

# CITY OF PLEASANT HILL NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

## *Extension of Public Review Period*

### **401 TAYLOR BOULEVARD SMALL LOT SINGLE FAMILY RESIDENTIAL**

#### **401 Taylor Boulevard**

### **General Plan Amendment, Planned Unit Development (Rezoning), Major Subdivision, Development Plan Permit, & Architectural Review Permit PLN 19-0002**

**Notice of Intent to Adopt a Mitigated Negative Declaration:** Pursuant to the California Environmental Quality Act (CEQA), the City of Pleasant Hill intends to issue a Mitigated Negative Declaration for this project. The Draft Initial Study and Mitigated Negative Declaration (IS/MND) prepared for this project will be available for **an extended public review period through May 26, 2020** at the Planning Division and on the City of Pleasant Hill webpage at [www.pleasanthillca.org](http://www.pleasanthillca.org). During this time period of the ongoing public health concern, viewing of the document at City Hall can be done on an appointment basis, please call 925-671-5209 to set up an appointment to review the document; or a hard copy can be requested to be mailed upon request, limit of one copy per requestor.

The IS/MND has identified potential project issues requiring mitigation in the following areas: Air Quality, Biological Resources, Cultural Resources, Geology & Soils, Hazards/Hazardous Materials and Tribal Cultural Resources. After mitigation, the project would not have any significant unavoidable impacts, nor impacts which would be cumulatively considerable. Comments on the proposed Initial Study and Mitigated Negative Declaration should be submitted to the Planning Division in writing no later than **5:00 p.m., May 26, 2020**, at 100 Gregory Lane, Pleasant Hill, CA 94523.

The proposed project is a request by CDP Pleasant Hill, LLC for approval of PLN 19-0002 which consists of a General Plan Amendment, Planned Unit Development (Rezoning), Major Subdivision, Development Plan Permit and Architectural Review Permit for a 46-unit residential subdivision and related improvements. The site is proposed to be rezoned from the existing *PAO (Professional and Administrative Office)* zoning district to a *PUD (Planned Unit District)*, and an accompanying General Plan Amendment is proposed to change the existing General Plan land use designation of the project site from *Office* to *Multi-Family Very Low Density*.

The proposed residential project would consist of 46 attached, two and three story, residential townhouse units with a maximum 35-foot building height, with three floor plans ranging in size from 2,101 square feet to 2,791 square feet, each with an attached two-car garage. Each residential unit would be located on separate parcels ranging from 1,763 to 4,146 square feet in area for an average lot size of approximately 2,350 square feet. Twenty-four guest parking spaces and no less than 70,000 square feet of common open space, including the buffer areas, would be provided on the site. The proposed density would be 11.2 dwelling units per net acre. Sixteen of the 46 residential units would provide an accessory dwelling unit. The 4.96-acre project site, consisting of two legal parcels, is located at 401 Taylor Boulevard; Assessor Parcel Numbers 153-050-057 & 058; currently zoned *PAO (Professional & Administrative Office)*.

Public hearing dates will be determined at a later date, with subsequent public noticing occurring at that time. The Architectural Review Commission, Planning Commission and City Council will all hold public hearings on the proposed project. For information on this matter, please call or email Jeff Olsen, Associate Planner at (925) 671-5206 or [jolsen@pleasanthillca.org](mailto:jolsen@pleasanthillca.org).

**Lead Agency:** City of Pleasant Hill, 100 Gregory Lane, Pleasant Hill, CA 94523 925-671-5209

**Applicant:** CDP Pleasant Hill, LLC

**Project Title:** 401 Taylor Boulevard Small Lot Single Family Residential

**Troy Fujimoto**  
**Zoning Administrator**