

RETURN TO:

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

2024-00213

**FILED**

June 17, 2024

KRISTIN B. CONNELLY  
CLERK-RECORDER

By L. Gonzalez  
L. Gonzalez  
Deputy Clerk



**NOTICE OF EXEMPTION** 510 724 9842

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

**Project Title:** Pinole Shores II Project

**Project Applicant:** GRP Shores, LLC - John Diemer  
2350 N University Dr, #848300, Pembroke Pines, FL 33084  
(609) 634-6908

**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 use, site preparation of the 7.37-acre site, construction of one tilt up building totaling ~121,674 square feet, consisting of 116,778 square feet of warehouse and distribution space and approximately 4,896 square feet of office space, and a 10 foot high, ~420 foot in length sound wall. The project includes 18 loading docks, 5 truck parking spaces, 132 parking stalls for passenger vehicles, pedestrian circulation, and site access. Ancillary improvements include landscaping, stormwater treatment facilities, and lighting.

**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, cumulative, or offsite effects in the 2010 FEIR. No further environmental review is required.

**Lead Agency Determination:** City of Pinole, Planning Commission Approval on June 10, 2024

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

Signature

6/13/2024

Date



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:  
 07-06/17/2024-213  
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF PINOLE	LEAD AGENCY EMAIL	DATE 06/17/2024
COUNTY/STATE AGENCY OF FILING CONTRA COSTA COUNTY	DOCUMENT NUMBER 2024-00213	
PROJECT TITLE PINOLE SHORES II PROJECT		

PROJECT APPLICANT NAME GRP SHORES LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (609) 634-6908
PROJECT APPLICANT ADDRESS 2350 N UNIVERSITY DR #848300	CITY PEMBROKE PINES	STATE FL
		ZIP CODE 33084

PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$ 4,051.25 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND) \$ 2,916.75 \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,377.25 \$ \_\_\_\_\_

- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ \_\_\_\_\_
- County documentary handling fee \$ 50.00 \$ \_\_\_\_\_ 50.00
- Other \$ \_\_\_\_\_

PAYMENT METHOD:

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ \_\_\_\_\_ 50.00

SIGNATURE <i>X Leidy Gonzalez</i>	AGENCY OF FILING PRINTED NAME AND TITLE Leidy Gonzalez Deputy Clerk
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REC'D 54906