



# City of Pittsburg

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

## NOTICE OF DETERMINATION

**TO:**

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

**FROM:**

City of Pittsburg  
Community and Economic Development  
Department  
Planning Division  
65 Civic Avenue  
Pittsburg, CA 94565

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:** Civic Station

**Applicant:** DeNova Homes, Inc., 1500 Willow Pass Court, Concord, CA. 94520

**Project Location:** Southeast corner of Davi Avenue and Civic Avenue, Pittsburg, CA  
Assessor's Parcel Nos. 086-100-035

**SCH#:** 2008102003

**Lead Agency Contact:** Kelsey Gunter, Associate Planner  
Tel: (925) 252-4824, Email: kgunter@pittsburgca.gov

**Project Description:** This project involves three separate applications. The first is a request for approval of a Major Subdivision to subdivide a 2.28-acre parcel into 11 residential parcels for condominium purposes, connected by 9 common parcels for private streets. The second application includes a request for approval of Design Review to construct eleven, three-story dwelling clusters to establish 81 multi-family dwelling units totaling 130,184 square feet as well as two "pocket park" private play areas. The third application includes a Tree Removal Permit. The parcel is bound to the north by Civic Avenue, to the east by Center Drive, to the south by City Hall, and to the west by Davi Avenue. The parcel is located in the PD-1319 District (Planned Development, City Council Ordinance No. 09-1319) and has Railroad Avenue Specific Plan (RASP) designation of TOD (Transit Oriented Development)

Residential. Assessor's Parcel Number (APN) 086-100-035.

**This is to advise that on September 27, 2022, the City of Pittsburg as Lead Agency approved the above-described project, and made the following determinations regarding the project:**

1. The Civic Station Project will not have any project-specific significant effects on the environment beyond what was analyzed within the RASP EIR.
1. 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.
2. Mitigation measures were incorporated into the RASP as policies in accordance with CEQA Guidelines section 15126(a)(2).
3. 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.
4. A Statement of Overriding Considerations was adopted for the RASP EIR.
5. 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.
6. 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.
7. 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.



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**John L. Funderburg, III**  
**Assistant Director of Planning**

September 29, 2022  
**Date**