



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: Establish Medical/Dental Offices in Existing Office Building, County File #CDDP23-03035
Project Applicant: RCI Station Plaza LLC, 44 Montgomery Street, Suite 1910, San Francisco, CA 94104; (415) 967-7801
Project Location: 3100 Oak Road in unincorporated Walnut Creek (APN: 148-202-057)
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 Development Plan permit pursuant to County File #CDDP84-03060 to allow personal health and dental services as defined in the Pleasant Hill BART/Contra Costa Centre Specific Plan within an existing office building. No development or signage is proposed.

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. 15301)
[] 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 proposed project is exempt under CEQA Guidelines, Section 15301, regarding "Existing Facilities," which exempts the operation and leasing of existing private structures or facilities, involving no or negligible expansion of the existing use. The project consists of establishing medical and dental service uses in an existing office building at the subject site pursuant to condition of approval (COA) #4 of County File #CDDP84-03060. The project is therefore a negligible expansion of the use of the existing office building. There are no tenant interior or exterior improvements as part of project. 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: May 2, 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(c). Said notice will remain posted for 30 days from the filing date.

Signature

Title

Applicant

RCI Station Plaza LLC
44 Montgomery Street, Ste 1910
San Francisco, CA 94104
c/o Trevor Wilson, (415) 967-7801

Department of Fish and Wildlife Fees Due

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

Total Due: Receipt #: