

CITY OF PLEASANT HILL

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARINGS

**PROVIDENCE DEVELOPMENT CORPORATION VESTING TENTATIVE PARCEL MAP
MINOR SUBDIVISION (90 BLOCK of MCKISSICK STREET)
ASSESSOR PARCEL NUMBERS: 149-061-026 & 149-061-033
PLN 18-0367**

Notice of Intent to Adopt a Mitigated Negative Declaration: Pursuant to the California Environmental Quality Act (CEQA), the City of Pleasant Hill intends to issue a Mitigated Negative Declaration for this project. The Draft Initial Study and Mitigated Negative Declaration (IS/MND) prepared for this project will be available for public review **from April 16, 2019 through May 16, 2019** at the Planning Division and on the City of Pleasant Hill webpage at www.pleasanthillca.org. The IS/MND has identified potential project issues requiring mitigation in the following areas: Air Quality, Biological Resources, Cultural Resources, Geology & Soils, Hydrology, and Utilities. After mitigation, the project would not have any significant unavoidable impacts, nor impacts which would be cumulatively considerable. Comments on the proposed Initial Study and Mitigated Negative Declaration should be submitted to the Planning Division in writing no later than **6:00 p.m., May 16, 2019**, at 100 Gregory Lane, Pleasant Hill, CA 94523.

NOTICE IS HEREBY GIVEN by the City of Pleasant Hill that the Architectural Review Commission and Planning Commission will each hold public hearings to consider a request by Providence Development Corp. for approval of PLN 18-0367 which consists of a vesting tentative parcel map and architectural review permits for four new single-family two-story homes with 3,338 square feet of living space (27% to 31% floor area ratio) and lot coverage between 23% and 27%. The two existing parcels are proposed to be subdivided into four lots resulting in net lot areas between 10,549 and 12,262 square feet. The site is zoned *R-10 Single Family – 10,000 square foot lots*. **Public Hearings:** The Architectural Review Commission will conduct a public hearing on the project at **5:00 p.m. on June 20, 2019** in the Large Community Room (100 Gregory Lane) and subsequently the Planning Commission will hold a public hearing on the project at **6:30 p.m. on July 9, 2019** in the City Council Chambers, 100 Gregory Lane, Pleasant Hill, CA 94523. All interested persons will be heard at those times.

NOTICE IS ALSO GIVEN pursuant to Government Code Section 65009(B) that, if this matter is subsequently challenged in Court by you or others, you may be limited to raising only those issues you or someone else has raised at a Public Hearing described in this notice or in written correspondence delivered to the City of Pleasant Hill at, or prior to, the Public Hearing.

For information on this matter, please call or email Lori Radcliffe, Associate Planner at (925) 671-5297 or lradcliffe@pleasanthillca.org.

Greg Fuz
Zoning Administrator

