

Notice of Exemption

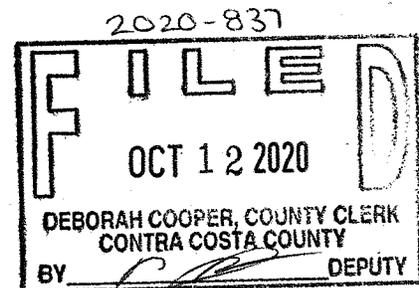
To: County Clerk
County of Contra Costa
555 Escobar Street
Martinez, CA 94553

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

Lead Agency: City of San Pablo, Community and Economic Development Department, 13831 San Pablo Ave., Bldg. 3, San Pablo, CA 94806, 510-215-3034

Project Title: CONDITIONAL USE PERMIT TO ALLOW A COMMUNITY CARE FACILITY FOR UP TO 225 ADULT RESIDENTS IN AN EXISTING BUILDING AT 13956 SAN PABLO AVENUE, SAN PABLO (APN 411-350-039 AND 411-350-027)

Project Applicant: 13956 San Pablo Avenue LLC
Attn: J.C. Wallace / Oryx Partners, LLC
1796 18th Street, Suite C
San Francisco, CA 94107
415-902-5882



Project Location - Specific: 13956 San Pablo Avenue, San Pablo, CA (opposite the intersection of San Pablo Avenue with Van Ness Street, on the east side of San Pablo Avenue), APN 411-350-038 and 411-350-027

Project Location – City: San Pablo

Project Location –County: Contra Costa

Description of Project: The project involves the reuse of an existing 93,000 square-foot building on a 2.29-acre parcel at 13956 San Pablo Avenue as a Community Care Facility. The building was previously used as a 117-unit senior assisted living facility and has been recently vacated. The community care facility will provide transitional care for men and women from 18 to 59 years of age with mental health needs. Typical resident stays would be six to 24 months. The facility would be licensed by the State of California Department of Social Services for up to 262 residents at full double occupancy of the existing 131 bedrooms. The Conditional Use Permit issued by the City of San Pablo phases occupancy levels over 24 months and limits the occupancy to no more than 225 residents. Additional occupancy up to the full licensed capacity will require an amendment to the Conditional Use Permit. Staffing levels are anticipated to be approximately 36 employees in three shifts. The project involves only minor interior and exterior improvements to the property and no expansion of the building footprint. An on-site parking lot would be restriped to provide 58 total spaces, including three accessible spaces. Fencing would be repaired and replaced around the sides and rear of the property to improve security, and additional exterior lighting with motion sensors would be added along with security cameras and delayed egress doors. Access to the parking lot and facility will continue to be provided from the existing gated entrance along San Pablo Avenue.

Name of Public Agency Approving Project: City of San Pablo

Name of Person or Agency Carrying Out Project: J.C. Wallace/Oryx Partners LLC

A. Exempt Status: CEQA Guidelines Sections 15300 to 15332 provide categorical exemptions for projects determined not to have a significant effect on the environment. Section 15301 Class 1 exemptions include operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Specifically, Section 15301(a) includes interior or exterior alterations involving such things as interior partitions, plumbing or electrical conveyances.

B. Reasons why project is exempt: Section 15301(a) applies to this project. The project involves only minor interior and exterior alterations and no physical expansion of the existing building. The unit count and bedroom count of the existing building would not be increased by the project.

Lead Agency Contact Person: Elizabeth H. Tyler, FAICP Area Code & Telephone: (510) 215-3036

Signature:



Date: ___ September 10, 2020 ___

Title: Planning Manager

Signed by City of San Pablo (Lead Agency)

Deborah Cooper
Contra Costa County
Clerk-Recorder
555 Escobar Street
Martinez, CA 94553
(925) 335-7900

Public

Receipt No.: 202003900377

Cashier: 192

Register: WINDOW10

Date/Time: 10/12/2020 02:35 PM

<u>Description</u>	<u>Fee</u>
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NOTICE OF EXEMPTION	
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Total Amount Due:	\$50.00
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Total Paid

Check Tendered:	\$50.00
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#1426

Amount Due:	\$0.00
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THANK YOU
PLEASE KEEP FOR REFERENCE

