

**CALIFORNIA ENVIRONMENTAL QUALITY ACT  
NOTICE OF DETERMINATION**

To: Contra Costa County  
555 Escobar St.  
Martinez, CA 94553

From: City of San Pablo, **Lead Agency**  
1000 Gateway Avenue  
San Pablo, CA 94806  
Elizabeth Tyler, 510-215-3036

**Subject:** FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OF THE PUBLIC RESOURCES CODE

**Project Title:** 13717 San Pablo Avenue

**State Clearinghouse Number:** 2008082069

**Project Location:** 13717 San Pablo Avenue, San Pablo, CA 94806

**County:** Contra Costa

**Project Applicant:** Lorgavens, 34250 Petard Terrace, Fremont, CA 94555, 407-402-6560

**Project Description:** The project activities involve construction and operation of 91 residential units and 9,175 square feet of commercial space on a site known as Block "C," which was previously approved for high-density mixed-use development. The development will be accomplished through the approval of a Major Design Review and Major Exception for a revised project on the Block "C" site.

The City of San Pablo utilized information and analysis in the 2030 San Pablo General Plan environmental impact report (EIR) to support a final determination about the type of environmental document required to be prepared for the 13717 San Pablo Avenue project as provided by Sections 15162, 15163, and 15164 of the California Environmental Quality Act (CEQA) Guidelines, which was determined to be an Addendum. The EIR was adopted by the City of San Pablo on September 19, 2011. The EIR evaluated the potential environmental effects of developing the Block "C" site, and the project will be consistent with the overall assumptions for development on the Block "C" site as presented in the General Plan.

As Lead Agency under the CEQA, the City of San Pablo approved the above-described project on December 20, 2021 and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of project approval.
4. A Statement of Overriding Considerations was adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative declaration, is available to the General Public at:

City of San Pablo, Planning Division, 1000 Gateway Avenue, San Pablo, CA 94806

Contact Person:  
Elizabeth Tyler, Ph.D., FAICP

Contact Title:  
Community Development Director

Phone Number:  
510-215-3036



January 3, 2022

Date Received for filing at OPR: \_\_\_\_\_

2022-00002

**FILED**

**January 4, 2022**

**DEBORAH COOPER  
CLERK-RECORDER**

By   
Deputy clerk



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

**Print**      **StartOver**      **Finalize&Email**

RECEIPT NUMBER:  
 07-01/04/2022-002  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 2010112062 12008082069/2011092047

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN PABLO	LEAD AGENCY EMAIL	DATE 01/04/2022
COUNTY/STATE AGENCY OF FILING CONTRA COSTA COUNTY	DOCUMENT NUMBER 2022-00002	

PROJECT TITLE  
 13717 SAN PABLO AVENUE

PROJECT APPLICANT NAME LORGAVENS	PROJECT APPLICANT EMAIL	PHONE NUMBER (407) 402-6560
PROJECT APPLICANT ADDRESS 34250 PETARD TERRACE	CITY FREMONT	STATE CA
		ZIP CODE 94555

PROJECT APPLICANT (Check appropriate box)

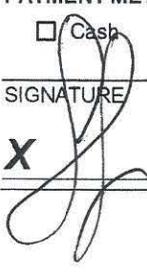
Local Public Agency     
  School District     
  Other Special District     
  State Agency     
  Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR)      \$ 3,539.25      \$ 7,078.50
- Mitigated/Negative Declaration (MND)(ND)      \$ 2,548.00      \$ 2,548.00
- Certified Regulatory Program (CRP) document - payment due directly to CDFW      \$ 1,203.25      \$
- 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      \$ 150.00
- Other      \$

PAYMENT METHOD:

- Cash     
  Credit     
  Check     
  Other     
 TOTAL RECEIVED      \$ 9,776.50

SIGNATURE  <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE Thomas Shanise Deputy Clerk
--	--

*Handwritten initials: R#1257*