECESSED HEADER TRIM
N. THIN BRICK VENEER
O. FOAM TRIM WOOD GRAIN FINISH
P. RECESSED GABLE DETAIL
Q. DECORATIVE GABLE VENT TILE
R. WROUGHT IRON RAILING
S. DECORATIVE SHUTTERS
T. BRICK FRIEZE DETAIL
U. BRICK SOLDIER COARSE ENTRY SURROUND
V. STONE VENEER
W. WOOD RAILING

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PLAN 2F
FARMHOUSE ELEVATION

HIDDEN CANYON

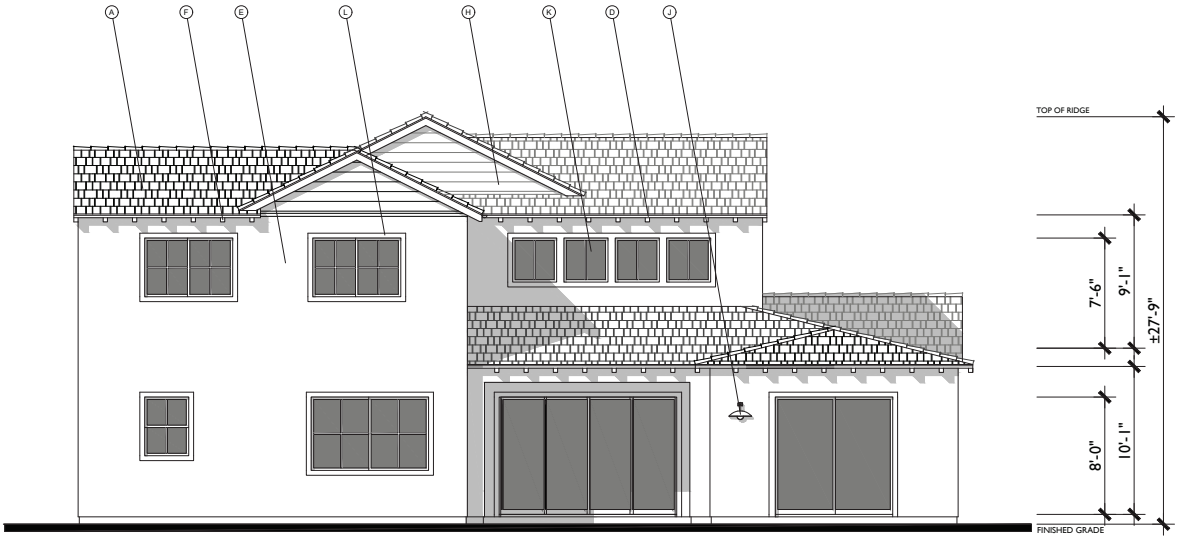
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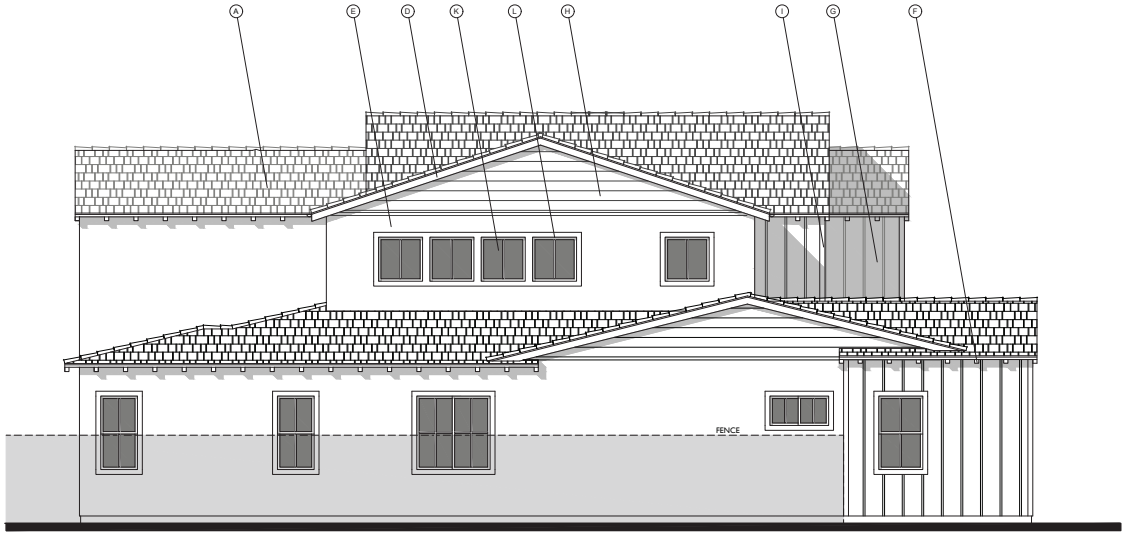
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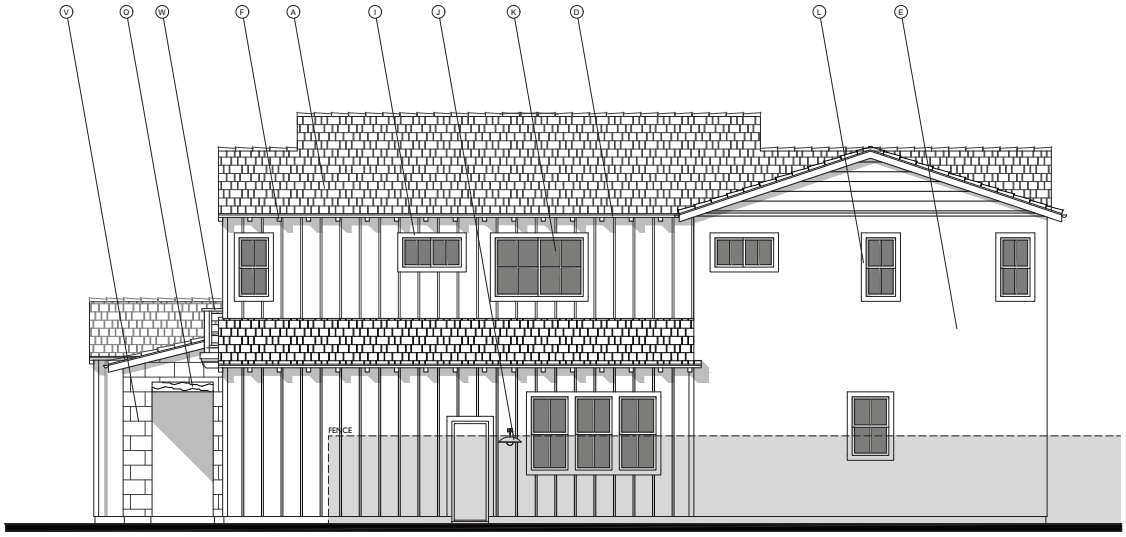
PONDEROSA HOMES



REAR



LEFT



RIGHT

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
G. CEMENTITIOUS BOARD AND BATTEN SIDING
H. CEMENTITIOUS HORIZONTAL SIDING
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T. BRICK FRIEZE DETAIL
U. BRICK SOLDIER COURSE ENTRY SURROUND
V. STONE VENEER
W. WOOD RAILING

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PLAN 2F
FARMHOUSE ELEVATION

HIDDEN CANYON

PLEASANTON, CA

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PONDEROSA HOMES



RUSTIC VILLA



PRAIRIE



FARMHOUSE

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PLAN 3
FRONT ELEVATIONS

HIDDEN CANYON
PLEASANTON, CA

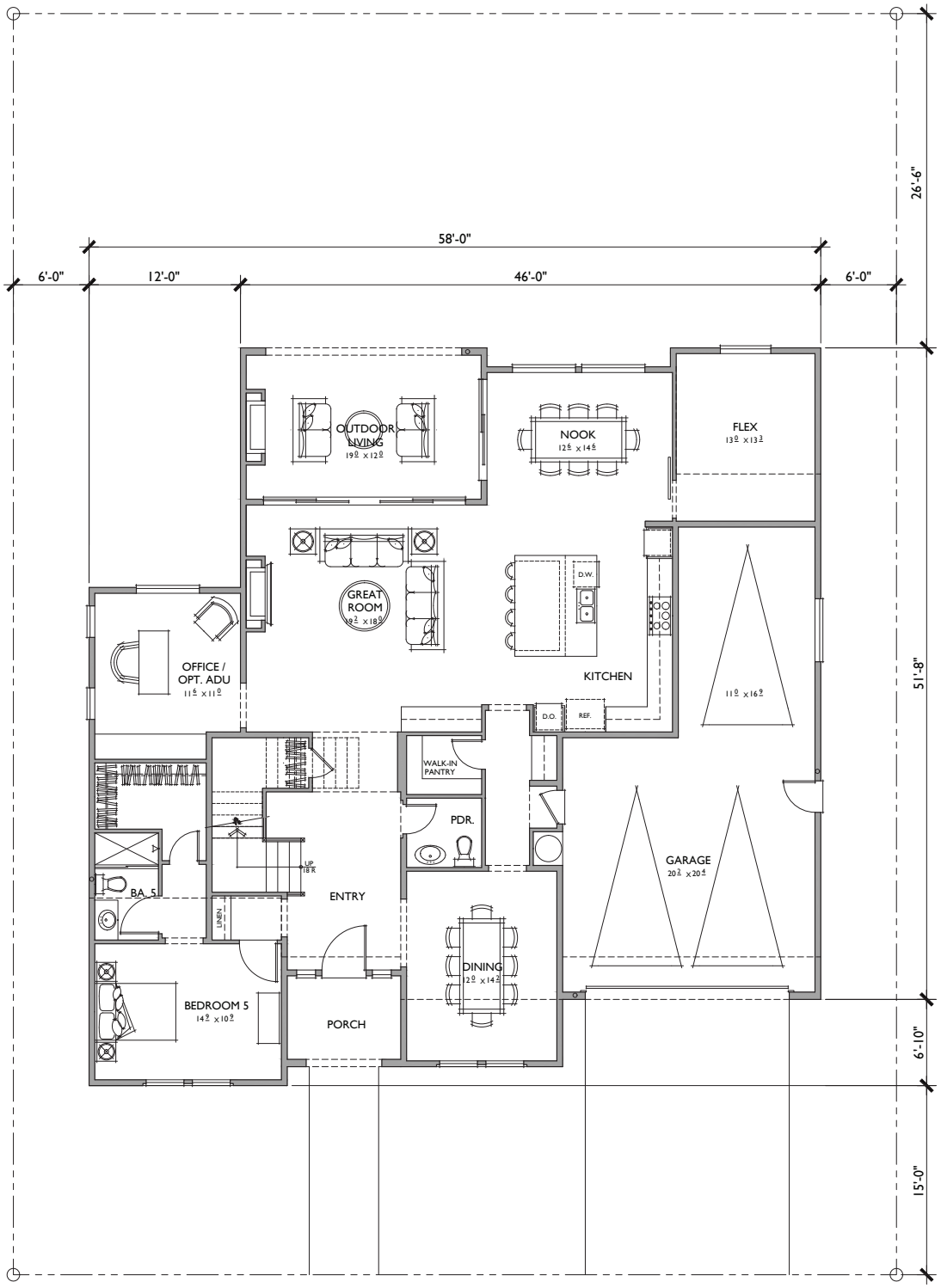
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03.15.23

PONDEROSA HOMES



FIRST FLOOR

5 BEDROOMS / 5.5 BATHS + BONUS ROOM / OFFICE W/ OPT. ADU
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,063 SQ. FT.
2ND FLOOR	2,187 SQ. FT.
TOTAL	**4,243 SQ. FT.**
3 - CAR GARAGE	614 SQ. FT.
OUTDOOR LIVING	230 SQ. FT.
PORCH	65 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3RV
REFLECTS RUSTIC VILLA ELEVATION
HIDDEN CANYON
PLEASANTON, CA

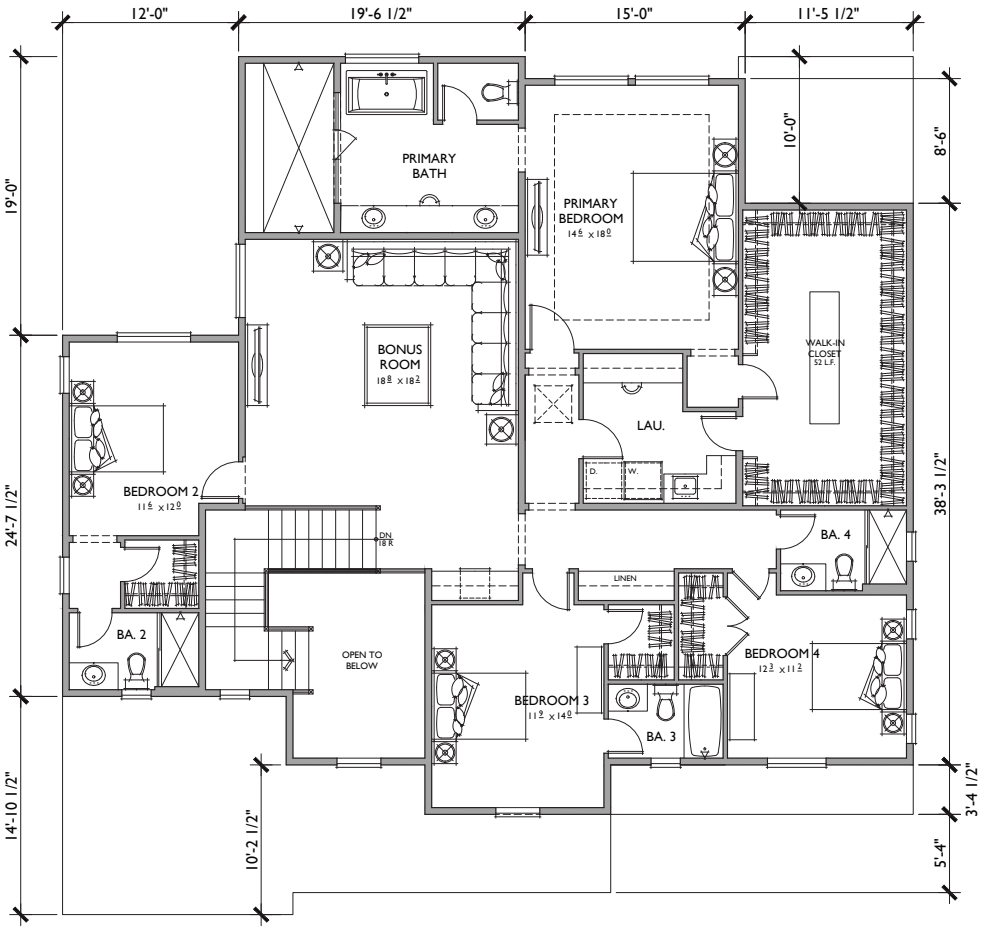
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03.15.23

PONDEROSA HOMES



SECOND FLOOR

5 BEDROOMS / 5.5 BATHS + BONUS ROOM / OFFICE W/ OPT. ADU
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,063 SQ. FT.
2ND FLOOR	2,187 SQ. FT.
TOTAL	**4,243 SQ. FT.**
3 - CAR GARAGE	614 SQ. FT.
OUTDOOR LIVING	230 SQ. FT.
PORCH	65 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3RV
REFLECTS RUSTIC VILLA ELEVATION
HIDDEN CANYON
PLEASANTON, CA

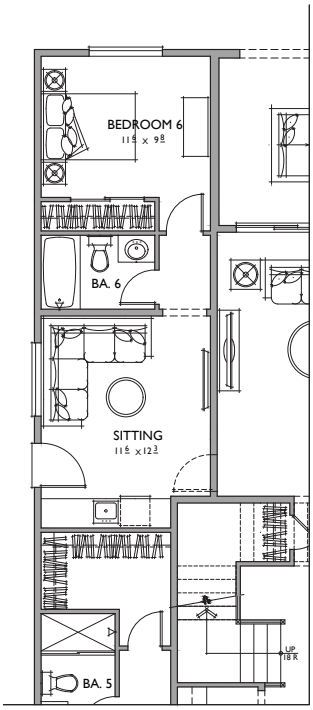
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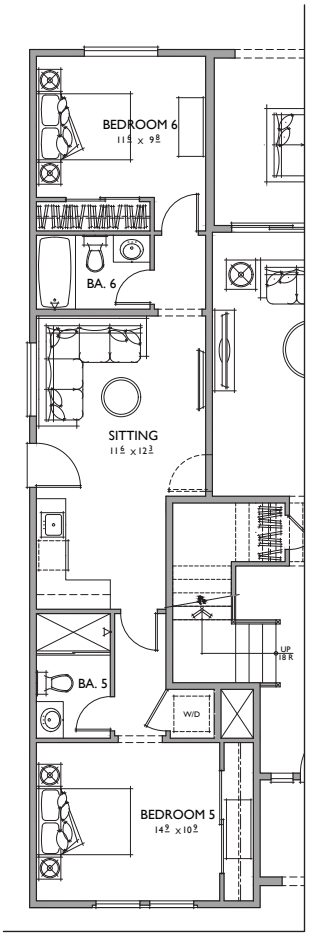
03.15.23

PONDEROSA HOMES



OPT. ADU (394 SQ.FT.)

@ OFFICE (+237 SQ.FT.)



OPT. ADU 2 (720 SQ.FT.)

@ OFFICE/BEDROOM 5 (237 SQ.FT.)

5 BEDROOMS / 5.5 BATHS + BONUS ROOM / OFFICE W/ OPT. ADU
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,063 SQ. FT.
2ND FLOOR	2,187 SQ. FT.
TOTAL	**4,243 SQ. FT.**
3 - CAR GARAGE	614 SQ. FT.
OUTDOOR LIVING	230 SQ. FT.
PORCH	65 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3RV
REFLECTS RUSTIC VILLA ELEVATION

HIDDEN CANYON
PLEASANTON, CA

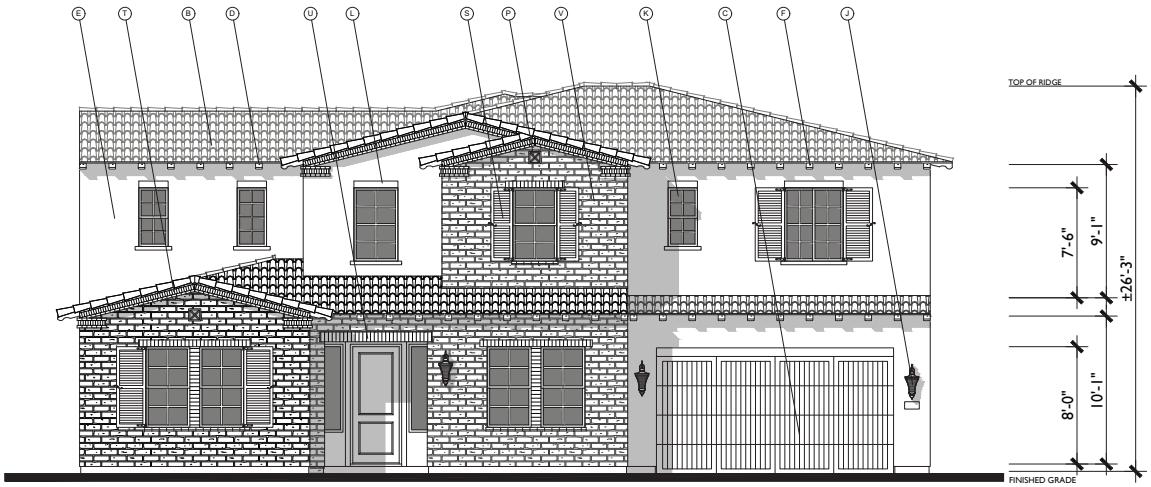
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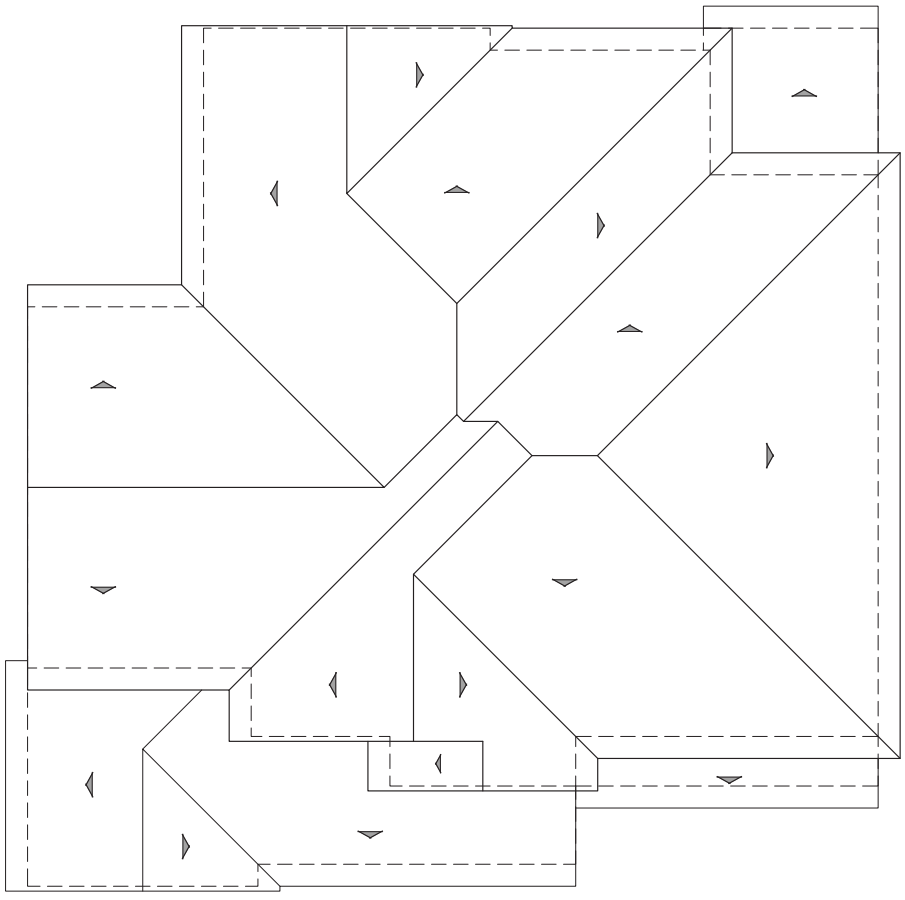
PONDEROSA HOMES



FRONT

RUSTIC VILLA

1/4"=1'-0"



ROOF PLAN

RV

PITCH: 3:12
RAKE: TIGHT
EAVE: 18"
ROOF MATERIAL: CONCRETE "S" TILE

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
G. CEMENTITIOUS BOARD AND BATTEN SIDING
H. CEMENTITIOUS HORIZONTAL SIDING
I. CEMENTITOUS TRIM
J. COACH LIGHT
K. VINYL WINDOW
L. STUCCO OVER FOAM TRIM
M. RECESSED HEADER TRIM
N. THIN BRICK VENEER
O. FOAM TRIM WOOD GRAIN FINISH
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Q. DECORATIVE GABLE VENT TILE
R. WROUGHT IRON RAILING
S. DECORATIVE SHUTTERS
T. BRICK FRIEZE DETAIL
U. BRICK SOLDIER COURSE ENTRY SURROUND
V. STONE VENEER
W. WOOD RAILING

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PLAN 3RV
RUSTIC VILLA ELEVATION

HIDDEN CANYON

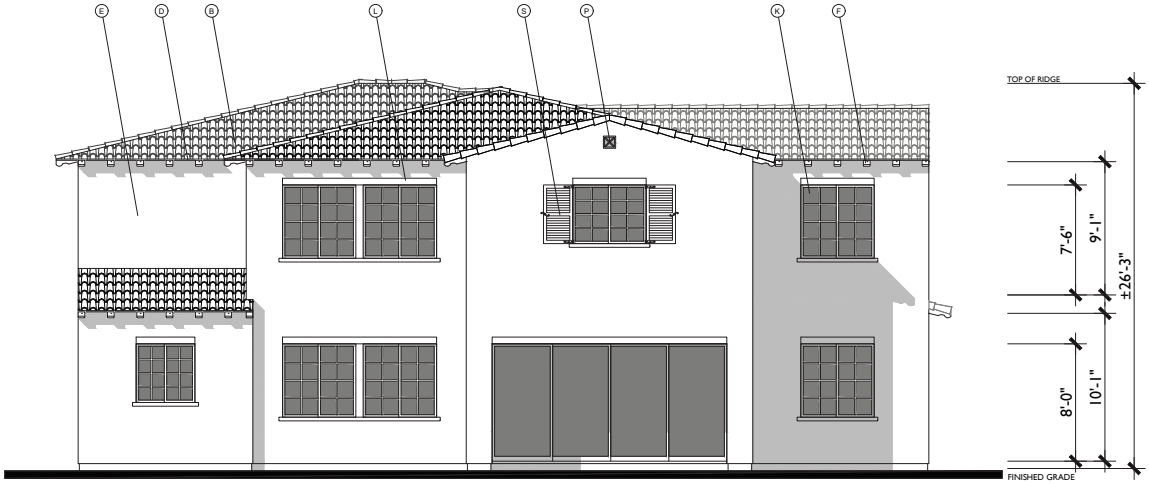
PLEASANTON, CA

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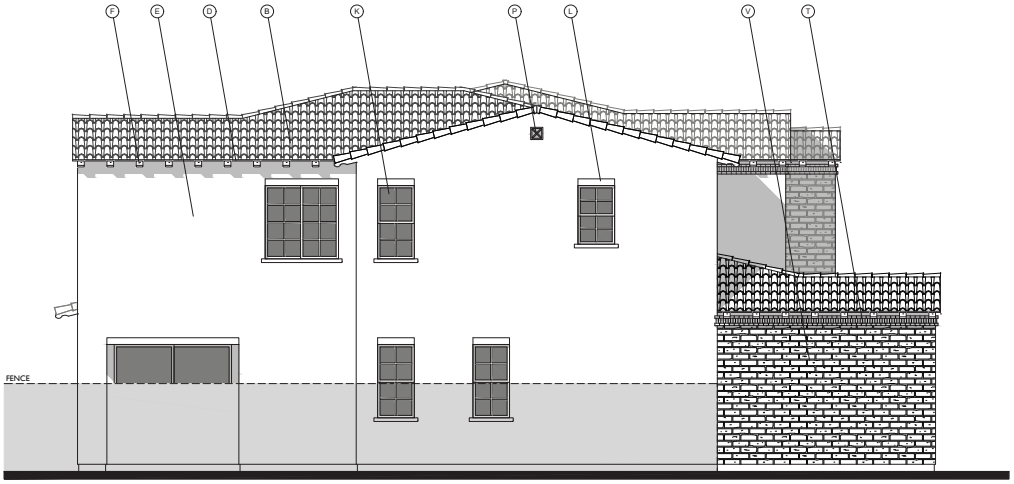
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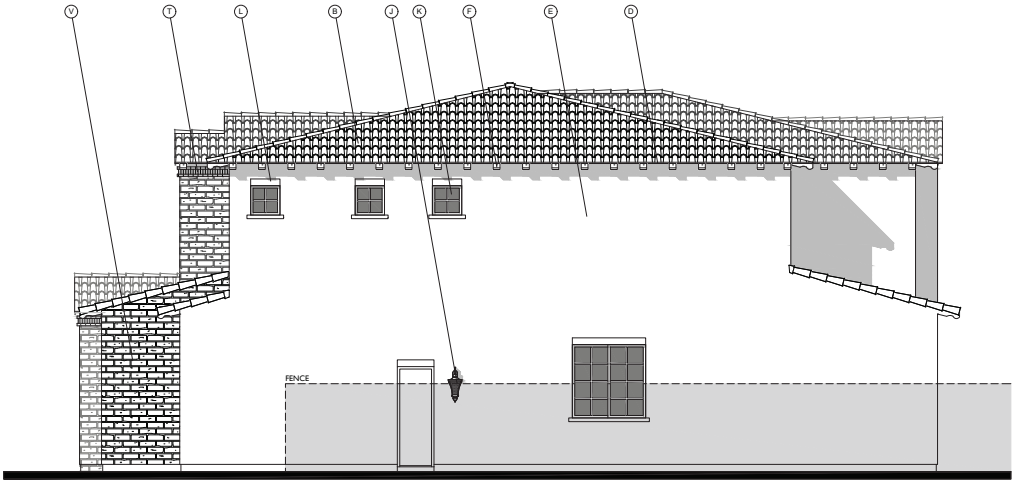
PONDEROSA HOMES



REAR



LEFT



RIGHT

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
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PLAN 3RV
RUSTIC VILLA ELEVATION
HIDDEN CANYON
PLEASANTON, CA

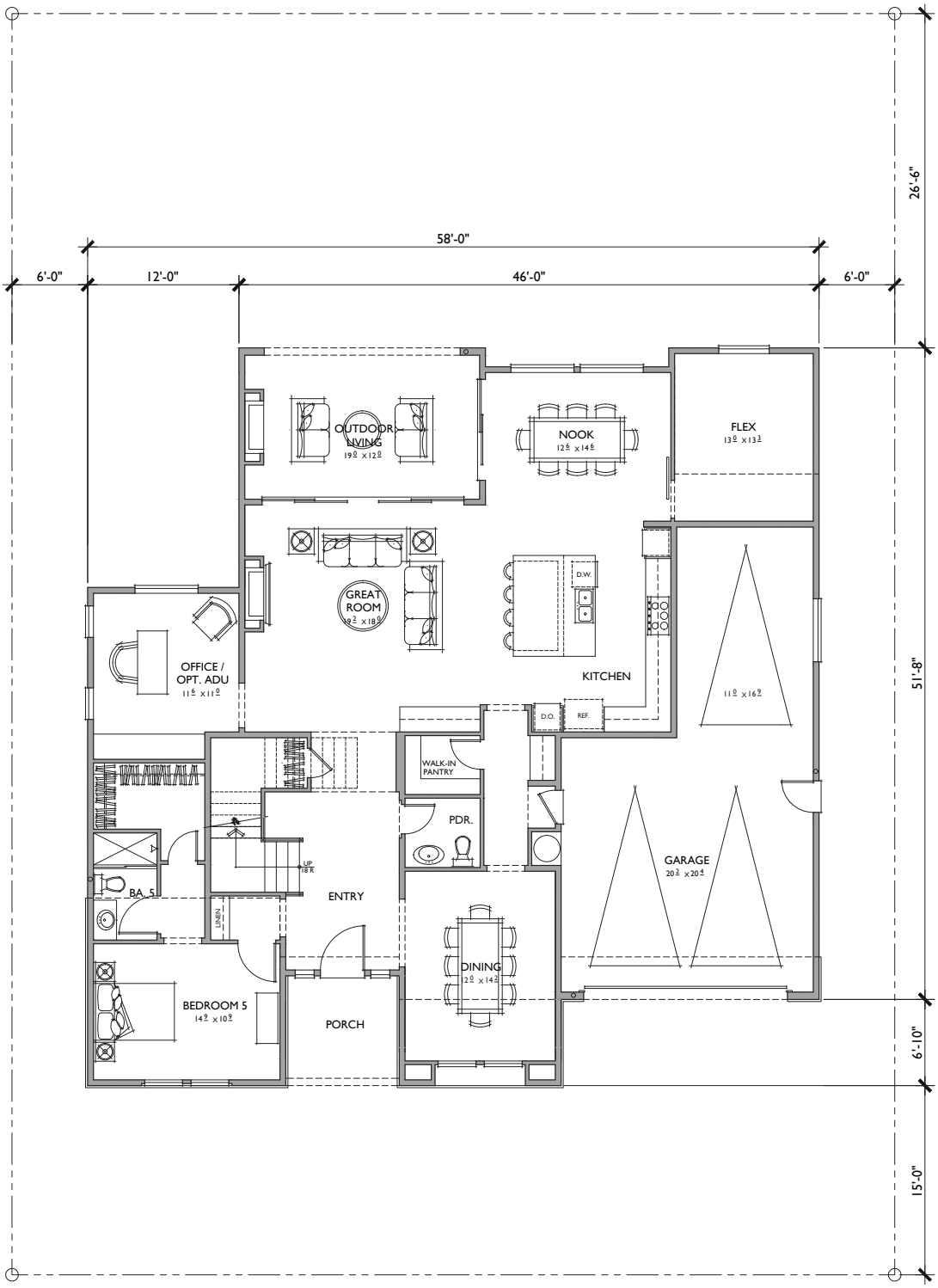
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03.15.23

PONDEROSA HOMES



FIRST FLOOR

5 BEDROOMS / 5.5 BATHS + BONUS ROOM / OFFICE W/ OPT. ADU
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,063 SQ. FT.
2ND FLOOR	2,187 SQ. FT.
TOTAL	**4,243 SQ. FT.**
3 - CAR GARAGE	613 SQ. FT.
OUTDOOR LIVING	230 SQ. FT.
PORCH	78 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3P
REFLECTS PRAIRIE ELEVATION
HIDDEN CANYON
PLEASANTON, CA

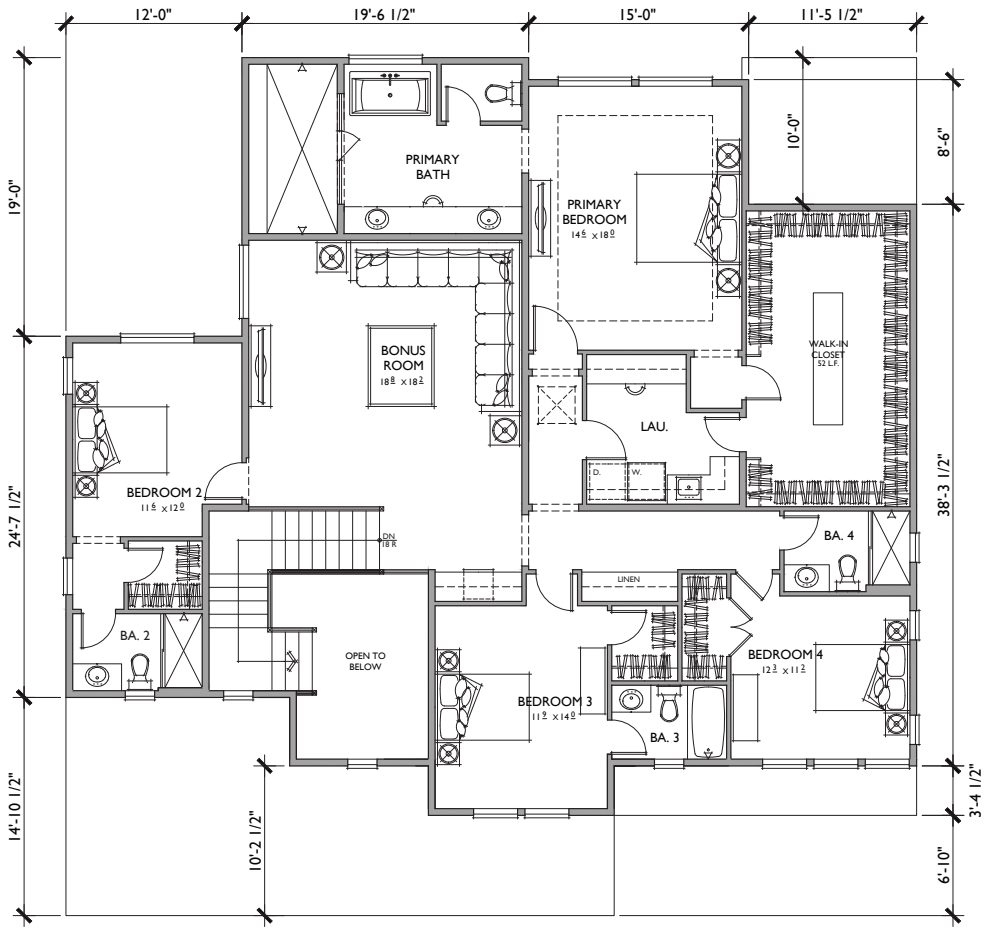
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PONDEROSA HOMES



SECOND FLOOR

5 BEDROOMS / 5.5 BATHS + BONUS ROOM / OFFICE W/ OPT. ADU
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,063 SQ. FT.
2ND FLOOR	2,187 SQ. FT.
TOTAL	**4,243 SQ. FT.**
3 - CAR GARAGE	613 SQ. FT.
OUTDOOR LIVING	230 SQ. FT.
PORCH	78 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3P
REFLECTS PRAIRIE ELEVATION
HIDDEN CANYON
PLEASANTON, CA

0 2 4 8

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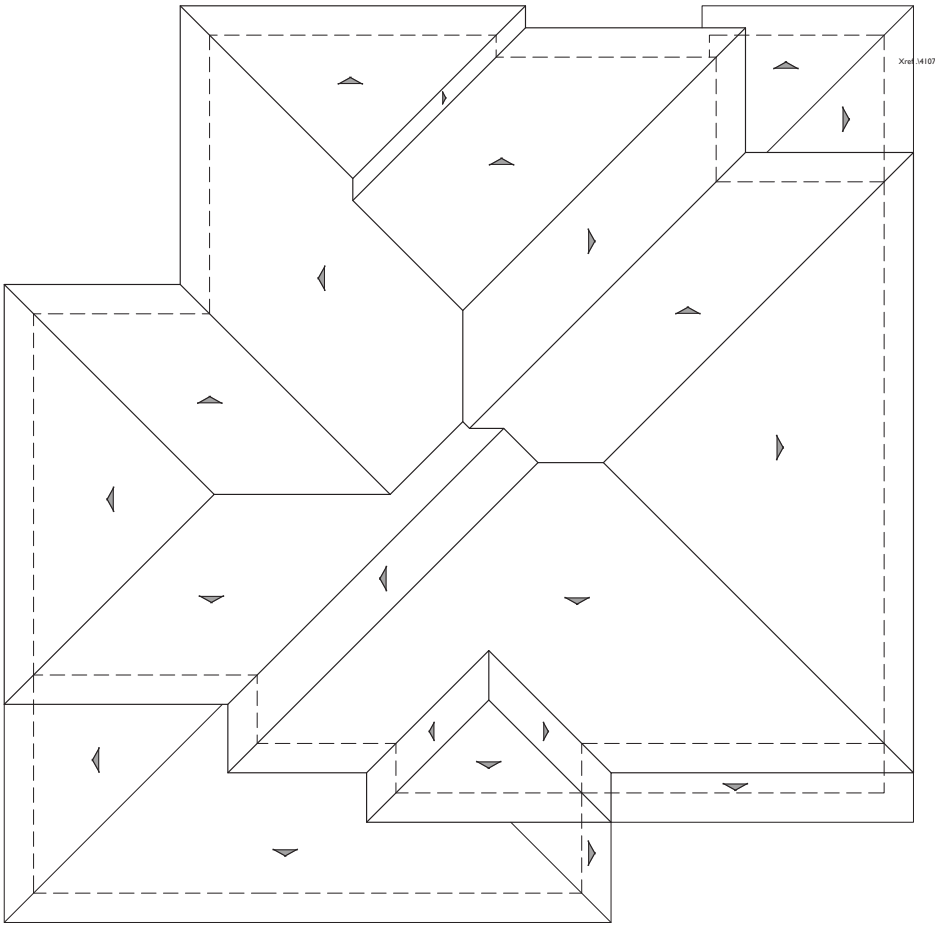
A.34

03.15.23

PONDEROSA HOMES



FRONT PRAIRIE



ROOF PLAN P

PITCH: 3.5:12
RAKE: N/A
EAVE: 24"
ROOF MATERIAL: FLAT TILE

MATERIAL LEGEND

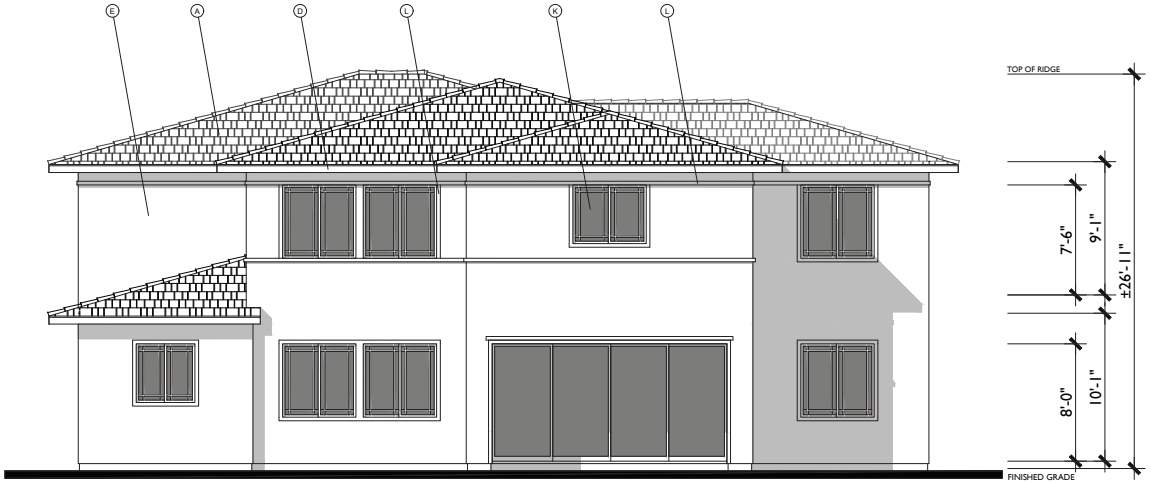
A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
G. CEMENTITIOUS BOARD AND BATTEN SIDING
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W. WOOD RAILING

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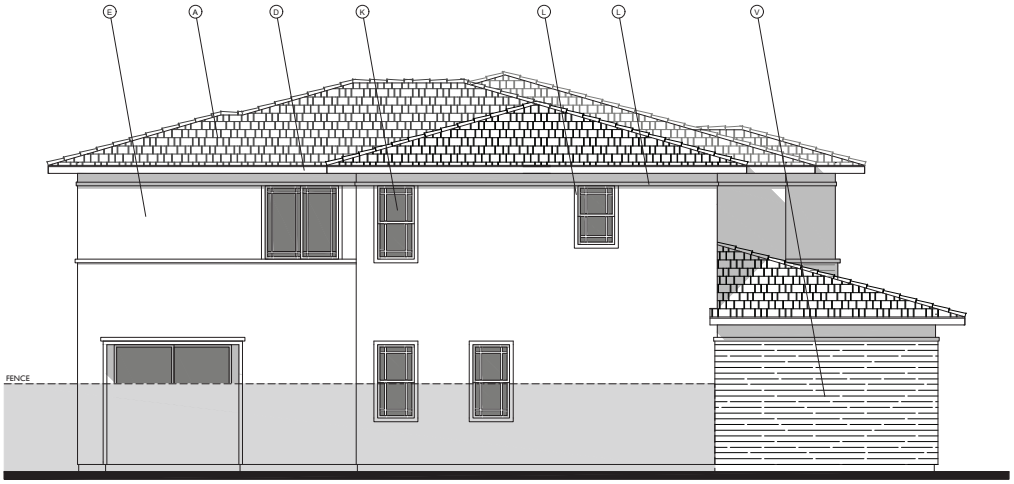
PLAN 3P
PRAIRIE ELEVATION
HIDDEN CANYON
PLEASANTON, CA
224.14107

A.35
03.15.23

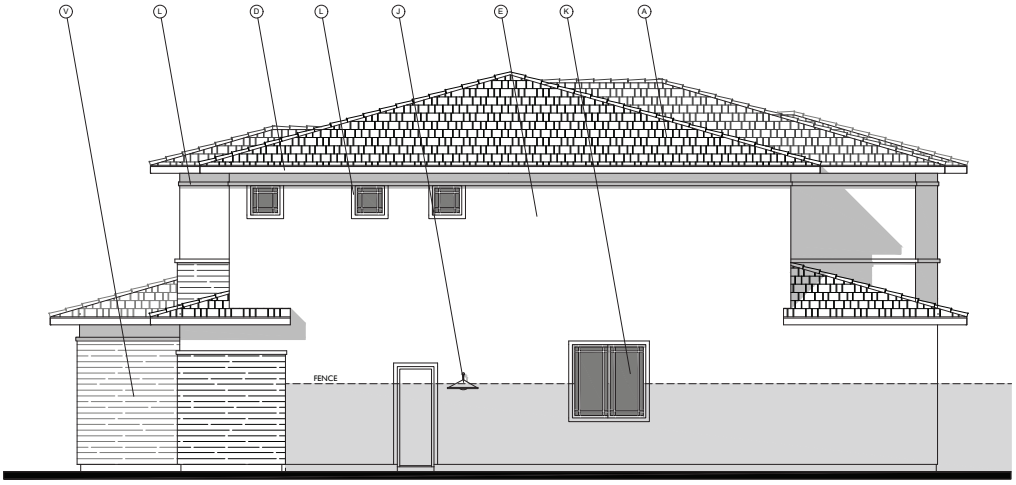
PONDEROSA HOMES



REAR



LEFT



RIGHT

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
G. CEMENTITIOUS BOARD AND BATTEN SIDING
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K. VINYL WINDOW
L. STUCCO OVER FOAM TRIM
M. RECESSED HEADER TRIM
N. THIN BRICK VENEER
O. FOAM TRIM WOOD GRAIN FINISH
P. RECESSED GABLE DETAIL
Q. DECORATIVE GABLE VENT TILE
R. WROUGHT IRON RAILING
S. DECORATIVE SHUTTERS
T. BRICK FRIEZE DETAIL
U. BRICK SOLDIER COURSE ENTRY SURROUND
V. STONE VENEER
W. WOOD RAILING

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PLAN 3P
PRAIRIE ELEVATION

HIDDEN CANYON

PLEASANTON, CA

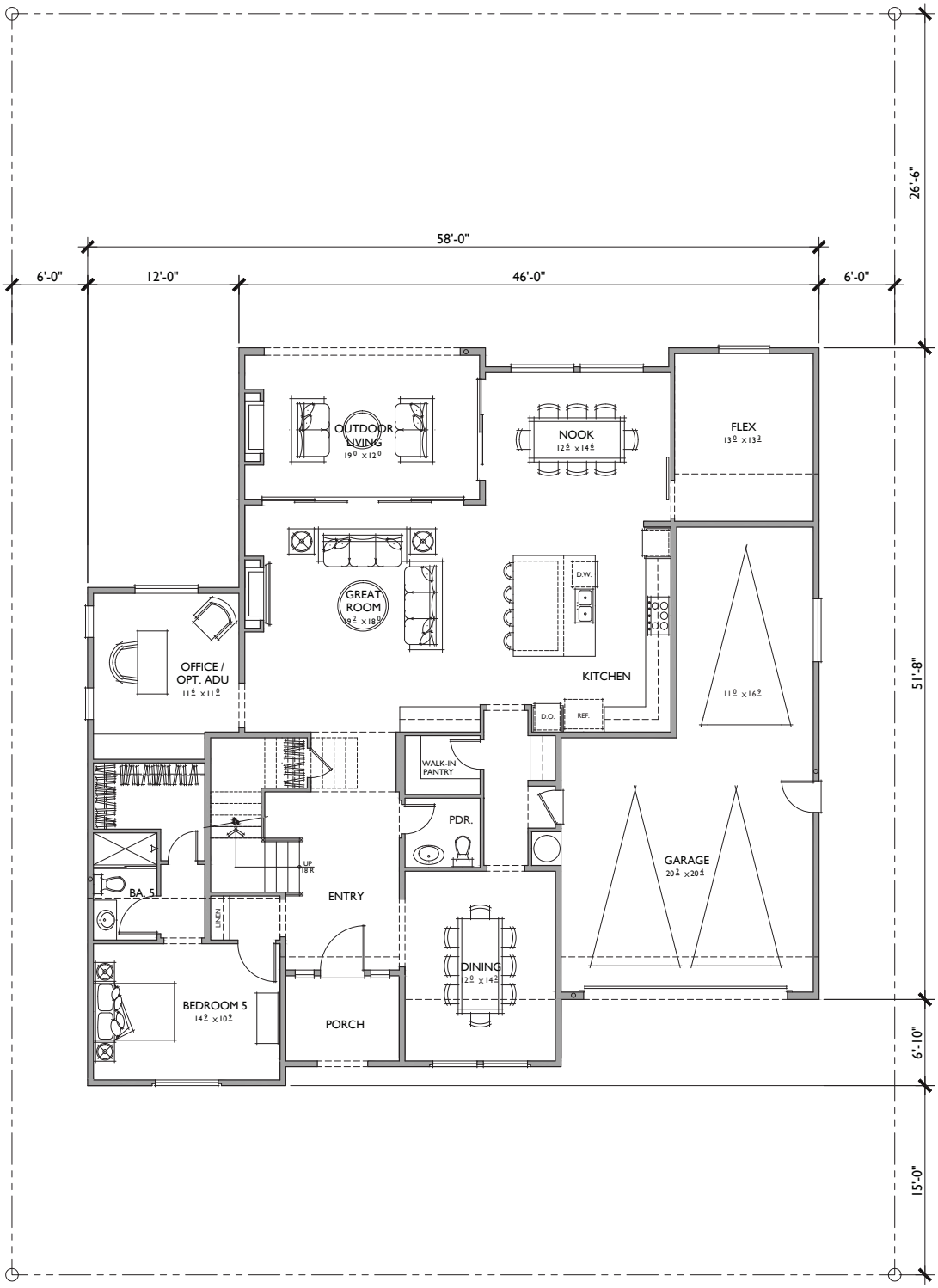
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224.14107

A.36

03.15.23

PONDEROSA HOMES



FIRST FLOOR

5 BEDROOMS / 5.5 BATHS + BONUS ROOM / OFFICE W/ OPT. ADU
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,063 SQ. FT.
2ND FLOOR	2,187 SQ. FT.
TOTAL	**4,243 SQ. FT.**
3 - CAR GARAGE	613 SQ. FT.
OUTDOOR LIVING	230 SQ. FT.
PORCH	65 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3F
REFLECTS FARMHOUSE ELEVATION
HIDDEN CANYON
PLEASANTON, CA

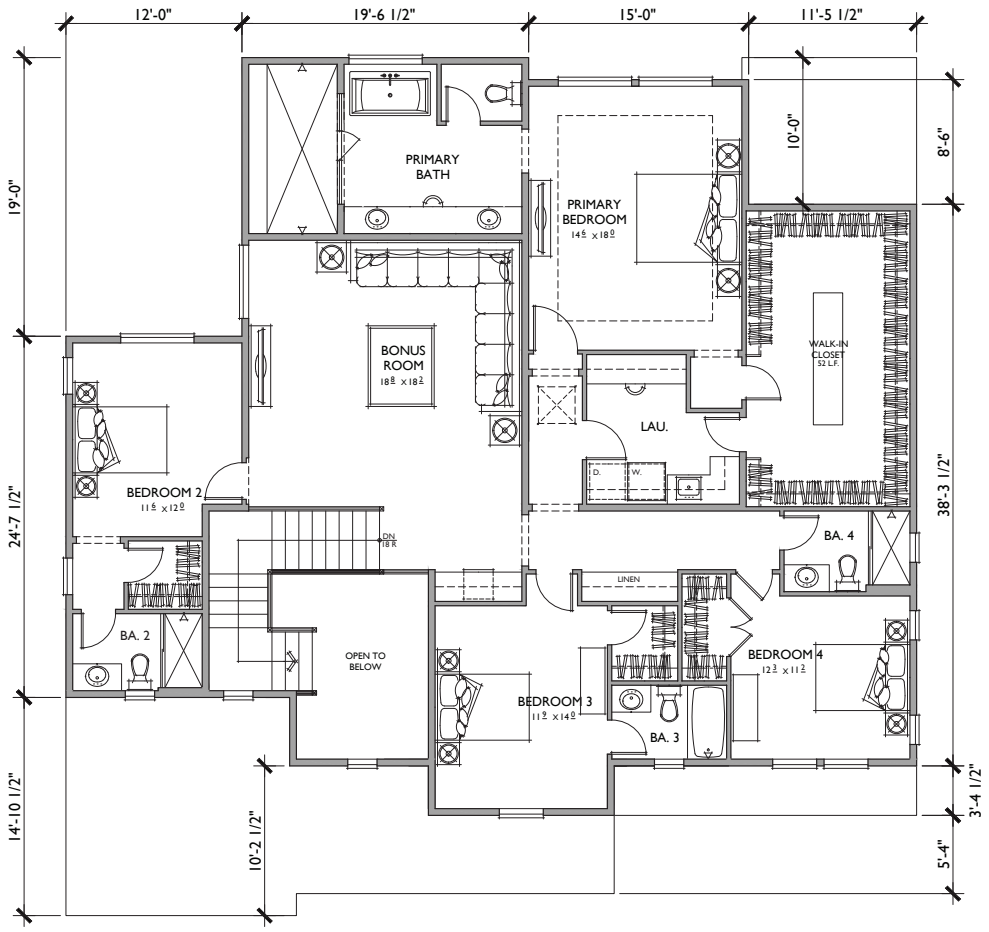
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03.15.23

PONDEROSA HOMES



SECOND FLOOR

5 BEDROOMS / 5.5 BATHS + BONUS ROOM / OFFICE W/ OPT. ADU
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,063 SQ. FT.
2ND FLOOR	2,187 SQ. FT.
TOTAL	**4,243 SQ. FT.**
3 - CAR GARAGE	613 SQ. FT.
OUTDOOR LIVING	230 SQ. FT.
PORCH	65 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3F
REFLECTS FARMHOUSE ELEVATION
HIDDEN CANYON
PLEASANTON, CA

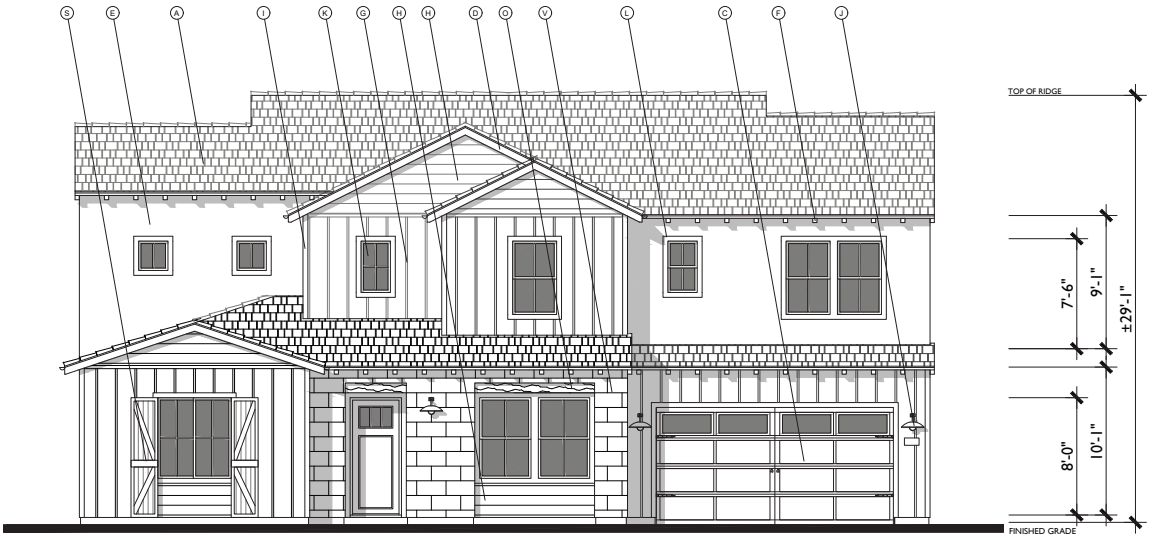
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03.15.23

PONDEROSA HOMES

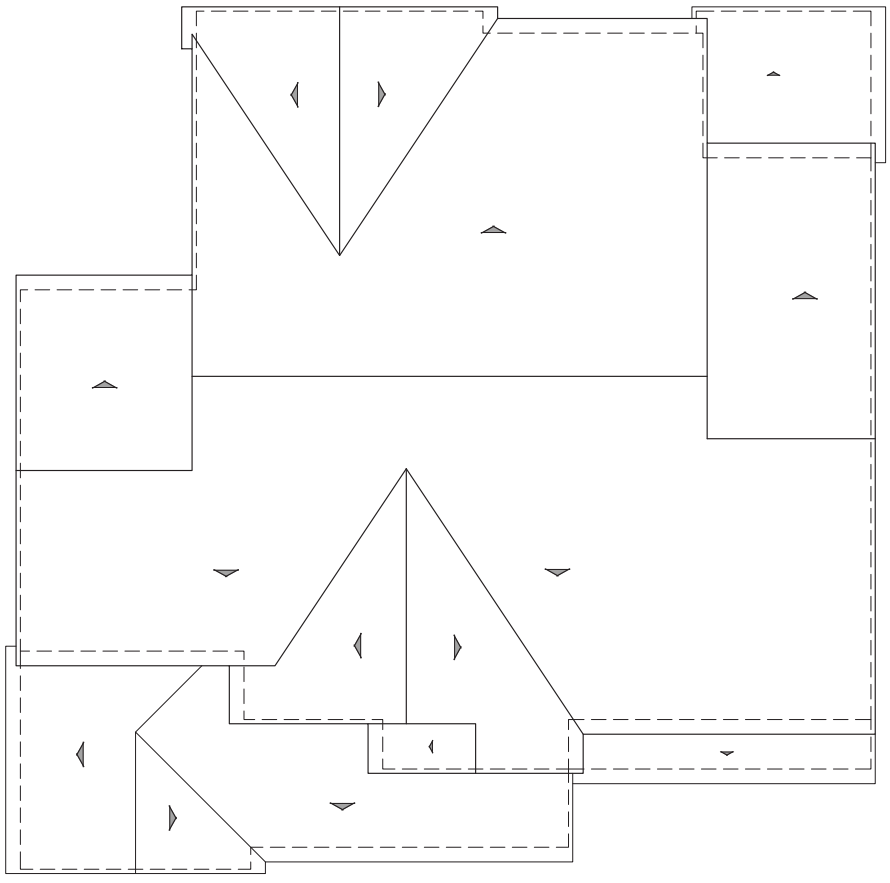


FRONT

FARMHOUSE

1/4"=1'-0"

MATERIAL LEGEND



ROOF PLAN F

1/8"=1'-0"

PITCH: 3:12
RAKE: 3.5"
EAVE: 18"
ROOF MATERIAL: CONCRETE FLAT TILE

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
G. CEMENTITIOUS BOARD AND BATTEN SIDING
H. CEMENTITIOUS HORIZONTAL SIDING
I. CEMENTITOUS TRIM
J. COACH LIGHT
K. VINYL WINDOW
L. STUCCO OVER FOAM TRIM
M. RECESSED HEADER TRIM
N. THIN BRICK VENEER
O. FOAM TRIM WOOD GRAIN FINISH
P. RECESSED GABLE DETAIL
Q. DECORATIVE GABLE VENT TILE
R. WROUGHT IRON RAILING
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T. BRICK FRIEZE DETAIL
U. BRICK SOLDIER COARSE ENTRY SURROUND
V. STONE VENEER
W. WOOD RAILING

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PLAN 3F
FARMHOUSE ELEVATION

HIDDEN CANYON

PLEASANTON, CA

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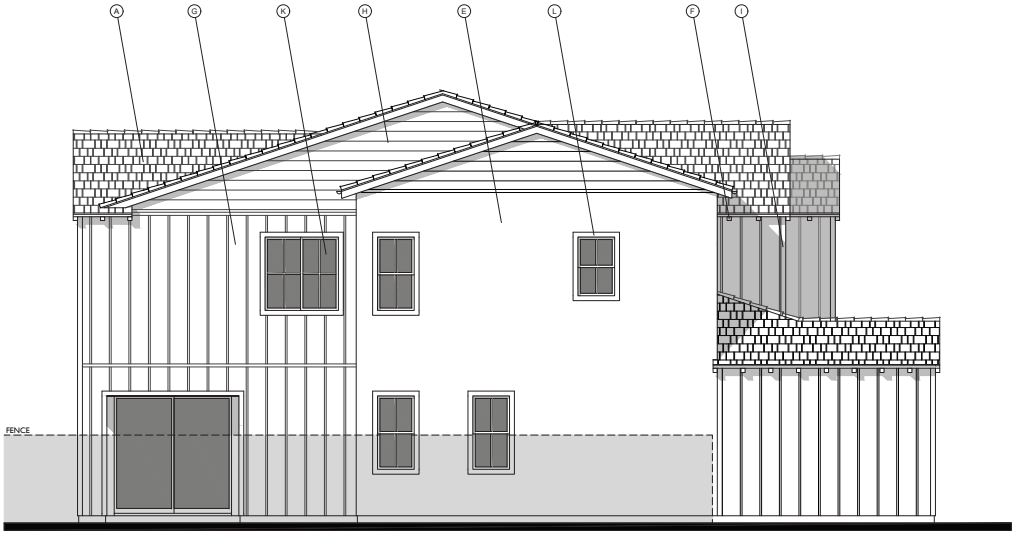
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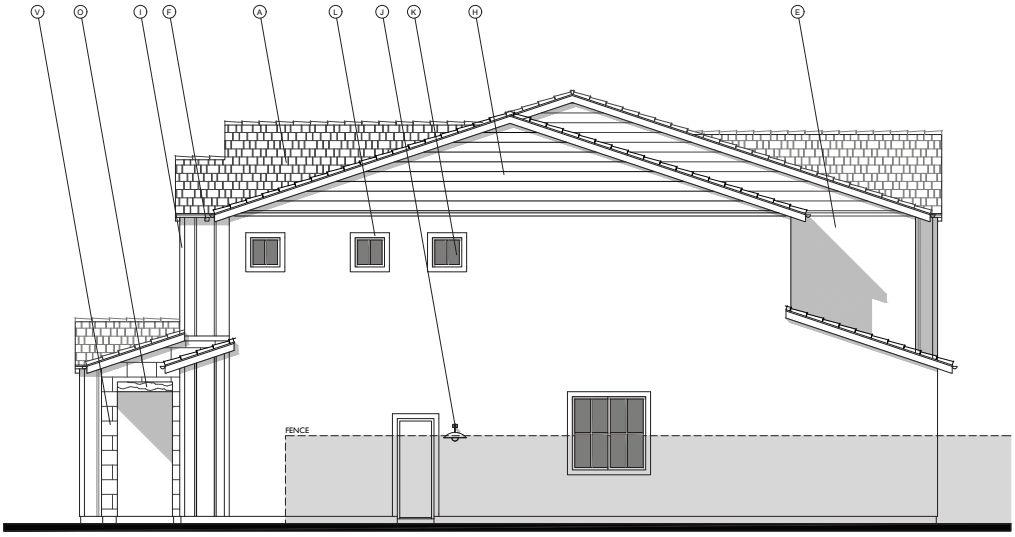
PONDEROSA HOMES



REAR



LEFT



RIGHT

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE "S" TILE
C. METAL SECTIONAL GARAGE DOOR
D. WOOD FASCIA / BARGE BOARD
E. STUCCO (COLOR VARIES)
F. SHAPED RAFTER TAIL
G. CEMENTITIOUS BOARD AND BATTEN SIDING
H. CEMENTITIOUS HORIZONTAL SIDING
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PLAN 3F
FARMHOUSE ELEVATION

HIDDEN CANYON

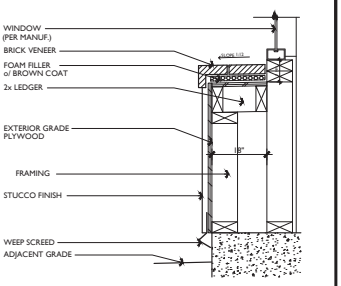
PLEASANTON, CA

224.14107

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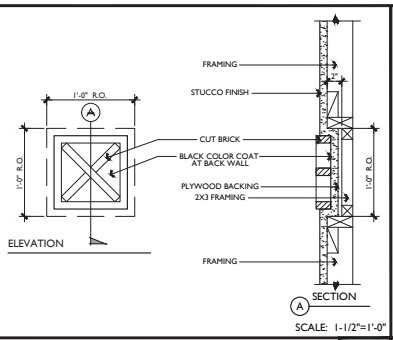
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PONDEROSA HOMES



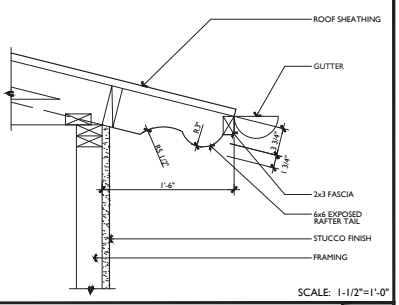
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POTSHELF (STUCCO) | 12



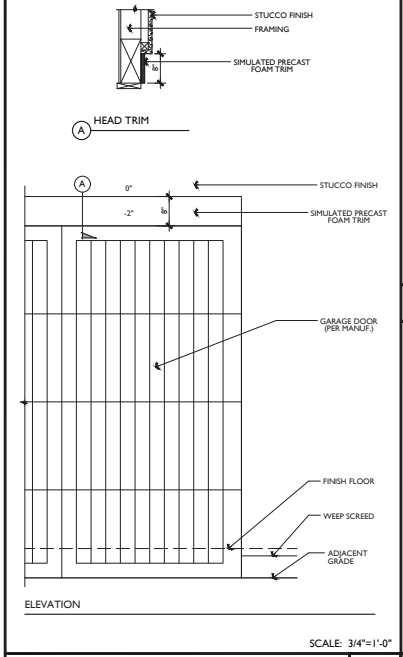
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FALSE VENT (STUCCO) | 8



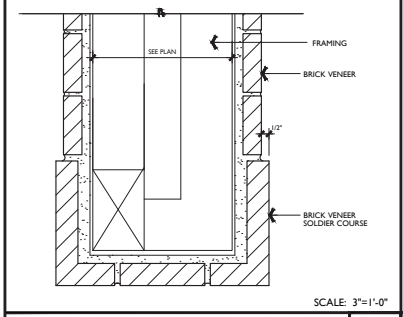
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TYPICAL EAVE (STUCCO) | 4



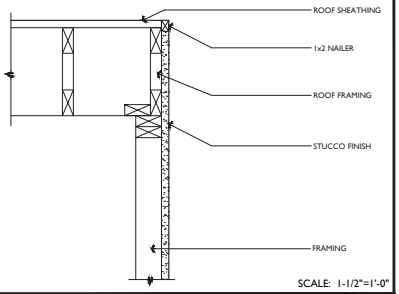
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GARAGE DOOR TRIM (STUCCO) | 10



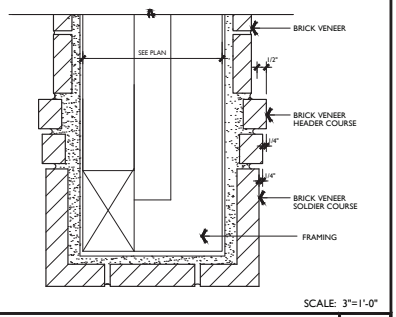
SCALE: 3"=1'-0"

FLAT SOFFIT (BRICK VENEER) | 7



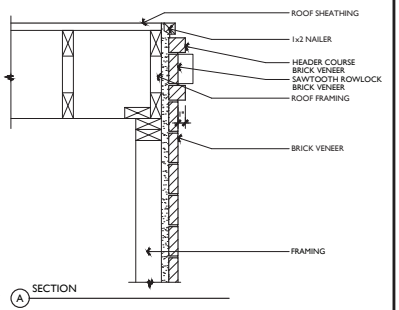
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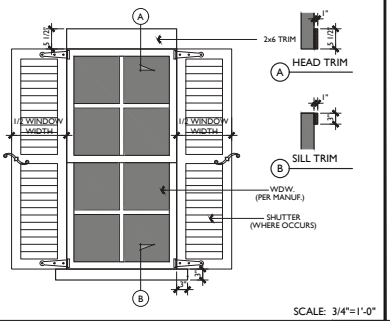
TYPICAL RAKE (STUCCO) | 3



SCALE: 3"=1'-0"

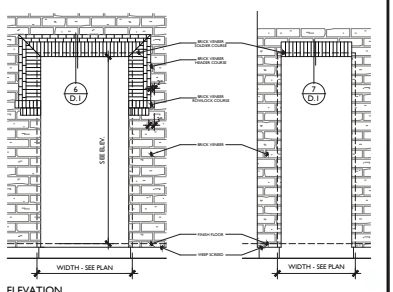
FLAT SOFFIT (BRICK VENEER) | 6





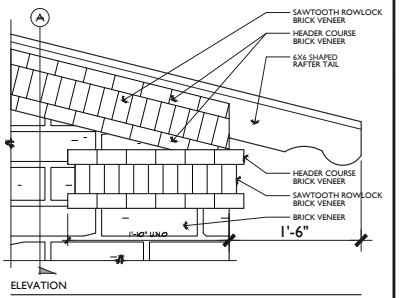
SCALE: 3/4"=1'-0"

TYPICAL WINDOW TRIM (STUCCO) | 9



SCALE: 3/8"=1'-0"

SOFFIT TRIM (BRICK VENEER) | 5

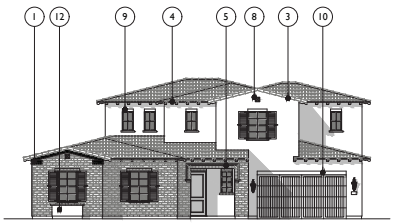


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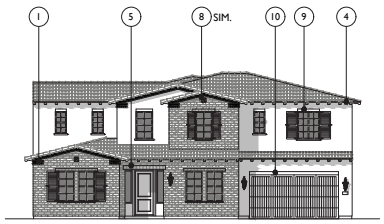
ENHANCED RAKE (BRICK VENEER) | 1



PLAN 1



PLAN 2



PLAN 3

FRONT ELEVATIONS | SCALE: 3/32"=1'-0"

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RUSTIC VILLA
Details

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PLEASANTON, CA

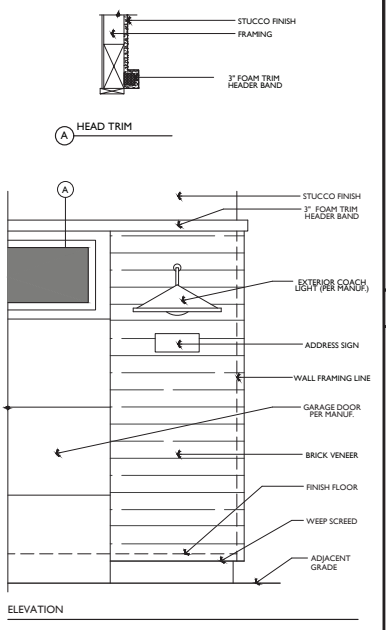
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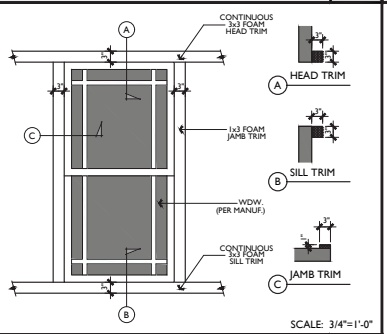
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03.15.23

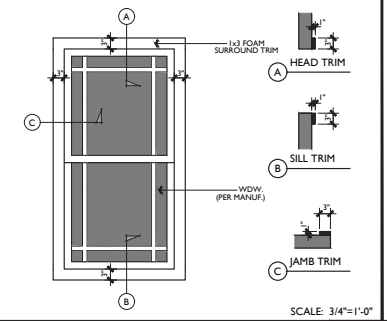
PONDEROSA HOMES



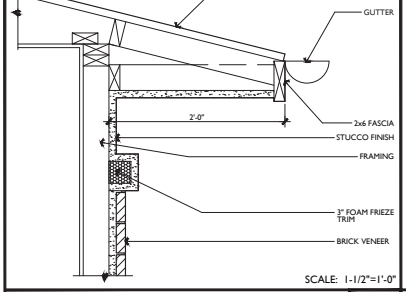
GARAGE DOOR TRIM (STUCCO) | 11



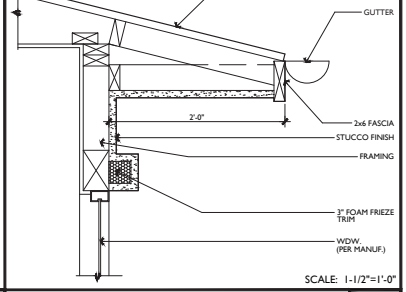
CONTINUOUS WINDOW TRIM | 10



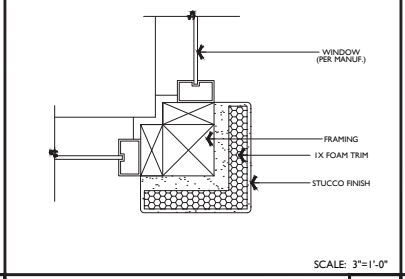
SURROUND WINDOW TRIM | 9



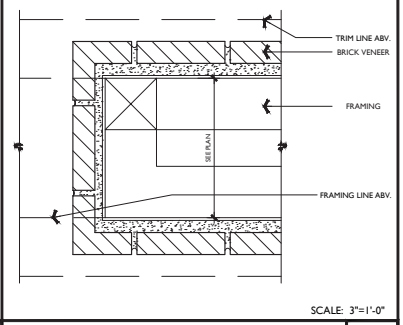
TYPICAL EAVE (BRICK VENEER) | 8



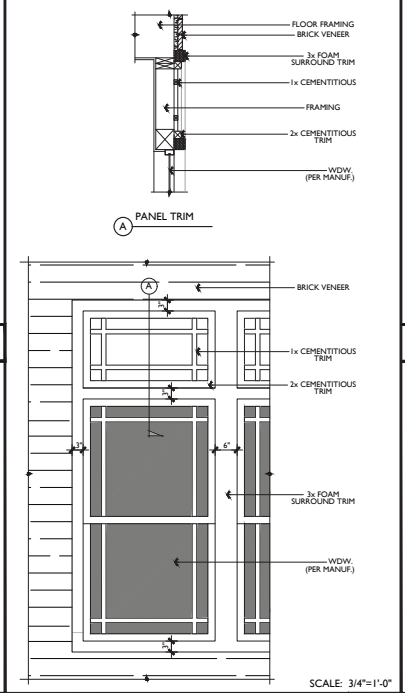
TYPICAL EAVE (STUCCO) | 4



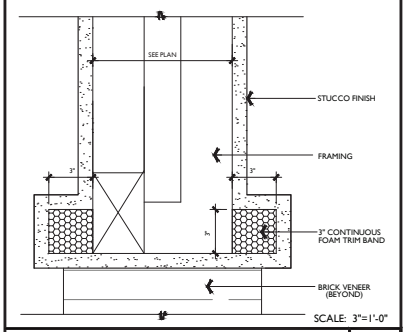
CORNER WINDOW JAMB TRIM | 7



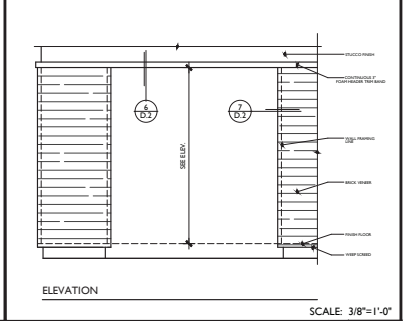
SOFFIT JAMB (BRICK VENEER) | 3



WINDOW TRIM PANEL | 5



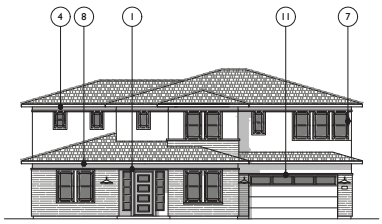
FLAT SOFFIT (STUCCO) | 2



SOFFIT TRIM (BRICK VENEER) | 1



PLAN 1



PLAN 3

FRONT ELEVATIONS | SCALE: 3/32"=1'-0"

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PRAIRIE
Details

HIDDEN CANYON
PLEASANTON, CA

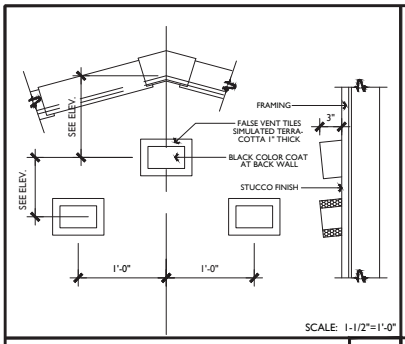
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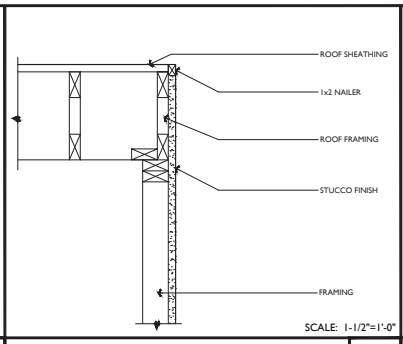
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PONDEROSA HOMES



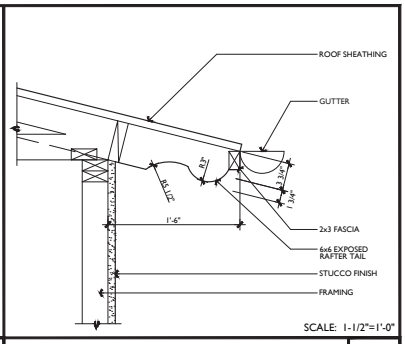
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FALSE TILE VENTS (STUCCO) | 12



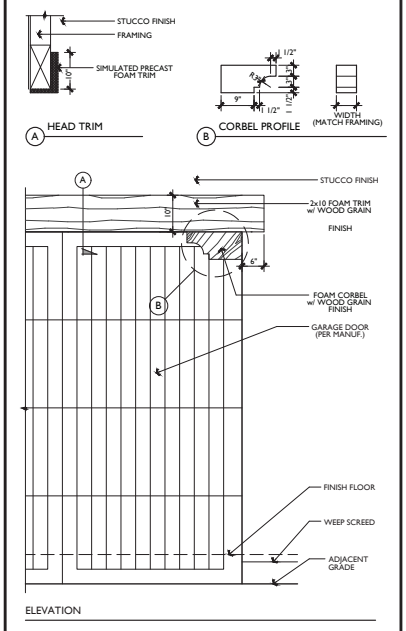
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TYPICAL RAKE (STUCCO) | 8



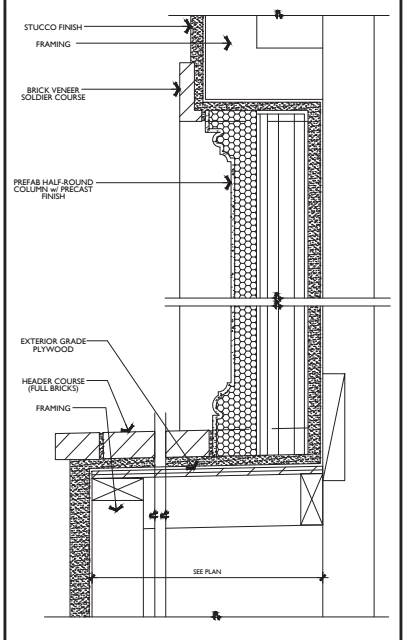
SCALE: 1-1/2"=1'-0"

TYPICAL EAVE (STUCCO) | 4



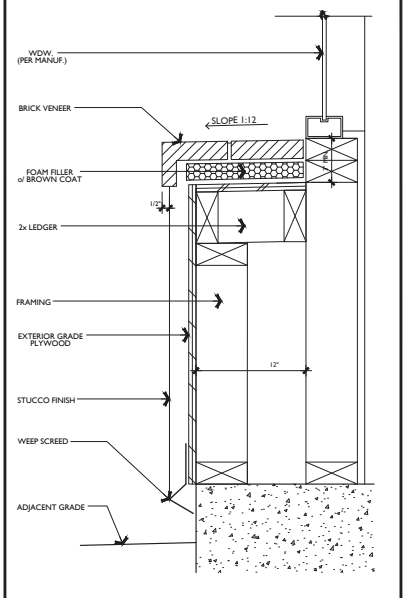
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GARAGE DOOR TRIM (STUCCO) | 10



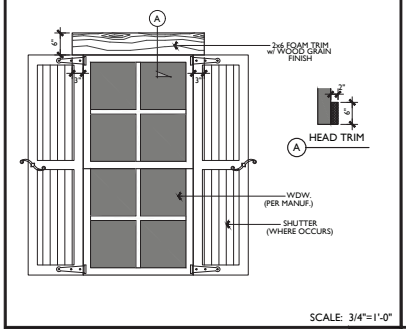
SCALE: 3"=1'-0"

COLUMN @ RECESSED WINDOW | 6



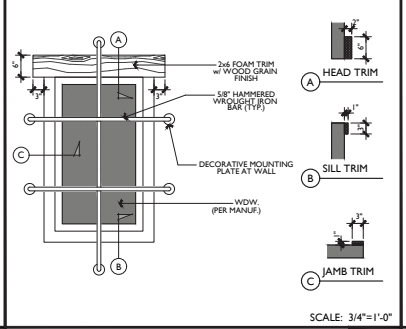
SCALE: 3"=1'-0"

POTSHELF | 2



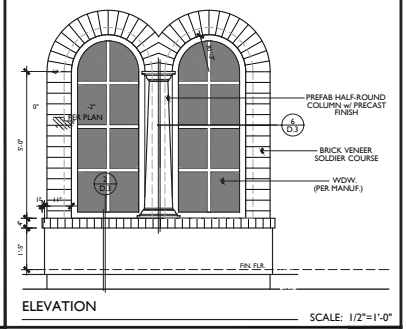
SCALE: 3/4"=1'-0"

TYPICAL WINDOW TRIM (STUCCO) | 9



SCALE: 3/4"=1'-0"

W.I. WINDOW TRIM (STUCCO) | 5

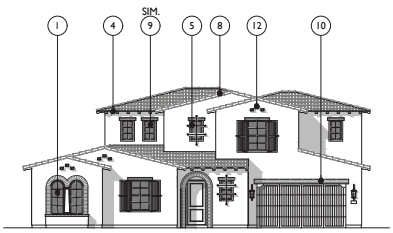


SCALE: 1/2"=1'-0"

RECESSED WINDOW TRIM | 1



PLAN 1



PLAN 2

FRONT ELEVATIONS — SCALE: 3/32"=1'-0"

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Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

SPANISH
Details

HIDDEN CANYON
PLEASANTON, CA

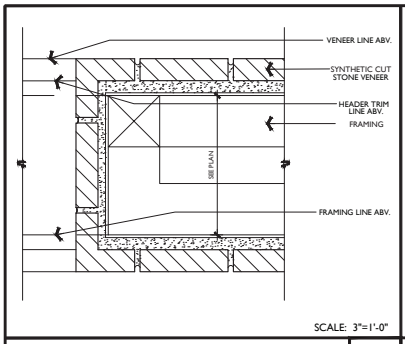
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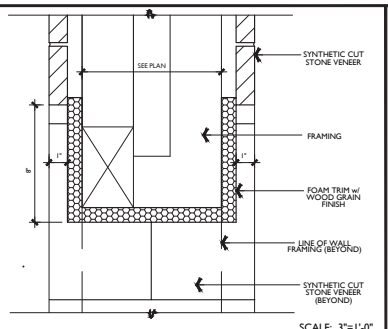
03.15.23

PONDEROSA HOMES



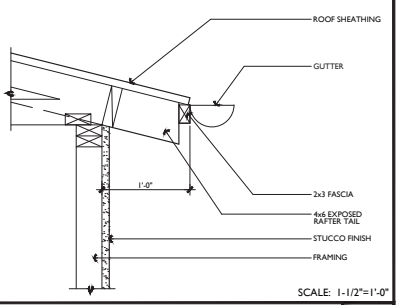
SCALE: 3"=1'-0"

SOFFIT JAMB (SYNTHETIC CUT STONE VENEER) | 12



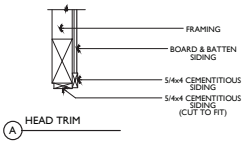
SCALE: 3"=1'-0"

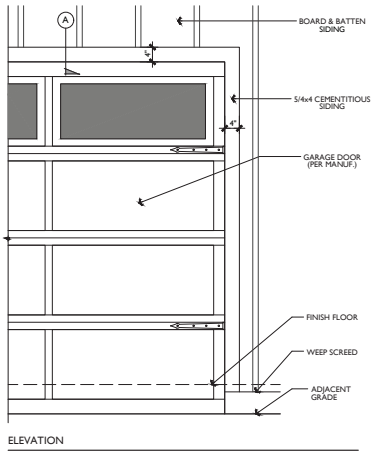
FLAT SOFFIT (SYNTHETIC CUT STONE VENEER) | 8



SCALE: 1-1/2"=1'-0"

TYPICAL EAVE (STUCCO) | 4

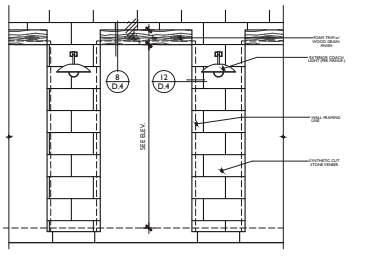




ELEVATION

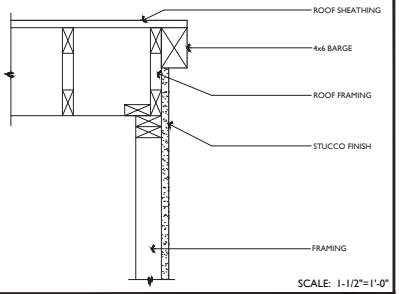
SCALE: 3/4"=1'-0"

GARAGE DOOR TRIM (STUCCO) | 10



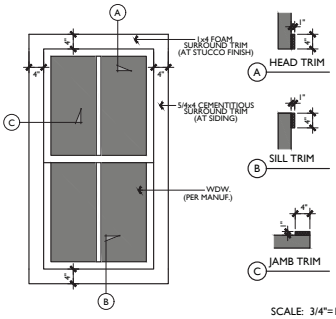
SCALE: 3/8"=1'-0"

SOFFIT TRIM (BRICK VENEER) | 7



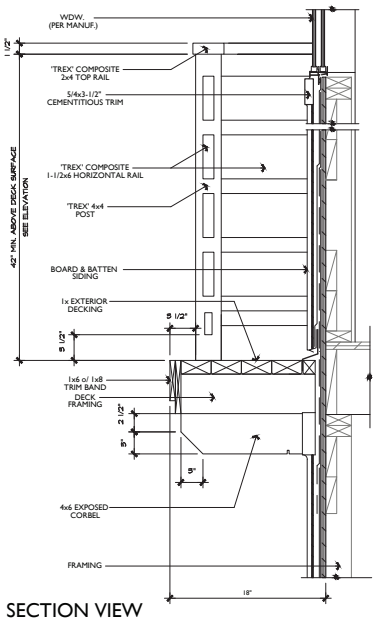
SCALE: 1-1/2"=1'-0"

TYPICAL RAKE (STUCCO) | 3



SCALE: 3/4"=1'-0"

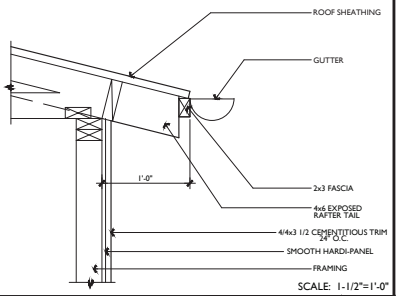
TYPICAL WINDOW TRIM (STUCCO) | 9



SECTION VIEW

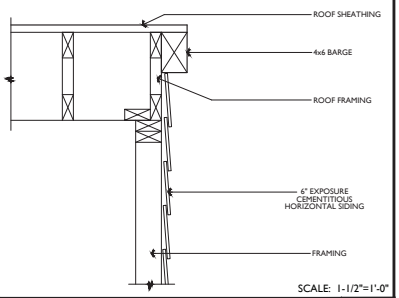
SCALE: 1-1/2"=1'-0"

5



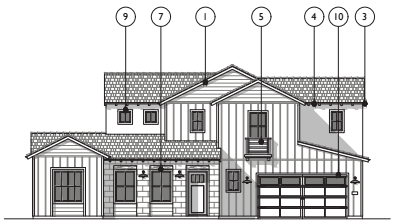
SCALE: 1-1/2"=1'-0"

TYPICAL EAVE (BOARD & BATTEN SIDING) | 2



SCALE: 1-1/2"=1'-0"

TYPICAL RAKE (BOARD & BATTEN SIDING) | 1



PLAN 2



PLAN 3

FRONT ELEVATIONS — SCALE: 3/32"=1'-0"

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FARMHOUSE
Details

HIDDEN CANYON
PLEASANTON, CA

0 2 4 8

224.14107

D.4

03.15.23

PONDEROSA HOMES

HIDDEN CANYON

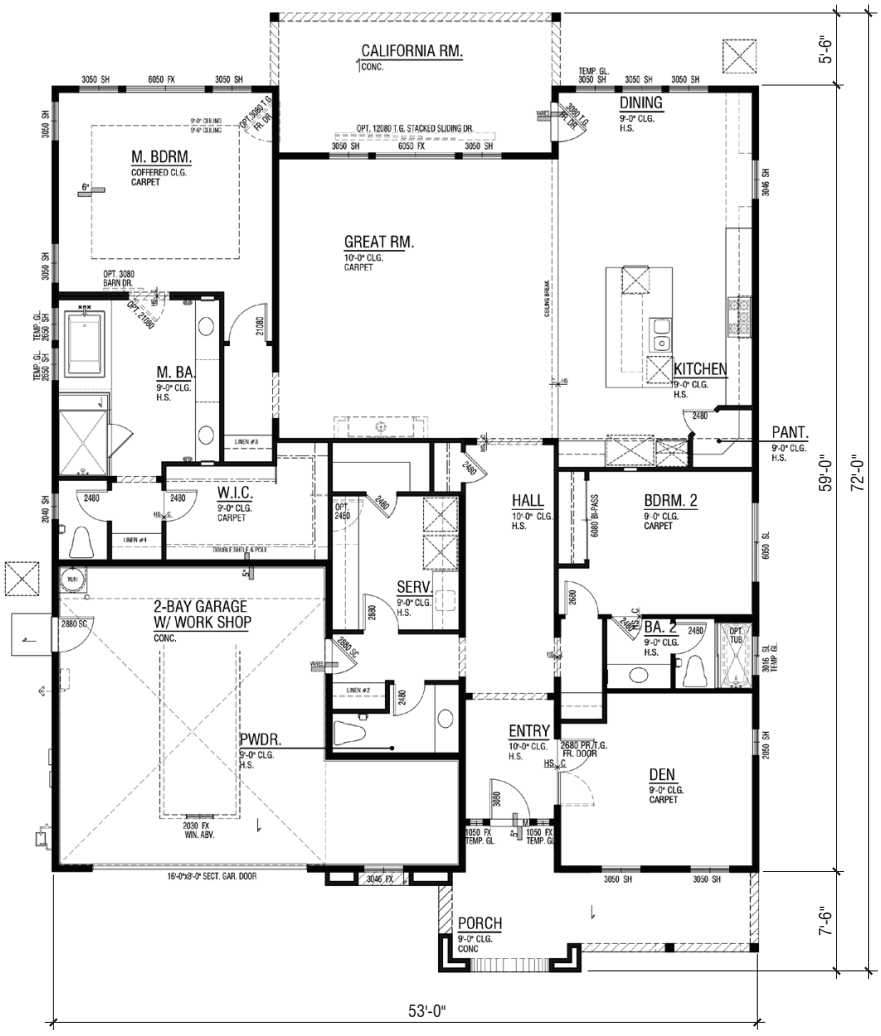
LOTS 29 & 30

Pleasanton, California
April 22, 2024

Project Team

Applicant: Ponderosa Homes
5020 Franklin Drive, Suite 200
Pleasanton, CA 94588
925.460.8900

Architect: WHA Architects
5000 Executive Parkway, Suite 375
San Ramon, CA 94582
925.463.1700



FLOOR PLAN

3 Bedroom | 2.5 Bath | Optional Den
2-Bay Garage w/ Work Shop
2,451 SF

LOT 29 | PLAN 1A 'COTTAGE'

PONDEROSA HOMES

HIDDEN CANYON

PLEASANTON, CA

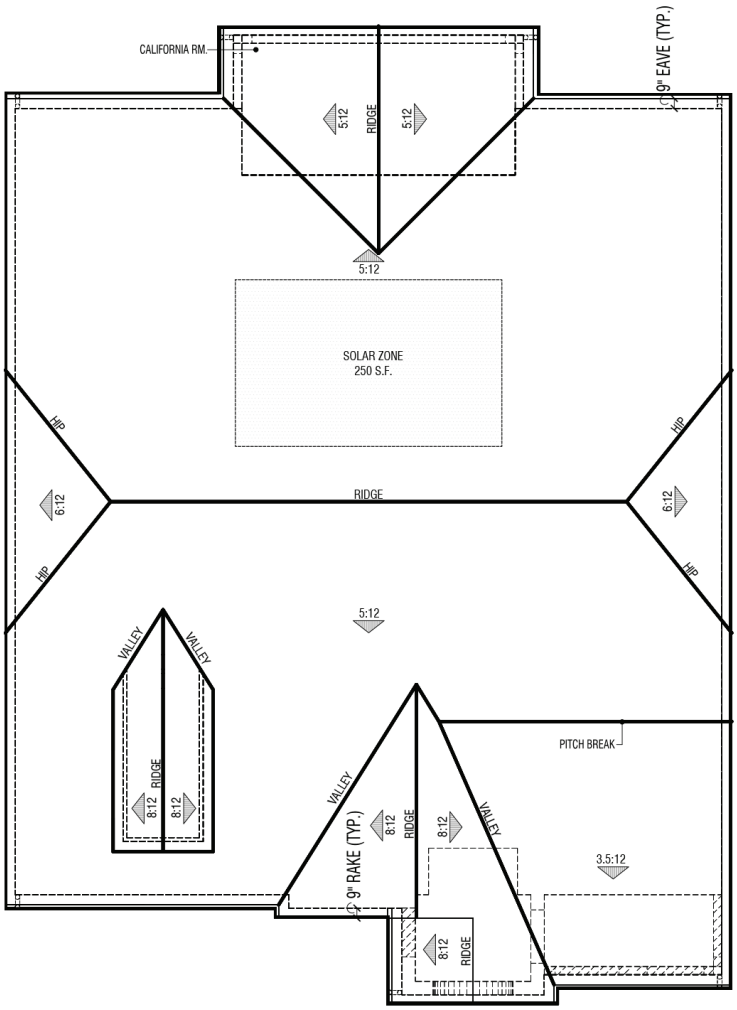
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ROOF PLAN

LOT 29 | PLAN 1A 'COTTAGE'

PONDEROSA HOMES

HIDDEN CANYON

PLEASANTON, CA

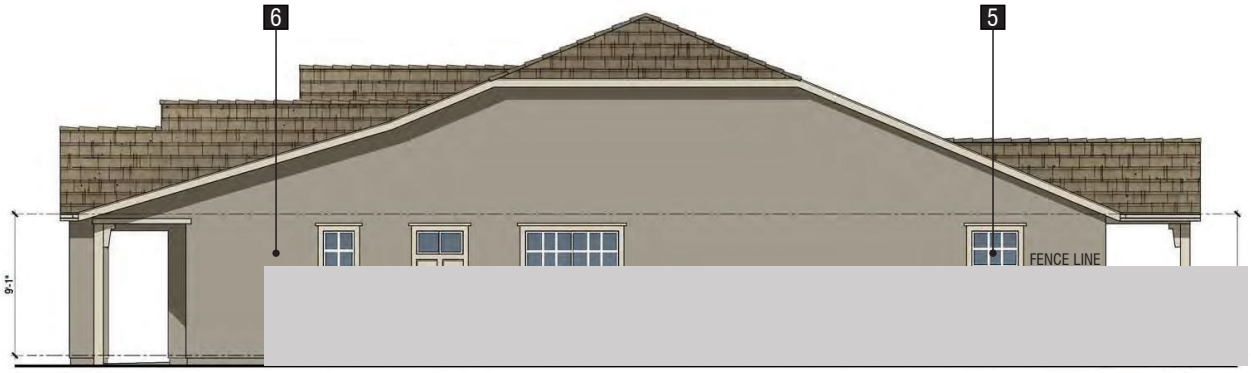
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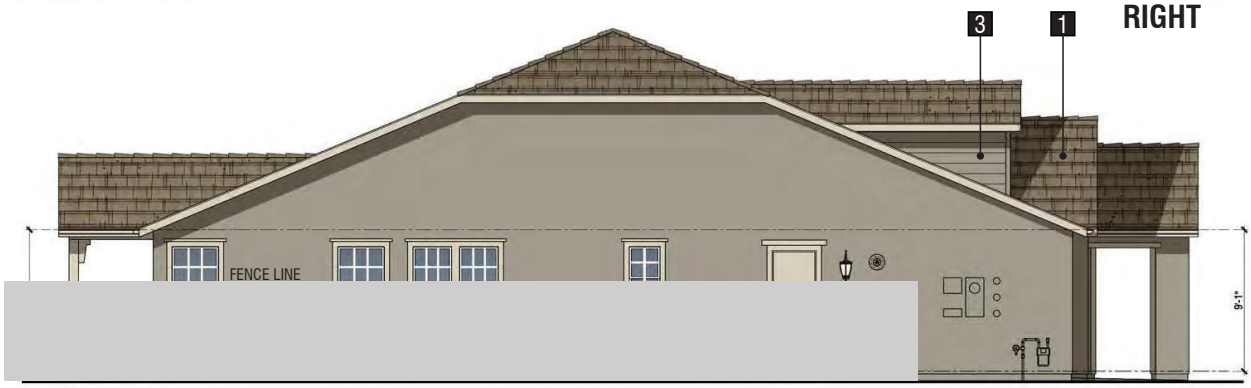
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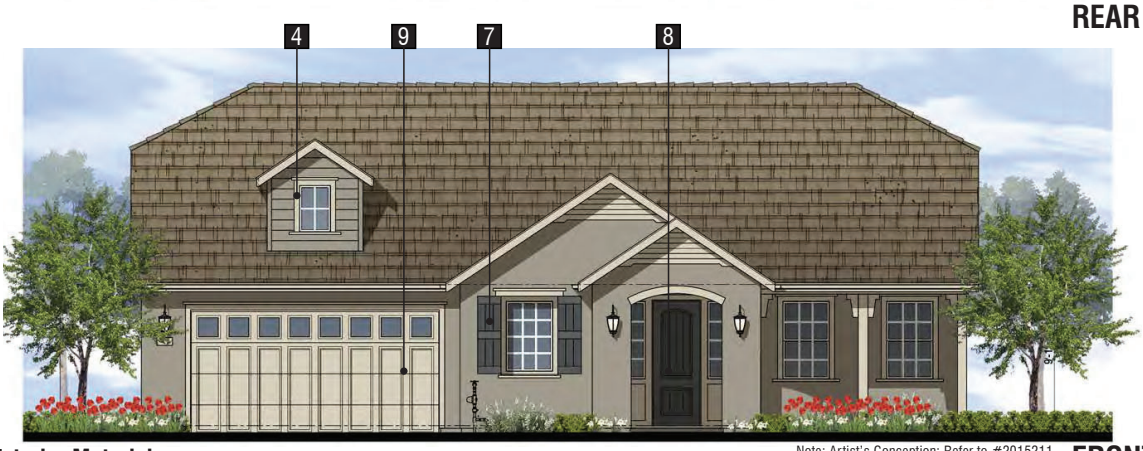
RIGHT



LEFT



REAR



FRONT

Note: Artist's Conception; Refer to #2015211 Sycamore Color Schemes for details: *(Cottage Scheme #2 shown)*

Exterior Materials:

1. Concrete slate tile roof
2. Wood fascia
3. Lap siding
4. Fiber cement trim
5. Insulated vinyl windows
6. Stucco
7. Decorative foam shutters
8. Fiberglass entry door
9. Sectional roll-up garage door

LOT 29 | PLAN 1A 'COTTAGE'

PONDEROSA HOMES

HIDDEN CANYON

PLEASANTON, CA

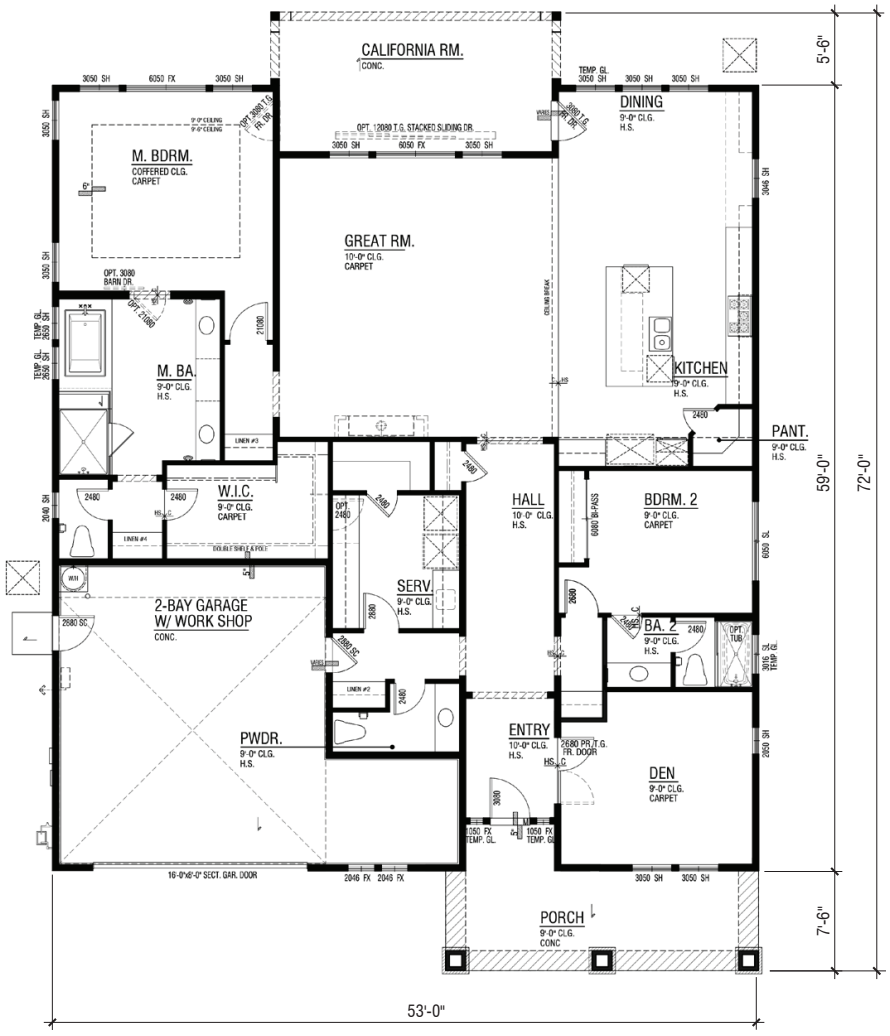
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FLOOR PLAN

3 Bedroom | 2.5 Bath | Optional Den
2-Bay Garage w/ Work Shop
2,451 SF

LOT 30 | PLAN 1B 'BUNGALOW'

PONDEROSA HOMES

HIDDEN CANYON

PLEASANTON, CA

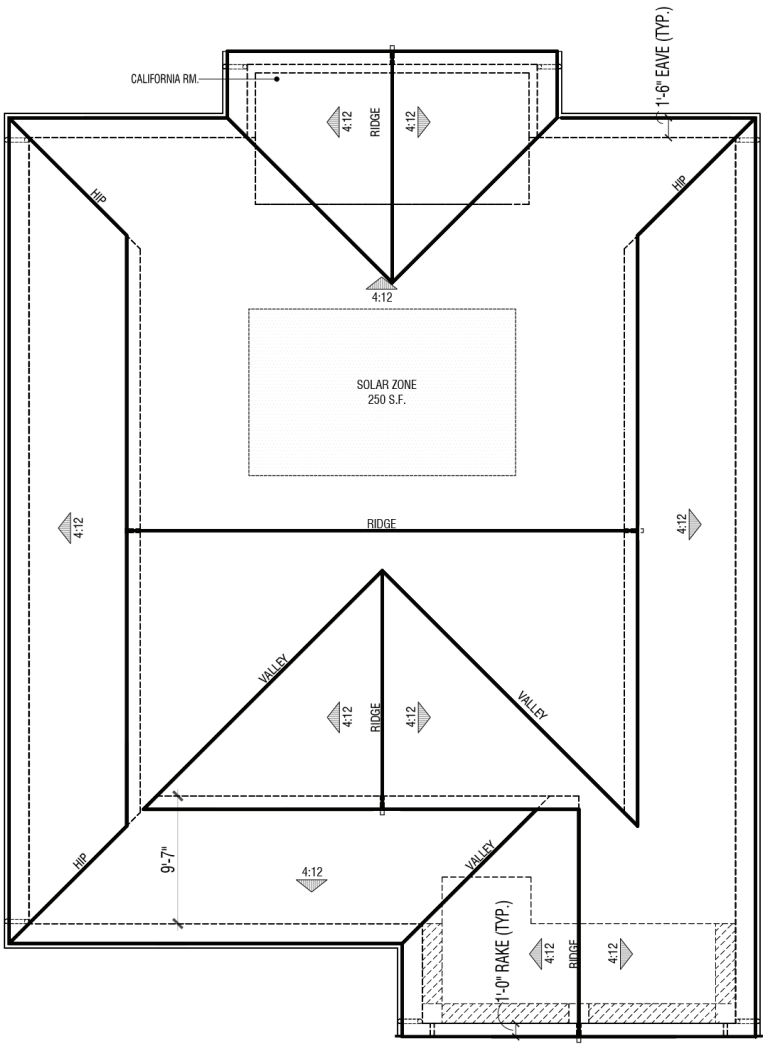
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ROOF PLAN

LOT 30 | PLAN 1B 'BUNGALOW'

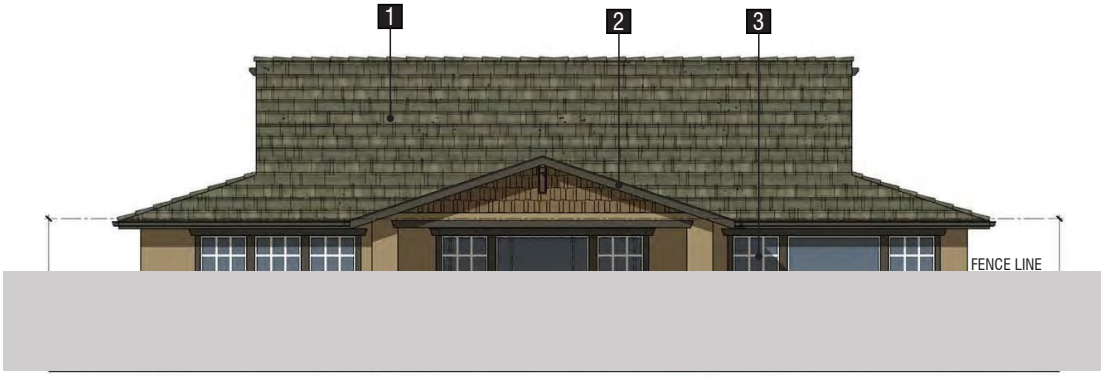
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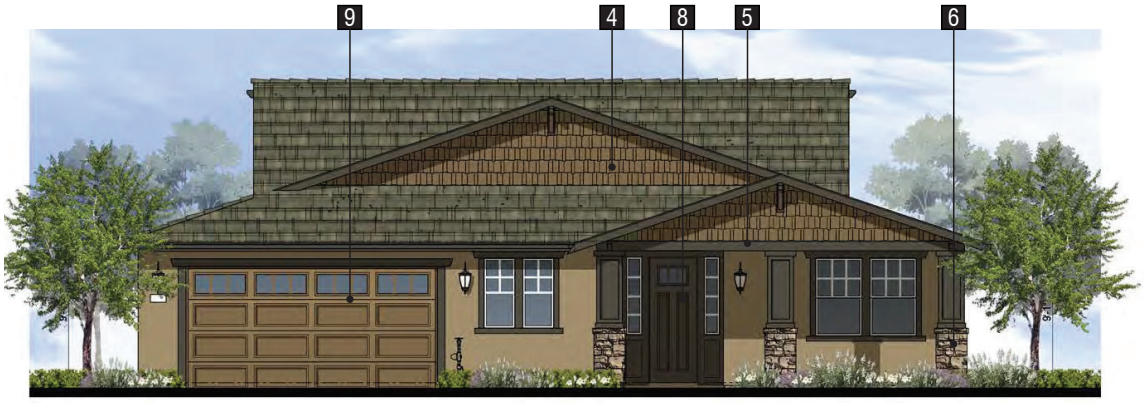
RIGHT



LEFT



REAR



FRONT

Note: Artist's Conception; Refer to #2015211 Sycamore Color Schemes for details: *(Bungalow Scheme #5 shown)*

Exterior Materials:

1. Concrete shake tile roof
2. Wood fascia
3. Insulated vinyl windows
4. Shingle siding
5. Fiber cement trim
6. Stone veneer
7. Decorative gable vent
8. Fiberglass entry door
9. Sectional roll-up garage door

LOT 30 | PLAN 1B 'BUNGALOW'

PONDEROSA HOMES

HIDDEN CANYON

PLEASANTON, CA

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EXHIBIT C
TO
DEVELOPMENT AGREEMENT

LIST OF CITY IMPACT FEES AND OTHER CITY FEES

[See Attached]

CITY OF PLEASANTON
MASTER FEE SCHEDULE

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CITY OF PLEASANTON
MASTER FEE SCHEDULE

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CITY OF PLEASANTON
MASTER FEE SCHEDULE

I. GENERAL AND ADMINISTRATIVE FEES

A. General

Eff 01.01.2023

Returned Check Fee		$25
Xerographic Copies	1 to 5 copies, per page	$0.25
	5 or more copies, per page	$0.15
Reproduction from Microfilm, per page		$1
Overhead Rate (Eff 11.18.2024)		27.03%
Damage to City Property		Cost + Overhead

B. City Clerk

Annual Subscriptions	City Council Agenda	$24
	City Council Minutes	$60
	City Council Packet Annual Subscription for regularly scheduled City Council Meetings (may be prorated quarterly)	$600
Pleasanton Municipal Code, per book May obtain portions for per page basis		$125
Research Fee		$5
US Passport execution Fee		$35
Notary Public Services *(per signature)*		$15

C. Fines - Violation of Pleasanton Municipal Code

First Violation	$100
Second Violation of same ordinance within 1 year	$200
Third Violation of same ordinance within 1 year	$500
Fourth and Subsequent Violations of same code provision within 36 months from the date of the first violation	$750
Late Payment Charge	25% of fine
** Per PMC 1.12.020.A and 1.24.040, Violations of the Municipal Code may also be subject to alternative or additional means of enforcement*	

D. Pleasanton Public Library Fine and Fee Schedule

Processing Fee for Lost or Damaged Materials- in addition to item cost		$5
Borrowing privileges suspended		$20
Collection Agency fee		$10
Photocopies (per page)		$0.15
Lost/ Damaged Laptop		$1,550
LINK + Items - Items sourced from Library Partners	Overdue item (per day) Max $15 per item	$1
	Lost / Damaged item (Per item)	$115

E. Business License Tax [1]

License Tax Schedule (per Municipal Code 5.24.040)

Gross Receipts	$0 - $24,999	$25
	$25,00 - $99,999	$50
	$100,000 - $249,999	$75
	$250,000 and above	gross receipts
Reports	Full Business Listing	$50
	Pleasanton Business Listing Only	$30
	Monthly New Business Listing	$10
	Special Request -- by Classification	$10
Other	Changing Location or Type of Ownership *	$15
	Duplicate License	$10

[1] *Per Gov Code 4467 (a) (2), on and after January 1, 2018, through December 31, 2023, an additional fee of four dollars ($4) for SB 1186- Disability Access and Education Revolving Fund*

* *Second location requires separate and new license; as does adding new owners*

F. Public Use of City Electric Charging Stations

Per hour, or increment thereof	$1

G. Retiree Medical Insurance Administrative Fees

	Monthly Administrative Fee *(when not using automatic payment)*	$5
	Late Fee *(when payment not received by due date on invoice)*	$25

CITY OF PLEASANTON
MASTER FEE SCHEDULE

II. PLANNING DIVISION

Eff 01.01.2024

A. General

Duplicating Charges	Zoning maps		$7
	General Plan and map		$20
	If mailed, additional charge applies		$5
	Growth Management Report		$10
	General Plan Map		$3

B. Application Fees

Zoning Certificates			$0
Home Occupation/Cottage Foods (nonexempt) no hearing		Exempt Home Occupations	$0
		NonExempt - no hearing	$139
		NonExempt - with hearing	$347
Design Review	Minor (up to $25,000 valuation)		$347
	Major ($25,000 value +)		$2,289
	Housing Developments filed in accordance with PMC Section 18.101 (New per Res 21-1260)		
Administrative Design Review			$347
Over the Counter Overheight Fence Permit			$35
Sign Design Review			$485
Traffic Study Review (New- moved from Engineering Section)			$902
Outdoor Display/ Outdoor Dining			$194
Beekeeping Permit			$208
Reasonable Accomodation			$35
Variance	General		$3,135
	Developed Residential Lot		$694
Use Permits	Conditional Use Permit		$1,040
	Pets (other than cats and dogs)		$277
	Temporary Conditional Use Permits		$194
	Administrative Temporary Use Permits		$35
Appeals	Refunded upon successful appeal.		$347
Planned Unit Development (PUD)	Residential	1 unit	$4,161
		2-5 units	$10,403
		6-15 units	$20,807
		16+ units	$27,742
	Commercial	0-20,000 sq ft	$4,161
		20,001-60,000 sq ft	$10,403
		60,001 - 100,000 sq ft	$20,807
		100,000+ sq ft	$27,742
	Minor Modification - existing residential development		$139
	Minor Modification		$694
	Major Modification		$2,774
Subdivision Map	Tentative Tract Map		$6,436
	Tentative Minor Subdivision (parcel maps)		$694
	Urband Lot Splits Filled in accordance with PMC Section 18.101 (New per Res 21-1260)		$694

II. PLANNING DIVISION

Eff 01.01.2024

Lot Line Adjustment or Merger		$596
Condo Conversion		$3,828
Planning Commission Determination as to Uses not listed (Chapter 18.128)		$2,081
Rezoning (without a PUD development plan)		$17,048
Rezoning (as part of a PUD development application)		$2,774
General Plan Amendment (without a PUD development plan)		$20,626
General Plan Amendment (as part of a PUD development application)		$20,626
Specific Plan/ Specific Plan Amendment		25% of Consultant Costs ($2,649 min)
Growth Management Program		
Application fee for negotiated agreements		$1,109
Williamson Act Application		
Including establishment, modification or disestablishment of agricultural preserves, and entering or canceling contracts		$2,440
Preliminary Review	No Public Hearing	$0
	With Public Hearing	$2,011
	SB 330 Preliminary Review	$1,527
Housing Site Compliance Review (Res 23-1367) (*Exclusive of ADUs/JADUs that are part of the project)	50 units or less* Zoning Administrator Review	$9,519
	51 units or more* Planning Commission Review	$10,475
Peer Review	Staff review of consultant work	25% of Consultant Costs
Small Wireless Facility Application PMC 18.110*, Eff. 04.17.2024		
In the Public Right-of-Way		$4,348
On private property		$4,088
n fees shall be adjusted annually on January 1st based on the change in the Consumer Price Index (CPI) for the San Francisco/Oakland region, rounded to t		
Pole License Agreement *(Annual Automatic increase of 3%)*		
Annual Pole License Fee per Site		$295

C. Environmental Filing Fees

Subject to an annual inflation adjustment on January 1 as determined by California Department of Fish and Wildlife.

California Environmental Quality Act (CEQA)	Environmental Impact Report (EIR) - staff review of consultant work	25% of Consultant Costs
	Negative Declaration	$2,916.75
SB 1535 Fish & Game Fees	Negative Declaration (ND)	$2,916.75
	Mitigated Negative Declaration (MND)	$2,916.75
	Environmental Impact Report (EIR)	$4,051.25
	Regulatory Program (CRP)	$1,377.25
	County Clerk Processing Fee *(Add'l County fees may apply)*	$50

D. Code Enforcement

Sign Removal Fees	Real Estate Open House Sign	$14

E. Geologic/Architectural Review

Fee paid by developer to reimburse City for third party peer review	Actual Cost

CITY OF PLEASANTON
MASTER FEE SCHEDULE

III. ENGINEERING DIVISION

Eff 01.01.2024

A. General

Map Copies	Map Reproduction (per sheet)	5
	Plotted GIS Map (per sheet)	30
	Specialized Map/Data Request	Time & Materials
Standard Specifications & Details (printed version)		20

B. Encroachment

Permit Fees	Dry Utilities PMC 13.04.040	$208
	Other	$42
Inspection Fees		
Dry Utilities		Time & Materials- $167 minimum
Other- Valuation under $5,000		10% of valuation- $167 minimum
Other- Valuation $5,000 to $20,000		$499
		Plus 3.83% of valuation over $5,000
Other- Valuation over $20,000		$1,265
		Plus 5.55% of valuation over $20,000
Reinspection		Time & Materials - $167 minimum
Specialized Inspections		Consultant Cost + 25%
Transportation Permit*	One-time	$16
Oversize Load - *Fee set per State*	Annual	$90
Haul Route Permit		$83

* **Updated annually per Caltrans (https://dot.ca.gov/programs/traffic-operations/transportation-permits)**

C. Private Development Review

Parcel Map **Urban Lot Splits filed in accordance with PMC 18.101**	Base fee	$3,468
	plus fee per lot/parcel	$42
Final Map	Base fee	$6,242
	plus fee per lot/parcel	$42
GIS Digital Compliance	Time & Materials or Consultant cost + 25%	
Annexation Fees (does not include separate fees paid to LAFCo - Local Agency Formation Commission of Alameda County)	Annexation Processing Fee	$12,193
	Pre-Annexation Agreement Processing	$6,200
	GHAD Formation/Annexation Fee	$4,369
Development Improvement Plan Check		
Percentage of total cost of City-reviewed improvements		4.16%
Improvement Plan Review/Revision & Plan Check - after 4th revision		$1,096
Traffic Signal (commercial off-site)- Plan Check		$2,774
Right of Way Dedication, Vacation or Certificate of Compliance		$1,914
Technology Fee (GIS Mapping)- per lot/parcel		$69
Subdivision Joint Trench Plan Check		$694
Amended Maps	Base fee	$194
	plus fee per course correction	$42
Lot Line Adjustment or Merger	Base fee	$1,845
	plus fee per lot/parcel	$55
Erosion Control (SWPPP) Hillside	Base Fee	$6,936
	plus fee per acre (disturbed area)	$250
Flatland	Base Fee	$4,439
	plus fee per acre (disturbed area)	$187

III. ENGINEERING DIVISION

Eff 01.01.2024

Professional Consultant Expense		Consultant cost +25%
Grading Plan Review	Up to 100,000 cubic yards	**see IV Building Section E**

D. Construction Services Inspection

Due 15 days prior to City Council approval of a final map or City Engineer approval of the plans, whichever occurs first

Grading Fee	**see IV Building Section E**
Construction Inspection- City-Inspected improvements	
Valuation under $5,000	10% of valuation- $167 minimum
Valuation $5,000 to $20,000	$499 Plus 3.83 % of valuation over $5,000
Valuation over $20,000	$1,265 Plus 5.55 % of valuation over $20,000
Specialized Inspections	Consultant cost +25%
Overtime Inspection *(2 hour minimum charge)*	Cost+ Overhead

E. Assessment Districts

City Engineering Department Administration *During formation, design, and construction*	Cost + Overhead
Inspection *Minimum charge is 4% of costs to construct public improvements*	See Construction Inspec. Fee
Segregation of Assessments *Fee per district*	$694

All City of Pleasanton Engineering Division Fees shall be revised annually on January 1 by the percentage increase or decrease in the Engineering News Record Construction Cost Index (CCI) for the San Francisco Bay Area.

IV. BUILDING AND SAFETY DIVISION

A. Building Permit Fees PMC 20.04.015

Eff 01.01.2024

VALUATION SCHEDULE	
NEW CONSTRUCTION & ADDITIONS - Commercial & Industrial Buildings - Dwellings - Garages & Accessory Structures	Permit Valuation shall be determined by the New Construction Valuation Table of the Building Division in effect at the date of application, or as otherwise determined by the Building and Safety Official. The Table shall be revised annually on January 1 by the percentage increase or decrease in the Engineering News Record Construction Cost Index (CCI) for the San Francisco Bay Area.
ALTERATIONS & REPAIRS - Remodels, Repairs, Reroofs, Tenant Improvements, etc.	Contract price of the work being performed, or as otherwise determined by Building and Safety Official.

BASIC FEE SCHEDULE		
Total Project Valuation	**Base Fee**	**Plus**
$1 - $1,000	$120	
$1,001 - $2,000	$145	
$2,001 - $25000	$180	$16.30 for each additional $1,000 (or fraction thereof) up to and including $25,000.
$25,001 - $50,000	$555	$13.80 for each additional $1,000 (or fraction thereof) up to and including $50,000.
$50,001 - $100,000	$900	$9.70 for each additional $1,000 (or fraction thereof) up to and including $100,000.
$100,001 - $500,000	$1,385	$7.99 for each additional $1,000 (or fraction thereof) up to and including $500,000.
$500,001 - $1,000,000	$4,580	$6.38 for each additional $1,000 (or fraction thereof) up to and including $1,000,000.
$1,000,001 and above	$7,770	$5.55 for each additional $1,000 (or fraction thereof)

PERMIT SURCHARGES	
ELECTRICAL/MECHANICAL/PLUMBING (EMP) PERMIT SURCHARGE Unless specified elsewhere, applicable to all projects with multi-trade construction being performed in conjuction with a building permit.	25% of Building Permit Fee
TITLE-24 ENERGY SURCHARGE Unless specified elsewhere, applicable to permitted projects subject to compliance with Title 24, Part 6, The California Energy Code.	25% of Building Permit Fee
ACCESSIBILITY SURCHARGE Applicable to plan review of all projects requiring compliance with State of California Accessibility, FHAA and/or ADA Requirements.	15% of Building Permit Fee
GREEN BUILDING SURCHARGE For all permits requiring compliance with California Green Building Standards (Includes Waste Management Fee).	15% of Building Permit Fee
SWPPP (STORM WATER) SURCHARGE For all covered projects requiring on-site stormwater treatment or pre-treatment.	15% of Building Permit Fee

CITY OF PLEASANTON
MASTER FEE SCHEDULE

PLAN REVIEW	
BUILDING PLAN REVIEW FEE When plans and documents are required, a plan review fee shall be paid at the time of submittal for plan review.	75% of Permit Fees, One-hour minimum*
BUILDING LIFE SAFETY PLAN REVIEW FEE When plans and documents are required, and the review includes life safety and egress, a plan review fee shall be paid at the time of submittal.	100% of Permit Fees, One-hour minimum*
COPY MODEL PLAN REVIEW FEE For each building permit in a development after the model plan review has been approved.	25% of Model Plan Review Fee
ON-SITE PERMIT PLAN REVIEW FEE Plan Review of utility, accessibility or other permitted improvements outside of a Structure on private property.	1% of On-Site Valuation
DEFERRED SUBMITTAL PLAN REVIEW FEE Required at the time of deferred submission of plans and documentation whenever any project component, such as sub-trade plans, floor or roof truss packages, etc., are submitted after building permit issuance.	5% of Plan Review Fee, One-hour minimum*
ADDITIONAL PLAN REVIEW FEE Applied when more than two resubmittals require review to the intital plan review, or for revisions to previously approved plans.	Time and Material, One-hour minimum*
EXPEDITED PLAN REVIEW FEE When requested by an applicant and staff is available, the following surcharge will be added for an expedited plan review.	Additional 50% of Plan Review Fees
HOURLY PLAN REVIEW RATES *All Hourly Plan Review Fees are based on fully burdened plan checker cost or current consultant hourly rate, whichever is applicable.	$180

OTHER PERMIT TYPES AND FEES	
ON-SITE PERMIT FEE Permit fee for utility, accessibility or other permitted improvements outside of a Structure on private property.	2% of On-Site Valuation
KITCHEN REMODEL PERMIT FEE Permit fee for a kitchen remodel within a dwelling, including Sub-Trade fees.	$535
BATHROOM REMODEL PERMIT FEE Each bathroom remodel within a dwelling, including Sub-Trade fees.	$375
RESIDENTIAL REROOF PERMIT FEE Each one- or two-family dwelling reroof, including garage.	$290
RESIDENTIAL SWIMMING POOL PERMIT FEE Each swimming pool at a one or two-family dwelling, including Sub-Trade fees.	$860
FOUNDATION ONLY PERMIT FEE Permit for a new foundation system separated from and prior to issuance of a building permit for a new Structure.	10% of the Project Permit Fee

B. Electrical Permit Fees

Eff 01.01.2024

ELECTRICAL PLAN REVIEW		
ELECTRICAL PLAN REVIEW FEE: When an electrical plan not associated with a building permit is submitted for review.		75% of Electrical Permit Fee 1hr minimum*
ADDITIONAL ELECTRICAL PLAN REVIEW FEE: Applied to all plan check correction lists in excess of two revised or resubmitted plan submittals, or for revisions to previously approved plans.		Time and Material Basis, 1-hr minimum*
ELECTRICAL PERMIT FEES		
Residential Electrical Permit Fee Any permit for Electrical work not itemized, in conjunction with an associated Building Permit in a one-or two-family dwelling, or within a multi-family unit.		$120
Non-Residential Electrical Permit Fee Any permit for Electrical work not specifically itemized, in conjunction with an associated Building Permit in a multi-family or non-residential building.		$120
Receptacles, lighting switches, luminaires, other electrical outlets or appliances requiring a permit not within a residential unit, up to 20A, each 1,000 ft^2 of floor area.		$120
Electrical Service Panel or Subpanel, up to 1,000A, each		$175
Electrical Service Panel or Subpanel, over 1,000A, each		$235
Illuminated Signs, Outline Lighting and Marquees, each circuit		$120
Busways, each 500 lineal feet or fraction thereof		$120
Photovoltaic Systems (includes Plan Review Fee) *Fees set by State per Gov. 66015*		
Residential	Up to 10kW	$250
	Over 10kW	$450 plus $15/kW above 15kW
Commercial	Up to 50 kW	$1,000
	Each additional kilowatt from 51kW- 250kW	$7
	Each additional kilowatt over 250kW	$5
Power Apparatus, Generators, Transformers, etc. (Rating in HP, kW, or kVA,)	Up to and including 49, each	$118
	Up to and including 99, each	$175
	Over 100, each	$235

C. Mechanical Permit Fees

MECHANICAL PLAN REVIEW	
MECHANICAL PLAN REVIEW FEE: When a mechanical plan is submitted for review,	75% of Mechanical Permit Fee 1 - hr minimum*
ADDITIONAL MECHANICAL PLAN REVIEW FEE: Applied to all plan check correction lists in excess of two revised or resubmitted plan submittals, or for revisions to previously approved plans.	Time & Material 1-hr minimum*
MECHANICAL PERMIT FEES	
Residential Mechanical Permits Any permit for Mechanical work in a one-or two-family dwelling or within a multi-family unit, and not in conjunction with an associated Building Permit.	$120
Non-Residential Mechanical Permits Any permit for Mechanical work in a multi-family or non-residential building not specifically itemized, nor in conjunction with an associated Building Permit.	$120
Furnace, ductwork, ventilation systems, appliances or other mechanical work requiring a permit not within a residential unit, each 1000 square feet of floor area.	$120
Commercial Kitchen Hood, each	$355
Boilers, each	$235
Evaporative Cooler or Heat Pump, each	$120
Air Handling System, each	$235

D. Plumbing Permit Fees

PLAN REVIEW	
PLUMBING PLAN REVIEW FEE: When a plumbing plan is submitted for review, Plumbing Plan Review fee.	75% of Plumbing Permit Fee. 1-hr min*
ADDITIONAL PLUMBING PLAN REVIEW FEE: Applied to all plan check correction lists in excess of two revised or resubmitted plan submittals, or for revisions to previously approved plans.	Time & Material 1-hr min*
PLUMBING PERMIT FEES	
Residential Plumbing Permits Any permit for Plumbing work in a one-or two-family dwelling, or within a multi-family unit, not in conjunction with an associated Building Permit.	$120
Non-Residential Plumbing Permits Any permit for Plumbing work in a multi-family or non-residential building not specifically itemized, or in conjunction with an associated Building Permit.	$120
Sewer piping & vents, water piping, gas piping, fixtures and appliances or other plumbing requiring a permit not within a residential unit, each 1000 square feet of floor area.	$120
Fats, Oil or Grease (FOG) interceptor or other pre-treatment clarifier, each	$470
Stormwater piping or treatment systems	$470

E. Grading Fees

Grading Plan Review Fee	75% of Grading Fee
Grading Fee	
Less than 50 cubic yards	Exempt
50 to 10,000 cubic yards	
First 1,000 cubic yards	$270
Each additional 1,000 cubic yards or fraction thereof	$20
10,001 to 100,000 cubic yards	
First 10,000 cubic yards	$450
Each additional 1,000 cubic yards or fraction thereof	$14
100,001 cubic yards or more	See III Engineering Section D

F. Other Fees

ADMINISTRATIVE CHARGE FOR MISCELLANEOUS REQUESTS: Administrative costs associated with items not otherwise specified, reports and requests not covered by permit or plan review fees.		Time & Material Basis, $20 Minimum
MISCELLANEOUS BUILDING INSPECTIONS**	Inspections outside normal business hours	2-hr minimum
	Reinspection	2-hr minimum
	Inspections for which no fee is specifically indicated.	2-hr minimum
	Housing Inspections, requested by home owne	1-hr minimum
	Temp Occupancy Inspection (up to 30 days m	4-hr minimum
**All Hourly Inspection Rates are based on fully burdened Building Inspector rate or consultant cost, whichever is greater.		$165
WASTE MANAGEMENT PLAN FEE PMC §9.21.010 Nonrefundable fee to administer and implement the WMP review and verification on covered projects not otherwise subject to California Green Building Standards.		$150
ALTERNATE MEANS & METHODS REQUEST FEE Plan review requests for alternate means and methods.		Time & Material, 1-hr minimum*
INVESTIGATION FEE Applicable to any work commenced on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits and approvals, in addition to the required permit fees.		100% of Building Permit Fee
TECHNOLOGY FEE For permitting software licensing, IVR licensing, archiving and additional technology costs associated with providing permitting and inspection services.		5% of total permit fees
GIS MAPPING FEE		
New developed sites, per square foot		$0.002
All City of Pleasanton Building Division Fees shall be revised annually on January 1 by the percentage increase or decrease in the Engineering News Record Construction Cost Index (CCI) for the San Francisco Bay Area, and reviewed every two years.		

STATE OF CALIFORNIA FEES		
Strong Motion Instrumentation Program (SMIP)	Residential, per $1,000 construction valuation	$0.13 ($.50 min)
	Non Residential, per $1,000 construction valuation	$0.28 ($.50 min)
Building Standards Special Revolving Fund	Per $25,000 in valuation with appropriate fractions thereof. $1 minimum	$1

V. POLICE DEPARTMENT

Eff 03.22.2023

A. General

False Alarm Fine*, Eff. 04.17.2024	First false alarm in prior 365-day period	$0
	Second or third false alarm in prior 365-day period	$196
	Fourth or more false alarm in prior 365-day period	$392

*Such fine amounts shall be adjusted annually on January 1st based on the change in the Consumer Price Index (CPI) for the San Francisco/Oakland region, rounded to the nearest dollar.

Citation Sign-off		Resident $0
		Non-resident $10
Clearance Letter		$15
Criminal History Letter		$60
Fingerprinting- Livescan		Resident $25
Federal or State agencies fingerpint processing fees are additional		Non-resident $40
Local Arrest Record		$25
Reports	Reports (insurance claims, accidents and thefts)	
	1-10 pages; total fee	$5
	after 10 pages; per page	$0.10
Photographs	Thumbdrive	$25
Subpoena Duces Tecum Processing *(defined by State Legislation)*	Per subpoena	$15
	Reports	
	1-10 pages; total fee	$5
	after 10 pages; per page	$0.10
	Photos on thumbdrive	$25
	Body Worn Camera on thumbdrive	$25
	911 audio log on thumbdrive	$25

B. Special Permits

				Each Employee	Permit Fee
Massage Establishments PMC 6.24				No Charge	$100
Roving/walking vending in public right-of-way along parade routes	Nonprofit/charitable/community service organization			No Charge	No Charge
	Other vendors			$10	$25
Solicitors & Certain Businesses				$10	$25
ABC Letter					$25
Taxicab	Owner's Permit Application				$600
	Driver's Permit Application				$150
	Taxicab Reinspection Fee				$25
Taxicab Rates	Flag Drop				$3.50
	Mileage				$3.50
	Standby				$30
Bingo Permit Fee					$100
Firearm Sales Permit	Application				$350
Ord 6.64	Renewal				$200
	Fingerprint Processing Fee (for each set to be processed)				set by DOJ & FBI; add equipment processing cost
Concealed Weapons Permit	**Standard Permit (2 year)**	**Judicial Permit (3 year)**	**Reserve Officer Permit (4 year)**		
Initial Fee					
Paid upon submission of application	$200	$200	$200		
Issuance Fee					
Paid upon submission of permit	$200	$200	$200		
Renewal Fee					
Paid upon submission of application	$100	$100	$100		
Modification/Duplicate Fee					
Paid upon submission of application	$25	$25	$25		
	State Mandated Fee				varies
	Local Processing Fee (maximum fee allowed by PC 12054)				$3
					$25
Pawnbroker Permit	Initial Permit				$300
remit to DOJ	Renewal (required by state every 2 years)				$300
Firearm Storage, *per firearm held*					$65
Special Event Application Fee	For-profit vendors/organizations				$250
	Nonprofit vendors/organizations				$75
	City-sponsored events				No Charge
Sidewalk Vendor Fee					$50

C. Animal Control

			Neutered males/ Spayed females-	Non-neutered males/ Non-spayed females
Dog License Fees	One year		$3.50	$7
	Two years		$6.50	$13
	Three Years		$9	$18
	Failure to procure		$7.00 added to license fee	$7.00 added to license fee
	Duplicate tags		$1	$1
EAST COUNTY ANIMAL SHELTER- ALAMEDA COUNTY ANIMAL SERVICES				
Adoption	Dog or Cat			$35
Feeding & Boarding	Animals capable of being housed at Shelter			$20
(per day)	Large Animals, Off-site (Horse, Mare, Mule, Jack Calf or colt under 6 months)			Actual Contract Cost + Current Indirect Rate
Observation	Quarantine, per day or partial			$25
Redemption Fee			**Unlicensed Dog**	**License Dog/Cat**
(Plus Board)	First Impoundment in 1 year		$50	$45
	Second Impoundment in 1 year			$100
	Third and sucessive Impoundments in 1 year			$150
	* Other animals - 2nd=2x, 3rd=3x			$75
Special Services				
Owner Surrender			**Live, inc. litter**	**Dead**
	Licensed Dog		$35	$15
	Unlicensed Dog		$40	$20
	Licensed Large Dog (>80 lbs)		$50	$20
	Unlicensed Large Dog (>80 lbs)		$55	$25
	Cat		$35	$15
Euthenasia	Licensed Dog			$50
	Unlicensed and large dog			$60
	Cat			$40
Veterinary Pickup of Deceased	1-5 Animals			$40
	Each Additional Animal			$15

D. Tow Rates and Fees

Rate Guidelines			
The following rates apply to companies providing tow services to the Pleasanton Police Department under the rotation system			
Service Calls/Drop Charges			n/a
Towing	One-ton Tow Truck - per tow (10,000 lb. max.)		$275
	One-ton Flat Bed - specified request (10,000 lb. max.)		$360
	Medium Rig (Class C- 20,000 lb. max.)		$485
	Big Rig (Class D- 50,000 lb. max.)		$600
Time expended in excess of one hour shall be calculated in no more than one-minute increments			
Storage	Automobile/Motorcycle	per day, outside	$110
		per day, inside	$120
	Big Rigs, Tractors/ Trailers, and Motor Homes	per day, outside	$115
		per day, inside	$125
Gate fee	8:00 am to 5:00pm Monday thru Friday exc. Holidays		$130
	Impound and stored vehicle release		$250

E. Alcoholic Beverage Consumption by Minors on Private Property

Pleasanton Municipal Code 10.08.050	
Cost of providing police services for second or follow-up response	$250.00
Cost of any medical treatment to injured officers	Cost + Overhead
Cost of repairing damaged City equipment or property	Cost + Overhead

F. Detention of Minors

Pleasanton Municipal Code 10.08.060	
Detaining and supervising juveniles when such detention/supervision exceeds one hour	Cost + Overhead

G. Abandoned Shopping Carts

Pleasanton Municipal Code 6.30.070, the following fines and charges apply:	
Impound release fee (per cart)	$51.00
Failure to retrieve abandoned carts within 3 business days (*Fine per cart for each occasion in excess of 3 times within a 6-month period)*	$50.00

H. Parking Penalties

1	Loading Zone	*PMC 11.36.020*	$35
2	Yellow - Green - White Curb	*PMC 11.36.020*	$50
3	Red Curb	*PMC 11.36.020*	$100
4	No Stopping Zone	*PMC 11.36.090*	$50
5	No Parking Zone	*PMC 11.36.100*	$50
6	Temporary No Parking Zone	*PMC 11.36.170*	$50
7	Parking Vehicle Over 20 Ft.	*PMC 11.36.180*	$60
8	Time Limit for parking on City Property	*PMC 11.36.190*	$56
9	Twenty Minute Zone	*PMC 11.36.210*	$50
10	Two Hour Zone	*PMC 11.36.210*	$50
11	Three Hour Zone	*PMC 11.36.210*	$53
12	Four Hour Zone	*PMC 11.36.210*	$56
13	Reserved Parking for Charging Electric Vehicle	*PMC 11.36.230*	$56
14	Parking Permit Required	*PMC 11.38.090*	$60
15	Parking Over 72 Hours	*PMC 11.40.020*	$100
16	Parked Off Truck Route	*PMC 11.48.020*	$60
17	Driving on Public Grounds	*CVC 21113*	$50
18	Park Parallel	*CVC 22502*	$36
19	Parking in space designated for Disabled	*CVC 22507.8*	$285
20	Parking in space designated for Disabled without displaying either special license plate or distinguishing placard	*CVC 40226*	$25
21	Fire Hydrant	*CVC 22514*	$100
22	Parked in intersection, in crosswalk, between safety zone and red curb, within 15' of fire station, in front of driveway, on sidewalk, along street excavation, on roadway side of vehicle, in tunnel, on bridge	*CVC 22500 (a)-(h),(j),(k)*	$50
23	Bus Zone	*CVC 22500(i)*	$260
24	Sidewalk wheelchair access/ramps	*CVC 22500(l)*	$260
25	Fire Lane	*CVC 22500.1*	$100
26	Abandoned Vehicle on Public Property	*CVC 22523a*	$100
27	Abandoned Vehicle on Private Property	*CVC 22523b*	$100
28	Expired Registration	*CVC 4000(a)*	$50
29	Expired Registration w/correction	*CVC 4000(a)*	$25
30	No License Plate	*CVC 5200*	$50
31	No License Plate w/correction	*CVC 5200*	$25
32	Tabs	*CVC 5204*	$50
33	Tabs w/correction	*CVC 5204*	$25
34	Late Payment Penalty		100% of fine

CITY OF PLEASANTON
MASTER FEE SCHEDULE

VI. LIVERMORE PLEASANTON FIRE DEPARTMENT

Eff 01.01.2024

A. Program Base Fees

Base Permit - Level 1	$1,484
Base Permit - Level 2	$762
Base Permit - Level 2 *Qualified Triennial-Inspection Facilities*	$254
Base Permit - Level 3	$512
Base Permit - Level 4	$485
Public Schools & Jails	$0

B. Annual Fire Code & Unified Program Activity Fees

1		Fire Pump	$83
2	a	Hotel, Motel, Apartment - Level 3	$97
	b	Hotel, Motel, Apartment - Level 5	$512
3		School - Private	$929
4		Highrise	$1,234
5		Care Facility - Non Family Daycare	$277
6	a	Aerosol Products: < 55 gal	$97
	b	Aerosol Products: 55 -225 gal	$124
	c	Aerosol Products: 225-1,000 gal	$152
	d	Aerosol Products: 1k-10k gal	$207
	e	Aerosol Products: 10k-20k gal	$263
	f	Aerosol Products: 20k+ gal	$304
7		Amusement Building	$1,026
8		Aviation Facilities	$318
9		Battery System	$110
10		Candles and Open Flame in Assembly	$41
11	a	Cellulose Nitrate Film	$166
	b	Cellulose Nitrate Storage	$166
12		Combustible Fibers	$415
13		Combustible Dust-Producing Ops	$415
14		Combustible Material Storage- Misc	$180
15	a	Compressed Gas: High Haz < 200 cu ft	$443
	b	Compressed Gas: High Haz 200-500 cu ft	$526
	c	Compressed Gas: High Haz 501 - 1k cu ft	$665
	d	Compressed Gas: High Haz 1k - 2k cu ft	$874
	e	Compressed Gas: High Haz 2k - 3k cu ft	$1,096
	f	Compressed Gas: High Haz 3+ cu ft	$1,317
16	a	Compressed Gas: Low Haz < 501 cu ft	$110
	b	Compressed Gas: Low Haz 501-2250 cu ft	$138
	c	Compressed Gas: Low Haz 2,250-10k cu ft	$180
	d	Compressed Gas: Low Haz 10k-100k cu ft	$235
	e	Compressed Gas: Low Haz 100k-200k cu ft	$291
	f	Compressed Gas: Low Haz 200k + cu ft	$346

VI. LIVERMORE PLEASANTON FIRE DEPARTMENT

Eff 01.01.2024

17	a	Cryogenics: High Haz <200 cu ft	$651
	b	Cryogenics: High Haz 201 - 500 cu ft	$777
	c	Cryogenics: High Haz 501-1k cu ft	$971
	d	Cryogenics: High Haz 1k-2k cu ft	$1,303
	e	Cryogenics: High Haz 2k-3k cu ft	$1,622
	f	Cryogenics: High Haz 3k+ cu ft	$1,955
18	a	Cryogenics: Low Haz < 55 gal	$110
	b	Cryogenics: Low Haz 55-225 gal	$138
	c	Cryogenics: Low Haz 225-1k gal	$166
	d	Cryogenics: Low Haz 1k-10k gal	$221
	e	Cryogenics: Low Haz 10k-20k gal	$277
	f	Cryogenics: Low Haz 20k + gal	$332
19	a	Dry Cleaning Plant	$194
	b	Dry Cleaning Plant *Qualified Triennial-Inspection Facilities*	$64.67
20	a	Explosives: 550 lbs	$596
	b	Explosives: 551-2,250 lbs	$706
	c	Explosives: 2,251-10k lbs	$888
	d	Explosives: 10k-100k lbs	$1,179
	e	Explosives: 100k-200k lbs	$1,484
	f	Explosives: 200k + lbs	$1,775
21	a	Flam/Comb Liq: Above Ground < 55 gal	$110
	b	Flam/Comb Liq: Above Ground 55-225 gal	$166
	c	Flam/Comb Liq: Above Ground 55-225 gal *Qualified Triennial Inspection Fac.*	$55.33
	d	Flam/Comb Liq: Above Ground 225-1,000 gal	$221
	e	Flam/Comb Liq: Above Ground 225-1,000 gal *Qualified Triennial Inspection Facilities*	$73.67
	f	Flam/Comb Liq: Above Ground 1k-10k gal	$277
	g	Flam/Comb Liq: Above Ground 10k-20k gal	$332
	h	Flam/Comb Liq: Above Ground 20k + gal	$457
22		Fruit Ripening	$138
23	a	HazMat Abovegrnd: < 55 gal	$110
	b	HazMat Abovegrnd: 55-225 gal	$138
		HazMat Abovegrnd: 55-225 gal *Qualified Triennial Inspection Facilities*	$46.00
	c	HazMat Abovegrnd: 225-1k gal	$221
		HazMat Abovegrnd: 225-1k gal *Qualified Triennial Inspection Facilities*	$73.67
	d	HazMat Abovegrnd: 1k-10k gal	$277
		HazMat Abovegrnd: 1k-10k gal *Qualified Triennial Inspection Facilities*	$92.33
	e	HazMat Abovegrnd: 10k-20k gal	$332
	f	HazMat Abovegrnd: 20k + gal	$388
24	a	Haz Waste Generator: CESQG	$152
	b	Haz Waste Generator: CESQG *Qualified Triennial Inspection Facilities*	$50.67
	c	Haz Waste Generator: Lrg Quantity	$415
	d	Haz Waste Generator: SQG	$291
	e	Haz Waste Generator: SQG *Qualified Triennial Inspection Facilities*	$97.00
	f	Haz Waste Treatment: CE only	$637
	g	Haz Waste Treatment: CA, PBR	$831

VI. LIVERMORE PLEASANTON FIRE DEPARTMENT

Eff 01.01.2024

25		Universal Waste Collection Site	$791
26		High-Piled Combust Storage	$388
27	a	Hot-Works Oper: <551 cu ft	$221
	b	Hot-Works Oper: 551 - 2,250 cu ft	$263
	c	Hot-Works Oper: 2,251-10k cu ft	$332
	d	Hot-Works Oper: 10k- 100k cu ft	$443
	e	Hot-Works Oper: 100k-200k cu ft	$554
	f	Hot-Works Oper: 200k+ cu ft	$665
28	a	Liq Petroleum Gas: <226 gal	$152
	b	Liq Petroleum Gas: 226-500 gal	$180
	c	Liq Petroleum Gas: 501-2k gal	$221
	d	Liq Petroleum Gas: 2k-4k gal	$304
	e	Liq Petroleum Gas: 4-6k gal	$374
	f	Liq Petroleum Gas: 6+ k gal	$457
29		Liq/Gas Vehicles in Assembly	$263
30		Lumber Yard or Woodworking Plant	$860
31		Magnesium	$415
32		Mall, covered	$1,955
33		Motor Vehicle Fuel Disp Station- no bulk	$249
34		Ovens, Industrial	$110
35	a	POA: A-2	$41
	b	POA: A-1	$69
	c	POA: A-3	$83
	d	POA: A-4	$110
	e	POA: A-5	$152
36		Pyrotech Spcl Effects Material	$803
37		Refrigeration Equipment	$207
38		Repair Garages	$471
39		Rooftop Heliport	$152
40		Spraying or Dipping	$110
41		Tires - Rebuilding Plant	$138
42		Tire - Storage of Scrap	$138
43	a	UST - 1 tanks	$734
	b	UST - 2 tanks	$1,096
	c	UST - 3 tanks	$1,816
	d	UST - 4 tanks	$2,192
	e	UST - 5 tanks	$2,552
	f	UST - 6 tanks	$2,912
44		Waste Handling	$180
45		Wood Products	$152

VI. LIVERMORE PLEASANTON FIRE DEPARTMENT

Eff 01.01.2024

C. Plan Review and Inspection Fees

1		Fire Sprinkler System Fees - New Construction:	
	a	up to 20 Appliances	$957
	b	21 - 100 Appliances	$1,207
	c	101 - 200 Appliances	$1,540
	d	201 - 350 Appliances	$1,706
	e	351 - 1,000 Appliances, Base Fee	$2,566
		for each additional 25 Appliances above 351	$139
	f	1,000 + Appliances, Base Fee	$3,565
		for each additional 100 Appliances above 1000	$430
2		Fire Sprinkler System Fees - Alteration, Tenant Improvements	
	a	up to 4 Appliances	$610
	b	5 - 20 Appliances	$666
	c	21 - 100 Appliances	$1,026
	d	101 - 200 Appliances	$1,248
	e	201 - 350 Appliances	$1,873
	f	351 - 1,000 Appliances, Base Fee	$2,622
		for each additional 25 Appliances above 351	$139
	g	1,000 + Appliances, Base Fee	$3,926
		for each additional 100 Appliances above 1000	$430
3		Residential (R-3) Fire Sprinkler System Fees:	
		up to 3,600 sq ft	$1,179
		for each additional 1,800 sq ft	$874
4		Specialized Fire Sprinkler System:	
	a	Antifreeze	$680
	b	Dry Pipe Valve	$444
	c	Deluge/ Preaction	$874
	d	Clean Agent Gas	$957
	e	Dry Chemical	$957
	f	Foam	$1,706
5		Pre-engineered Fire Protection System (kitchen suppression, etc)	$499
6		Underground Systems:	
	a	Up to 3 devices	$957
	b	Each additional device	$208
7		Fire Pump, each	$1,706
8		Fire Pump: Haz Mat Review (fuel)	$735
9		Water Storage Tank - Gravity	$985
10		Water Storage Tank - Pressure	$985
11		Other Pre-Engineered Suppr System (building, full room system)	$1,207
12		Fire Standpipe System	$1,304

VI. LIVERMORE PLEASANTON FIRE DEPARTMENT

Eff 01.01.2024

13		Fire Alarm System:	
	a	Up to 15 Initiation devices	$957
	b	16 - 50 Initiation devices	$1,207
	c	51 - 100 Initiation devices	$1,540
	d	101 - 1000 Initiation devices	$1,706
	e	For each group of 50 additional devices over 1,000	$277
	f	Fire Alarm Communication Change Only	$414
14		New Bldg - no special uses	$499
15		TI - no special uses	$458
16		Spray Paint Booth:	
		Up to 2 Spray Paint Booths	$1,082
		Each additional Spray Paint Booth	$69
17		Propane Tank (LGP)	$985
18		Above Ground Tank Removal:	
	a	60 - 500 gallon	$985
	b	501 - 2000 gallon	$1,026
	c	2000 + gallon	$1,179
19		Compressed Gas System- non high-hazard	$485
20	a	Medical Gas- Level 1(lg)	$2,053
	b	Medical Gas- Level 3	$624
21		Cryogenic Tank	$485
22		Emergency Generator w/ Fuel Tank	$485
23		Propane Exchange Rack	$277
24		Vehicle Access Gate, not part of a building	$264
25		Refrigerant System, each	$749
26		High-Piled storage of combustibles:	
	a	Class I-IV 2,500 sq ft - 12,000 sq. ft.	$485
	b	Class I-IV 12,001 sq ft - 500,000 sq ft	$805
	c	High Hazard	$1,124
27		Smoke Control System	$1,803
28		SPAs, CUP, PUD	$444
29		Each site inspection, after twice failed same inspection	$638
30		Underground Storage Tank (UST) Installation:	
	a	Up to 2 tanks	$2,913
	b	Each additional tank	$277

VI. LIVERMORE PLEASANTON FIRE DEPARTMENT

Eff 01.01.2024

D. Miscellaneous Fees

1	Candles and Open Flame in Assembly, per event	$222
2	Carnivals and Fairs, per event	$416
3	Exhibits and Trade Shows, per event	$652
4	Pyrotechnical Special Effects show, per show	$1,678
5	Temporary Membrane Structures, per event	$264
6	Seasonal Lots (Xmas, Pumpkin, etc.), each lot	$264
7	Open Burning, each application	$180
8	Alternate Means or Method Application, each	$222
9	Hydrant Flow Test, per area tested	$430
10	Incident Reports, each	$7
11	Licensed Care Facilities- Pre-Fire Clearance (other than Single-Family Home Residential Care), each	$458
12	Dump Houses, each	$1,498
13	Excessive False Alarms, each occurrence*	$541
14	Outside Plan Checker, per hour	$173
15	Underground Storage Tanks removal, per hour	$207
16	UST - Tank top, monitoring system etc., per hour	$207
17	Other Plan Checks and Inspections (Emergency repair/modification to fire protection systems), per hour	$207
18	Off hours inspections, per hour (3-hour minimum charge), per request	$207
19	Asbestos abatement, per hour	$207
20	Compressed Gas System High Hazard, per hour	$207
21	Compressed Gas System High Hazard - additional for projects with more than one system, per hour	$207
22	High- Rise (charge on hourly), per hour	$207
23	Fire Alarm Monitoring Equipment change/replacement, per hour	$207
24	Fire code assessment/approval change of occupancy/use/equipment/ access, per application	$257
25	Service Required in Excess of Standard (due to size, occupancy uses or other than local regulations), per hour	$207
26	Fire Monitoring System Only (Water flow, associated equipment, Central Station), per system	$485

* Excessive False Alarm is defined as three or more false alarms within a 90-day period

VII. FINANCE DEPARTMENT

A. General

Copies of Reports	
General	$5
Budgets**	
2-Year Operating Budget	$75
2-Year Operating Budget Summary	$50
5-Year Capital Improvement Program (CIP)	$75
5-Year Capital Improvement Program (CIP) Summary	$25

Loan copies are available upon payment of a refundable deposit (Residents: $5; Nonresidents:

B. Assessment District Administration

Arbitrage Calculation Fees	
Initial Set-up (per district)	$1,500
Annual Calculations	Cost + Overhead
Fifth Year Report plus Bond Fee	Cost + Overhead
Financial Administration of Redemption Funds	
(One of the following methods will be used at the City's option)	
1. Fees paid in full from bond proceeds per the following schedule:	
Project Cost less than $5 million	1.5%
Project Cost over $5 million and less than $10 million	1.0% ($75,000 min.)
Project Cost $10 million or more	.5% ($100,000 min.)
2. Actual administration costs as determined by the Director of Finance,	Actual Costs
Foreclosure Action	
Staff cost and litigation guarantee per parcel or owner	$2,000
Amortization/Payoff Schedules	
Per page	$0.25
Mailing or faxing per request	$5

C. Fees

Eff 01.01.2025

Credit Card Fee	
Credit Card Convenience Fee	2.5%

VIII. Recreation

Eff 06.21.2022

A seperate fee schedule for recreation programs is adopted annually by the City Council. The City Council authorizes staff to adjust and provide current and new programs for a fee based on the established cost recover guidelines established below:

A. Programs/Classes/Services which provide mostly community benefit will recover 0-25% of all related costs.

Examples include, but are not limited to:

- Community / Special Events
- Volunteer Programs
- Facility & Field Rentals: PUSD /Cosponsor Groups
- Public Art

B. Programs/Classes/Services which provide considerable community benefit will recover 26-50% of all related costs.

Examples include, but are not limited to:

- Facility & Field Rentals: Pleasanton Based Non-Profits (>75% residents)
- Gallery Exhibits
- Senior Programs

C. Programs/Classes/Services which provide balanced individual and community benefit will recover 51-75% of all related costs.

Examples include, but are not limited to:

- City Staff Facilitated Classes, Programs, Clinics, Camps, Leagues, and Workshops

D. Programs/Classes/Services which provide mostly considerable individual benefit will recover 76-100% of all related costs.

Examples include, but are not limited to:

- Facility & Field Rentals: Pleasanton Residents (Private Use) and All Other Non-Profits (<75% residents)
- Theater Shows
- Contract Instructor Facilitated: Classes, Programs, Clinics, Camps, Leagues, and Workshops
- Preschool

E. Programs/Classes/Services which provide mostly individual benefit will recover at least 101% of all related costs.

Examples include, but are not limited to:

- Facility & Field Rentals: Non-Residents (Private Use) and Businesses

CITY OF PLEASANTON
MASTER FEE SCHEDULE

IX. WATER RATES, FEES, AND CHARGES

Eff. 01.01.2024

A. Water Rates & Charges

Consumption Charges *(bi-monthly)* **PMC 14.04.070** — **Eff. 01.01.2024**

1 CCF = 100 cubic feet = 748 gallons		Zone 7 [1]	Distribution[2]	Recycled Water Surcharge	Vineyard Corridor Improvements	Total per Ccf
Single Family Individually Metered	0 - 20 Ccf	$3.43	$2.06			$5.49
	21 - 40 Ccf	$3.43	$2.98			$6.41
	41 - 60 Ccf	$3.43	$3.51			$6.94
	over 60 Ccf	$3.43	$3.75	$0.06	$0.13	$7.37
Multifamily		$3.43	$2.03	$0.01		$5.47
Commercial/Industrial		$3.43	$2.16	$0.01		$5.60
Potable Irrigation		$3.43	$2.99	$0.01		$6.43
Recycled Irrigation						$4.29

Water Service Charge *(bi-monthly) Effective January 1, 2024*

Meter Size	Charge (Pleasanton)	Charge (Zone 7)		Meter Size	Charge (Pleasanton)	Charge (Zone 7)
5/8 "	$4.60	$17.30		3"	$42.55	$389.29
3/4 "	$5.48	$25.95		4"	$72.56	$683.41
1 "	$7.69	$47.58		6"	$126.41	$1,211.11
1.5 "	$13.42	$103.81		8"	$311.76	$3,027.78
2 "	$16.96	$138.41		10"	$488.29	$4,757.94

(1) - Increased by pass-through of Zone 7 rate increases as they occur.
Rate payers will be notified 30 days prior to any increase taking effect.

Annual Backflow Prevention Device Administration Charge *Res 18-1015*	$60

Single Family Residential Discounts

Available on single family individually metered residential account if water consumption does not exceed 30 Ccf during the bi-monthly billing period. The Account holder's name who qualifies for the discount by proof of age with government-issued identification, must be on the property title, if owner occupied or appear on the lease/rental agreement.

20% - **Senior Citizens** (65 or older)
30% - **Low Income Families** (who qualify for PG&E, AT&T or cable television discounts through either the California Dept of Economic Opportunity, Social Security Administration, or California Lifeline)

******DISCOUNTS SHALL NOT BE ADDITIVE******

Initial Service Fee		
During business hours (before 4:30 p.m.)		$15
After business hours, weekends, and holidays		$85
Disconnect/Turn-off Fee		
Account in shut-off status for non-payment (payment not received by 8:00 a.m. deadline)	1st time within 6 months	$85
	2nd time within 6 months	$105
	3rd time within 6 months	$145
Reconnection Fee		
During regular business hours (contacting the City between 8:00 a.m. and 3:00 p.m.)		$15
After hours (see above), weekends, and holidays	1st time within 6 months	$85
	2nd time within 6 months	$105
	3rd time within 6 months	$145
During regular business hours (contacting the City between 8:00 am and 3:00 pm)	$75.00 per hour plus cost of materials	
After hours (see above), weekends, and holidays	$100.00 per hour plus cost of materials	

Administrative Cost Recovery	
Interactive Voice Recording (IVR) fee	$10
Returned Check Fee	$25
Hydrant Meter Deposits	
Potable Water Hydrant Meter Deposit	
3/4" Hydrant Meter & Backflow Assembly	$1,500
3" Hydrant Meter & Backflow Assembly	$4,000
Recycled Water Hydrant Meter Deposit	
3" Recycled Hydrant Meter	$2,500.00
Residential Construction Water Unit Cost	
For units that will be individually metered	$25

B. Water Meter & Installation Fees

Eff. 07.01.2022

The Director of Operations and Water Utilities, or designee, shall publish periodically the fees or fee formula for water service installation by the City. The published fee or formula shall reflect the estimated actual cost to the City.

	Meter Size	Fee	Meter Size	Fee
Current fees effective 7/01/22	3/4" (short) Diehl	$452.99	2" Kamstrup (17" lay length)	$1,225.10
	3/4" (long) Diehl	$477.83	3" EVO Q4	$3,431.31
	1" Kamstrup	$613.37	4" EVO Q4	$3,977.47
	1 1/2" Kamstrup	$1,036.40	6" EVO Q4	$6,924.99
	2" Kamstrup (15 1/4" lay length)	$1,167.87	8" EVO Q4	$9,861.51

C. Water Drought Water Shortage Rates [2]

Eff. 01.01.2024

Drought/water shortage rates are added to the current rates shown in Section A, at the time the drought state is declared

	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6
Single Family						
0 - 20 Ccf	$0.64	$1.60	$2.95	$5.28	$9.92	$14.91
21 - 40 Ccf	$0.75	$1.86	$3.45	$6.16	$11.58	$17.41
41 - 60 Ccf	$0.81	$2.02	$3.73	$6.67	$12.54	$18.84
over 60 Ccf	$0.84	$2.10	$3.89	$6.96	$13.08	$19.66
Multi-Family	$0.64	$1.59	$2.94	$5.26	$9.89	$14.85
Commercial	$0.65	$1.63	$3.01	$5.38	$10.12	$15.21
Industrial	$0.65	$1.63	$3.01	$5.38	$10.12	$15.21
Irrigation	$0.75	$1.87	$3.46	$6.18	$11.62	$17.46

(2) - Rate payers will be notified 30 days prior to any increase taking effect.

D. Water Conservation Plan- Excess use penalties PMC 9.30 100

Water usage in excess of the amount provided in Section 9.30.070 is subject to the following penalties:
Additional penalties for multiple times exceeding water use amount are for the number of times within the prior 12 months

Stage	Overall Reduction	Exceed 1 time	Exceed 2 times	Exceed 3 times	Exceed 4 or more times
1	Up to 10% Voluntary	no penalty	no penalty	no penalty	no penalty
2	Up to 20% Voluntary	no penalty	no penalty	no penalty	no penalty
2	Up to 20% Mandatory	$2.50 additional for all units	$5 additional for all units	$7.50 additional for all units	$10 additional for all units
3	Up to 30% Mandatory	$4 additional for all units + $50	$8 additional for all units + $100	$12 additional for all units + $250	$16 additional for all units + $500
4	Up to 40% Mandatory	$6 additional for all units + $100	$12 additional for all units + $250	$18 additional for all units + $500	$24 additional for all units + $750
5	Up to 50% Mandatory	$8 additional for all units + $150	$16 additional for all units + $300	$24 additional for all units + $550	$32 additional for all units + $800
6	More than 50% Mandatory	$10 additional for all units + $200	$20 additional for all units + $350	$30 additional for all units + $600	$40 additional for all units + $850

E. Water Connection Fees - City

For each single family house, or any other use that is determined by the City Engineer or the Engineer's duly appointed representative to have a water demand equivalent to that of a single-family house, for normal domestic-type water uses only, there shall be a connection fee charged for each service connection as indicated in the following table. This shall be the minimum charge for all uses. For all other uses, for each service connection, a charge shall be made as established in the following table depending on the size of the meter required for that service connection as determined by the City Engineer or his duly appointed representative.

Amounts DO NOT include water meter installation fees, which are revised periodically based on current costs for labor & materials as authorized in Section B "Water Meter & Installation Fees".

Meter Size	N. Pleasanton Improvement Dist 2B	All Other Service Connections
5/8 inch (displacement type)	$460	$1,200
3/4 inch (displacement type)	$690	$1,800
1 inch (displacement type)	$1,150	$3,000
1.5 inch (displacement type)	$2,300	$6,000
2" (displacement type)	$3,680	$9,600
2" Mueller MVR	$5,290	$13,800
2" (OMNI C2)	$7,360	$19,200
3 inch (OMNI C2)	$8,050	$21,000
4 inch (OMNI C2)	$23,000	$60,000
6 inch (OMNI C2)	$46,000	$120,000
8 inch (OMNI C2)	$80,500	$210,000
10 inch (OMNI C2)	$126,500	$330,000

For any larger service connection, the City Engineer or his duly appointed representative will determine the charge; or a battery of meters may be used at the City Engineer's option.

Any change in use or addition requiring greater capacity will require the payment of additional fees at the rates established herein as a condition of continued service.

F. Recycled Water Connection Fees

	Meter Size	Meter Equivalent	Recycled Water Connection Fee
Res 15-777, Adjusted annually beginning 1 January 2017 by Engineering News Record (ENR) Construction Cost Index.	5/8 inch	1.00	$19,299
	3/4 inch	1.50	$28,949
	1 inch	2.50	$48,253
	1.5 inch (displacement type)	5.00	$96,497
	1.5 inch (OMNI C2)	16.00	$308,789
	1.5 inch (OMNI T2)	16.00	$308,789
	2" (displacement type)	8.00	$154,395
	2" (OMNI C2)	16.00	$308,789
	2" (OMNI T2) (1)	20.00	$385,987

G. Zone 7 Fees

Zone 7 Water Connection Fees

The City collects water connection charges for the Zone 7 Water Agency. These fees are subject to periodic modification by the Zone 7 Board of Directors in accordance with Water Connection Change Ordinance No. FC 72-1(as amended) for Zone 7 of the Alameda County Flood Control & Water Conservation District.

	Meter Size	Fee Factor	Eff 01.01.2024
5/8 inch and 1" FS	DISPLACEMENT TYPE	10	$34,530
3/4"	DISPLACEMENT TYPE	15	$51,795
1"	DISPLACEMENT TYPE	25	$86,325
3/4" SHORT DIEHL	ULTRASONIC METER (Pleasanton Only)	30	$103,590
3/4" LONG DIEHL	ULTRASONIC METER (Pleasanton Only)	30	$103,590
1" DIEHL	ULTRASONIC METER (Pleasanton Only)	55	$189,915
1" Kamstrup	ULTRASONIC METER (Livermore Only)	55	$189,915
1 1/2"	DISPLACEMENT TYPE	50	$172,650
	KAMSTRUP ULTRASONIC (Pleasanton Only)	120	$414,360
	OMNI C2	160	$552,480
	OMNI T2	160	$552,480
2"	OMNI WITH 50 GPM RESTRICTION	50	$172,650
	DISPLACEMENT TYPE	80	$276,240
	OMNI WITH 80 GPM RESTRICTION	80	$276,240
	MUELLER MVR	115	$397,095
	OMNI WITH 120 GPM RESTRICTION	120	$414,360
	SENSUS SR/SRII	160	$552,480
	KAMSTRUP SHORT - ULTRASONIC (Pleasanton only)	160	$552,480
	KAMSTRUP LONG - ULTRASONIC (Pleasanton only)	160	$552,480
	OMNI C2	160	$552,480
	OMNI T2	200	$690,600
	EVOQ4 MAGNETIC (Pleasanton only)	220	$759,660
3" - 10" (turbo type)		Determined by Zone 7 using the fee factor for continuous use	

Zone 7 Development Impact Fee for Flood Protection & Storm Water Drainage

In accordance with Ordinance No. 2009-001, adopted 5/18/09 by the Board of Supervisors for the Alameda County Flood Control & Water Conservation District, the City collects the following development impact fee for flood protection and storm water drainage:

Residential & Nonresidential Improvements, per square foot of impervious surface	$1

H. Happy Valley Specific Plan Water Main Pro-Rata Share Fee

Eff. 01.01.2023

Res 19-1102	Existing Home Including Service Lateral Cost	$20,027
	Existing Home Excluding Service Lateral Cost	$17,280
	New Home Including Service Lateral Cost	$56,864
	Annual 4.5% interest rate adjustment	

CITY OF PLEASANTON
MASTER FEE SCHEDULE

X. SEWER RATES, FEES, AND CHARGES

A. Sewer Rates & Charges

Eff 07.01.2024

User Charges - Bimonthly			
Residential (rate per dwelling unit):	Local [1]	Regional-DSRSD [2]	Total
Single-Family/Townhome	29.96	$59.97	$89.93
Condominium	20.57	$45.47	$66.04
Multifamily/Secondary Unit	15.67	$45.47	$61.14
		Livermore [3]	Total
Single-Family - Ruby Hill	26.96	128.97	$155.93

Single-Family Residential Discounts:

The following discounts are available on the City of Pleasanton Local portion ONLY for a single family individually metered residential account if water consumption does not exceed 30 Ccf during the bi-monthly billing period. The Account holder's name who qualifies for the discount by proof of age with government-issued identification, must be on the property title, if owner occupied or appear on the lease/rental agreement.

20% - **Senior Citizens** (65 or older)

30% - **Low Income Families** who qualify for PG&E, AT&T or cable television discounts through either the California Dept of Economic Opportunity, Social Security Administration, or California Lifeline

*****DISCOUNTS SHALL NOT BE ADDITIVE*****

Commercial:	Billing Units	Pleasanton [1]
- All commercial accounts are billed based on water consumption which varies by season and type of usage. The regional commercial rates shall be equal to the DSRSD or City of Livermore cost for said charges determined based on regional provider for said account. Ruby Hill non-residential customers, please contact Public Works for rate - Commercial customers are subject to a minimum bi-monthly charge equivalent to the charge for a multiple-family residential customer		
Auto Steam Cleaning	up to 10 Ccf each add'l Ccf	$15.67 $1.68
Bakeries	up to 10 Ccf each add'l Ccf	$15.67 $1.67
Commercial Laundries	up to 10 Ccf each add'l Ccf	$15.67 $1.68
Groceries w/Garbage Disposals	up to 10 Ccf each add'l Ccf	$15.67 $1.62
Mortuaries	up to 8 Ccf each add'l Ccf	$15.67 $1.97
Restaurants (Fast Food)	up to 10 Ccf each add'l Ccf	$15.67 $1.58
Restaurants (Full Service)	up to 10 Ccf each add'l Ccf	$15.67 $1.58
All Other	up to 11 Ccf each add'l Ccf	$15.67 $1.42

Institutional:		
Schools (sub-metered)	Ccf	$1.37
Schools (not sub-metered)	Ccf	$0.90
All Other	Ccf	$1.42
Industrial, Demand Users, and Septage Haulers:		
Internal Filter Backwash		Please contact Public Works for the rate
Treatment	MGD	
BOD	Lb/Day	
SS	Lb/Day	
Connection	Each	
Reverse Osmosis Rejection Water		
Disposal	MG	
Industrial		
Less than 1,000 mg/L	ccf	
1,000 to 1,500 mg/L	ccf	
Greater than 1,500 mg/L	ccf	
Septic Haulers	gallon	

Commercial:	Billing Units	DSRSD [2]
- All commercial accounts are billed based on water consumption which varies by season and type of usage. The residential customer		
Less than or equal to 300 mg/L	up to 13 Ccf	$45.47
	each add'l Ccf	$3.39
Between 300 and 450 mg/L	up to 11 Ccf	$45.47
	each add'l Ccf	$4.33
Between 450 and 600 mg/L	up to 9 Ccf	$45.47
	each add'l Ccf	$5.27
Between 600 and 750 mg/L	up to 7 Ccf	$45.47
	each add'l Ccf	$6.21
Between 750 and 900 mg/L	up to 6 Ccf	$45.47
	each add'l Ccf	$7.15
Between 900 and 1,050 mg/L	up to 6 Ccf	$45.47
	each add'l Ccf	$8.08
Greater than 1,050 mg/L	up to 7 Ccf	TBD by District on calculation basis
	each add'l Ccf	TBD by District on calculation basis

Industrial Waste Program User Fees (DSRSD - eff 7/1/14)			
Type of Fee	**District Code**	**Fee Description**	**Fee**
Sampling	5.03.090	Composite Sampler set-up	$375
		Sampling, each site per day	$240
Inspections & Permitting	5.03.090	Inspection, initial (SIU)	$1,475
- Significant Industrial User (SIU)		Inspection, compliance (SIU)	$870
		Permit Issuance, incl application review (SIU)	$1,105
		Permit Renewal, incl application review (SIU)	$660
		Permit Amendments (SIU)	$370

Inspections & Permitting - Intermediate Industrial User (IIU)	5.03.090	Inspection, initial (IIU) Inspection, compliance (IIU) Permit Issuance, incl application review (IIU) Permit Renewal, incl application review (IIU) Permit Amendments (IIU)	$740 $435 $740 $330 $225
Hearings & Enforcement	5.03.090	Show Cause Hearing, each hearing, hours Enforcement Hearing, each hearing, hours	$890 $1,185
Dental Amalgam Program	5.03.090	Permit fee - 3 yr permit for dental offices with amalgam seperator devices Inspection fee - inspection of amalgam separator devices	$120 $41,884

Lab Analysis Price Sheet

	Regional-DSRSD [2] *effective 7/1/14*
Alkalinity Total	$32
Alkalinity Bicarbonate, HCO3	$32
Alkalinity Carbonate, C03	$32
Alkalinity Hydroxide, OH	$32
Ammonia	$126
Arsenic (incl in metals)	$60
Beryllium	$61
Biochemical Oxygen Demand (BOD)	$76
Boron	$100
Cadmium (included in Metals)	$60
Calcium & Calcium Hardness	$38
Chemical Oxygen Demand (COD)	$32
Chloride	$79
Chlorine	$94
Chromium (included in Metals)	$60
Coliform, Total, MPN Method	$188
Coliform, Total, P/A Method	$63
Color	$19
Conductivity	$32
Copper (included in Metals)	$60
Cyanide	$131
Dissolved Oxygen	$19
E-Coli, P/A Method	$63
Enterococcus	$88
Fecal Coliform, MPN Method	$188
Fluoride	$79
Hardness, Total	$38
Langelier Index	$126
Lead (included in Metals)	$60
Manganese	$61
Mercury	$130

Metals	$358
Nickel (included in Metals)	$60
Nitrate, NO3	$79
Nitrate, NO3, Hach Method	$32
Nitrite and Nitrate, Total	$79
Nitrite, NO2	$79
Nitrite, NO2, Hach Method	$32
pH	$32
Phenol	$131
Potassium	$61
Selenium (included in Metals)	$60
Silica	$79
Silver (included in Metals)	$60
Sodium	$61
Sulfate	$79
Sulfide	$32
Temperature	$11
Total Dissolved Solids, TDS	$63
Total Solids, TS	$63
Total Suspended Solids, TSS	$63
Turbidity	$32
UV 254	$26
Volatile Acids, VA	$76
Volatile Organics, EPA 624	$131
Volatile Solids, VS	$76
Zinc (included in Metals)	$60
Any lab analysis not specifically identified	Time & Materials
Outside Contract Lab Analysis	Cost + Staff Time

Fee Adjustments to Sewer Rates and Charges

(1) Local - City of Pleasanton

Starting July 1, 2016, Local sewer rates will be increased annually for a maximum of 5 years based on the increase in the Consumer Price Index - All Urban Consumers for the San Francisco-Oakland-San Jose area. Rate payers will be notified 30 days prior to any such automatic increase taking effect.

(2) Regional - DSRSD

Starting July 15, 2016 and as they occur, regional rates are subject to the pass-through of DSRSD Regional rates and continue for a maximum of five years. Rate payers will be notified 30 days prior to any such automatic increase taking effect.

(3) Regional - City of Livermore

Starting July 15, 2016 and as they occur, regional rates are subject to the pass-through of City of Livermore Regional rates and continue for a maximum of five years. Rate payers will be notified 30 days prior to any such automatic increase taking effect.

B. Local Sewer Connection Fees

		Pleasanton Local Fee
RESIDENTIAL		
Single Family Dwelling Unit	per house	$500.00
Auxiliary (Secondary) Dwelling Unit	per Square Foot	$2.00
Townhome, Townhouse, Duet, Duplex	*per unit*	$500.00
Condominium	*per unit*	$375.00
Apartment, Mobile Home	*per unit*	$330.00
REGULAR (low strength wastewater)		
Auditoriums	*per seat*	$4.55
Auto body shops/ Auto dealers	*per square foot*	$0.25
Banks, Financial Offices	*per square foot*	$0.14
Barber shops/ Beauty shops	*per square foot*	$0.68
Bars, Cocktail lounges, taverns (w/o dining)	*per square foot*	$0.80
Bowling alleys	*per square foot*	$0.70
Car washes	*per square foot*	$3.86
Churches	*per seat*	$11.36
Delicatessen	*per square foot*	$1.61
Dental Clinic	*per square foot*	$2.05
Dry Cleaners	*per square foot*	$1.02
Gas Stations	*per square foot*	$1.07
General Retail/ Commercial	*per square foot*	$0.11
Gyms, Health Clubs	*per square foot*	$0.95
Hospital	*per bed*	$568.18
Hotels, Motels (no dining facilities)	*per room*	$295.45
Institutional (Resident)	*per bed*	$227.27
Laundries, coin-operated	*per machine*	$295.45
Laundries, full service (commercial)	*per square foot*	$2.27
Market - Dry Goods	*per square foot*	$0.43
Medical Clinic	*per square foot*	$0.84
Medical/ Dental Complex	*per square foot*	$0.50
Office Buildings	*per square foot*	$0.11

CITY OF PLEASANTON
MASTER FEE SCHEDULE

		Pleasanton Local Fee
REGULAR (low strength wastewater) continued		
Parks/ Rec		
Country Club	*per person*	$159.09
Picnic Park	*per person*	$22.73
Pool	*per person*	$22.73
Tennis Courts, w/ toilet & shower	*per court*	$227.27
Plant Nursery	*per square foot*	$0.18
Printers	*per square foot*	$0.32
Public Agencies	*per square foot*	$0.11
Recreational vehicle R.V. Park	*per RV*	$272.72
Schools (excluding cafeteria)		
W/o showers	*per student*	$34.09
With showers	*per student*	$45.45
Theaters	*per seat*	$4.55
Veterinary Hospital	*per square foot*	$0.77
Warehouse/distribution	*per square foot*	$0.07
REGULAR (medium strength wastewater)		
Banquet Facilities - intermittent use	*per square foot*	$0.61
Business with cafeteria	*per square foot*	$1.36
Cafeteria	*per square foot*	$1.23
Hotels/Motels with dining facilities	*per square foot*	$1.36
Restaurant, Fast Food	*per square foot*	$1.36
Restaurant, Full Service	*per square foot*	$1.23
School with cafeteria	*per square foot*	$1.36
REGULAR (high strength wastewater)		
Bakeries/ Donut Shops/ Ice Cream Shops	*per square foot*	$1.41
Car washes w/ steam cleaning	*per square foot*	$0.91
Markets with garbage disposals	*per square foot*	$3.86
Mortuaries	*per square foot*	$0.43
INDUSTRIAL (other):		
All other non-residential users or special use (users with above-normal discharge of flow, BOD, and SS) shall be assessed a connection fee on a case-by-case basis based on average day peak month flow, BOD, and SS to be discharged to the sewer system as follows:		
Wastewater Flow	*gallons per day*	n/a
BOD (Biochemical Oxygen Demand)	*lbs per day*	n/a
SS (Suspended Solids)	*lbs per day*	n/a

DSRSD Regional Wastewater Capacity Charges		DSRSD **effective 07/01/24*
RESIDENTIAL		
Single Family Dwelling Unit		$15,250.00
Condominiums		$11,438.00
Apartments		$10,065.00
Accessory Dwelling Unit	per Square Foot	$9.75
NON-RESIDENTIAL		
Flow	per gpd	$71.17
BOD	per lb/day	$1,720.78
Apartment, Mobile Home	per lb/day	$905.49

C. Livermore Sewer Connection Fee (Ruby Hills)

Applies to residential development in Ruby Hills. This fee is collected in lieu of the DSRSD regional connection fee for the City of Livermore in accordance with the Ruby Hills Sewer Agreement

per single-family residential unit	$4,633.70

* City of Livermore council may, by resolution, adjust the fee schedule, including flow factors, from time to time. Once the fee is established, it shall automatically be increased annually based upon the Engineering News Record (ENR) 20-City Construction Cost Index (CCI). In calculating the adjustment, the rate (in each use category, including the flow, BOD and SS costs) for the base year is multiplied by the index for the then-current, divided by the base year index.

City of Livermore adjusted this fee for ENR-CCI effective 1/1/11

D. Happy Valley Specific Plan Sanitary Sewer Main Pro-Rata Share Fee

Eff. 07.01.2022

Res 19-1102	Existing Home Including Service Lateral Cost	$17,983.00
	Existing Home Excluding Service Lateral Cost	$14,716.00
	New Home Including Service Lateral Cost	$32,552.00
	Annual 4.5% interest rate adjustment	

CITY OF PLEASANTON
MASTER FEE SCHEDULE

XI. DEVELOPMENT IMPACT FEES

Eff 01.01.2024

A. Capital Facilities Fee (includes Quimby Act)

Applicable to all new construction and non-residential additions exceeding 200 sq ft.
Due at the time building permit is issued

*PMC 3.22.040 Subject to an annual inflation adjustment on January 1 of each year based upon the Engineering News Record Construction Cost Index **(CCI)** for the San Francisco Bay Area.*

Residential *(per dwelling unit)*		
Single-family detached		$20,480
Single-family attached (Townhouse)		$14,593
Multi-family (Apartment, Condominium)		$14,593
Accessory Dwelling Units (ADU) e.g. In-law, Aupair, etc		
Less than 749 sq. ft.		$0
750 sq ft or greater ADU, whether attached or detached to a detached single-family dwelling		
	750- 1,000 sq ft	$5,120
	> 1,000 sq ft	$10,240
750 sq ft or greater ADU, whether attached or detached to an attached single-family (e.g Town home) or multi-family (apartment or condominium) dwelling		
	750- 1,000 sq ft	$3,647
	> 1,000 sq ft	$7,296
Non-Residential *(per square foot)*		
Office		$2.97
Research & Development		$2.38
Light Manufacturing		$0.95
Service/Commercial		$2.16
Warehouse		$0.95
Retail		$2.16
Restaurant		$2.16
Hotel/Motel (per Room)		$1,173

B. Affordable Housing Fee

Applicable to all new construction and non-residential additions exceeding 200 sq ft.

*PMC 17.40.070, Subject to an annual inflation adjustment on January 1 of each year, based upon the Consumer Price Index **(CPI) f**or the San Francisco/Oakland region.*

Residential *(per dwelling unit)*	Single-family detached (over 1,500 sq ft)	$52,203
	Single-family detached (1,500 sq ft or less)	$51,077
	Multi-family (Apartment, Condominium)	$51,077
	Accessory Dwelling Unit(In-law, Aupair, etc..)	$0
Non-Residential (per square foot)	Retail	$5.38
	Hotel/Motel	$3.71
	Office	$8.98
	Industrial	$14.91

CITY OF PLEASANTON
MASTER FEE SCHEDULE

C. Transportation Development Fee

Eff 01.01.2024

Applicable to all new construction and non-residential additions exceeding 200 sq ft.

PMC 3.26.040 Subject to an annual inflation adjustment on January 1 of each year based upon the Engineering News Record Construction Cost Index (CCI) for the San Francisco Bay Area.

Residential *(per dwelling unit)*		
Single-family detached		$11,642
Single-family attached (Townhouse)		$11,642
Multi-family (Apartment, Condominium)		$7,158
Accessory Dwelling Units (ADU) e.g. In-law, Au Pair, etc		
749 sq ft or less ADU to either single or multi-family dwelling		$0
750 sq ft or greater ADU whether attached or detached to a detached single-family, or to an attached single-family dwelling (townhouse)		
	750- 1,000 sq ft	$2,910
	> 1,000 sq ft	$5,821
750 sq ft or greater ADU whether attached or detached to attached multi-family dwellin(s) other than a townhome (e.g. apartment or condominium)		
	750- 1,000 sq ft	$1,790
	> 1,000 sq ft	$3,579
Non-Residential *(per square foot)*		
Office		$18.17
Commercial/Retail		$26.71
Industrial		$10.99
Research & Development		$13.69
Hotel/Motel (per Room)		$7,675.76

D. Tri-Valley Transportation Development Fee

Eff. 07.01.2023

- *Collected for Tri-Valley Transportation Council to fund traffic mitigation improvements in the TVDA*
- *Subject to an annual adjustment (by the TVTC) on Jul 1 of each year based upon the Engineering News Record Construction Cost Index for the San Francisco Bay Area*

Residential *(per dwelling unit)*	Single-family detached	$6,946.01
	Single-family attached (Townhouse)	$6,946.01
	Multi-family (Apartment, Condominium)	$4,095.33
	Accessory Dwelling Unit (ADU Aupair, SDU etc.)	$0
	Affordable Housing Units	$0
Non-residential	Office, per square foot of gross floor area	$9.28
	Retail, per square foot of gross floor area	$5.92
	Industrial, per square foot of gross floor area	$5.23
	Other Uses, per average am/pm peak hour trip	$6,424.02

E. Livermore Traffic Impact Fee

Eff 07.01.2024

- *Applies to Ruby Hill, collected for the City of Livermore, per Livermore/Signature Traffic Agreement.*
- *Subject to an annual inflation adjustment (by the City of Livermore) on September 1 of each year based upon the Engineering News Record Construction Cost Index for the San Francisco Bay Area.*

Single-Family Residential per dwelling unit	$12,153.00

F. Downtown Revitalization District Parking In-Lieu Fee

Eff 04.01.2023

- *PMC 18.88.120 When development within the Downtown Revitalization District is not able to accommodate all of its required parking onsite the following fee will be collected by the City to purchase land for and to construct public parking lots.*	
- *Subject to annual inflation adjustment on April 1 of any year in which the fee has not been recalculated, based on the annual change in ENR Construction Cost Index.*	
Per parking space	$24,678.00

G. Agriculture Mitigation Fee

Eff. 10.01.2023

Collected from property owners in the areas specified below to compensate for the loss of cultivable or potentially cultivable soils. Fees collected are remitted to the Tri-Valley Conservancy (TVC)	
Vineyard Avenue Corridor Specific Plan Area *(due prior to subdivision map approval)* Per net acreage less than 25% slope lost to development; amount remitted to TVC will be reduced by a flat $645 administration fee retained by the City	$41,883.50
Ruby Hill *(due at time building permit is issued)* - *Subject to an annual inflation adjustment based on the Sept Consumer Price Index for the San Francisco/Oakland region, as calculated by the Tri-Valley Conservancy*	
Up to 4,000 square	$23,246.34
Over 4,000 square feet, per square foot	$5.81

H. Johnson Drive Economic Development Zone (JDEDZ) Transportation Fee

Due at time building permit is issued. *PMC 3.44.040 Subject to an annual inflation adjustment on January 1 of each year based upon the Engineering News Record Construction Cost Index (CCI) for the San Francisco Bay Area.*	
Retail, per square foot	
Retail-Parcel 4	$33.27
Retail-Parcel 7	$33.27
Retail-Parcel 8	$33.27
Retail-Parcel 1	$36.58
Retail-Parcel 6b	$38.96
Retail-Parcel 11	$42.78
Retail-Parcel 9	$44.84
Office, per square foot	$16.09
Hotel, per square foot	$16.60

CITY OF PLEASANTON
MASTER FEE SCHEDULE

XII. PIONEER CEMETERY

Eff. 07.01.2023

A. Plot Fee- South Hill West

Burial Plot Fees - South Hill West Burial Plot - Casket	**$15,315.00**
Includes two (2) rights of Interment , burial services , double vault	
Burial Plot - Cremated Remains	**$6,575.00**
Includes two (2) rights of interment, two (2) urn vaults	
Baby Burial Plot - Casket (30 inches or less)	**$4,785.00**
Includes one (1) right of Interment , burial service , single vault	
Baby Burial Plot - Cremains	**$3,490.00**

B. Burial Services Fee

With proof of pre-paid plot in Lower Care #1-2, Upper Care #1-2, North Hill, North Hill West, South Hill, Memorial Vista , Sunol Gateway, and Hilltop

Single Casket Burial Fee	
Burial Fee	**$4,000.00**
Vault Fee (Taxable)	**$355.00**
Total Burial Fee:	**$4,355.00**
Single Cremains Burial Fee	
Burial Fee	**$1,230.00**
Vault Fee (Taxable)	**$120.00**
Total Burial Fee:	**$1,350.00**
Disinterment Fees	
Casket Fee	**$3,135.00**
Cremains Fee	**$1,115.00**
Additional Fees	
Grave Marker Installation *(Flush Marker 28" x 20")*	**$515.00**
Bronze Marker Concrete Base Fee	**$235.00**
Marker Removal Fee	**$250.00**
Weekend/Holiday Burial or Disinterment Fee *(subject to availability)*	
Casket Burial	**$960.00**
Casket Disinterment	**$1,740.00**
Cremains Burial/Disinterment	**$395.00**

CITY OF PLEASANTON
MASTER FEE SCHEDULE
XIII. SOLID WASTE, RECYCLABLE MATERIALS, AND ORGANIC MATERIALS

Eff. 07.01.2024

A. SINGLE-FAMILY RESIDENTIAL RATES	Monthly Rate
Cart Service	$32.78
35-Gallon Service	
For the regularly- scheduled once each week pick up of the following:	
35-gallon cart for refuse	
96-gallon cart for recyclable materials	
64 or 96-gallon cart for green waste including food scraps	
Each additional refuse cart per week	$32.78
Cart Service	$57.19
96-Gallon Service	
For the regularly- scheduled once each week pick up of the following:	
96-gallon cart for refuse	
96-gallon cart for recyclable materials	
64 or 96- gallon cart for green waste including food scraps	
Each additional refuse cart per week	$57.19
Back Yard Service	
For the regularly- scheduled once each week pick up of waste cart from the back or side yard of a single-family residential property of a customer unable to bring the cart to the curb. Carts must be within 50 feet of any gate or fence.	
35-Gallon Service	$39.84
Each additional refuse cart per week	$39.84
96-Gallon Service	$68.62
Each additional refuse cart per week	$68.62
Container Service	$177.11
For the one-time drop-off and pick-up of a 4 cubic yard container provided by Pleasanton Garbage Service, Inc.	
Additional Services	
Extra 30-gallon bag (per bag)	$9.46
Go Back Service for customer who forgot to put out carts	$14.20
Same day "go back" for a second pick-up	$13.42
Other than same day "go back" service	$28.09
Cart Exchange/ back and forth changes	$15.81
Redelivery of Cart after delinquent account is cleared	$48.72
Damaged or Stolen Cart - One replacement cart in a 12 month period for Second replacement cart	$76.06
Senior Citizens Rate	
Primary occupant must be 62 years of age or older. For the regularly-scheduled once each week pick up of the following:	
35-Gallon Service	$32.78
35-gallon cart for refuse	
96-gallon cart for recyclable materials	
64 or 96- gallon cart for green waste including food scraps	
Each additional refuse cart per week	$32.78
96-Gallon Service	$48.60
96-gallon cart for refuse	
96-gallon cart for recyclable materials	
64 or 96- gallon cart for green waste including food scraps	
Each additional refuse cart per week	$48.60

CITY OF PLEASANTON
MASTER FEE SCHEDULE

A. SINGLE-FAMILY RESIDENTIAL RATES (continued)	Monthly Rate
Senior Citizens Rate (continued) **Backyard Service** For the regularly- scheduled once each week pick up of Waste cart from the back or side yard of a single-family residential property of a customer unable to bring the cart to the curb. Carts must be within 50 feet of any gate or fence.	
35-Gallon Service	$39.84
Each additional refuse cart per week	$39.84
96-Gallon Service	$60.05
Each additional refuse cart per week	$60.05

B. COMMERCIAL/MULTI-FAMILY RESIDENTIAL RATES - SOLID WASTE	Cart Size	Frequency	Monthly Rate
Solid Waste Cart Service			
	35-gallon	1/week	$32.78
	35-qallon	2/week	$66.83
	35-gallon	3/week	$103.86
	35-gallon	4/week	$136.29
	35-gallon	5/week	$168.41
	96-gallon	1/week	$57.19
	96-qallon	2/week	$116.64
	96-qallon	3/week	$181.25
	96-gallon	4/week	$237.59
	96-gallon	5/week	$293.63
Each additional Solid Waste Cart per week	35-gallon	1/week	$32.78
	96-qallon	1/week	$57.18

COMMERCIAL/MULTI-FAMILY RESIDENTIAL RATES - All Cart Service	Cart Size	Frequency	Rate
Additional Services for Solid Waste, Mixed Recycling and Organic Carts			
Go Back Service for customer who forgot to put out carts	All	Each Cart	$14.20
Cart Exchange/ back and forth changes	All	Each Cart	$15.81
Redelivery of Cart after delinquent account is cleared	All	Each Cart	$48.72
Damaged or Stolen Cart - One replacement cart in a 12 month period is provided free of charge. Second replacement cart in a 12 month period	All	Each Cart	$76.06
Mixed Recvcle or Organics dumped as trash	All	Each Cart	$23.80

COMMERCIAL/MULTI-FAMILY RESIDENTIAL RATES - SOLID WASTE	Cubic Yards	Frequency	Monthly Rate
Bin Service (Loose)			
	1	1	$146.74
	1	2	$299.34
	1	3	$465.82
	1	4	$609.74
	1	5	$753.66
	2	1	$293.45
	2	2	$598.66
	2	3	$931.41
	2	4	$1219.21
	2	5	$1507.04

COMMERCIAL/MULTI-FAMILY RESIDENTIAL RATES - SOLID WASTE	Cubic Yards	Frequency	Monthly Rate
Bin Service (Loose) continued	3	1	$440.20
	3	2	$917.01
	3	3	$1,371.80
	3	4	$1,803.51
	3	5	$2,235.27
	4	1	$586.94
	4	2	$1,222.71
	4	3	$1,813.08
	4	4	$2,388.71
	4	5	$2,964.37
	7	1	$1,048.88
	7	2	$2,184.36
	7	3	$3,177.57
	7	4	$4,184.96
	7	5	$5,192.35

COMMERCIAL/MULTI-FAMILY RESIDENTIAL RATES - SOLID WASTE	Cubic Yards	Frequency	Rate
Bin Service (Loose) - continued			
Extra Pickup	1	Each	$33.21
	2	Each	$66.44
	3	Each	$99.63
	4	Each	$132.85
	7	Each	$232.49
On Call	1	Each	$33.21
	2	Each	$66.44
	3	Each	$99.63
	4	Each	$132.85
	7	Each	$232.49
Money on Delivery Bin Take Away 3-Day Rental	4	Each	$177.11
Money on Delivery Bin Take Away 3-Day Rental Extra Bin Pick-Up	4	Each	$132.85

COMMERCIAL/MULTI-FAMILY RESIDENTIAL RATES - SOLID WASTE	Cubic Yards	Frequency	Monthly Rate
Bin - Compactor			
	1 ½	1	$431.74
	1 ½	2	$863.49
	1 ½	3	$1,295.25
	1 ½	4	$1,726.54
	1½	5	$2,158.78
	2	1	$575.67
	2	2	$1,151.33
	2	3	$1,726.99
	2	4	$2,257.38
	2	5	$2,878.32
	3	1	$863.50
	3	2	$1,727.00
	3	3	$2,590.51
	3	4	$3,454.00
	3	5	$4,317.50

Bin Compactor - continued	4	1	$1,151.34
	4	2	$2,302.66
	4	3	$3,454.01
	4	4	$4,605.35
	4	5	$5,756.67
	5	1	$1,710.04
	5	2	$2,878.34
	5	3	$4,046.64
	5	4	$5,214.94
	5	5	$6,383.25
	6	1	$2,052.03
	6	2	$3,454.00
	6	3	$4,855.94
	6	4	$6,257.91
	6	5	$7,659.88
COMMERCIAL/MULTI-FAMILY RESIDENTIAL RATES - SOLID WASTE	**Cubic Yards**	**Frequency**	**Rate**
Bin Compactor			
Extra Pickup	1 ½	Each	$118.39
	2	Each	$132.85
	3	Each	$199.28
	4	Each	$265.70
	5	Each	$332.14
	6	Each	$398.58
Overweight Charges (per ton)	NA	Each	$79.16
Same Day Service	ALL	Each	$335.84
Steam Clean Compactor Container/Box	ALL	Each	$376.18
Hard to Handle Trash (per ton)	NA	Each	$74.97
Roll Off Box (Loose) - On Call			
Monthly Rental Fee		All sizes	$403.58
		15	$591.93
		20	$789.23
		30	$1,183.87
		40	$1,578.50
Cash on Delivery 3-Day Rental - Daily Rental Fee		All sizes	$18.82
Cash on Delivery for 3-Day Rental		15	$591.93
		20	$789.23
		25	$986.56
		30	$1,183.87
		40	$1,578.50
Overweight Charges (per ton)		All sizes	$79.16

CITY OF PLEASANTON
MASTER FEE SCHEDULE

COMMERCIAL/MULTI-FAMILY RESIDENTIAL RATES - SOLID WASTE	Cubic Yards	Rate
Roll Off Box (Compactor) - On Call		
	8	$631.39
	10	$789.23
	15	$1,183.87
	16	$1,262.80
	20	$1,578.50
	24	$1,894.20
	25	$1,973.11
	30	$2,367.73
	36	$2,841.28
	40	$3,156.98

COMMERCIAL/MULTI-FAMILY RESIDENTIAL RATES - SOLID WASTE	Cubic Yards	Frequency	Rate
Additional Services for Solid Waste			
Go Back Service	All	Each	$152.97
Steam Clean Bin	All	Each	$182.04
Pallet Pick Up	n/a	Each	$13.74
Hard to Handle Trash (per ton)	n/a	n/a	$74.97
Lock and Key for Customer to purchase from PGS	All	Each	$13.20

COMMERCIAL/MULTI-FAMILY RESIDENTIAL RATES - RECYCLING	Cart Size	Frequency	Monthly Rate
Mixed Recycling Cart Service			
First and Second Cart	64-gallon	1/week	FREE
	64-gallon	2/week	$42.88
	64-gallon	3/week	$87.49
	64-gallon	4/week	$136.12
	64-gallon	5/week	$178.19
Third and all additional 64-gallon carts	64-gallon	1/week	$42.88
	64-gallon	2/week	$87.49
	64-gallon	3/week	$136.12
	64-gallon	4/week	$178.19
	64-gallon	5/week	$211.96
Back Yard Service per cart	64-gallon	1/week	$61.02
	64-gallon	5/week	$220.23
First Cart	96-gallon	1/week	FREE
	96-gallon	2/week	$42.88
	96-qallon	3/week	$87.49
	96-gallon	4/week	$136.12
	96-gallon	5/week	$178.19
Second Cart	96-gallon	1/week	$42.88
	96-gallon	2/week	$87.49
	96-gallon	3/week	$136.12
	96-gallon	4/week	$178.19
	96-qallon	5/week	$220.23
Back Yard Service	96-gallon	1/week	$61.02

CITY OF PLEASANTON
MASTER FEE SCHEDULE

COMMERCIAL/MULTI-FAMILY RESIDENTIAL RATES - RECYCLING	Cubic Yards	Frequency	Monthly Rate
Bins - Cardboard only			
	1	1	$117.07
	1	2	$232.40
	1	3	$357.86
	1	4	$468.30
	1	5	$578.79
	2	1	$234.09
	2	2	$464.77
	2	3	$715.46
	2	4	$936.56
	2	5	$1157.42
COMMERCIAL/MULTI-FAMILY RESIDENTIAL RATES - RECYCLING	**Cubic Yards**	**Frequency**	**Monthly Rate**
	3	1	$346.70
	3	2	$706.38
	3	3	$1,047.90
	3	4	$1,371.67
	3	5	$1,716.68
	4	1	$459.29
	4	2	$938.23
	4	3	$1,381.23
	4	4	$1,812.93
	4	5	$2,244.62
	7	1	$916.83
	7	2	$1,677.25
	7	3	$2,421.85
	7	4	$3,177.30
	7	5	$3,932.80
Extra Pickup (same rates for Cardboard only)	1	Each	$24.91
	2	Each	$49.80
	3	Each	$74.71
	4	Each	$99.62
	7	Each	$174.35

CITY OF PLEASANTON
MASTER FEE SCHEDULE

COMMERCIAL/MULTI-FAMILY RESIDENTIAL RATES - RECYCLING	Cubic Yards	Frequency	Monthly Rate
Bins - Mixed Recycling Only			
	1	1	$117.07
	1	2	$232.40
	1	3	$357.86
	1	4	$468.30
	1	5	$578.79
	2	1	$234.09
	2	2	$464.77
	2	3	$715.46
	2	4	$936.35
	2	5	$1,157.42
	3	1	$346.70
	3	2	$706.38
	3	3	$1,053.53
	3	4	$1,371.67
	3	5	$1,716.68
	4	1	$459.29
	4	2	$938.23
	4	3	$1,381.23
	4	4	$1,812.93
	4	5	$2,244.62
Compactor - Mixed Recycling Only			
	1 1/2	1	$333.85
	1 1/2	2	$667.71
	1 1/2	3	$1,001.57
	1 1/2	4	$1,335.07
	1 1/2	5	$1,669.31
	2	1	$459.21
	2	2	$893.83
	2	3	$1,326.59
	2	4	$1,733.66
	2	5	$2,210.58
	3	1	$680.08
	3	2	$1,330.32
	3	3	$1,989.50
	3	4	$2,626.95
	3	5	$3,315.85
	4	1	$900.93
	4	2	$1,766.93
	4	3	$2,631.31
	4	4	$3,495.25
	4	5	$4,358.95
	5	1	$1,322.31
	5	2	$2,225.72
	5	3	$3,129.12
	5	4	$3,881.02
	5	5	$4,750.49
	6	1	$1,586.77
	6	2	$2,670.85
	6	3	$3,754.94
	6	4	$4,839.03
	6	5	$5,923.12

CITY OF PLEASANTON
MASTER FEE SCHEDULE

COMMERCIAL/MULTI-FAMILY RESIDENTIAL RATES - ORGANICS	Cart Size	Frequency	Monthly Rate
Organics Cart Service			
	96-gallon	1/week	$42.88
	96-gallon	2/week	$87.49
	96-gallon	3/week	$136.12
	96-Qallon	4/week	$178.19
	96-Qallon	5/week	$220.23
COMMERCIAL/MULTI-FAMILY RESIDENTIAL RATES - ORGANICS	**Cubic Yards**	**Frequency**	**Monthly Rate**
Bins (Loose)			
	1	1	$117.07
	1	2	$232.40
	1	3	$357.86
	1	4	$468.30
	1	5	$578.79
	2	1	$234.09
	2	2	$464.77
	2	3	$715.46
	2	4	$936.35
	2	5	$1,157.42
	3	1	$346.70
	3	2	$706.38
	3	3	$1,056.69
	3	4	$1,385.10
	3	5	$1,716.68
	4	1	$459.29
	4	2	$938.23
	4	3	$1,381.23
	4	4	$1,812.93
	4	5	$2,244.62
COMMERCIAL/MULTI-FAMILY RESIDENTIAL RATES - ORGANICS	**Cubic Yards**	**Frequency**	**Monthly Rate**
Roll Off (Loose) - On Call			
	15	Each	$443.96
	20	Each	$591.93
	30	Each	$887.90
	40	Each	$1,183.87

CITY OF PLEASANTON
MASTER FEE SCHEDULE

LARGE ITEM ON CALL LIST FOR RESIDENTIAL AND COMMERCIAL CUSTOMERS	Rate
Air Conditioner	$252.01
Flocked Holiday Tree	$41.10
Bathtub (non-metal or metal)	$117.70
Chair-Recliner	$103.27
Couch 6 foot or 9 foot	$117.70
Dishwasher	$117.70
Washer	$117.70
Dryer	$117.70
Freezer	$252.01
Refrigerator	$252.01
Stove	$117.70
Grill	$148.73
Toilet	$103.27
Hide a bed	$117.70
Matress Full, King, Queen, Twin	$148.73
Microwave	$103.27
Misc. Furniture Item	$103.27
Misc. Large Item	$148.73
Ping Pong Table	$148.73
CPU	$89.85
Printer	$89.85
Television Bigger than 25 inches	$206.54
Television Less than 25 inches console or computer monitor	$148.73
Water Heater 30, 40, 50, or 80 gallon and above	$117.70
Tire no rim	$40.44
Tire with rim - Car and Pick-Up Truck	$51.62
Tire with rim – Large Truck	$92.96

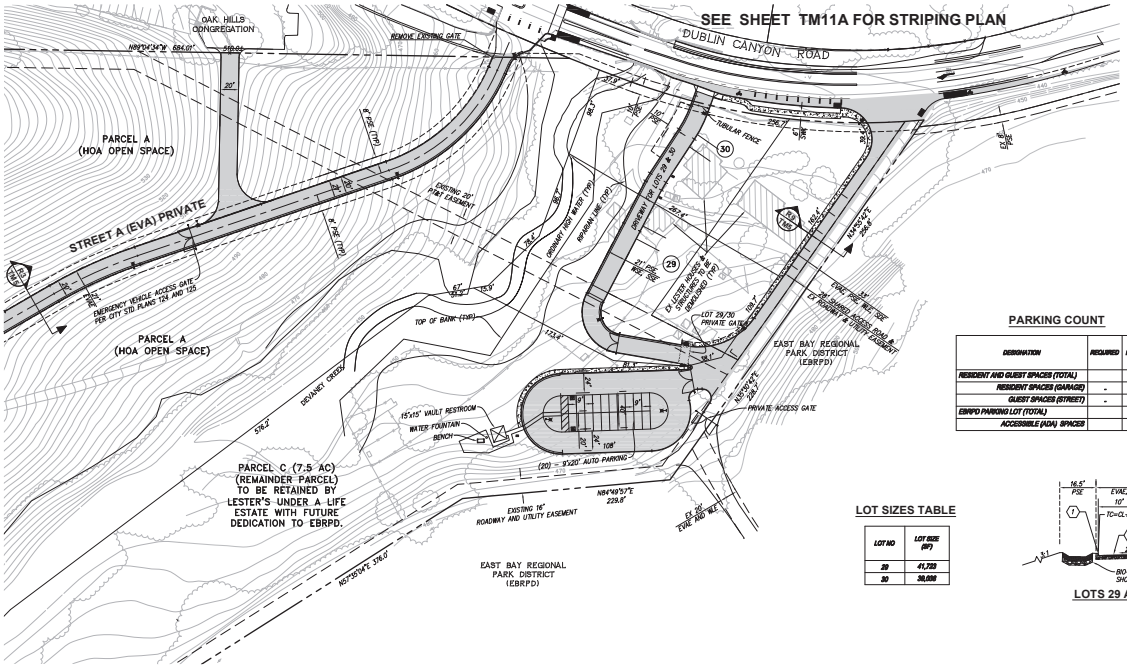
C. TRANSFER STATION	Rate
For the disposal of all types of dry garbage, trash, refuse and debris which meets the disposal requirements of the transfer station.	
Pleasanton Residents	
Minimum Dump Rate	$9.27
Per Yard Dump Rate	$14.30
Per Ton Rate	$79.16
Commercial Customers and Non-Residents	
Cubic Yard Construction/Demolition	$44.26
Cubic Yard Hard to Handle (over 6 feet in lenqth or 3 feet in diameter)	$67.15
Cubic Yard Extremely Hard to Handle	$88.90
Cubic Yard Certified Loads	N/A
Cubic Yard Household Garbage	$35.10
Minimum Cash Sale	$35.10
Minimum Charqe Sale	$35.10
Weiqht Master Certificate	$38.15
Per Tonnaqe Fee	$175.53

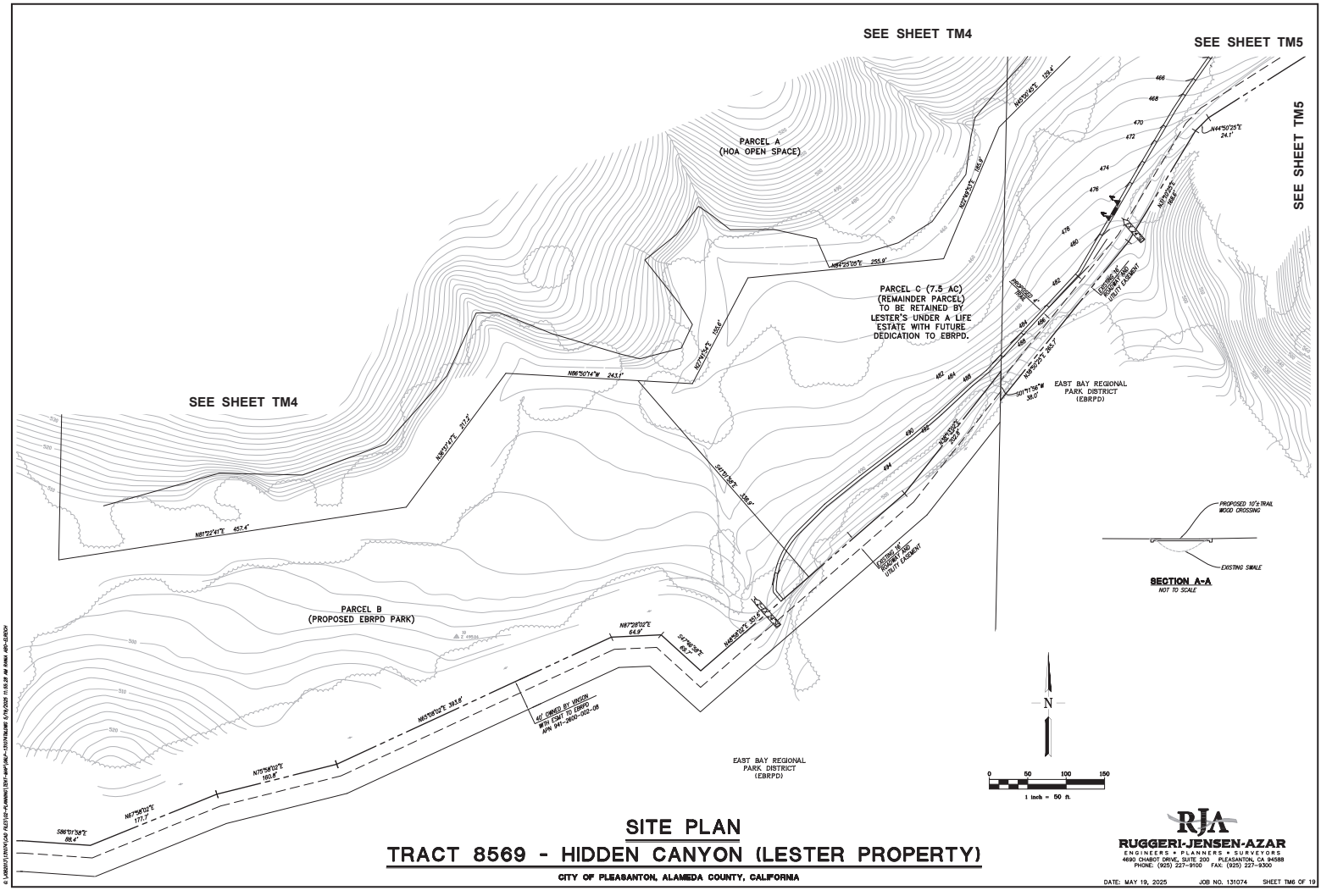
EXHIBIT D
TO
DEVELOPMENT AGREEMENT

DIAGRAMS OF EBRP STAGING AREA AND DUBLIN CANYON ROAD MODIFICATIONS

[See Attached]

SEE SHEET TM4


SEE SHEET TM11A FOR STRIPING PLAN
DUBLIN CANYON ROAD
OAK HILLS CONGREGATION
REMOVE EXISTING GATE
PARCEL A
(HOA OPEN SPACE)
STREET A (EVA) PRIVATE
EMERGENCY VEHICLE ACCESS GATE PER CITY STD PLANS 124 AND 125
EXISTING 20' PG&E EASEMENT
6" PVC (TYP)
ORNAMENTAL RIGHT WATER (TYP)
IRRIGATION LINE (TYP)
EXISTING 8" PG&E GAS
EXISTING 8" PG&E GAS
EXISTING 8" PG&E GAS



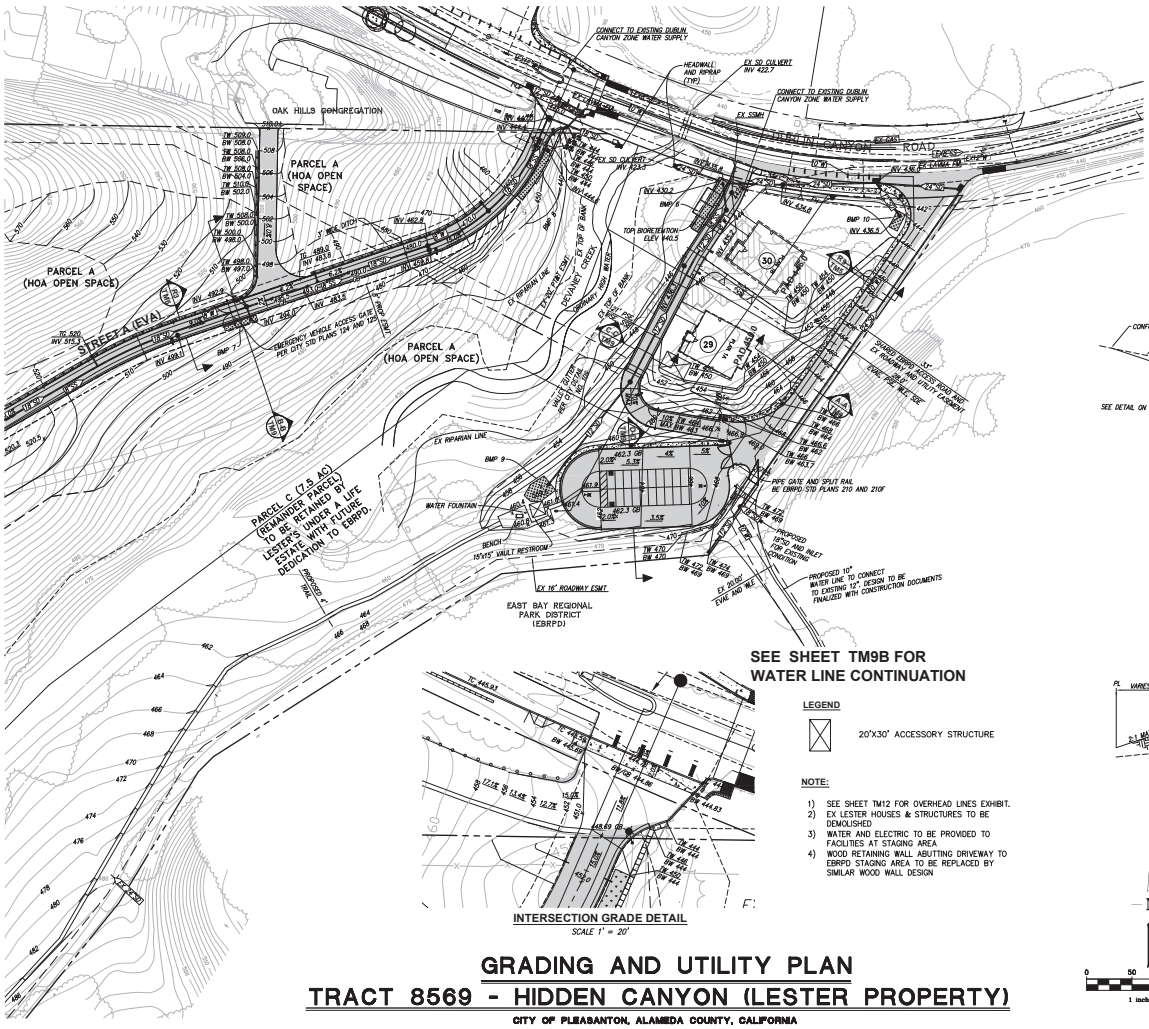
SITE PLAN

TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: MAY 19, 2025 JOB NO. 131074 SHEET TM6 OF 19

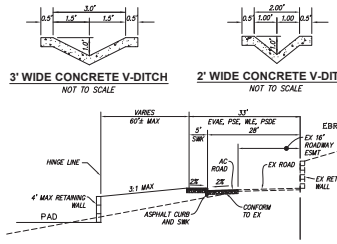


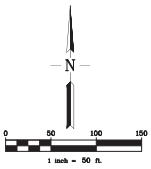
LEGEND

20'X30' ACCESSORY STRUCTURE

NOTE:

1) SEE SHEET TM12 FOR OVERHEAD LINES EXHIBIT.
2) EX LESTER HOUSES & STRUCTURES TO BE DEMOLISHED
3) WATER AND ELECTRIC TO BE PROVIDED TO FACILITIES AT STAGING AREA
4) WOOD RETAINING WALL ABUTTING DRIVEWAY TO EBRPD STAGING AREA TO BE REPLACED BY SIMILAR WOOD WALL DESIGN





GRADING AND UTILITY PLAN

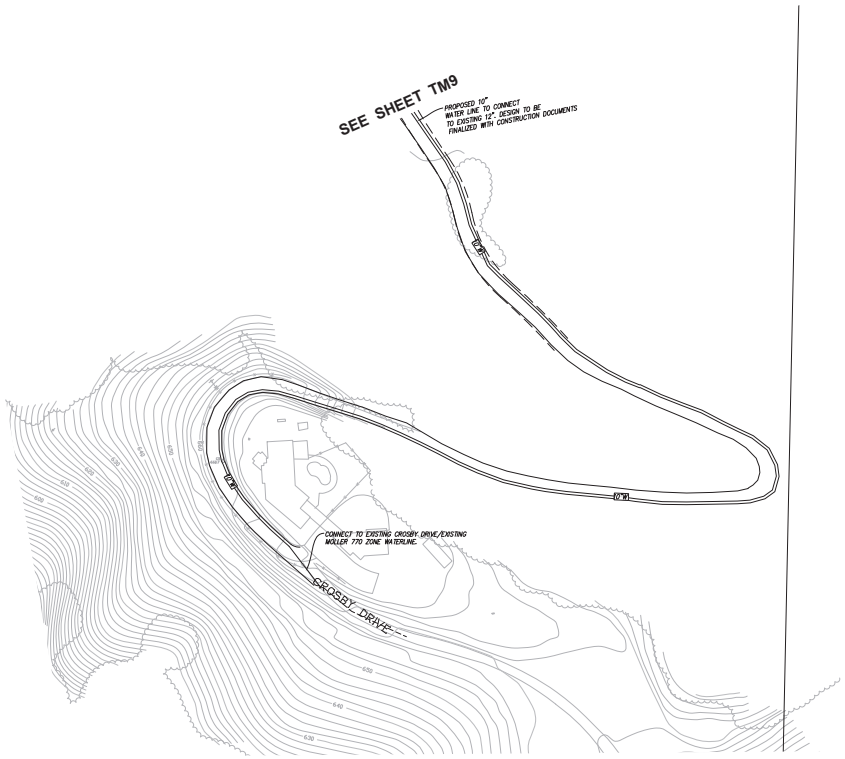
TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)

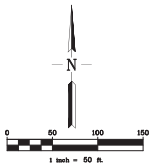
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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DATE: MAY 19, 2025 JOB NO. 131074 SHEET TM9 OF 19

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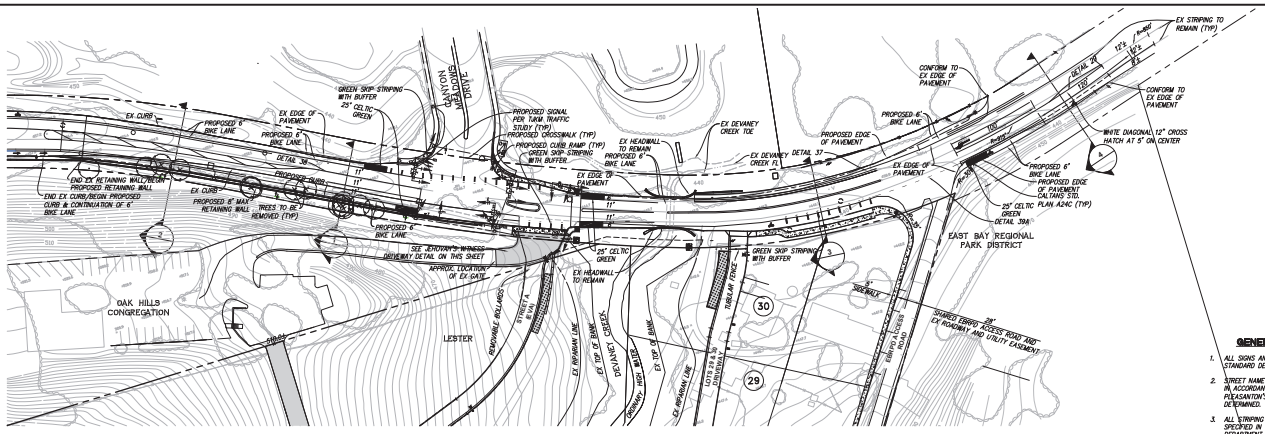
GRADING AND UTILITY PLAN
TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)

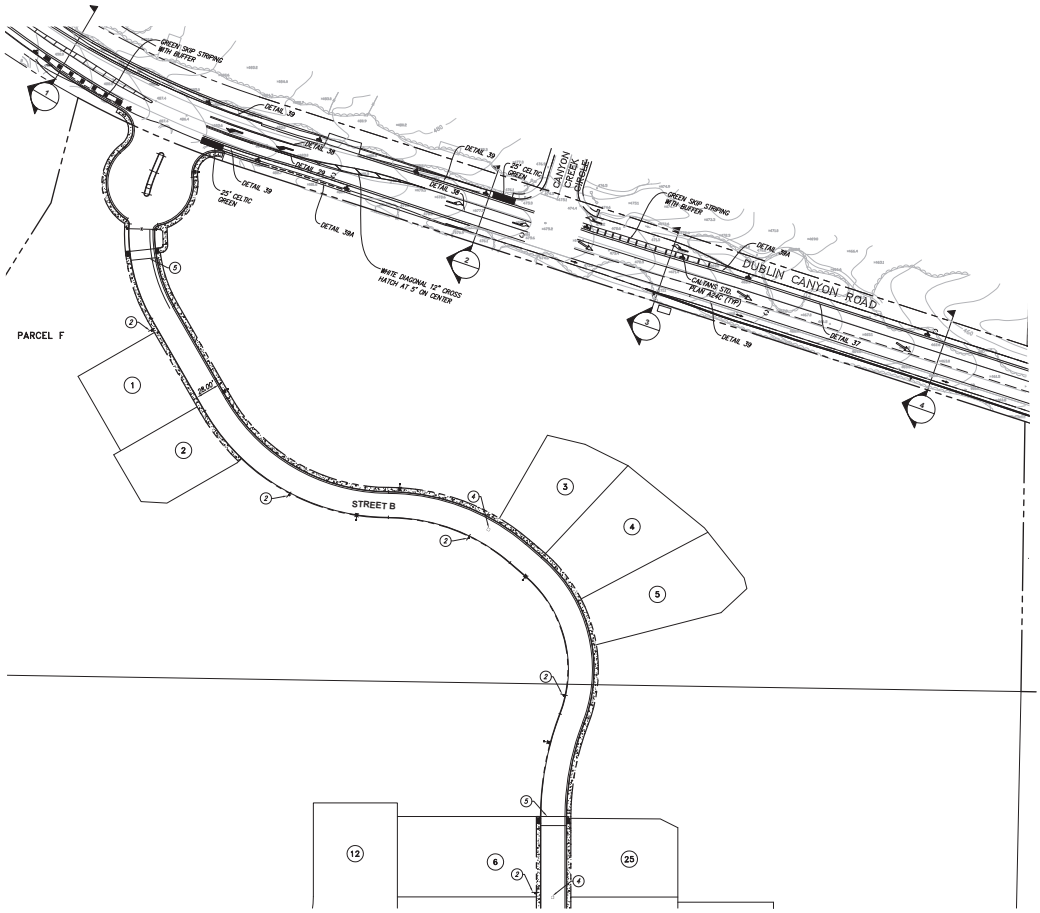
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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DATE: MAY 19, 2025 JOB NO. 131074 SHEET TM9B OF 19

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OAK HILLS CONGREGATION
LESTER
EAST BAY REGIONAL PARK DISTRICT
SHANNON
DUBLIN CANYON
PROPOSED SIGNAL PER TURN TRAFFIC STUDY (TYP)
PROPOSED CROSSWALK (TYP)
PROPOSED CURB RAMP (TYP)
GREEN SKIP STRIPING WITH BUFFER
EX DEVANEY CREEK TOE
EX DEVANEY CREEK FL
EX HEADWALL TO REMAIN
PROPOSED 6' BIKE LANE
PROPOSED EDGE OF PAVEMENT
EX EDGE OF PAVEMENT
EX STRIPING TO REMAIN (TYP)
CONFORM TO EX EDGE OF PAVEMENT
WHITE DIAGONAL 12" CROSS HATCH AT 5' ON CENTER
PROPOSED 6' BIKE LANE
PROPOSED EDGE OF PAVEMENT CALTRANS STD.
25' CELTIC GREEN DETAIL 39A (TYP)
SEE JEHOVAH'S WITNESS DRIVEWAY DETAIL ON THIS SHEET
APPROX. LOCATION OF EX GATE
25' CELTIC GREEN
EX HEADWALL TO REMAIN
GREEN SKIP STRIPING WITH BUFFER
SIDEWALK
SHARED EBRPD ACCESS ROAD AND CA ROADWAY AND UTILITY EASEMENT
EX IRRIGATION LINE
EX CO. ROAD ELEV.
DRIVEWAY
WIDE HIGH
DUBLIN CANYON ROAD
EXISTING BOLLARDS
EXISTING GATE
EXISTING BOLLARDS
EXISTING GATE
EXISTING BOLLARDS
EXISTING GATE



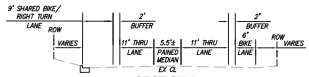


GENERAL NOTES

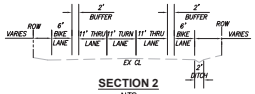
1. ALL SIGNS AND STRIPING SHALL CONFORM TO LATEST EDITION OF CA MUTCD, CITY STANDARD DETAILS & CALTRANS STANDARD PLANS & SPECIFICATIONS.
2. STREET NAME SIGNS SHALL BE PLACED AT LOCATIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE LATEST EDITION OF CA MUTCD AND CITY OF PLEASANTON'S STANDARD SPECIFICATIONS AND STANDARD DETAILS OR WHERE DETERMINED.
3. ALL STRIPING & PAVEMENT MARKINGS SHALL BE THERMOPLASTIC OR MARKERS AS SPECIFIED IN THE PLANS, CONFORMING TO LATEST EDITION OF STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, SECTION 84.
4. ALL STRIPING & SIGNING SHALL BE CAT TRACKED AND REVIEWED BY CITY TRAFFIC ENGINEER PRIOR TO APPROVAL
5. SIGNING AND STRIPING FOR EBRP SITE WILL BE DESIGNED WITH CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH EBRP

LEGEND

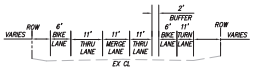
1. R1-1 "STOP" SIGN WITH STREET NAME SIGN (SEE NOTE 2 THIS SHEET)
2. R26 (CA) NO PARKING ANYTIME SIGN, POSTED ON STREET LIGHT POLES
3. "STOP LEGEND", 12" WIDE STOP BAR AND 50 LF DETAIL 23
4. FIRE HYDRANT LOCATION BLUE MARKER
5. 10' WIDE CROSSWALK MARKINGS PER CALTRANS STANDARD PLAN A24AF (BASIC)



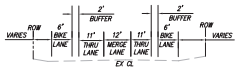
SECTION 1
NTS



SECTION 2
NTS



SECTION 3
NTS



SECTION 4
NTS

SEE SHEET TM11C

PRELIMINARY ON-SITE SIGNING & STRIPING PLAN

TRACT 8569 - HIDDEN CANYON (LESTER PROPERTY)

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS + PLANNERS + SURVEYORS
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PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: MAY 19, 2025 JOB NO. 131074 SHEETTM11B OF 19

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EXHIBIT D

GENERAL PLAN GOALS, PROGRAMS, AND POLICIES

Land Use
Policy 8: Preserve and enhance the character of existing residential neighborhoods.

Policy 8.1: Enforce the provisions of the City's Zoning Ordinance and related planning ordinances to maintain the character of existing residential neighborhoods.

Program 8.2: Use the City's development review procedures to minimize intrusions into existing neighborhoods.

Policy 10: Provide flexibility in residential development standards and housing type consistent with the desired community character.

Program 10.1: Use planned unit development (PUD) zoning for residential properties that have unique characteristics or to accommodate development that does not fit under standard zoning classifications.

Policy 11: Residential density is determined by the General Plan density range or applicable specific plan.

Policy 12: Allow housing on the 6th Cycle Housing Element Sites, subject to site-specific policies as follows:

- Area 1 (Lester) – Any development on this site shall comply with Measures PP and QQ. A Planned Unit Development is required in conjunction with the necessary annexation of this site. While the site shall not be subject to the strict application of the Objective Design Standards, the standards may be used as a benchmark and where applicable, the PUD process may allow for flexibility (e.g., clustering of housing sites).

Housing Element
Goal 1: Attain a variety of housing sizes, types, densities, designs, and prices which meet the existing and projected needs of all economic segments of the community.

Policy 1.1: The City will identify and re-zone sites as needed to allow for residential development, at appropriate densities, to meet the assigned Regional Housing Needs Allocation (RHNA) of 5,965 units for the 2023-2031 (6th Cycle) Housing Element Cycle.

Program 1.1: Maintain zoning/rezone appropriate sites to accommodate Pleasanton’s share of the regional housing need for all income levels.

Program 1.10: Complete annexation of the housing sites located in unincorporated Alameda County (i.e., Lester and Merritt rezone parcels). Time Period: Complete annexations by June 30, 2026, unless extended for an additional 12 months. For Lester, the anticipated timeline and milestones include complete CEQA review by October

2023, project review by City Council in January 2024, and LAFCo review for annexation in March 2024.

Policy 2.3: In conformance with the Inclusionary Zoning Ordinance, require each residential and non-residential development to which the Ordinance applies, to include its pro-rata share of housing needs for lower- and moderate-income households or, if the Ordinance criteria are met, to contribute to the Lower Income Housing Fund or propose alternative methods to facilitate the construction of housing affordable to these groups. It is strongly encouraged that the Inclusionary Zoning Ordinance requirements be met by building housing affordable to lower- and moderate-income households. The City will continue to offer incentives to encourage and facilitate the production of affordable inclusionary units, as a component of the Ordinance.

Policy 6.4: Ensure that new housing development and improvements to existing housing (e.g., rehabilitation, remodels, and additions) integrate sustainable design and energy efficiency features, including a reduced lifecycle carbon footprint of materials required for the development of housing (i.e., remodels, additions, and new units), reduced energy and water consumption and efficiency, and expanded use of renewable energy sources.

Open Space Parks and Recreation
Goal 6: Achieve an extensive open-space system featuring a wide variety of opportunities to serve the diverse needs of the public.

Program 7.1 Support expansion of the East Bay Regional Park District's Pleasanton Ridge Park in areas designated as Open Space.

Program 7.3 Encourage public accessibility to appropriate public open-space land or in private open-space land that could accommodate public-access open-space trails

Program 7.4 Provide adequate parking and staging areas for open space access and include facilities such as picnic areas, restrooms, and potable water.

Public Facilities and Community Programs Element
Goal 1**:** Provide sufficient public facilities and community programs to efficiently serve existing and future development while preserving and enhancing the quality of life for existing and future residents.

Sustainability
Program 2.1: Reduce the need for vehicular traffic by locating employment, residential, and service activities close together, and plan development so it is easily accessible by transit, bicycle, and on foot.

Program 2.6: Require design features in new development and redevelopment areas to encourage transit, bicycle, and pedestrian access, such as connections between activity

centers and residential areas, and road design that accommodates transit vehicles, where feasible.

Program 2.8: Require land development that is compatible with alternative transportation modes and the use of trails, where feasible.

Overall Community Development
Policy 4: Allow development consistent with the General Plan Land Use Map.

Program 5.2: Consider surrounding land uses and potential impacts when changing land-use designations.

Climate Action Plan (CAP) Strategies
Encourage and facilitate more walking and cycling trips.

Create the building site context that allows people to walk, bike or take transit rather than drive.

Promote all-electric new residential construction to reduce greenhouse gas emissions associated with building energy use.

Support the expansion of renewable energy and energy-efficient building design in new development.

Improve water efficiency through the use of water-conserving fixtures, landscaping, and infrastructure.

Incorporate on-site stormwater management measures to enhance water quality and system resilience.

Reduce greenhouse gas emissions associated with water conveyance and wastewater treatment through efficient system design and connection to existing infrastructure.

Advance sustainable land use patterns that cluster development and preserve open space and natural systems.

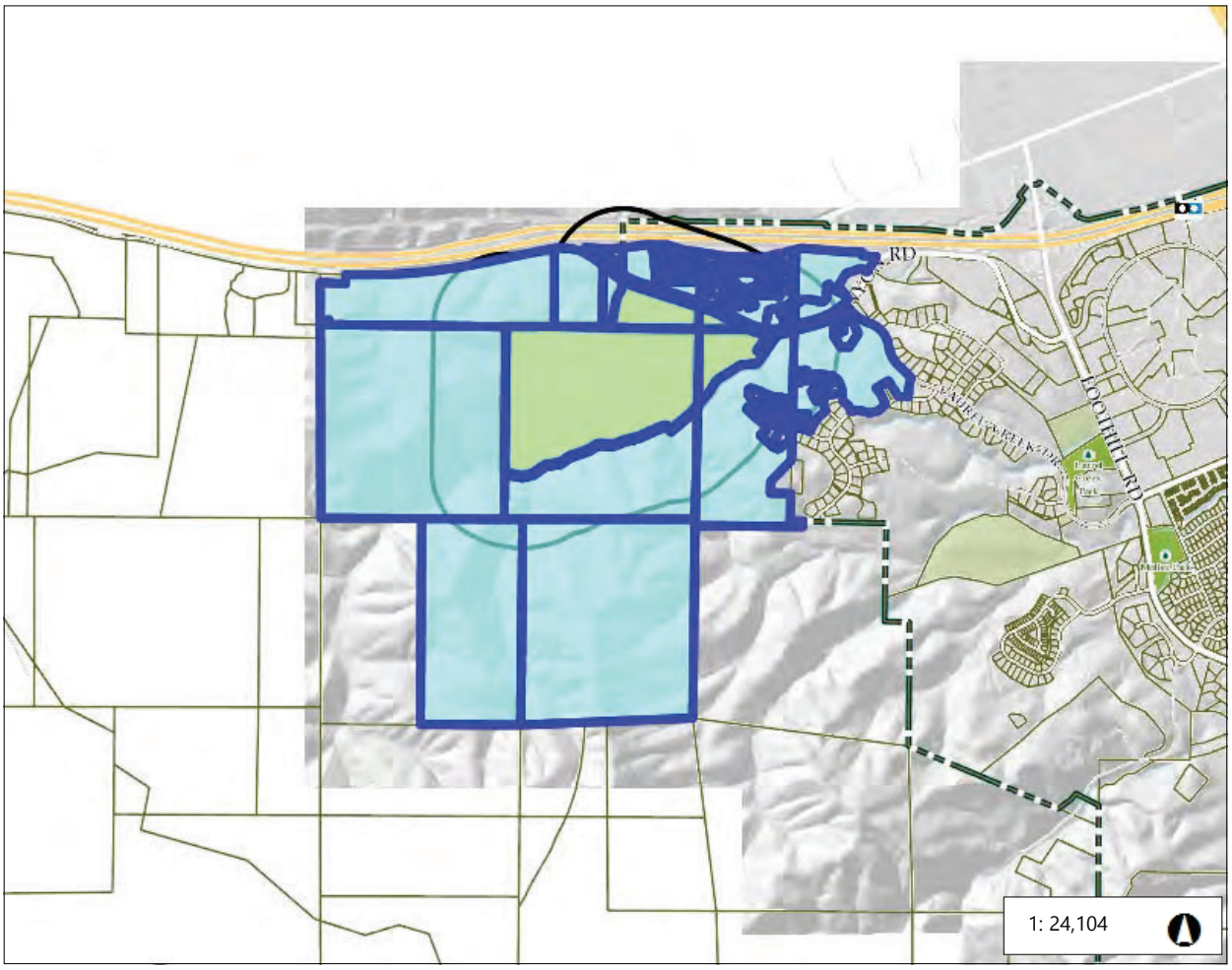
Support implementation of bicycle and pedestrian infrastructure consistent with the City's adopted plans.

Encourage development patterns that reduce vehicle miles traveled and support access to transit.

LOCATION AND NOTICING MAP

10807, 10971, 11021, 11033 Dublin Canyon Road and APN 941-2600-002-6

EXHIBIT E



Legend

- Fire Station
- School
- Park
- Parcels

Notes

Notes

4,017.3 0 2,008.67 4,017.3 Feet

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SUBJECT: Planning Commission Subcommittee List

Bicycle, Pedestrian, and Trails Committee

Advise the Parks and Recreation Commission and the City's Traffic Engineering Division on bicycle, pedestrian and trail-related items. The committee reviews and prioritizes potential projects and provides input on policies related to bikeways and trails.

Meeting Time:	Fourth Monday of every other month at 6:45 p.m.
Meeting Location:	Pleasanton Senior Center, 5353 Sunol Blvd., Pleasanton
Representative:	Commissioner Jain
Alternate:	Commissioner Jagoe
Staff Contacts:	Matt Nelson, Traffic Engineer, 931-5671; Matt Gruber, Landscape Architect, 931-5672

Protected Tree Board

Make findings of fact upholding, reversing or modifying the director's decision with regard to protected tree removal permits.

Meeting Time:	As needed
Meeting Location:	City Council Chamber, 200 Old Bernal Ave., Pleasanton
Representatives:	Commissioner Jagoe, Vacant
Alternate:	Commissioner Wedge
Staff Contact:	Sarah Hosterman, Landscape Architect Asst., 931-5514

THE CITY OF PLEASANTON

Planning Commission Agenda Report

April 22, 2026
Item 6

SUBJECT: Appointment of Sub-Committee Representative

Protected Tree Board

Make findings of fact upholding, reversing or modifying the director's decision with regard to heritage tree removal permits.

Meeting Time:	As needed
Meeting Location:	City Council Chamber, 200 Old Bernal Ave., Pleasanton
Representatives:	Commissioner Jagoe, Vacant
Alternate:	Commissioner Wedge
Staff Contact:	Sarah Hosterman, Landscape Architect Asst., 931-5514

THE CITY OF PLEASANTON

Planning Commission Agenda Report

April 22, 2026
Item 7

SUBJECT: Future Planning Calendar

P26-0222, 4301 Hacienda Drive, Fusion Academy: Application for a Conditional Use Permit by Fusion Academy. Fusion currently operates in Suite 120 under CUP P20-0992. Fusion requests a CUP to: expand its "Private School" into the adjacent Suite 100, increase the students from 40 to 65 students at one time in the facility, and increase the faculty/staff from 20 to 33 staff/faculty in the facility at one time within the five-story office building.

P25-0300, 4191 First Street: Appeal of Zoning Administrator denial of an application to install Shell branded monument, wall and canopy signage at the gas station located at 4191 First Street.

P26-0136, 2986 Liberty Drive: Appeal of the Zoning Administrator's approval of a Single-Family Design Review application to construct an approximately 816-square-foot single- and two-story addition on the west street-side elevation of the two-story residence.

PUD-152, 231 Old Bernal Avenue: Application for a Planned Unit Development and Certificate of Appropriateness to demolish an existing 6,160 square-foot commercial office building and construct a three-story four-unit apartment ranging in size from approximately 430 square feet to 13,626 square feet with associated site improvements.

P26-0255 - Consider and recommend to the City Council to rezone two properties to allow up to ten units on each property, as implementation of the Housing Element.

PUD-154 et al, Arroyo Lago Vacant lots with APN 946-4634-1 and APN 946-4634-2 located on the north side of Busch Road and east of 3333 Busch Road: Recommendation to City Council on Applications for Annexation (P25-0115), General Plan Amendment) (P25-0116), Rezoning (P25-0018), Planned Unit Development Plan (PUD-154), and Vesting Tentative Subdivision Map 8423 for the construction of 189 single-family residential homes and on- and off-site improvements.