

CALIFORNIA ENVIRONMENTAL QUALITY ACT  
**Notice of Exemption**  
Department of Conservation and Development  
30 Muir Road, Martinez, CA 94553

Telephone: (925) 674-7878

Contact Person: Maureen Toms

Project Name: San Pablo (Block A) Property Acquisition

CP # 15-07

**Project Location:** The proposal includes acquisition of Assessor's Parcel Number (APN) 417-310-001, Lot 1, Subdivision 9331 (Block A of the "Circle S Project Site") in the City of San Pablo. The 40,772 sq. ft. (.936 acre) vacant lot fronts San Pablo Avenue and is northeast of the West County Health Center Clinic.

**Project Description:** The proposed project involves the acquisition of the 40,772 sq. ft. parcel for possible future development. The site is adjacent to the West County Health Center Clinic and would go through an evaluation of future uses once acquired. At this time, a specific use has not been developed for the site. Ownership of the property is necessary before the next phase of planning and exploration of funding opportunities can commence. Once a specific project is developed, additional CEQA analysis will be necessary.

This project is exempt from CEQA as a:

- |   |   |
|---|---|
| <input type="checkbox"/> Ministerial Project (Sec. 15268)         | <input checked="" type="checkbox"/> <b>Categorical Exemption, Class 15332</b> |
| <input type="checkbox"/> Declared Emergency (Sec. 15269(a))       | <input type="checkbox"/> Other Statutory Exemption, Section                   |
| <input type="checkbox"/> Emergency Project (Sec. 15269(b) or (c)) | <input type="checkbox"/> General Rule of Applicability [Section 15061(b)(3)]  |

for the following reason(s): Categorical Exemption Class 32 (15332) consists of projects characterized as in-fill development meeting the conditions described in this section. (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value, as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

The project consists acquisition of APN 417-310-001 in the City of San Pablo. The subject parcel is a portion of the "Circle S Project Site", a land assemblage of six parcels acquired by the former San Pablo Redevelopment Agency for the purpose of eliminating blight and accommodating modern development. The subject parcel, also known as Lot 1, Subdivision 9331, is 40,772 sq. ft. (.936 acre) in area. The General Plan designation of the parcel is Commercial and the Zoning designation is Light Commercial. The parcel is a redevelopment site with no value as habitat for endangered, rare or threatened species. Acquiring the site will not result in any traffic, noise, air quality, or water quality impacts. Once a specific development project is known, further analysis of potential impacts will be required. The subject site is within the served by East Bay Municipal Utility District for water, West County Wastewater District for sewer services, Pacific Gas and Electric Company, Consolidated Fire District, and San Pablo Police Department.

Date: 2-4-15

By: Maureen Toms  
Department of Conservation and Development Representative

**AFFIDAVIT OF FILING AND POSTING**

I declare that on \_\_\_\_\_ I received and posted this notice as required by California Public Resources Code Section 21152(c). Said notice will remain posted for 30 days from the filing date.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

**Applicant:**  
Department of Conservation and Development  
30 Muir Road  
Martinez, CA 94553

**Department of Fish and Game Fees Due**

- |  |
|--|
| <input type="checkbox"/> EIR - \$3,069.75                      |
| <input type="checkbox"/> Neg. Dec. - \$2,210.00                |
| <input type="checkbox"/> DeMinimis Findings - \$0              |
| <input checked="" type="checkbox"/> <b>County Clerk - \$50</b> |
| <input type="checkbox"/> Community Development Dept. - \$25    |

**Total Due: \$ 75.00**

Total Paid \$ \_\_\_\_\_

Receipt #: \_\_\_\_\_

**DETERMINATION THAT AN ACTIVITY  
IS EXEMPT FROM THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

**FILE NO.: WLP847**

**CP NO.: 15 - 07**

**ACTIVITY NAME: San Pablo (Block A) Property Acquisition    DATE: January 30, 2015**

**PREPARED BY: Maureen Toms**

**This project is exempt from the California Environmental Quality Act (CEQA) as a Categorical Exemption, Class 32 (pursuant to Article 5, Section 15332 of the CEQA Guidelines).** It can be seen with certainty that there is no possibility that the activity may have a significant adverse effect on the environment.

**Project Description:** The proposed project involves the acquisition of the 40,772 sq. ft. parcel for possible future development. The site is adjacent to the West County Health Center Clinic and would go through an evaluation of future uses once acquired. At this time, a specific use has not been developed for the site. Ownership of the property is necessary before the next phase of planning and exploration of funding opportunities can commence. Once a specific project is developed, additional CEQA analysis will be necessary.

The project consists acquisition of APN 417-310-001 in the City of San Pablo. The subject parcel is Block A of the "Circle S Project Site", a land assemblage of six parcels acquired by the former San Pablo Redevelopment Agency for the purpose of eliminating blight and accommodating modern development. The subject parcel is also known as Lot 1, Subdivision 9331, which was recorded on October 30, 2014. The General Plan designation of the parcel is Commercial and the Zoning designation is Light Commercial. The parcel is a redevelopment site with no value as habitat for endangered, rare or threatened species. Acquiring the site will not result in any traffic, noise, air quality, or water quality impacts. Once a specific development project is known, further analysis of potential impacts will be required. The subject site is within the served by East Bay Municipal Utility District for water, West County Wastewater District for sewer services, Pacific Gas and Electric Company, Consolidated Fire District, and San Pablo Police Department.

**LOCATION:**

**Project Location:** The proposal includes acquisition of Assessor's Parcel Number (APN) 417-310-001, Lot 1, Subdivision 9331 in the City of San Pablo. The 40,772 sq. ft. (.936 acre) vacant lot fronts San Pablo and Gateway Avenues and is northeast of the West County Health Center Clinic.

**APPROVED BY:** Maureen Toms  
Maureen Toms, AICP  
Principal Planner  
Dept. of Conservation and  
Development Representative

**DATE:** 1-30-15