

## NOTICE OF EXEMPTION

---

TO: Alameda County Clerk  
1106 Madison Street  
Oakland, CA 94612

FROM: City of Oakland  
Planning and Building Department  
250 Frank H. Ogawa Plaza, Suite 2114  
Oakland, CA 94612  
Contact: Heather Klein, Planner IV, (510)238-3659

**Project Title:** 5239 Pinecrest Single-Family Home

**Project Applicant:** Tuong Tran / Hoang V Phan

**Project Location:** 5239 Pinecrest Drive (APN: 037A 315901304)

**Project Description:** Construction of a new 5,280 square-foot single family dwelling with one attached two-car garage of 585 square feet and one detached one-car garage of 273 square feet (included in square footage).

**Exempt Status:** (check All that apply) If consistent with zoning and general plan, include the Section **15183** CEQA citation for the environmental determination (in addition to 1 or more other appropriate exemption citation).

**Statutory Exemptions**

{Article 18:Section 21080;15260}

- Ministerial {Sec.15268}
- Feasibility/Planning Study {Sec.15262}
- Emergency Project {Sec.15269}
- General Rule {Sec.15061(b)(3)}
- Other: {Sec. 15183 Consistent with a Community Plan, General Plan or Zoning

**Categorical Exemptions**

{Article 19:Section 21084;15300}

- Existing Facilities {Sec.15301}
- Replacement or Reconstruction {Sec.15302}
- Small Structures {Sec.15303}
- Minor Alterations {Sec.15304}
- Minor Subdivisions {Sec.15315}
- Infill Projects {Sec.15332}
- Other {Sec.\_\_\_\_\_}

**Reasons why project is exempt:**


The California Environmental Quality Act (CEQA) Guidelines list the projects that qualify as categorical exemptions from environmental review. The proposed project is categorically exempt from the environmental review requirements pursuant to Section 15303, new construction or conversion of small structures as the project entails construction of a single family home. The project was also found to meet Section 15183, projects consistent with the General Plan or Zoning.

**Lead Agency:** City of Oakland, Department of Planning and Building, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612.

**Lead Agency Contact:** Heather Klein, Planner IV **Phone:** (510) 238-3659

2/23/26

\_\_\_\_\_  
Date:

  
\_\_\_\_\_  
Robert Merkamp, Designee for  
ED MANASSE  
Deputy Director, Bureau of Planning

**Pursuant to Section 711.4(d)(1) of the California Fish and Game Code, statutory and categorical exemptions are also exempt from Department of Fish & Game fees.**

Planning and Building Department  
Environmental Review Officer

**Pursuant to Section 711.4(d)(1) of the California Fish and Game Code, statutory and categorical exemptions are also exempt from Department of Fish & Game fees.**