



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

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

County Clerk, County of Contra Costa

Project Title: #CDVR24-01060 – 3565 Willow Road Variance

Project Applicant: George Navarro, 5936 Jenny Lind Court, San Jose, CA 95120, (telephone) 925-333-3933

Project Location: 3565 Willow Road, Bethel Island, CA 94511, Contra Costa County, APN 029-100-014

Lead Agency: Department of Conservation and Development, 30 Muir Road, Martinez, CA 94553 – Allison Seoane, Planner I, (telephone) 925-655-2871

Project Description: Variance Permit and Small Lot Design Review to allow a 750 square-foot detached garage (where 500 square-feet is the maximum size allowed for an accessory building) that is 15 feet, 5-inches in total height (where 15-feet is the maximum height allowed).

The Variance Permit was denied by the County Planning Commission on July 23, 2025.

Name of Person or Agency Carrying out Project: George Navarro, (telephone) 925-333-3933

Exempt Status:

- Ministerial Project (Sec. 21080[b][1]; 15268)
- Declared Emergency (Sec. 21080[b][3]; 15269[a])
- Emergency Project (Sec. 21080[b][4]; 15269[b][c])
- Categorical Exemption (Sec. 15303(e))
- General Rule of Applicability (Sec. 15061[b][4])
- Other Statutory Exemption (Sec.)

Reasons why project is exempt: CEQA Guidelines, Section 15061(b)(4), Review for Exemption, provides an exemption for projects that will be rejected or disapproved by a public agency.

If filed by applicant:

- Attach certified document of exemption finding.
- Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Allison Seoane Date: July 24, 2025 Title: Planner I

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

Name: George Navarro
Address: 5936 Jenny Lind Court
San Jose, CA 95120
Phone: 650-333-3933

Department of Fish and Wildlife Fees Due

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

Total Due: _____ Receipt #: _____