

NOTICE OF EXEMPTION

To: _____ Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

X County Clerk
County of Contra Costa
555 Escobar Street
Martinez, CA 94553

Lead City of Pleasant Hill
Agency: 100 Gregory Lane
Pleasant Hill, CA 94523
(925)671-5297

Project Title: Harb Townhome Development (“the project”), Application No. R/LN 22-0397

Project Applicant: Mohamed Elshafei; 122 Avocado Court, San Ramon CA 94583; (510)309-2082

Project Locations - Specific: 230-240 Cleaveland Road; Pleasant Hill, CA 94523; APN: 149-130-032-1

Project Location - City: Pleasant Hill **Project Location – County:** Contra Costa

Description of Nature, Purpose, and Beneficiaries of the Project:

The project includes a nine-unit, townhome condominium development at 230-240 Cleaveland Road. The nine units would be located within two separate, three story structures with a one-way interior circulation drive-aisle bisecting the two buildings and interior facing two-car garages. All nine units will contain three bedrooms. The project also includes the removal of six trees, site and landscape improvements, as well as improvements to the Cleaveland Road frontage. On April 23, 2024, the Pleasant Hill Planning Commission approved the following entitlements: Architectural Review Permit, Major Subdivision, Development Plan Permit, Density Bonus, and Tree Removal Permit.

Name of Public Agency Approving Project: City of Pleasant Hill

Name of Person or Agency Carrying Out Project: Haley Croffoot, Senior Planner, City of Pleasant Hill
(925) 671-5297 or hcroffoot@pleasanthillca.org

Exempt Status: (Check One)

- Ministerial (Sec. 21080(b)(1), 15268)
- Declared Emergency (Sec. 21080(b)(3), Sec. 15269(a))
- Categorical Exemption (Section 15332, Infill Development)
- Statutory Exemption ()

Reason why project is exempt:

Pursuant to Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act of 1970, as amended, the proposed project is Categorically Exempt (Class 32 – Infill Development) since the project meets the requirements as follows:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b. The proposed development occurs 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.
- e. The site can be adequately served by all required utilities and public services.

Contact Person: Haley Croffoot, Senior Planner, City of Pleasant Hill

Area Code/Telephone/Extension: (925) 671-5297

Signature: _____

Troy Fujimoto

Title: City Planner