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: New Take-Out Food Establishment for the Gateway Market – Land Use Permit and Parking Variance, County File #CDLP24-02027

Project Applicant: Mark A. Whitlock Sr., 4012 Stone Road, Bethel Island, CA 94511; (925) 351-3759

Project Location: 3615 Gateway Road, Bethel Island 94511 (APN: 029-050-064)

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: Land Use Permit to add a commercial kitchen within the existing Gateway Market building to establish a take-out food business. The project includes a request for a Variance to allow 23 parking spaces (where 31 spaces are required) and no bicycle parking.

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

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. 15301(a)
☐ General Rule of Applicability (Sec. 15061[b][3])
☐ Other Statutory Exemption (Sec.)

Reasons why project is exempt: Categorically exempt pursuant to CEQA Guidelines Section 15301(a), regarding "Existing Facilities", which exempts operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The improvements necessary to create a commercial kitchen within the existing building envelope to operate a new take-out food business is found to be a minor alteration of existing private facility, involving negligible expansion of the existing use. 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: _____ Title: Planner III Date: 11/5/2025

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

Mark A. Whitlock Sr.
4012 Stone Road
Bethel Island, CA 94511
(925) 351-3759

Department of Fish and Wildlife Fees Due

☐ De Minimis Finding - $0
☒ County Clerk - $50
☒ Conservation and Development - $25
Total Due: _____ Receipt #: _____