



CALIFORNIA ENVIRONMENTAL QUALITY ACT
Notice of Exemption

To: [ ] Office of Land Use and Climate Innovation P.O. Box 3044 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: #CDDP20-03031 – 3449 San Pablo Dam Road Development Plan and Variance
Project Applicant: Yochai Kidron, 3449 San Pablo Dam Road, El Sobrante, CA 94803 510-928-5148
Project Location: 3449 San Pablo Dam Road, El Sobrante, CA, 94803 420-031-030
Lead Agency: Department of Conservation and Development (DCD), 30 Muir Road, Martinez, CA – Grant Farrington 925-655-2868

Project Description: A Development Plan to convert an existing two-story, 1040-square-foot commercial building into a duplex with a proposed addition of 246 square feet with a variance to allow zero off-street parking spaces (where four spaces are required).
Name of Person or Agency Carrying out Project: DCD, Grant Farrington, 925-655-2868

Exempt Status:
[ ] Ministerial Project (Sec. 21080[b][1]; 15268) [X] Categorical Exemption (Sec.15303(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 project is for the conversion of an existing structure from one use to another where only minor modifications are made in the exterior of the structure including a duplex.

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: [Signature] Date 6/30/2025 Title Planner III

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 Yochai Kidron
Address 3449 San Pablo Dam Road, El Sobrante, CA 94803
Phone 510-928-5148

Department of Fish and Wildlife Fees Due
[ ] De Minimis Finding - \$0
[X] County Clerk - \$50
[X] Conservation and Development - \$25

Total Due: \_\_\_\_\_ Receipt #: \_\_\_\_\_