

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Hana Japan Restaurant Project

Lead Agency: City of Pleasanton, Community Development Department Contact Person: Jenny Soo, Associate Planner
 Street Address: 200 Old Bernal Avenue Phone: (925) 931-5615
 City: Pleasanton Zip: 94566 County: Alameda

Project Location: County: Alameda City/Nearest Community: Pleasanton

Cross Streets: Dublin Canyon Road and Foothill Road Zip code: 94588

Lat/Long/: 37 ° 41 ' 39.98 " N 121 ° 56 ' 4.88 " W Total Acres: 1.16

Assessor's Parcel No: 941-1710-10-1 Section: 11 Twp: 3S Range: 1W Base: MDBM

Within 2 miles: State Hwy#: N/A Waterways: Alamo Canal, Chabot Creek, Dublin Creek, Gold Creek, Laurel Creek, Martin Canyon Creek, South San Ramon Creek

Airports: N/A Railways: BART Schools: Dolon Elementary, Foothill High School, Lydiksen Elementary School, Stratford Elementary

Document Type:

- | | | | |
|---|--|---|---|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Mit Neg Dec | <input type="checkbox"/> Other: _____ | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>Design Review</u> |

Development Type:

- | | |
|---|---|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Water Facilities: Type _____ MGD _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>6,445</u> Acres <u>1.16</u> Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Educational _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Recreational _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Other: _____ | |

Project Issues That May Have A Significant Or Potentially Significant Impact:

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation |
| <input type="checkbox"/> Agricultural Land/Forest | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input type="checkbox"/> Coastal Zone | <input type="checkbox"/> Minerals | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Land Use |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Cumulative Effects |
| | | | <input checked="" type="checkbox"/> Other: <u>Tribal Cultural Resources</u> |

Present Land Use/Zoning/General Plan Designation: The project site is located at 11991 Dublin Canyon Road in the northern portion of the City of Pleasanton, California. The approximately 1.6-acre site, identified by Assessor's Parcel Number (APN) 941-1710-10-1, is bisected by a concrete drainage ditch and includes one oak tree with scattered shrubs; the remainder of the site is undeveloped. The City of Pleasanton General Plan designates the site as Retail/Highway/Service Commercial and Business and Professional Offices in the City and the site is zoned Central Commercial (C-C) and Planned Unit Development-Commercial-Office (PUD-C-O).

Project Description: The project would include the development of a single-story 6,445-square-foot (sf) teppanyaki restaurant. The project would also include the development of a new drainage ditch, bioretention area, and emergency vehicle turnaround. A total of 43 parking stalls would be available for customers and employees. Finally, the proposed project would include off-site improvements, such as a portion of the driveway, emergency vehicle turnaround, and associated landscaping. The project requires administrative Design Review approval.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # 4	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling & Recovery,
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> Department of
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> S.F. Bay Conservation & Development
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers &
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Fish & Wildlife Region # _____	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Forestry & Fire Protection, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	<input type="checkbox"/> Other: _____

Local Public Review Period

Starting Date May 27, 2025 Ending Date June 16, 2025

Lead Agency: City of Pleasanton **Sponsor:** Dan Yoon
Consulting Firm: Raney Planning & Management, Inc. **Address:** 7298 San Ramon Road
Address: 1501 Sports Drive, Suite A **City/State/Zip:** Dublin, CA. 94568
City/State/Zip: Sacramento, CA 95834 **Phone:** (925) 785-0706
Contact: Nick Pappani
Phone: (916) 372-6100

Signature of Lead Agency Representative:  **Date:** 5/23/2025

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.