

Notice of Determination

To: Office of Land Use and Climate Innovation From: City of Pleasanton
1400 10th Street 200 Old Bernal Avenue
Sacramento, CA 95814 Pleasanton, CA 94566
 County Clerk Jenny Soo, Associate Planner
County of Alameda (925) 931-5615
1106 Madison Street
Oakland, CA 94607

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): 2025051209

Project Title: Hana Japan Project

Project Applicant: Dan Yoon

Project Location: 11991 Dublin Canyon Road, Pleasanton, Alameda County, California

Project Description:

The proposed project would include the development of a single-story 6,445-square-foot teppanyaki restaurant with seating available for a total of 136 individuals on a 1.16-acre site. 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 that was created when Dublin Canyon Road was constructed and would therefore require significant grading, as well as cuts up to 21 feet and fills up to five feet, the removal of the existing paved roadway, the concrete drainage ditch, and the on-site oak tree, and the installation of retaining walls. 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 off-site improvements, such as a portion of the driveway, emergency vehicle turnaround, and associated landscaping. Development of the proposed project would require the approval of Design Review.

This is to advise that the City of Pleasanton Planning Commission (Lead Agency or Responsible Agency) has approved the above-described project on July 23, 2025, and has made the following determination regarding the 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 Mitigated 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.

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 23, 2025 Date received for filing at OPR: _____