

Notice of Determination

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

County Clerk
County of Alameda
1106 Madison Street
Oakland, CA 94607

From: City of Pleasanton
200 Old Bernal Avenue
Pleasanton, CA 94566
Diego Mora, Associate Planner
(925) 931-5618

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number (if submitted to State Clearinghouse): 2005122139

Project Title: 3200 Hopyard Residential Project

Project Applicant: Catalyst Development Partners

Project Location: 3200 Hopyard Road, Pleasanton, Alameda County, California

Project Description:

Vesting Tentative Tract Map 8672 and Design Review to demolish the existing on-site church with day care and create nine parcels for condominium purposes for 55 attached condominium units within eight three-story buildings and two two-story duet buildings, with 47 townhome-style units ranging in size from about 1,692 to 2,738 square feet (s.f.) per unit, and eight one-bedroom 565 s.f. units, and 12 common area parcels ("55-Unit Project"). A Modified Initial Study/15183 Checklist was originally prepared for a larger version of this project on this same site with nine three-story residential buildings with 57 residential units ranging from 565 to 2,631 s.f. and related improvements on this 2.9-acre site ("57-Unit Project"). The City of Pleasanton ("City") adopted the Modified Initial Study/15183 Checklist and determined that the 55-Unit Project is consistent with the General Plan and the General Plan EIR (SCH 2005122139). The City determined under 15183 that no additional environmental review was required for the smaller 55-Unit Project because the smaller 55-Unit Project has generally the same layout and configuration as the larger 57-Unit Project, is consistent with the General Plan and Zoning, and will not have site-specific impacts. The project also includes an affordable housing agreement.

This is to advise that the City Council adopted resolutions and (Lead Agency or Responsible Agency) has approved the above-described project and housing agreement on April 16, 2024 and has made the following determination regarding the project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.
7. None of the circumstances in Guideline 15183 requiring preparation of another EIR are present.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

The City of Pleasanton Planning Division, 200 Old Bernal Avenue, Pleasanton, CA 94566

Signature (Public Agency): _____  _____ Title: Associate Planner

Date: April 18, 2024

Date received for filing at OPR: _____