

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Alameda

1106 Madison Street

Oakland, CA 94607

From: (Public Agency): ATTN: Diego Mora

City of Pleasanton, P.O. Box 520

Pleasanton, CA 94566

(Address)

Project Title: 4400 Black

Project Applicant: TTLIC Pleasanton-Black Ave., LLC

Project Location - Specific:

4400 Black Avenue (APN: 946-3380-6)

Project Location - City: City of Pleasanton

Project Location - County: Alameda

Description of Nature, Purpose and Beneficiaries of Project:

Housing Site Compliance Review (P23-0563) pursuant to Senate Bill 330 (SB 330) for the property located at 4400 Black Avenue. The application includes: 1) demolition of an existing commercial building; 2) construction of a residential development consisting of 59 three-story, townhome-style condominium units ranging from approximately 1,446 to 2,224 square feet in size, and seven accessory dwelling units (ADUs), along with related on-site and off-site improvements; 3) approval of Vesting Tentative Tract Map 8749, including the designation of private street names; and 4) approval of an Affordable Housing Agreement (AHA) consistent with the City's inclusionary housing requirements. The proposed project is statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Assembly Bill 130 (AB 130).

Name of Public Agency Approving Project: City of Pleasanton Planning Commission

Name of Person or Agency Carrying Out Project: Kelley Rutchena for TTLIC Pleasanton-Black Ave., LLC

Exempt Status: **(check one):**

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☐ Categorical Exemption. State type and section number: _____

☒ Statutory Exemptions. State code number: Pub. Res. Code § 21080.66

Reasons why project is exempt:

Based on the AB 130 Memorandum documentation provided and accepted by the Planning Commission on November 12, 2025 as Exhibit D for Item #5 on the Agenda: The project is located on less than 20 acres within an incorporated city, is consistent with both the City of Pleasanton's General Plan and zoning standards, meets the required density thresholds, and does not involve any disqualifying environmental conditions or involve the demolition of any listed historic resources. A Phase I Environmental Site Assessment has been completed, and Tribal consultation has been conducted in accordance with statutory requirements. As such, the project qualifies for the CEQA exemption established by AB 130, codified in Section 21080.66 of the Public Resources Code, and does not require further environmental review under CEQA.

Lead Agency

Contact Person: Diego Mora, Associate Planner

Area Code/Telephone/Extension: 925-931-5618

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature:  Date: 11.14.25 Title: Associate Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____