



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: #CDDP24-03056 – 100 Discovery Bay Development Plan

Project Applicant: Bhavana Shah, Talon Design Group, PO BOX 66367, Scotts Valley, CA 95067, (telephone) 925-262-7222

Project Location: 100 Discovery Bay Boulevard, Discovery Bay, CA 94505, Contra Costa County, APN 004-490-027

Lead Agency: Department of Conservation and Development, 30 Muir Road, Martinez, CA – Allison Seoane, Planner I, (telephone) 925-655-2871

Project Description: Development Plan Permit to modify Final Development Plan CDDP74-03014 to allow a 0-foot rear yard (where 15-feet is the minimum required) for a rear deck that will be attached to a new single-family residence on a vacant lot.

The Land Use Permit was approved by the County Planning Commission on June 11, 2025.

Name of Person or Agency Carrying out Project: Bhavana Shah, (telephone) 925-262-7222

Exempt Status:

- [] Ministerial Project (Sec. 21080[b][1]; 15268) [x] Categorical Exemption (Sec. 15303(e))
- [] 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 for an attached deck, which is exempt under CEQA Guidelines, Section 15303(e), New Construction of Small Structures, which provides a Class 3 exemption for the construction of accessory structures, including attached decks.

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: Allison Seoane Date: June 26, 2025 Title: Planner I

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: Bhavana Shah, Talon Design Group
Address: PO BOX 66367
Scotts Valley, CA 95067
Phone: 925-262-7222

Department of Fish and Wildlife Fees Due

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

Total Due: _____ Receipt #: _____