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: Convenience Store for "La Michoacana", County File #CDLP26-02009

Project Applicant: Antonio Morales, Ribas Services
5173 Vega Avenue, Atascadero, CA 93422

Project Location: 2379 Willow Pass Road, Bay Point, CA 94565 (APN: 095-021-009)

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: Land Use permit, approved November 16, 2026 by the Contra Costa County Zoning Administrator, authorizing the establishment of a new convenience store "La Michoacana Market" within a 2,291-square-foot commercial space of an existing mixed-use commercial/residential building with variances for off-street parking including drive aisle width and number of parking spaces. Exterior siding and roof renovations, interior tenant improvements, parking lot improvements, and landscaping are proposed with no expansion of the building or commercial space.

Name of Public Agency Approving Project: Contra Costa County

Name of Person or Agency Carrying Out Project: Antonio Morales, Ribas Services

Exempt Status:

☐ Ministerial Project (Sec.)
☐ Declared Emergency (Sec.)
☐ Emergency Project (Sec.)
☒ Categorical Exemption (Sec. 15301)
☐ General Rule of Applicability (Sec.)
☐ Other Statutory Exemption (Sec.)

Reason why project is exempt: The project involves the establishment of a new convenience store "La Michoacana" within a 2,291-square-foot commercial space of an existing mixed-use commercial/residential building with variances for off-street parking including drive aisle width and number of parking spaces. Exterior siding and roof renovations, interior tenant improvements, parking lot improvements, and landscaping are proposed with no expansion of the building or commercial space. None of the exceptions under Section 15330.2 pertaining to location, hazardous waste sites, historical resources, scenic highways, or cumulative impacts apply. There is no reasonable possibility that the project would result in significant effects on the environment due to unusual circumstances. Therefore, the establishment of a commercial convenience store in an existing structure with an existing parking lot qualifies this exemption.

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: 11/16/2026

Contra Costa County Department of Conservation and Development

☒ Signed by Lead Agency ☐ Signed by Applicant

Applicant

Antonio Morales, Ribas Services
5173 Vega Avenue
Atascadero, CA 93422
(925) 727-5619

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: _____