



City of Pittsburg

Community and Economic Development Department – Planning Division
65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

April 13, 2023

NOTICE OF DETERMINATION

TO:

X Office of Planning and Research
P.O. Box 3044
1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

FROM:

City of Pittsburg (Lead Agency)
Planning Division
65 Civic Avenue
Pittsburg, CA 94565

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

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

Project Title: AutoZone Expansion, AP-22-0104 (DR)

2008102003
State Clearinghouse No.

Alison Hodgkin
Lead Agency Contact

(925) 252-6987
Telephone No.

Project Applicant: Kevin Murphy, AutoZone Parts, Inc., 123 South Front St., Memphis, TN 38103 kevin.murphy@autozone.com (901) 495-8969

Project Location: Parcel 1 (developed) is located at 401 East Leland Road and adjoining Parcel 2 (undeveloped) is located at 2301 Harbor Street. Both parcels are located in the M (Mixed-Use) District and classified as “Community Commercial” in the Railroad Avenue Specific Plan (RASP). Assessor Parcel Nos. 088-650-062 (0.86 acres) and 088-650-061 (0.76 acres).

Project Description: The Railroad Avenue Specific Plan (RASP), adopted by the Pittsburg City Council in 2009, is intended to guide all new development in key subareas located roughly within a ½-mile radius of the BART station at Railroad Avenue and State Route 4. The RASP established new land use classifications, development policies and guidelines, planned community resources, transportation and circulation improvements, implementation strategies, and phasing recommendations for properties located within the RASP area.

The AutoZone Expansion Project is a request for design review approval to expand the existing 5,361 square-foot (sq. ft.) AutoZone retail store on Parcel 1 at 401 E. Leland Road. The proposed project would involve a Lot Merger with the adjoining vacant property located at 2301 Harbor Street (Parcel 2) to allow for construction of a 12,770 sq. ft. addition and a 7,063 sq. ft. asphalt parking area.

This is to advise that the City of Pittsburg as Lead Agency approved the above-described project on April 11, 2023, and made the following determinations regarding the project:

1. The AutoZone Expansion Project will not have any project-specific significant effects on the environment beyond what was analyzed within the RASP EIR.
2. On July 6, 2009, the City Council adopted Resolution No. 09-11250, certifying the RASP Final Environmental Impact Report (EIR), and approving Mitigation Monitoring and Reporting Program (MMRP) for the project pursuant to the provisions of CEQA.
3. Mitigation measures were incorporated into the RASP as policies in accordance with CEQA Guidelines section 15126(a)(2).
4. The RASP EIR analyzed potentially significant impacts from RASP implementation. The EIR was a program EIR which studied a plan for the future development of the RASP area.
5. A Statement of Overriding Considerations was adopted for the RASP EIR.
6. CEQA Guidelines Section 15182, states that a public agency need not prepare an EIR or negative declaration for a residential project that conforms to a specific plan for which an environmental document has been prepared.
7. Pursuant to the provisions of the State CEQA Guidelines contained in section 15182, a memorandum detailing the project's consistency with the RASP and its adopted EIR, was prepared and it was determined that no further environmental analysis is required.
8. Findings were made pursuant to the provisions of CEQA.

A copy of the Draft and Final RASP EIRs, memorandum detailing the project's consistency with the RASP and its adopted EIR, and record of project approval is available to the general public at the City of Pittsburg Planning Division, location at 65 Civic Avenue, Pittsburg, CA.

John Funderburg III
Assistant Director of Planning

April 13, 2023
Date