



Community and Economic Development Department – Planning Division

NOTICE OF EXEMPTION

To: County Clerk-Recorder, County of Contra Costa
555 Escobar Street
Martinez, CA 94553

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title/File No.: East Street Estates – Design Review, AP-19-1470 (DR)

Project Location: 399, 403, 407, 411 East 9th Street and 400, 404, 408, 412 East 8th Street - Assessor Parcel Nos. 085-186-032; -033, -034, -035, -036, -037, -038, -039

Project Description: This is a request for Design Review approval to construct eight, detached, single-family dwellings and site improvements on an existing, vacant, eight-lot Subdivision located at 399, 403, 407, 411 East 9th Street and 400, 404, 408, 412 East 8th Street, in the RS-4 (Single-Family Residential, 4,000 square-foot minimum lot size) District.

Name of approving public agency: City of Pittsburg, Planning Division

Lead Agency Name, Address, Telephone Number

Alison Spells, Associate Planner, City of Pittsburg Planning Division, 65 Civic Avenue, Pittsburg CA 94565, aspells@pittsburgca.gov, (925) 252-6987

Project Applicant Name, Address, Telephone Number

Tony Keslinke, Veritel Homes, LLC, 187 Panoramic Way, Walnut Creek CA 94595, 925-518-8000, keslinke@gmail.com

- Exempt Status:**
- Ministerial (Section 21080(b)(1); 15268);
 - Declared Emergency (Section 21080 (b)(3); 15269(a));
 - Emergency Project (Section 21080(b)(4); 15269(b)(c));
 - Categorical Exemption – Section: 15332 – In-Fill Development Projects
 - Statutory Exemptions – Section:
 - General Rule Exemption – Section:

Reason(s) why Project is Exempt: The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, 'Infill Development' of the State CEQA Guidelines, section 15332. The proposed project qualifies for a Class 32 categorical exemption because: (a) it is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, (b) it is located within city limits on a project site of no more than five acres substantially surrounded by urban uses, (c) the project site has no value, as habitat for endangered, rare or threatened species, (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (e) the site can be adequately served by all required utilities and public services. Therefore, the proposed project will not have a significant effect on the environment and is exempt from the provisions of CEQA.

Lead Agency/Contact Person: City of Pittsburg/Alison Spells, 925-252-6987, aspells@pittsburgca.gov

Signature: Alison Spells

Date: 04/12/2024

Title: Associate Planner

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