



Community and Economic Development Department – Planning Division

July 16, 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 or 21108 of the Public Resources Code

Project Title: City-Initiated Zoning Map Amendments to Implement the City of Pittsburg 2040 General Plan Land Use Map, AP-24-0033 (RZ).

State Clearinghouse #: 2022040427

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

Project Applicant: City of Pittsburg, 65 Civic Ave., Pittsburg CA 94565 planning@pittsburgca.gov, (925) 252-4910

Project Location: The project includes City-Initiated Zoning Map Amendments in five distinct areas of the City:

- Rezone 1 site (RZ 1) is located at the northwest corner of the City Limits, north of Willow Pass Road and includes Assessor Parcel Numbers (APNs) 096-100-031, 096-100-032, 096-100-033 and 096-100-034.
- Rezone 2 site (RZ 2) is located on the eastern half of the former Delta View Golf Course south of West Leland Road near 2222 Golf Club Road and includes APNs 095-160-001, 095-150-032, 095-160-002 and 094-080-046.
- Rezone 3 site (RZ 3) is located at the western limits of the City, south of State Route 4 adjacent to Avila Road and includes APN 091-020-018.
- Rezone 4 site (RZ 4) is located north of East Third Street, at the intersection of Harbor and East Third Streets and includes APNs 073-010-002, 073-010-003, 073-010-004, 073-010-005, 073-010-008, 073-010-014 and 073-010-015.
- Rezone 5 site (RZ 5) is located at 2685 East Leland Road and includes APN 088-152-017.

Project Description: A Final Environmental Impact Report (FEIR) was prepared and certified in accordance with CEQA to evaluate the environmental impacts of approval and implementation of the City of Pittsburg's 2040 General Plan. On May 6, 2024, the Pittsburg City Council adopted the 2040 General Plan and certified the FEIR in Resolution Nos. 24-14463 and 24-14464.

On April 30, 2024, City staff filed Planning Application No. 24-0033 (RZ), proposing a series of Zoning Map Amendments to implement new land use designations consistent with the 2040 General Plan Land Use Map, as required by Government Code Section 65860. The City is proposing this initial set of Zoning Map Amendments while preparing a larger, comprehensive update to the Zoning Ordinance, which includes the City's Zoning Regulations and Zoning Map. The comprehensive update will include additional consistency amendments to fully implement 2040 General Plan land use designations, policies and implementation actions.

This is to advise that the City of Pittsburg as Lead Agency has approved the above-described project on July 15, 2024, and made the following determinations regarding the project:

1. The Project will not have any project-specific significant effects on the environment beyond what was analyzed within the 2040 General Plan FEIR.
2. On May 6, 2024, the Pittsburg City Council adopted the 2040 General Plan and certified the FEIR in Resolution Nos. 24-14463 and 24-14464 (SCH #2022040427).
3. The proposed project is within the scope of the FEIR prepared for the 2040 General Plan.
4. A Statement of Overriding Considerations was adopted for the 2040 General Plan FEIR.
5. A Mitigation and Monitoring Program was not adopted for the 2040 General Plan FEIR or this project.
6. Mitigation measures were not made conditions of the approval of this project.
7. Pursuant to the provisions of the State CEQA Guidelines contained in section 15164, subd. (a), an Addendum to the previously certified FEIR was prepared supporting the conclusion that none of the conditions described in CEQA Guidelines Section 15162, calling for preparation of a Subsequent EIR or ND have occurred, and that no further environmental analysis is required.
8. Findings were made pursuant to the provisions of CEQA for this project.

A copy of the Draft and Final 2040 General Plan EIRs, Addendum to the 2040 General Plan FEIR, 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.

Alison Spells

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

July 16, 2024
Date