Notice of intent (NOI) to Adopt a Mitigated Negative Declaration

Date	May 23, 2025
To	All Applicable Agencies and Interested Parties Alameda County Clerk
Project Title	Hana Japan Restaurant
Project Application Number	P22-0902
Project Location	11991 Dublin Canyon Road Assessor's Parcel Number (APN) 941-1710-10-1
Project Applicant	Dan Yoon
Public Review Period	May 27,2025 – June 16, 2025
Contact Person	City of Pleasanton, Planning Division 200 Old Bernal Avenue Pleasanton, CA 94566 Attn: Jenny Soo, Associate Planner 925.931.5615 or jsoo@cityofpleasantonca.gov

In accordance with the California Environment Quality Act (CEQA) Guidelines, the CEQA Guidelines, the City of Pleasanton, as Lead Agency, prepared an Initial Study for the above referenced project to identify potential significant environmental impacts to biological resources, cultural resources, geology and soils, hydrology and water quality, and tribal cultural resources. Based on the Initial Study, the City prepared a Mitigated Negative Declaration because mitigation measures have been identified to reduce those impacts below a level of significance and there is no substantial evidence that the project, as conditioned, may have a significant effect on the environment.

Project Description

The Hana Japan Restaurant Project (proposed project) would include the development of a single-story 6,445-square-foot (sf) teppanyaki restaurant with 136 seats for patrons. The proposed restaurant would include a kitchen, bar, dining room with nine cooking stations, lobby, office, bathrooms, and utility room. The project site is located on a hillside and would therefore require significant grading, as well as removal of the existing paved roadway, the concrete drainage ditch, and the on-site oak tree. The project would include 43 parking stalls in front of the restaurant. The proposed project would also include the development of a new drainage ditch along the site boundaries, a new bioretention area, and emergency vehicle turnaround. Finally, the proposed project would include offsite improvements, such as a portion of the driveway, emergency vehicle turnaround, and associated landscaping.

Public Review and Comment

The Initial Study and Mitigated Negative Declaration (IS/MND) are being circulated for public review and comment. A copy of the IS/MND and all documents referenced in the IS/MND are available for review at 200 Old Bernal Avenue during Permit Center business hours or on the City of Pleasanton website at https://www.cityofpleasantonca.gov/assets/our-government/community-development/Hana-Japan-ISMND-with-Appendices.pdf Please submit any comments you have on the IS/MND to the contact person and address above, no later than 5:00 pm on June 16, 2025. The IS/MND, 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.

Melinda Denis
Planning and Permit Center Manager

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