

**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: 2011092047

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 Regulating Plan for "The Avenue" mitigated negative declaration (MND) 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 MND was adopted by the City of San Pablo on October 17, 2011. The MND 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 Regulating Plan for "The Avenue".

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. A Mitigated Negative Declaration 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 not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

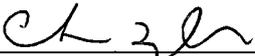
This is to certify that the final EIR with comments and responses and record of project approval, or the negative declaration, is available to the General Public at:

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

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

County: Contra Costa

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The City of San Pablo utilized information and analysis in the Regulating Plan for "The Avenue" mitigated negative declaration (MND) 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 MND was adopted by the City of San Pablo on October 17, 2011. The MND 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 Regulating Plan for "The Avenue".

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. A Mitigated Negative Declaration 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 not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

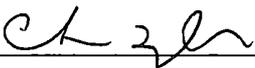
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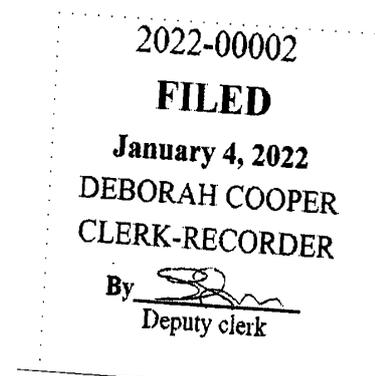
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Subject: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OF THE PUBLIC RESOURCES CODE

Project Title: 13717 San Pablo Avenue

State Clearinghouse Number: 2010112062

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 San Pablo Avenue Specific 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 San Pablo Avenue Specific 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.

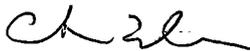
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