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

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

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

2025-00148

FILED
May 28, 2025
KRISTIN B. CONNELLY
CLERK-RECORDER
By S Thomas
S. Thomas
Deputy Clerk

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 925-685-0110
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 an extension of approval of three separate applications that previously had a Notice of Determination (NOD) filed under SCH# 2008102003; Contra Costa Clerk Recorder Number 2022-00380. This NOD is an extension of the original approval timeline by a period of two years. The approved entitlement includes 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 entitlement 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 entitlement 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 May 27, 2025, the City of Pittsburg as Lead Agency approved the above-described project, originally approved on September 27, 2022, 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.
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 L Funderburg

John Funderburg
Assistant Director of Community and Economic Development

May 28, 2025
Date

State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print | StartOver | Save

RECEIPT NUMBER:
07-05/28/2025-149

STATE CLEARINGHOUSE NUMBER *(If applicable)*
2008102003

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
KELSEY GUNTER		05/28/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
CONTRA COSTA COUNTY	2025-00148

PROJECT TITLE

CIVIC STATION

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
DENOVA HOMES		(925) 685-0110

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1500 WILLOW PASS CT	CONCORD	CA	94520

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$ 4,123.50	$
☐ Mitigated/Negative Declaration (MND)(ND)	$ 2,968.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$ 1,401.75	$
☐ Exempt from fee		
☐ Notice of Exemption (attach)		
☐ CDFW No Effect Determination (attach)		
☒ Fee previously paid (attach previously issued cash receipt copy)		
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$ 850.00	$
☒ County documentary handling fee	$ 50.00	$ 50.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other 7404 **TOTAL RECEIVED** $ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X S Thomas	Shanise Thomas Deputy Clerk

R# 533491

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)