



November 21, 2025

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

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