



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: Variance for a New Single-Family Residence VR 23-1067
Project Applicant: Lauren Blackshear, Brooks McDonald Architecture, 1615 Bridgeway, Sausalito, CA 94965
Project Location: 20 Raymond Court, Walnut Creek, CA 94595
Lead Agency: Department of Conservation and Development, 30 Muir Road, Martinez, CA 94553
Contact Person: Dulce Reckmeyer-Walton, (925)655-2854

Project Description: A request for approval of a Variance to allow a 10-foot 9-inch front yard setback, where 20 feet is the minimum, for the construction of a new approximately 2,649-square-foot two-story single-family residence with an attached 546-square-foot garage. The existing residence will be demolished.

Name of Person or Agency Carrying out Project: Contra Costa County Department of Conservation and Development

Exempt Status:

- [] Ministerial Project (Sec. 21080[b][1]; 15268) [x] Categorical Exemption (Sec.15301(a))
[] 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 categorically exempt under Class: CEQA Guidelines Section 15303(a), regarding one single-family residence may be constructed under this exemption. The proposed project involves the demolition of an existing residence and the construction of a new two-story single-family residence with an attached garage within an area that is zoned for residential uses. The parcel is within the Urban Limit Line and has access to public utilities. Moreover, the surrounding area is generally built up with two-story single-family residences directly adjacent. Immediately north is a two-story single-family residence. Therefore, the proposed project qualifies for a Categorical Exemption under CEQA Guidelines Section 15303(a).

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: Dulce Reckmeyer-Walton Date: 10/09/2024 Title: Planner II

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

Name: Lauren Blackshear
Address: 1615 Bridgeway, Sausalito, CA 94965

Department of Fish and Wildlife Fees Due

- [] De Minimis Finding - \$0
[x] County Clerk - \$50
[x] Conservation and Development - \$25
Total Due: _____ Receipt #: _____

2024-00369

FILED

October 24, 2024

KRISTIN B. CONNELLY
CLERK-RECORDER

By: [Signature]

L. Fern
Deputy Clerk