

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: Contra Costa

555 Escobar Street

Martinez, CA 94553

From: (Public Agency): City of Richmond (Lead Agency)
450 Civic Center Plaza
Richmond, CA 94804

(Address)

Project Title: The Cascade Townhouses

Project Applicant: AMG & Associates, LLC, P.O. Box 260770, Encino, CA 91426; ph. (818)380-1600

Project Location - Specific:

5620 Central Ave (cross San Mateo St); Assessor's Parcel # 510-053-025, -032, -033

Project Location - City: Richmond and El Cerrito Project Location - County: Contra Costa

Description of Nature, Purpose and Beneficiaries of Project:

Subdivision to create two parcels: 1) a 92,493 square foot condominium parcel for development of 47 townhouses; and 2) a 10,881 square foot parcel with an existing drainage channel to remain undeveloped. The project includes design review of the buildings and site improvements, public right-of-way dedication, and concessions and waivers pursuant to Density Bonus Law.

Name of Public Agency Approving Project: City of Richmond

Name of Person or Agency Carrying Out Project: AMG & Associates, 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: Public Resources Code section 21080.66

Reasons why project is exempt:

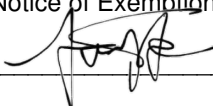
The 2.59-acre project site is under 20 acres in size; is located on an infill parcel, in an urbanized area, and surrounded by urban uses within the incorporated cities of Richmond and El Cerrito; is consistent with the Richmond General Plan and Zoning Ordinance; has a density greater than 15 units per acre; and does not require demolition of any historic or transient residential structure.

Lead Agency

Contact Person: Avery Stark Area Code/Telephone/Extension: (510) 620-6714

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: June 9, 2026 Title: Planning Manager

☒ 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: _____