

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019080461

Project Title: Hidden Canyon Residences and Preserve

Lead Agency: City of Pleasanton

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Project Location: City of Pleasanton, Alameda County

City

County

Project Description (Proposed actions, location, and/or consequences).

The Hidden Canyon Residences and Preserve Project, proposed by Ponderosa Homes II, Inc., aims to develop 28 new single-family homes and reconstruct two existing homes on a 23.89-acre portion of a roughly 131-acre site in Pleasanton, California, while dedicating significant open space and improving local infrastructure. The plan includes annexing part of the site into the city, creating public access to Pleasanton Ridge trails, and preserving over 117 acres as open space through collaboration with the East Bay Regional Park District and the Homeowner's Association. The project is designed to comply with local growth measures, maintain the area's open space character, and enhance safety and connectivity with new roads, sidewalks, bike lanes, and a water pump station. Construction is scheduled in phases from early 2026 to mid-2028, and the project requires multiple city and agency approvals, with the Environmental Impact Report serving as a basis for public and agency review.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Hidden Canyon Residences and Preserve Project would have significant or potentially significant effects on biological resources (including loss of habitat for special status species, landslides, wetlands, and heritage trees), geology and soils (risks from liquefaction, landslides, and expansive soils), cultural and tribal cultural resources (potential disturbance of archaeological sites or human remains), hazards (asbestos and lead in existing structures), air quality (construction dust and emissions), and aesthetics (potential glare). To reduce or avoid these effects, the project proposes a comprehensive set of mitigation measures: preserving and enhancing sensitive habitats at specified ratios, conducting pre-construction surveys and implementing avoidance/minimization for wildlife and plants, preparing and following tree protection and paleontological monitoring plans, safely removing hazardous materials, using dust and noise control during construction, and adhering to design standards for glare and stormwater management. With these measures in place, the Draft EIR concludes that all impacts would be reduced to less than significant, except for project-level vehicle miles traveled (VMT), which remains a significant and unavoidable impact.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Areas of controversy known to the Lead Agency include concerns about traffic safety (especially at Dublin Canyon Road and Canyon Meadows Drive), requests for new sidewalks, bike lanes, and a stoplight, impacts to hillside views and scenic resources, grading and building on protected slopes, stormwater drainage and flooding, uninterrupted access to the Oak Hills Congregational Church, placement and safety of the EBRPD staging area, the visual impact of fencing and new homes, the preservation and placement of mature and evergreen trees, and potential effects on wildlife and biological resources. Additional comments addressed the need for careful measurement and enforcement of slope development restrictions, the impact of utility poles and wires, and the maintenance of emergency fire roads. Agencies such as the Native American Heritage Commission also raised requirements for cultural and tribal cultural resource assessment and consultation. These issues were raised through written comments and at the public scoping meeting, and are addressed in detail in the relevant sections of the Draft EIR.

Provide a list of the responsible or trustee agencies for the project.

Alameda County Local Agency Formation Commission (LAFCo)
 East Bay Regional Park District (EBRPD)
 San Francisco Bay Regional Water Quality Control Board (RWQCB)
 United States Army Corps of Engineers (USACE) (for wetland permits)
 Alameda County Flood Control and Water Conservation District (Zone 7 Water Agency)
 Alameda County Department of Environmental Health (ACDEH)
 Alameda County Department of Fish and Wildlife (ACFW)
 California Department of Fish and Wildlife (CDFW)
 Dublin-San Ramon Services District (DSRSD)
 Livermore-Amador Valley Wastewater Management Agency (LAVWMA)
 Pleasanton Garbage Services (PGS)
 Pacific Gas & Electric Company (PG&E)
 Livermore-Pleasanton Fire Department (LPPFD)
 Pleasanton Police Department (PPD)
 Pleasanton Unified School District (PUSD)