

RETURN TO:

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



NOTICE OF EXEMPTION

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

Project Title: Pinole Shores II Project

Project Applicant: ONE CORP GLOBAL/John Diemer/Herdman Architecture
2350 N University Dr, #848300, Pembroke Pines, FL 33084
(609) 634-6908 / (714) 389-2800

Project Location: 830-848 San Pablo Avenue, City of Pinole, Contra Costa County, California
APNs: 402-230-015, -016, -017, -018, and -020

Project Description: The project consists of a Conditional Use Permit for a wholesale distribution center and parking reduction, Parcel Map to combine 5 lots into one, site preparation of a vacant 7.37-acre site, and construction of two tilt up warehouse buildings with accessory office space for a total of 117,943 square feet of warehouse and approximately 10,000 square feet of office floor area. The facility will include on-site loading docks, exterior parking and circulation, landscaping, and stormwater treatment facilities. The project will include off-site improvements to internal circulation of Pinole Shores Business Park and public right of way improvements at the access from San Pablo Avenue.

EXEMPT STATUS:

- Consistency with Program EIR {Sec. 15168}**
- Community Plan Exemption {Sec. 21083.3; 15183}**

Reasons why project is exempt: The project is exempt pursuant to CEQA Guidelines 15168(c)(2) and 15183 for consistency with the General Plan and Three Corridors Specific Plan and the certified Environmental Impact Report (EIR). The CEQA Analysis demonstrates that the Project would not result in substantial changes or involve new information that would warrant preparation of a subsequent EIR because the level of development proposed is within the development assumptions analyzed in the program level EIR (2010 FEIR). The Project is consistent with the General Plan and the Three Corridors Specific Plan, and will not result in significant environmental impacts that were not previously identified as significant project-level, cumulative or offsite effects in the 2010 FEIR. No further environmental review is required.

Lead Agency Determination: City of Pinole, Planning Commission Approval on May 8, 2023

Department/Contact Person: David Hanham, Planning Manager **Phone:** (510) 724-9842

A handwritten signature in blue ink, appearing to read "D Hanham".

Signature

5/9/2023

Date