



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: Land Use Permit for Residential Care Facility, County File #CDLP23-02046

Project Applicant: Nathan Watkins on behalf of Carnelian Holdings, LLC
101 Luas Valley Road, Suite 150, San Rafael, CA 94903, (415) 300-6392

Project Location: 2374 Warren Road in the unincorporated Walnut Creek area of Contra Costa County (APN: 184-120-071)

Lead Agency: Department of Conservation and Development, 30 Muir Road, Martinez, CA 94553

Contact Person: Everett Louie (925) 655-2873 everett.louie@dcd.cccounty.us

Description of Nature, Purpose, and Beneficiaries of Project: The applicant requests approval of a Land Use Permit to allow for a residential care facility for the elderly for up to 18 people. The project also includes the construction of a two-story, approximately 2,665-square-foot addition to the existing residential care facility. The project includes a variance to the off-street parking driveway aisle width of 14'-6" (where 25' is the required for two-way travel) and a variance to the off-street parking driveway aisle intersection requirement of 7'-2" (where 18' is the required intersection). The project was approved by the Contra Costa County Board of Supervisors on July 22, 2025.

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)(2))
- 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 categorically exempt pursuant to CEQA Guidelines Section 15301 which identifies alteration of an existing private structure involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination and 15301(e)(2), which is for the construction of an addition of 10,000 or less as being exempt from CEQA and that the project is in an area is where all public services and facilities are available and is in an area that is not environmentally sensitive. The use of a residential care facility was first established under CDLP75-2155 which was approved by the Contra Costa County Board of Adjustments on November 13, 1975. The project which is to continue the use of the residential care facility does not involve an expansion of the use beyond what was existing at the time of the lead agency's determination. The lead agency determined that the property can be used for a residential care facility and the proposed project would not change that use. Additionally, the proposed project is to build an addition of approximately 2,665-square feet to expand an existing residential care facility for the elderly. The project is located in an area where all the public services and facilities are available including water, sanitation and fire protection services and is not located in an area that is environmentally sensitive. The site has been established with a residential care facility and is in a developed area of Walnut Creek. The environment is already pre-disturbed and thus, not considered sensitive. Therefore, construction of an approximately 2,665-square-foot addition is consistent with CEQA Guidelines Section 15301(e)(2). 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: Everett Louie Title: Planner III Date: 7/24/2025

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

Nathan Watkins on behalf of Carnelian
Holdings LLC
101 Luas Valley Road, Suite 150, San Rafael,
CA 94903
(415) 300-6392

Department of Fish and Wildlife Fees Due

De Minimis Finding - \$0

County Clerk - \$50

Conservation and Development - \$25

Total Due:

Receipt #:
