

# Notice of Determination

## Appendix D

**To:**

Office of Planning and Research  
 U.S. Mail: Street Address:  
 P.O. Box 3044 1400 Tenth St., Rm 113  
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk  
 County of: Alameda  
 Address: 1106 Madison Street  
Oakland, CA, 94607

**From:**

Public Agency: City of Pleasanton  
 Address: 200 Old Bernal Avenue  
Pleasanton, CA 94566  
 Contact: Emily Carroll  
 Phone: 925.931.5608

Lead Agency (if different from above):  
 Address: \_\_\_\_\_  
 Contact: \_\_\_\_\_  
 Phone: \_\_\_\_\_

***SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.***

State Clearinghouse Number (if submitted to State Clearinghouse): 2022040091

Project Title: PUSD Vineyard Project

Project Applicant: Trumark Homes

Project Location (include county): 0 Vineyard Avenue, APN: 946-461-900-1  
 Project Description: site bounded by Vineyard Avenue, Manoir Lane, Thiessen Street and Old Vineyard Avenue

P24-0596: Application to amend Vesting Tentative Map 8724, a 27-lot subdivision, to split the required 3-acre park/open space into an approximately 0.65-acre park lot at the rear of the site and an approximately 2.35-acre lot containing a vineyard and bioretention areas, and provide one lot for internal streets. A 15183 Consistency Checklist was adopted and determined that the project is consistent with the General Plan and is included in the Housing Element Program EIR (SCH 2022040091).

This is to advise that the City of Pleasanton, Planning Commission has approved the above  
 Lead Agency or  Responsible Agency)

described project on 7/9/2025 and has made the following determinations regarding the above  
 (date)  
 described project.

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.
7. None of the circumstances in Guideline 15183 requiring preparation of another EIR are present.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

The City of Pleasanton Planning Division, 200 Old Bernal Avenue, Pleasanton, CA 94566

Signature (Public Agency):  Title: Associate Planner

Date: July 9, 2025 Date Received for filing at OPR: \_\_\_\_\_