

# Notice of Exemption

Appendix E

To: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

County Clerk  
County of: Alameda  
1106 Madison Street, 1st Floor  
Oakland CA 94607

From: (Public Agency): City of Piedmont

120 Vista Avenue

Piedmont CA 94611

(Address)

Project Title: 43 and 47 Bellevue Avenue Landscape Remodel and Modifications to Approved Plans

Project Applicant: Jeff George for Phillip and Marina Dreyfus Trust, LLC

Project Location - Specific: 43 and 47 Bellevue Avenues, APNs 51-4701-45 and 51-4701-46-3  
37.82464104687501, -122.22528643060913 (NAD27)

Project Location - City: Piedmont

Project Location - County: Alameda

Description of Nature, Purpose and Beneficiaries of Project:

Design review permit for landscape remodel across two properties, including: new 363-square-foot building with 300-square-foot covered terrace; second driveway and gate; fencing in the 20-foot street yard setback; grading and retaining walls; planting plan and tree removals; terraces, paths, and steps; lighting; and associated site improvements, as well as modifications to the residence approved November 12, 2019.

Project approved by the Planning Commission on February 14, 2022.

Name of Public Agency Approving Project: City of Piedmont Planning Commission

Name of Person or Agency Carrying Out Project: City of Piedmont

Exempt Status: (check one):

Ministerial (Sec. 21080(b)(1); 15268);

Declared Emergency (Sec. 21080(b)(3); 15269(a));

Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

Categorical Exemption. State type and section number: 15300.2, 15301, and 15332

Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt: Exempt because the project consists of one single-family residence to be constructed within a single-family zoning district, because there are no unusual circumstances associated with the property or the project, because existing General Plan policies and programs are sufficient to address the proposed grading, excavation, and construction, and because there is no substantial evidence that any exception to the Class 3 Categorical Exemption applies to the project at 43 and 47 Bellevue Avenue, specifically including the unusual circumstances exception.

Lead Agency

Contact Person: Pierce Macdonald

Area Code/Telephone/Extension: 510-420-3063

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

Signature: Pierce Macdonald Date: February 18, 2022 Title: Senior Planner

Signed by Lead Agency  Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_