



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

County Clerk, County of Contra Costa

Project Title: Land Use Permit for a Child Care Center (County File #CDLP23-02020).

Project Applicant: Deleram Mousavi & Nima Rafibakhsh, 3001 Woodlawn Drive, Walnut Creek, CA 94597

Project Location: 3001 Woodlawn Drive, Walnut Creek, CA 94597 **APN:** 148-112-004

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

Contact Person: Jennifer Cruz, Principal Planner (925) 655-2867

Project Description: The applicant requests approval of a land use permit to establish a child care center to allow approximately 48 children within an existing residential building, including a variance for a 24-foot-wide driveway aisle (where 25 feet is required) for one-way traffic. The project will provide nine parking spaces and will also include interior and exterior renovations, and site improvements.

Name of Person or Agency Carrying out Project: Nima Rafibakhsh, (415) 755-0809

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. 15274)

Reasons why project is exempt:

The proposed project is exempt under CEQA Guidelines Section 15301 - Existing Facilities. The project will be located within an existing single-family residence that is currently being used as a large family child care home. The proposed use will be a child care center. The project would increase the maximum number of children receiving care at the property. Currently, as a licensed large family child care home, the maximum number of children receiving care is 14. Operated as a licensed child care center, the maximum number of children receiving care is determined by the State but could not exceed any limitation included in the land use permit. The applicant has requested a land use permit that would allow up to 48 children at the facility. The Board of Supervisor's approval of the land use permit allowed up to 30 children at the facility.

Whether the project results in a facility caring for a maximum of 30 or 48 children, the child care center would operate within the existing residence during operational hours similar to the existing family child care use. Sufficient parking spaces will be provided for the child care center. Additionally, the minimal changes to the building include improvements to the front entrance, removal of the garage door that would be replaced with an exterior door, interior renovations, and site improvements. The footprint of the existing structure is not expected to change. Although the project will increase the maximum number of children cared for at the facility, whether the increase is to 30 or 48 children, the project would not result in new significant impacts and constitutes only a negligible expansion of an existing use.

If filed by applicant:

- Attach certified document of exemption finding.
- Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Jennifer Cruz Date: 10/10/24 Title: Principal Planner
 Jennifer Cruz
 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

Name: Deleram Mousavi & Nima Rafibakhsh
Address: 3001 Woodlawn Drive, Walnut Creek, CA 94597
Phone: (415) 755-0809

Department of Fish and Wildlife Fees Due

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

Total Due: _____

Receipt #: _____