

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

Name: CITY OF SAN PABLO, COM DEV

Address: 1000 GATEWAY AVENUE
SAN PABLO, CA 94806

WHEN RECORDED MAIL TO:

Name:

Address:

2025-00138

FILED

May 14, 2025

KRISTIN B. CONNELLY
CLERK-RECORDER

By



W. Smiglewski
Deputy Clerk

(THIS SPACE FOR RECORDER'S USE ONLY)

NOTICE OF DETERMINATION

TITLE OF DOCUMENT

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research
U.S. Mail: _____ Street Address: _____
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
County of: Contra Costa
Address: 555 Escobar St.
Martinez, CA 94553

From: LEAD AGENCY

Public Agency: City of San Pablo, Com Dev
Address: 1000 Gateway Avenue
San Pablo, CA 94806
Contact: Elizabeth Tyler, Com Dev Director
Phone: 510-215-3036

Lead Agency (if different from above): _____

Address: _____

Contact: _____

Phone: _____

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2008082069

Project Title: 2364 Road 20, San Pablo, CA 94806

Project Applicant: Yonatan Hagos, P.O. Box 21524, Oakland, CA 94620, 510-967-6994

Project Location (include county): 2364 Road 20, San Pablo, CA 94806, Contra Costa County

Project Description:

The Project would develop 145 residential units (135 one-bedroom, 10 two-bedroom) in a six-story building of modular construction, and 43 surface parking spaces (6 on street) on a 1.04-acre site. All units would be affordable at the low income level. Approvals include major design review, use permit due to proximity to San Pablo Creek, and density bonus with concessions and a waiver. Additional density and height granted due to location in a very low travel area.

This is to advise that the City of San Pablo has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on February 25, 2025 and has made the following determinations regarding the above
(date)
described project.

1. The project [☐ will ☒ 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.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☐ were ☒ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☐ was ☒ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] 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:

Addenda to San Pablo General Plan EIR for project available at City website and 1000 Gateway Ave.

Signature (Public Agency): Elizabeth Tyler Title: Community Development Director

Date: March 5, 2025 Date Received for filing at OPR: _____



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

07-05/14/2025-139

STATE CLEARINGHOUSE NUMBER (If applicable)

2008082069

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SAN PABLO, COM DEV		05/14/2025
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER
CONTRA COSTA COUNTY		2025-00138
PROJECT TITLE		

2364 ROAD 20, SAN PABLO, CA 94806

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
YONATAN HAGOS		(510) 967-6994
PROJECT APPLICANT ADDRESS	CITY	STATE
P.O. BOX 21524	OAKLAND	CA
		ZIP CODE
		94620

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR) \$ 4,123.50 \$ 4,123.50
☐ Mitigated/Negative Declaration (MND)(ND) \$ 2,968.75 \$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,401.75 \$

☐ 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 \$ 50.00
☐ Other \$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other 459

TOTAL RECEIVED \$ 4,173.50

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

William Smiglewski Deputy Clerk

Pr# 48848