

## NOTICE OF DETERMINATION

To: County Clerk  
Contra Costa County  
555 Escobar Street  
Martinez, CA 94553

From: City of Pinole (Lead Agency)  
Development Services Department  
2131 Pear Street  
Pinole, CA 94564

Office of Planning and Research  
1400 Tenth Street  
Sacramento, CA 95814

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.**

**State Clearinghouse Number:** 2020039004

**Project Title:** Pinole Square Project

**Lead Agency:** City of Pinole, Community Development Department

**Contact Person:** David Hanham, Planning Manager

**Project Applicant:** Hillsboro Properties, Inc.  
1300 S. El Camino Real, #525  
San Mateo, CA 94406

**Project Location:** The Pinole Square Project (proposed project) site consists of approximately 11.89-acres in the City of Pinole, California. The project site is located at 1201-1577 Tara Hills Drive, and the site is identified by the Contra Costa County Assessor as Assessor's Parcel Number (APN) 402-282-014-8, 402-282-013-0, 402-282-026-2, 402-282-027-0, 402-282-028-8, 402-282-010-6, 402-282-009-8, 402-282-007-2, 402-282-006-4, and 402-282-016-3. Regional access to the project site is provided by nearby I-80. Presently, the project site is developed with the Appian 80 Shopping Center, which includes a Safeway grocery store, a vacant CVS pharmacy, and various other smaller businesses.

**Project Description:** Generally, the proposed project includes the redevelopment of the on-site shopping center. Initial work involves demolition of the existing building housing the Safeway grocery store and vacant CVS pharmacy, the car wash and antique restoration store buildings located within the western portion of the site, and a portion of the existing building housing the former O'Reilly Wheel Works and Pizza Hut. The existing China Delight restaurant building, the dry cleaner/fitness studio/seafood and barbeque restaurant/former Chase Bank buildings located within the eastern portion of the site would remain. The proposed project would result in a net increase of 11,956 sf of commercial building space relative to existing conditions.

The new Safeway grocery store would total 55,044 sf and would include a pharmacy, café, deli, bakery, and other typical grocery store features. Loading dock space would be provided at the south side of the building, facing away from the proposed parking areas. A total of 25,045 sf of commercial space capable of accommodating approximately seven separate tenants and one junior anchor tenant would be provided to the east of the Safeway building. Combined, the buildings would total 80,089 sf, a modest increase relative to the 63,584 sf of building space currently located in the southern portion of the site.

The Safeway gas station, to be located within the northern portion of the site, would include a total of 16 fueling stations. Two new 30,000-gallon underground fuel storage tanks would be installed to the east of the fueling stations. The associated Safeway kiosk would include 1,100 sf and would provide convenience items for gas station patrons.

The proposed drive-through restaurant building would also be located within the northern portion of the site and would include a total of 3,005 sf. An illuminated menu display and associated speaker/intercom order

station would be provided along the drive-through aisle at the north side of the building, adjacent to Tara Hills Drive. The payment and pickup window(s) would be located at the west side of the building. Consistent with Section 17.040.040(D) of the City's Municipal Code, the drive-up windows and order stations would be located over 300 feet from the nearest residential property line.

Implementation of the proposed project requires the following discretionary actions by the City of Pinole City Council:

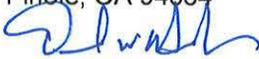
- Approval of a Specific Plan Amendment to allow for the proposed drive-through restaurant and Safeway gas station on the project site;
- Approval of Design Review pursuant to Section 17.12.150 of the City of Pinole Municipal Code;
- Approval of Variance (Safeway Fuel Station Proximity to Nearest Chevron Station on Appian Way and Tara Hills Drive);
- Approval of Variance (Wood instead of Masonry Fence between Different Land Uses);
- Approval of Conditional Use Permits:
  - New Safeway Store Alcohol Sales;
  - Outdoor Merchandise Sales Safeway;
  - Commercial Pad Drive Through [Pad 3];
  - Outdoor Dining In Line Shop Space;
  - Outdoor Dining Pad 1;
  - Reduced Parking;
  - New Safeway Fuel Kiosk Alcohol Sales;
  - Automobile Service Station; and
- Approval of One Lot Parcel Map.

This Notice of Determination is to advise that the City of Pinole City Council approved the above-described project on June 16<sup>th</sup>, 2020 and has made the following determinations regarding the above-described project:

1. The project will not have a significant effect on the environment.
2. Mitigation Measures were made a condition of the approval of the project.
3. A mitigation reporting or monitoring plan was adopted for this project.
4. Findings were not made, pursuant to the provisions of CEQA.
5. A Statement of Overriding Considerations was not adopted for this project.

This is to certify that the Initial Study/Mitigated Negative Declaration and record of project approval is available to the general public at:

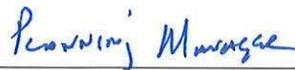
City of Pinole  
2131 Pear Street,  
Pinole, CA 94564



Signature (Public Agency)

6/18/2020

Date



Title

Governor's Office of Planning & Research

**Jun 22 2020**

**Date Received for Filing and Posting at OPR:**

**STATE CLEARINGHOUSE**