



Community Development Department  
Planning Division  
10890 San Pablo Avenue, El Cerrito, CA 94520  
510/215-4330 (Phone) 510/233-5401 (FAX)  
www.el-cerrito.org

## Notice of Exemption

To:  County Clerk  
County of Contra Costa  
555 Escobar St.  
Martinez, CA 94553

Office of Planning and Research  
P.O. Box 3044  
Room 113  
Sacramento, CA 95812-3044

**Project Title:** Authentic El Cerrito Design Review

**Project Location:** 10770 San Pablo Ave, El Cerrito, CA

**Project Description:** The project consists of Tier I Design Review under the San Pablo Avenue Specific Plan for new building signage and limited exterior improvements, including new building colors for a new Cannabis Retail store in an existing building located at 10770 San Pablo Ave.

**Name of approving public agency:** City of El Cerrito

**Project Applicant:** Authentic El Cerrito LLC

**Exempt Status:** *(check one)*

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. (Section 15301)
- Statutory Exemption.
- Other: **Section 15601(b)(3)**

Reasons why project is exempt: Authentic El Cerrito LLC is taking over the existing 6,340 square foot building located at 10770 San Pablo Avenue. The building at 10770 San Pablo Avenue was formally a retail use. Under the San Pablo Avenue Specific Plan, the sale of Cannabis is classified as Retail Sales which is a permitted land use in the Transit-Oriented Mid-Intensity Mixed Use zoning district.

CEQA provides several "categorical exemptions" which are applicable to categories of projects and activities that the Lead Agency has determined generally do not pose a risk of significant impacts on the environment. The project consists primarily of a tenant improvements, which include new partitions, new non-load bearing walls, new finishes, new interior lighting, power, and new mechanical and plumbing. No additions are being proposed. The existing floor area will be maintained, and building exterior is being left alone with the exception of repainting the building and the addition of retail signage. The proposed action is categorically exempt under Section 15301 of the CEQA Guidelines, Existing Facilities, as it involves a single existing facility with negligible or no expansion of existing or former use and the existing facility is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the existing facility is located are not environmentally sensitive.

The Project is not subject to any of the exceptions to the categorical exemptions listed in Section 15300.2 of the State CEQA Guidelines as it (1) will not impact environmental resources of hazardous or critical concern

that are designated, precisely mapped and officially adopted by government agencies; (2) will not have a significant effect on the environment due to unusual circumstances; (3) will not contribute to cumulative environmental impact; (4) will not damage scenic resources within a designated state scenic highway; (5) is not on the list of Hazardous Waste and Substance Sites pursuant to Section 65962.2 of the Government Code; and (6) will not cause adverse change in the significance of a historical resource

**Lead Agency/Contact Person:** Sean Moss, City of El Cerrito Planning Division, 10890 San Pablo Avenue, El Cerrito, CA 94530

Signature:  Date: 6/6/2022 Title: Planning Manager

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: