



Community and Economic Development Department – Planning Division

January 25, 2024

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: Modification of Design Review for Pittsburg Solar Recreational Vehicle/Boat Storage Leasing Office, AP 23-0125 (DR)

Lead Agency Contact: Alison Hodgkin, 65 Civic Ave., Pittsburg CA 94565
ahodgkin@pittsburgca.gov, (925) 252-6987

Project Applicant: Chris Koenig, 3468 Pittsburg-Antioch Highway, Pittsburg CA 94565
chris@pacificprop.net, (925) 314-3849

Project Location: The 12.5-acre property is located at the southwest junction of Pittsburg-Antioch Highway and Arcy Lane, in the CS (Service Commercial) District. APN: 074-100-018.

State Clearinghouse #: 2022030481

Project Description: On June 14, 2022, the Planning Commission adopted Resolution No. 10190, approving an Initial Study - Mitigated Negative Declaration (IS-MND), Use Permit and Design Review to construct and operate Recreational Vehicle/Boat Storage Facility consisting of 191,920 sq. ft. of solar covered canopies and a 1,243 sq. ft. leasing office building with a single-vehicle attached garage and six customer parking stalls. Following Planning Commission approval, the applicant submitted a commercial Design Review application to replace the originally-approved leasing office building with a 1,136 sq. ft. prefabricated commercial structure instead. The revised leasing office would no longer include a single-vehicle attached garage but continues to comply with the City of Pittsburg Development Review Design Guidelines.

This is to advise that the City of Pittsburg as Lead Agency approved the above-described project on January 23, 2024, and made the following determinations regarding the project:

1. The Revision to the Pittsburg Solar RV/Boat Storage Leasing Office will not have a significant effect on the environment beyond what was analyzed in the IS-MND.
2. On June 14, 2022, the Planning Commission adopted Resolution No. 10190, certifying the IS-MND and approving a Mitigation Monitoring and Reporting Program (MMRP) for the project pursuant to the provisions of CEQA.
3. Mitigation measures were made into conditions of approval for the project.
4. A Mitigation Monitoring and Reporting Program (MMRP) was adopted for the project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.
7. A copy of the Mitigated Negative Declaration and Initial Study and record of project approval is available to the general public at the City of Pittsburg Planning Department, located at 65 Civic Avenue, Pittsburg, CA, and on the City of Pittsburg Planning Commission website at: <https://www.pittsburgca.gov/services/city-council/streaming-media>

Alison Hodgkin

**Alison Hodgkin, Associate Planner
Community and Economic Development Department**

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Date