



Community and Economic Development Department – Planning Division

NOTICE OF EXEMPTION

To: [X] County Clerk-Recorder, County of Contra Costa
555 Escobar Street
Martinez, CA 94553
[X] Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title/File No.: Galloway Triplexes – Modification to Design Review Approval and Fence Height Exception, AP-24-0138 (ADR, FHE)

Project Location: 172, 345, and 467 W. 10th Street, Pittsburg, CA 94565 –
Assessor’s Parcel Number: 085-226-014, 085-211-004, and 085-241-003.

Project Description: This is a request for Zoning Administrator approval of an Administrative Design Review and Sign Review approval to modify Design Review approval of architectural and site development plans for the Galloway Triplexes located at 172, 345, and 467 W. 10th Street within the M (Mixed Use) District. The modification also includes request for a Fence Height Exception to install a 6’7” tall wrought-iron fence along the front property line of each parcel. The fence is proposed to include an automatic rolling gate at each driveway. The allowable fence height within this Zoning Designation is four-and-one-half feet pursuant to Pittsburg Municipal Code section 18.84.205 (B)(2). Assessor’s Parcel Number: 085-226-014, 085-211-004, and 085-241-003.

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

Lead Agency Name, Address, Telephone Number: Ariana Ruiz, Assistant Planner, City of Pittsburg Planning Division, 65 Civic Avenue, Pittsburg CA 94565, aruiz@pittsburgca.gov, (925) 252-4029

Project Applicant Name, Address, Telephone Number: Rhonda Murray, J D Framing, 90 E. 4th Street, Pittsburg, CA 94565, 510-610-5130, danielle@doctorbirdca.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));
[X] Categorical Exemption – Section: 15303(e) – New Construction or Conversion of Small Structures
[ ] Statutory Exemptions – Section:
[ ] General Rule Exemption – Section:

Reason(s) why Project is Exempt: The proposed project is categorically exempt from the provisions of the CEQA Guidelines pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15303(e) (New Construction or Conversion of Small Structures) because it involves the construction of a new, small accessory (appurtenant) structure, i.e., fence. No exceptions listed under Section 15300.2 apply. There is no reasonable possibility that the project would have a significant effect on the environment.

2025-00057

Lead Agency/Contact Person: City of Pittsburg/Ariana Ruiz, 925-252-4029, aruiz@pittsburgca.gov

FILED

Signature: [Handwritten Signature]

Date: 02/27/2025

February 27, 2025

Title: Assistant Planner

Tel: 925-252-4029

KRISTIN B. CONNELLY
CLERK-RECORDER

By [Handwritten Signature]

Date received for filing and posting: 02/27/2025

L. Graham
Deputy Clerk



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print	StartOver	Save
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RECEIPT NUMBER: 07-02/27/2025-058
STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY ARIANA RUIZ, ASSISTANT PLANNER, CITY OF PITTSBURG PLANNING DIVISION	LEAD AGENCY EMAIL ARUIZ@PITTSBURGCA.GOV	DATE 02/27/2025
COUNTY/STATE AGENCY OF FILING CONTRA COSTA COUNTY	DOCUMENT NUMBER 2025-00057	

PROJECT TITLE  
  
 GALLOWAY TRIPLEXES - MODIFICATION TO DESIGN REVIEW APPROVAL AND FENCE HEIGHT EXCEPTION, AP-24-0138 (ADR, FHE)

PROJECT APPLICANT NAME RHINDA MURRAY, J D FRAMING	PROJECT APPLICANT EMAIL danielle@doctorbirdca.com	PHONE NUMBER (510) 610-5130
PROJECT APPLICANT ADDRESS 90 E 4TH STREET	CITY PITTSBURG	STATE CA
		ZIP CODE 94565

**PROJECT APPLICANT** (Check appropriate box)

Local Public Agency    
  School District    
  Other Special District    
  State Agency    
 Private Entity

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$ 4,123.50	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$ 2,968.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$ 1,401.75	\$ _____
<input checked="" type="checkbox"/> Exempt from fee		
<input checked="" type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$ 850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee	\$ 50.00	\$ _____ 50.00
<input type="checkbox"/> Other		\$ _____

**PAYMENT METHOD:**

Cash   
 Credit   
 Check   
 Other 7404   
 TOTAL RECEIVED \$ \_\_\_\_\_ 50.00

SIGNATURE  X <i>Lg</i>	AGENCY OF FILING PRINTED NAME AND TITLE Lyric Graham Deputy Clerk
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*Rec# 18774*