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: 1125 North Gate Road Project

Project Applicant: Calibr Ventures Incorporated, 115 Jennifer Court, Alamo CA 94507

Project Location: 1125 North Gate Road, Contra Costa County (APN: 138-180-002)

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 purpose of the proposed project is to support the development of 19 single-family units, including 16 market rate for-sale single-family residential units and three affordable for-sale single-family residential units (comprised of three very low-income, deed restricted residential units). The proposed project would demolish the existing occupied single-family home and accessory structure and subdivide an existing legal parcel into 19 lots to accommodate the residential units. The residential units would range from approximately 1,215 to 4,595 square feet with one- to three-car garages comprised of the following four different building styles: Farmhouse, Modern, Craftsman, and Traditional.

In addition to the residential units, the proposed project would also include bioretention basins, two underground stormwater vaults, and ornamental landscaping located throughout the project site, designed in accordance with all applicable standards and other requirements. In addition, the proposed project would implement a riparian corridor setback/green buffer.

The project site is designated by the Contra Costa 2045 General Plan as Residential - Very Low Density (RVL) and zoned as Single-Family Residential District (R-40), which establishes development standards for single-family dwellings. The proposed project would designate three of the 19 single-family residential units as for-sale very low-income units, meeting the County's 15 percent inclusionary housing requirement under Division 822–Affordable Housing of the County Ordinance Code. Pursuant to applicable State law, the affordable units provided to satisfy the County's inclusionary housing requirements shall also count toward satisfying density bonus requirements under State Density Bonus Law. As such, the applicant is able to secure a density bonus under Government Code Section 65915(f)(2), is entitled to four incentives or concessions under Government Code 65915 (d), and unlimited number of waivers under Government Code Section 65915(e). Accordingly, the proposed project would remain consistent with the land use and zoning designation.

Name of Public Agency Approving Project: Contra Costa County

Name of Person or Agency Carrying Out 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(b)
☐ General Rule of Applicability (Sec. 15061[b][3])
☒ Other Statutory Exemption (Sec. 21083.3, 15183)

Reason why project is exempt: The proposed project is exempt under CEQA Guidelines, Sections 21083.3 and CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning), as determined through preparation of a CEQA Section 15183 Initial Study/Consistency Checklist by the County.

CEQA Section 21083.3 and CEQA Guidelines Section 15183 provide a statutory exemption that mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which a Final Environmental Impact Report was certified (in this case, the Contra Costa County 2045 General Plan and Climate Action Plan Environmental Impact Report [State Clearinghouse Number 2023090467) shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site such that the prior FEIR is not adequate for purposes of the subject proposal.

The proposed project is consistent with the development density established in the Contra Costa County 2045 General Plan and is within the scope of the prior FEIR and that no further CEQA review or documentation is required pursuant to CEQA Section 21083.3 and CEQA Guidelines Section 15183.

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: 8/27/2026

Contra Costa County Department of Conservation and Development

☒ Signed by Lead Agency ☐ Signed by Applicant

Applicant

Calibr Ventures Incorporated
115 Jennifer Court
Alamo, CA 94507
925.683.5493

Department of Fish and Wildlife Fees Due

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

Total Due: _____ Receipt #: _____

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at LCI: _____