



CALIFORNIA ENVIRONMENTAL QUALITY ACT
Notice of Exemption

To: [] Office of Land Use and Climate Innovation
State Clearinghouse
1400 Tenth Street, Room 113
Sacramento, CA 95814
[] County Clerk, County of Contra Costa

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

Project Title: Minor Subdivision for a 5 Condominium Conversion of an Existing Industrial Building,
County File #CDMS24-00023
Project Applicant: Shelly Butler, Kier & Wright
3350 Scott Blvd, Bldg. 22, Santa Clara, CA 94518; (925) 245-8788
Project Location: 5020 Forni Drive, Concord, CA 94520 (APN: 159-362-003)
Lead Agency: Department of Conservation and Development, 30 Muir Road, Martinez, CA 94553
Contact Person: Dominique Vogelpohl (925) 655-2880 Dominique.Vogelpohl@dcd.cccounty.us

Description of Nature, Purpose, and Beneficiaries of Project: A Minor Subdivision application for a tentative
map of a 5 commercial condominium conversion within an existing light industrial building that includes variances
to allow a 9.4-foot front yard setback (where 10-foot is the minimum) and a 5-foot side yard (where 10-foot is
the minimum) to recognize the building in its current location, and variances to parking requirements for the
parking spaces to be 8'2"x14'9" (where 8.5'x18' is the minimum) and for zero bicycle parking spaces to be
required (where 2 short term and 2 long term spaces is minimum).

Name of Public Agency Approving Project: Contra Costa County Department of Conservation and
Development

Exempt Status:

- [] Ministerial Project (Sec. 21080[b][1]; 15268) [X] Categorical Exemption (Sec. 15301(k))
[] 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: Categorically exempt pursuant to CEQA Guidelines Section 15301(k),
regarding "Existing Facilities", which exempts the subdivision of existing commercial or industrial buildings,
where no physical changes occur which are not otherwise exempt. The project is a 5-unit condominium
conversion, which is a subdivision, of an industrial building, and the physical changes that would otherwise be
exempt are minor corrective measures necessary to meet current codes in order to be compliant with any
regulations found to be essential to the health, safety and welfare of the public, the owners and the occupants
of the building, and also installing EV charging stations. There is no substantial evidence that the project involves
unusual circumstances, including future activities, resulting in, or which might reasonably result in, significant
impacts which threaten the environment. None of the exceptions in CEQA Guidelines section 15300.2 apply.

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: [Handwritten Signature] Title: Planner III Date: 7/22/2025

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

Shelly Butler, Kier & Wright
3350 Scott Blvd, Bldg. 22
Santa Clara, CA 94518
(925) 245-8788

Department of Fish and Wildlife Fees Due

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

Total Due:

Receipt #: