



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: Castle Hill Ranch Road Tree Permit Appeal, County File #CDTP22-00045
Project Applicant: Sagiv Weiss-Ishai, 201 Castle Hill Ranch Road, Walnut Creek, CA 94595, (510) 589-6286
Project Location: 201 Castle Hill Ranch Road in unincorporated Walnut Creek, CA (APN: 188-150-010)
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: A hearing on an appeal of the Zoning Administrator’s approval of a tree permit to remove six (6) code-protected trees and to work within the driplines of six (6) code-protected trees in order to construct an approximately 2,180-square-foot addition to the existing single-family residence and a new, approximately 1,200-square-foot, detached accessory dwelling unit (ADU) on the subject property. After receiving the appeal, the applicant revised the ADU design. Based on the revised design, the applicant requests approval of a Tree Permit to remove three (3) code-protected trees, including one California laurel, one black walnut, and one California buckeye, and to work within the driplines of nine (9) code-protected trees, including six valley oaks, one black walnut, and two California buckeyes, for construction of a 2,180-square-foot addition to the primary residence, the demolition of a shed, and to allow construction of a new, detached approximately 1,103-square-foot ADU. The revised project also includes a request for an exception to Title 9 creek structure setback requirements to allow the proposed addition and proposed ADU to be constructed within the creek structure setback area as required by Title 9 of the County code.

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(e), 15301(l)(4), 15301(h), 15303(a), 15304(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 proposed project is exempt under CEQA Guidelines, Section 15301(e), regarding “Existing Facilities” which exempts additions to existing structures that will result in a negligible increase of use, and Section 15303(a) regarding “New Construction” which exempts the construction of second dwelling units in a residential zone. In addition, the project is exempt under CEQA Guidelines, Section 15301(l)(4) which exempts the demolition of accessory structures. The project proposes the construction of an approximately 2,180-square-foot addition to an existing residence and the construction of a new, detached accessory dwelling unit (ADU) which would result in a second dwelling on the subject property, and proposes the demolition of an existing shed (accessory structure). In addition, ADUs are ministerial projects.

The proposed project is also exempt under CEQA Guidelines, Section 15301(h), regarding “Existing Facilities” which exempts maintenance of existing landscaping or native growth (e.g., trees), and Section 15304(b), regarding “Minor Alterations to Land” which exempts new gardening or landscaping including the replacement of existing landscaping with water efficient or fire-resistant landscaping. The project proposes the removal of three code-protected, mature trees and has requested a tree permit. The County’s Tree Preservation and Protection Ordinance (816-6) is intended to provide for the protection of trees on private property through restitution for tree removal such as planting replacement trees while allowing for reasonable enjoyment of private property rights and development. Staff recommends as a condition of approval a requirement that the applicant plant two replacement trees that comply with the County’s Water Efficient Landscapes Ordinance as restitution for the removal of the code-protected trees.

- 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: Dec. 30, 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

Sagiv Weiss-Ishai
201 Castle Hill Ranch Road
Walnut Creek, CA 94595
(510) 589-6286

Department of Fish and Wildlife Fees Due

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

Total Due: _____

Receipt #: _____