



CALIFORNIA ENVIRONMENTAL QUALITY ACT Notice of Exemption

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

County Clerk, County of Contra Costa

Project Title: Land Use Permit for Used Auto Sales, County File #CDLP23-02038
Project Applicant: John Chase, Rodeo Used Cars, 185 Parker Avenue, Rodeo, CA 94572, (510) 205-2190
Project Location: 185 Parker Avenue in unincorporated Rodeo, CA (APNs: 357-171-019 & 357-171-020)
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 land use permit to establish used auto sales on a paved lot that is developed with an existing, 229-square-foot office building and a 120-square-foot carport. The project includes a request for deviations to the Rodeo Planned Unit District (P-1) standards to allow one off-street parking space (where eight are required) and to allow one bicycle parking space (where four are required). No signage or development 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) 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 project is categorically exempt under Class 1, Section 15301, regarding the operation or minor alteration of an existing private structure or facility involving negligible expansion of existing or former use. The project involves the establishment of a used auto sales business in an approximately 229-square-foot building and on a paved parking area previously established for retail use within an urbanized area designated for commercial uses. No construction or ground disturbance is proposed to execute the project. None of the exceptions under Section 15300.2 pertaining to location, hazardous waste sites, historical resources, scenic highways, or cumulative impacts apply. There is no reasonable possibility that the project would result in significant effects on the environment due to unusual circumstances. Therefore, the establishment of commercial used auto sales in an existing structure and paved lot qualifies for this exemption.

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: August 13, 2024

Contra Costa County Department of Conservation and Development

- 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

John Chase, Rodeo Used Cars
185 Parker Avenue
Rodeo, CA 94572
(510) 205-2190

Department of Fish and Wildlife Fees Due

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

Total Due: _____ Receipt #: _____