



City of Pleasant Hill

NOTICE OF DETERMINATION

TO:	<input type="checkbox"/> Clerk of the Board of Supervisors or	FROM:	Public Agency/Lead Agency:
	<input checked="" type="checkbox"/> County Clerk County of: Contra Costa Address: 1025 Escobar Street Martinez, California 94553		

TO:	<input checked="" type="checkbox"/> Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044	Lead Agency (if different from above)
	<input type="checkbox"/> 1400 Tenth Street (overnight or hand delivery) Sacramento, CA 95814	Contact: Phone:

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): 2022070095
Project Title: Pleasant Hill 2040 General Plan Housing Element Related Rezoning and Ordinance Amendment
Project Applicant: City of Pleasant Hill
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15’ or 7 ½’ topographical map identified by quadrangle name): City of Pleasant Hill, City-wide
General Project Location (City and/or County): City of Pleasant Hill
Project Description: The proposed Project consists of the following: <u>Rezoning of Specific Housing Element Opportunity Sites:</u> The project will rezone specific parcels designated as opportunity sites in the 2023-2031 Housing Element. These rezones are necessary to implement the 2023-2031 Housing Element and 2040 General Plan. <u>Pleasant Hill Municipal Code Amendments:</u> The project will amend the following sections of the Pleasant Hill Municipal Code (PHMC): Residential Districts (PHMC Ch. 18.20), Use Classification (PHMC Ch.18.50), Off-Street Parking and Loading Regulations (PHMC Ch. 18.55), and Definitions (PHMC Ch.18.140). Additionally, the project introduces new land use and development standards for new mixed-use zoning districts (PHMC Ch.18.22). These amendments are necessary to implement the goals and policies of the 2040 General Plan, including the approved residential densities.


Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

City of Pleasant Hill

This is to advise that the (Lead Agency or Responsible Agency) has approved the above described project on **January 8, 2024** and has made the following determinations regarding the above described project:

1.	<input checked="" type="checkbox"/> The project will have a significant effect on the environment.
	<input type="checkbox"/> The project will NOT have a significant effect on the environment
2.	<input type="checkbox"/> An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input type="checkbox"/> A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input type="checkbox"/> A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input checked="" type="checkbox"/> On May 18, an EIR was certified (SCH #2022070095) for the 2040 General Plan. The EIR evaluated potential significant impacts that may arise from implementation of the 2040 General Plan and Housing Element and associated Zoning Ordinance Amendments that are necessary to implement both documents. Pursuant to Public Resources Code section 21166 and CEQA Guidelines section 15162, the Lead Agency has determined that no further environmental review is required for the proposed rezoning and ordinance amendments, as the previously certified EIR adequately addressed the environmental impacts of the proposed land use changes and the scope of the proposed amendments is not more intensive than what was analyzed in the EIR.
3.	<input checked="" type="checkbox"/> Mitigation measures from the applicable Certified EIR were made a condition of the approval of the project and were adopted when the Final EIR was certified and the 2040 General Plan was adopted.
	<input type="checkbox"/> Mitigation measures were NOT made a condition of the approval of the project.
4.	<input type="checkbox"/> A Mitigation Monitoring or Reporting Plan was adopted for this project.
	<input checked="" type="checkbox"/> A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
5.	<input type="checkbox"/> A Statement of Overriding Considerations was adopted for this project.
	<input checked="" type="checkbox"/> A Statement of Overriding Considerations was NOT adopted for this project but was made when the EIR was certified and the 2040 General Plan was adopted.
6.	<input type="checkbox"/> Findings were made pursuant to the provisions of CEQA.
	<input type="checkbox"/> Findings were NOT made pursuant to the provisions of CEQA.

<input checked="" type="checkbox"/>	<p>On May 18, an EIR was certified (SCH #2022070095) for the 2040 General Plan. The EIR evaluated potential significant impacts that may arise from implementation of the 2040 General Plan and Housing Element and associated Zoning Ordinance Amendments that are necessary to implement both documents. Pursuant to Public Resources Code section 21166 and CEQA Guidelines section 15162, the Lead Agency has determined that no further environmental review is required for the proposed rezoning and ordinance amendments, as the previously certified EIR adequately addressed the environmental impacts of the proposed land use changes and the scope of the proposed amendments is not more intensive than what was analyzed in the EIR.</p>	
	<p>Custodian: City of Pleasant Hill</p>	<p>Location: 100 Gregory Lane Pleasant Hill, CA 94523</p>

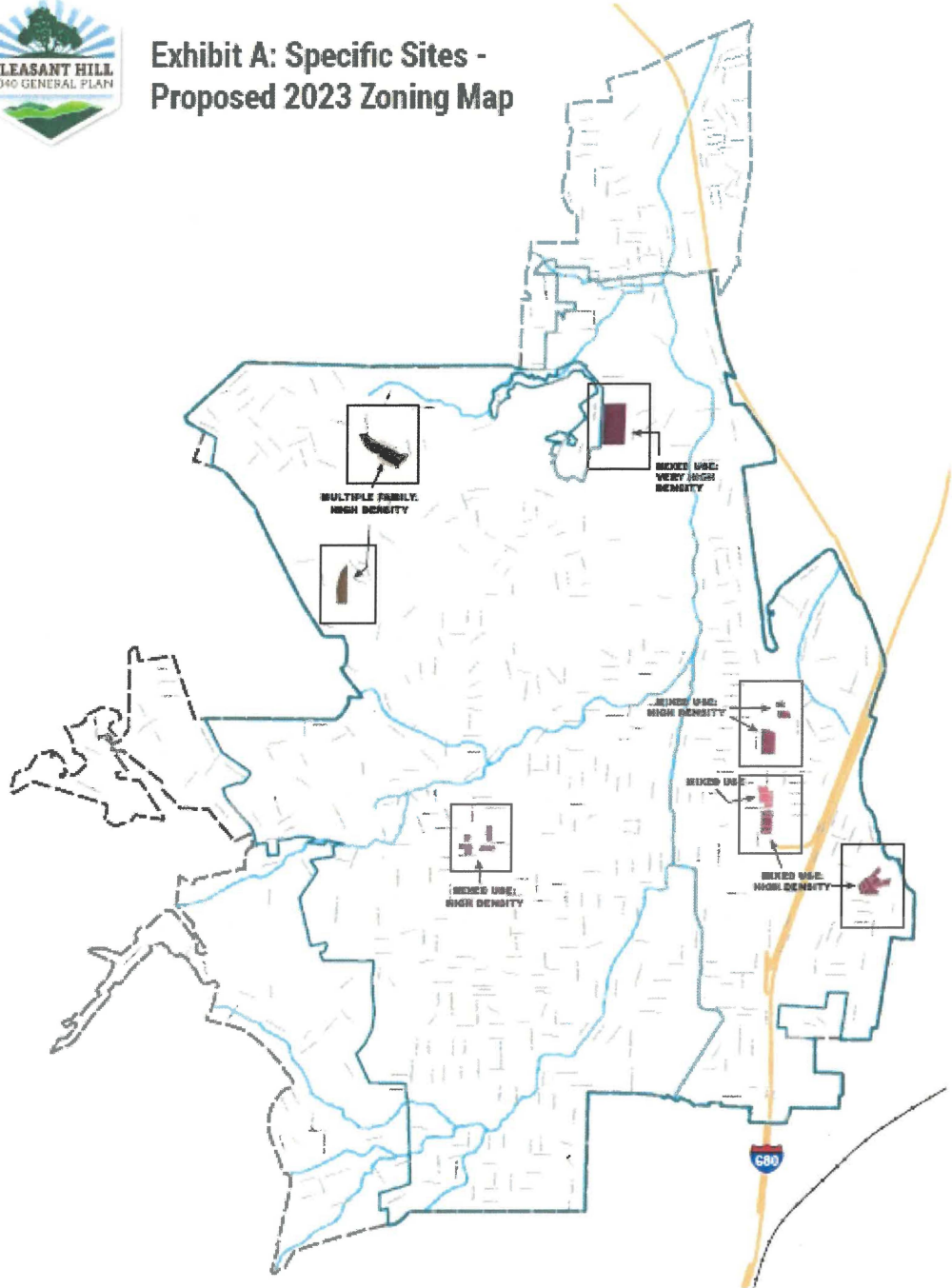
<p>Date: 1/9/24</p>	<p>Signature: </p>
<p>Date Received for Filing: _____</p>	<p>Title: <u>City Planner</u></p>

Authority cited: Sections 21083, Public Recourse Code.
Reference Section 21000-21174, Public Resources Code.

Exhibit A: 2023 Zoning Map (Housing Element Related Specific Sites)



Exhibit A: Specific Sites - Proposed 2023 Zoning Map



Single Family - 6000 sq ft Lots	Multiple Family - Medium Density	Retail Business	Light Industrial Overlay
Single Family - 7000 sq ft Lots	Multiple Family - High Density	General Commercial	City Boundary
Single Family - 10,000 sq ft Lots	Mixed Use - Neighborhood	Professional & Administrative Offices	Sphere of Influence
Single Family - Avg 10,000 sq ft Lots	Mixed Use	Limited Industrial	
Single Family - 15,000 sq ft Lots	Mixed Use - High	Planned Unit District	
Single Family - 20,000 sq ft Lots	Mixed Use - Very High	Precise Plan District	
Multiple Family - Low Density	Neighborhood Business	Hillside Planned Unit District	

Scale: 0 0.125 0.25 0.5
 Date: December 2022
 File No: 2022-00000-00000