



City of Pittsburg

Community 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 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: Hotel and Drive-Through Pad (known as “Home2Suites Hotel Project”) AP-20-1492

Applicant: Blackpoint Properties, LLC (c/o Clement Balser), 1129 Industrial Avenue Suite 205, Petaluma, CA 94952

Project Location: The project site consists of approximately 2.09 acres located north of East Leland Road in the City of Pittsburg, California. The parcel is identified by Assessor’s Parcel Number (APN) 088-240-068.

SCH#: #2021080132

Lead Agency: City of Pittsburg

Agency Contact: Jordan Davis, Director of Community and Economic Development
Tel: (925) 252-4015, Email: jdavis@pittsburgca.gov

Project Description: The project includes construction of a 115-room hotel consisting of a four-story, 61,617 square foot commercial building with an attached drive-through pad, located in the IP (Industrial Park) District. The project is located on the west side of Loveridge Road south of California State Route 4 and north of East Leland Road. The project site is accessed on the west side of Loveridge Road. The proposed project consists of a General Plan Map Amendment and Zone Reclassification to amend the General Plan and zoning designation from I/P/I-P (Industrial Park) to C/C/C-C (Community

Commercial) as well as a Conditional Use Permit and Design Review.

This is to advise that the City of Pittsburg as Lead Agency approved the above-described project on December 20, 2021, and made the following determinations regarding the project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration has been adopted for this project pursuant to the provisions of the California Environmental Quality Act (CEQA).
3. Mitigation measures were incorporated into issuance of approvals for the project.
4. A Statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

A copy of the Mitigated Negative Declaration and record of project approval is available to the general public at:

City City of Pittsburg
Hall: Community Development Department
65 Civic Avenue
Pittsburg, CA 94565

Online: <https://onbaseweb.pittsburgca.gov/OnBaseAgendaOnline/Meetings/ViewMeeting?id=919&doctype=1>



John L. Funderburg
Assistant Director of Planning

December 21, 2021
Date