



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: Development Plan for a Small Lot Design Review for Detached Garage, County File #CDDP26-03002

Project Applicant: Hassan BagherzadehAzar
6418 Claremont Avenue, Richmond, CA 94805, (510) 502-1457

Project Location: 6418 Claremont Avenue, Richmond, CA 94805 (APN: 521-170-011)

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

Contact Person: Chloe Partain, (925) 655-2857, chloe.partain@dcd.cccounty.us

Description of Nature, Purpose, and Beneficiaries of Project: A Development Plan permit, approved June 15, 2026 by the Contra Costa County Zoning Administrator, authorizing the construction of a new 288-square-foot detached garage on a substandard lot.

Name of Public Agency Approving Project: Contra Costa County

Name of Person or Agency Carrying Out Project: Hassan BagherzadehAzar

Exempt Status:

- ☐ Ministerial Project (Sec. 21080[b][1]; 15268) ☒ Categorical Exemption (Sec. 15303(e))
- ☐ 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 project involves the construction of a new, approximately 288-square-foot detached garage accessory to an existing single-family residence. Therefore, the project is exempt under CEQA Guidelines, Section 15303(e), regarding "New Construction or Conversion of Small Structures," which specifies that the construction of accessory (appurtenant) structures, including garages, carports, patios, swimming pools, and fences, are categorically exempt from CEQA review. 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: Chloe Partain Title: Planner I Date: 06/15/2026

Contra Costa County Department of Conservation and Development

☒ Signed by Lead Agency ☐ Signed by Applicant

Applicant

Hassan BagherzadehAzar
6418 Claremont Avenue
Richmond, CA 94805
(510) 502-1457

Department of Fish and Wildlife Fees Due

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

Total Due:

Receipt #: