2025-00373

FILED

December 18, 2025
KRISTIN B. CONNELLY
CLERK-RECORDER
By _____
A. Gnecco
Deputy Clerk

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Notice of Exemption

To: ☒ Office of Land Use and Climate Innovation
State Clearinghouse
1400 Tenth Street
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: Transit Priority Area Transportation Impact Fee Reduction, WO#4070, CP#25-37

Project Applicant: Contra Costa County Public Works Dept., 255 Glacier Drive, Martinez CA 94553, (925) 313-2000, Contact: Laura Cremin, (925) 313-2015, Laura.Cremin@pw.cccounty.us

Project Location: Countywide

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

Contact Person: Syd Sotoodeh (925) 655-2877 syd.sotoodeh@dcd.cccounty.us

Description of Nature, Purpose, and Beneficiaries of Project: This activity consists of adopting a proposed ordinance to comply with AB 3177 Mitigation Fee Act: Land Dedications: Mitigating Vehicular Traffic Impacts (2024). County Ordinance 2025-18 will be adopted to establish a transportation impact fee reduction for housing developments that are located within transit priority areas and that meet the requirements listed in Government Code section 66051(a). This fee will be 87% of the development fee established by the applicable County ordinance within the Area of Benefit (AOB).

Existing County ordinances that will be affected by Ordinance 2025-18 include: Ordinance No. 91-27 (Richmond/El Sobrante AOB); Ordinance No. 95-37 (West County AOB); Ordinance No. 95-38 (Martinez AOB); Ordinance No. 96-27 (South County AOB); Ordinance No. 2005-18, as amended by Ordinance Nos. 2021-03 and 2024-18 (East Contra Costa Regional Fee and Financing Authority); Ordinance No. 2013-26 (East County Regional AOB); Ordinance No. 2016-12 (Bethel Island AOB); Ordinance No. 2016-18 (Bay Point Area of Benefit); Ordinance No. 2016-25 (Alamo Area of Benefit); Ordinance No. 2017-22 (North Richmond AOB); Ordinance No. 2018-16 (Discovery Bay AOB); Ordinance No. 2021-12 (Pacheco AOB); Ordinance No. 2021-37 (Central County AOB).

Name of Public Agency Approving Project: Contra Costa County

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

Reasons why project is exempt: The activity consists only of modifying AOB development fees for qualifying housing developments through an ordinance. CEQA Guidelines Section 15061(b)(3) provides that a project is exempt when it is covered by the general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment. No specific project is approved with this ordinance, and any future housing development projects would each be separately reviewed under their own subsequent CEQA analysis. Therefore, it can be seen with certainty there is no possibility that the proposed activity may have a significant effect on the environment pursuant to Article 5, Section 15061(b)(3) of the CEQA Guidelines.

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: Syd Sotoodeh Title: Senior Planner Date: 11/12/2025

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

Public Works Department
255 Glacier Drive
Martinez, CA 94553
Attn: Laura Cremin
Environmental Services Division
Phone: (925) 313-2015

Department of Fish and Wildlife Fees Due

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

Total Due: _____ Receipt #: _____

Revised 2018