



CALIFORNIA ENVIRONMENTAL QUALITY ACT
Notice of Exemption

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

From: Contra Costa County
Department of Conservation and
Development
30 Muir Road
Martinez, CA 94553

[x] County Clerk, County of Contra Costa

Project Title: Rodeo Development Permit for Two-Unit Duplex, County File #CDDP22-03031
Project Applicant: Michael McGhee, 507 Parker Ave, Rodeo, CA 94572; (510) 409-8072
Project Location: 507 Parker Avenue in unincorporated Rodeo, CA (APN: 357-140-061)
Lead Agency: Department of Conservation and Development, 30 Muir Road, Martinez, CA 94553
Contact Person: Syd Sotoodeh (925) 655-2877 syd.sotoodeh@dcd.cccounty.us

Description of Nature, Purpose, and Beneficiaries of Project: The applicant requests approval of a Rodeo Development Permit and a non-substantial modification to the development standards of the Rodeo Redevelopment Area Planned Unit Development District (P-1 zoning), to allow an approximately 7-inch street side yard setback deviation (where 10 feet is required) for the construction of a two-unit duplex on a lot that is developed with a single-family residence where the underlying land use designation is mixed-use multiple-family residential.

Name of Public Agency Approving Project: Contra Costa County Department of Conservation and Development

Exempt Status:

- [] Ministerial Project (Sec. 21080[b][1]; 15268) [x] Categorical Exemption (Sec. 15303(b))
[] Declared Emergency (Sec. 21080[b][3]; 15269[a]) [] General Rule of Applicability (Sec. 15061[b][3])
[] Emergency Project (Sec. 21080[b][4]; 15269[b][c]) [] Other Statutory Exemption (Sec.)

Reasons why project is exempt: The project is exempt under CEQA Guidelines, Section 15303, regarding "New Construction or Conversion of Small Structures," specifically paragraph (b) which exempts the new construction of a duplex or similar multi-family residential structure, totaling no more than four dwelling units. The project involves the new construction of a two-unit duplex, which, in addition to the existing single-family residence, results in three dwelling units on the subject property. Three dwelling units are fewer than the maximum allowable density on the subject legal parcel that is designated for mixed-use/multiple-family residential uses. There is no substantial evidence that the project involves unusual circumstances, including future activities, resulting in, or which might reasonably result in, significant impacts which threaten the environment. None of the exceptions in CEQA Guidelines section 15300.2 apply.

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: Syd Sotoodeh Title: Senior Planner Date: March 29, 2024

Contra Costa County Department of Conservation and Development

[x] Signed by Lead Agency [] Signed by Applicant

AFFIDAVIT OF FILING AND POSTING

I declare that on I received and posted this notice as required by California Public Resources Code Section 21152©. Said notice will remain posted for 30 days from the filing date.

Signature

Title

Applicant

Michael McGhee
507 Parker Avenue
Rodeo, CA 94572
(510) 409-8072

Department of Fish and Wildlife Fees Due

- [] De Minimis Finding - \$0
[x] County Clerk - \$50
[x] Conservation and Development - \$25

Total Due: Receipt #: