



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: The Lakes at Discovery Bay Development Plan, County File #CDDP25-03020

Project Applicant: Betty Sanchez, DuCheney Construction, Inc. 14850 Highway 4, Suite A282, Discovery Bay, CA 94505 (925) 477-7400

Project Location: The start of Fallman Boulevard off Bixler Road in the Discovery Bay area of unincorporated Contra Costa County (APN: 011-241-012)

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

Contact Person: Allison Seoane, (925) 655-2871, Allison.seoane@dcd.cccounty.us

Description of Nature, Purpose, and Beneficiaries of Project: Development Plan Permit to modify Final Development Plan CDDP91-03025 to construct a replacement guardhouse and drive isle canopy structure at The Lakes at Discovery Bay, Single Family Home Community.

Name of Public Agency Approving Project: Contra Costa County

Name of Person or Agency Carrying Out Project: Betty Sanchez, DuCheney Construction, Inc.

Exempt Status:

☐ Ministerial Project (Sec. 21080[b][1]; 15268) ☒ Categorical Exemption (Sec. 15302)

☐ 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.)

Reason why project is exempt: The proposed project is exempt under CEQA Guidelines, Section 15302, Replacement or Reconstruction, Class 2 exemption for replacement of an existing commercial structure where the new structure will be located on the same site and will have substantially the same purpose and capacity of the structure replaced, including the construction of a new guardhouse and drive isle canopy in the same location as the previous guardhouse that was damaged in a car accident.

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: Allison Seoane Title: Planner I Date: 01/22/2026

Contra Costa County Department of Conservation and Development

☒ Signed by Lead Agency ☐ Signed by Applicant

<u>Applicant</u>	<u>Department of Fish and Wildlife Fees Due</u>
Betty Sanchez	☐ De Minimis Finding - \$0
DuCheney Construction, Inc.	☒ County Clerk - \$50
14850 Highway 4, Suite A282	☒ Conservation and Development - \$25
Discovery Bay, CA 94505	Total Due: _____ Receipt #: _____
(925) 477-7400	