

## Notice of Determination

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

**From:** City of San Pablo  
13831 San Pablo Ave., Bldg. 3  
San Pablo, CA 94806

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: #17-0227, Resolution of the City Council for the redevelopment of certain property including the design and construction of a New City Hall.

Project Applicant: Capital Partners Development Company, LLC/City of San Pablo

Project Location – Specific: Plaza San Pablo, Blocks F&G, Lot 6, APN 417-310-005.

Project Location – City: San Pablo

Project Location - County: Contra Costa

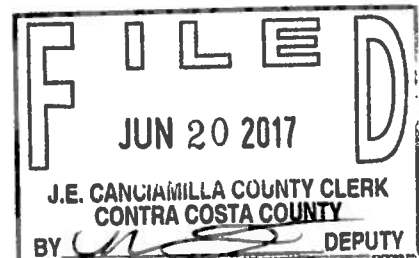
Description of Project: The Agreement between the City of San Pablo and Capital Partners Development Company, LLC provides for the sale by the City and the Purchase and redevelopment by Capital Partners of that certain property located at Plaza San Pablo, Blocks F&G, Lot 6, (APN 417-310-005). The Agreement is exempt from environmental review under CEQA 15061(b)(2), 15061(b)(3), 15312, 15316, 15325E, and 15331 of the CEQA guidelines. The Agreement enables Capital Partners to design and construct a new city hall on that property. The parcel is 2.50 acres, and the New City Hall includes a two story, 42,000 sq.ft. building on currently vacant land, in a Priority Development Area. It has been determined that the project would be consistent with the assumptions for the project site as presented in the City's General Plan and the San Pablo Avenue Specific Plan, and the project would not result in any new significant impacts identified in the General Plan Environmental Impact Report (EIR), San Pablo Avenue Specific Plan Environmental Impact Report, or the Mixed Use Center South Mitigated Negative Declaration (MND). The City Council approved the Agreement and design and construction on June, 19, 2017, by Resolution 2017-126.

Name of Public Agency Approving Project: City of San Pablo

This is to advise that the City of San Pablo, as Lead Agency, has approved the above described project on June 19, 2017 and has made the following determinations regarding the above described project.

Determination: Pursuant to the California Environmental Quality Act (CEQA) Section 15162, and 15183(a), no additional environmental analysis is required. An environmental conformance document was completed and adopted as part of the adopted Resolution approving the project. It was concluded that the project would be consistent with the assumptions for the project site as presented in the City's General Plan, San Pablo Avenue Specific Plan, and the Mixed Use Center South Regulating Code. It also was concluded that the project would not result in any new significant impacts or increase the severity of any significant impacts identified in the City's General Plan EIR, San Pablo Avenue Specific Plan EIR, or the Mixed Use Center South MND. The circumstances under which the project would be undertaken have not substantially changed such that new or more severe impacts would occur. Therefore, no further environmental analysis is required.

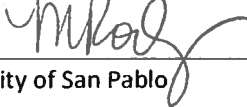
1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared pursuant to the provisions of CEQA.
3. Mitigation measures were not adopted for this project.
4. A mitigation reporting or monitoring plan was not adopted for this project.
5. A statement of Overriding Considerations was not adopted as part of this project.
6. Findings were made pursuant to the provisions of CEQA.



This is to certify that the Environmental Document for the San Pablo City Hall project and General Plan/Specific final EIR with comments and responses and record of project approval is available to the General Public at the City of San Pablo, 13831 San Pablo Avenue., Building 3, San Pablo, CA 94806.

Lead Agency Contact Person: Michele Rodriguez

Area Code/Telephone: (510) 215-3030

Signature:   
Signed by City of San Pablo

Date: 06/20/17 Title: Director

**CERTIFICATE OF FEE EXEMPTION**  
**California Department of Fish and Game *de Minimis* Impact Finding**

**To:** County of Contra Costa  
County Clerk  
555 Escobar Street  
Martinez CA 94830

**From:** City of San Pablo  
Development Services Department  
13831 San Pablo Avenue  
San Pablo, CA 94806

**Project Title:** #17-0227, Resolution of the City Council for the redevelopment of certain property including the design and construction of a New City Hall.

**Project Location:** Plaza San Pablo, Blocks F&G, Lot 6, APN 417-310-005.

**Project Description:** The Agreement between the City of San Pablo and Capital Partners Development Company, LLC provides for the sale by the City and the Purchase and redevelopment by Capital Partners of that certain property located at Plaza San Pablo, Blocks F&G, Lot 6, (APN 417-310-005). The Agreement is exempt from environmental review under CEQA 15061(b)(2), 15061(b)(3), 15312, 15316, 15325, and 15331 of the CEQA guidelines. The Agreement enables Capital Partners to design and construct a new city hall on that property. The parcel is 2.50 acres, and the New City Hall includes a two story, 42,000 sq.ft. building on currently vacant land, in a Priority Development Area. It has been determined that the project would be consistent with the assumptions for the project site as presented in the City's General Plan and the San Pablo Avenue Specific Plan, and the project would not result in any new significant impacts identified in the General Plan Environmental Impact Report (EIR), San Pablo Avenue Specific Plan Environmental Impact Report, or the Mixed Use Center South Mitigated Negative Declaration (MND). The City Council approved the Agreement and design and construction on June, 19, 2017, by Resolution 2017-126.

**Findings for Exemption:**

1. An initial study has been conducted by this lead agency which has evaluated the potential for this project to cause effects which -- either individually or cumulatively -- are significantly adverse to wildlife resources. For this purpose, wildlife is defined as "all wild animals, birds, plants, fish, amphibians, and related ecological communities, including the habitat upon which the wildlife depends for its continued viability" (California Fish and Game Code Section 711.2).
2. There is no evidence the proposed project would have any potential for adverse effect on wildlife resources.

**Certification:**

I hereby certify that the City of San Pablo City Council, as the lead agency, has made the above findings on June 19, 2017, and the proposed project will not have effects individually or cumulatively adverse to wildlife resources, as defined in California Fish and Game Code Section 711.2.



\_\_\_\_\_  
Signature  
Michele Rodriguez  
Director, Development Services Department

  
\_\_\_\_\_  
Date



State of California - Department of Fish and Wildlife  
**2017 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/17) Previously DFG 753.5a

RECEIPT NUMBER: 07 — 06202017 — 163
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN PABLO	LEAD AGENCY EMAIL	DATE 6/20/17
COUNTY/STATE AGENCY OF FILING Contra Costa	DOCUMENT NUMBER 17-199	

PROJECT TITLE  
 #17-0227 RESOLUTION OF THE CITY COUNCIL FOR THE REDEVELOPMENT OF CERTAIN PROPERTY ETC.

PROJECT APPLICANT NAME CITY OF SAN PABLO	PROJECT APPLICANT EMAIL	PHONE NUMBER (510) 215-3030
PROJECT APPLICANT ADDRESS 13831 SAN PABLO AVE BLDG 3	CITY SAN PABLO	STATE CA
		ZIP CODE 94806

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,078.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,216.25	\$	0.00
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,046.50	\$	0.00
<input checked="" type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input checked="" type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash    
  Credit    
  Check    
  Other VC8018    
 TOTAL RECEIVED \$ 50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE M. FAVRO DEPUTY COUNTY CLERK
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County Receipt Number 2950667