



City of Pittsburg

Community Development Department – Planning Division

65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

NOTICE OF INTENT TO CONSIDER ADOPTION OF A MITIGATED NEGATIVE DECLARATION

Project Name: Los Medanos Industrial Park Project
Date: June 14, 2019

Notice is hereby given that the City of Pittsburg finds that no significant effect on the environment as prescribed by the California Environmental Quality Act of 1970 (CEQA), as amended, will occur for the following proposed project:

1. Project Proponent: Sierra Pacific Properties, 1800 Willow Pass Court, Concord, CA, 94520
2. Project Description: The Los Medanos Industrial Park Project (proposed project) would include four shell buildings for future industrial uses, as well as incidental site improvements. The four buildings are designated as Buildings A-D. The sizes of each would be 47,517 square feet (sf), 14,616 sf, 25,300 sf, and 23,225 sf, respectively. Each building would include between eight and twelve roll-up grade-level doors. The allowed uses within the Industrial Park zone can include service-oriented commercial and light industrial uses with limited customer presence, including office centers, research and development facilities, and limited industrial activities.
3. Project Location: The project site consists of three separate lots, totaling approximately 7.16 acres located south of the intersection of Garcia Avenue and Martin Street and at the terminus of Kelley Court. The lot located south of Garcia Avenue makes up 2.5 acres of the project total, and is surrounded by residential development to the south and industrial buildings to the north and east. Kirker Creek borders the lot to the west. The 0.89-acre lot located west of the terminus of Kelley Court and the 3.77-acre lot located east of the terminus of Kelley Court are surrounded by industrial and commercial developments on all sides. APNs 088-530-004; -005; -006; and 088-540-007, 088-540-014; 088-540-018
4. Findings: The following environmental factors have been identified as having a potentially significant impact: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Noise, and Tribal Cultural Resources.

All other impacts in the categories Aesthetics, Agriculture and Forest Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials Land Use and Planning,

Mineral Resources, Population and Housing, Public Services, Recreation, Transportation, Utilities and Service Systems, Wildfire, and Mandatory Findings of Significance were found to be less than significant.

5. Hazardous Materials and Hazardous Waste Sites: The Cortese List, consisting of databases identified in California Government Code Section 65962.5, was consulted to identify sites with known hazardous materials or waste contamination within or adjacent to the project footprint; however, no properties were found.
6. Initial Study: The Initial Study, proposed Mitigated Negative Declaration, and project plans may be reviewed during normal business hours at the City of Pittsburg Planning Division, located at 65 Civic Avenue, Pittsburg, CA, 94565, or on the City's website via the Environmental Review page at <http://www.ci.pittsburg.ca.us/index.aspx?page=217>. As noted in the Initial Study, background or reference materials related to the Initial Study can be reviewed upon request to the City of Pittsburg Planning Division.
7. Public Review: The 20-day public review and comment period for this environmental determination will begin on Friday, June 14, 2019 and continuing through Friday, July 5, 2019. Anyone who wishes to comment on the findings of this environmental analysis must submit these comment in writing to Kristin Pollot, AICP, Planning Manager, at the address noted above, by email to kpollot@ci.pittsburg.ca.us or by fax to (925) 252-4814. **Comments must be received by 5: p.m. on Friday, July 5, 2019.**
8. Notice of Intent to Adopt a Mitigate Negative Declaration: Notice is hereby given that the Pittsburg Planning Commission is tentatively scheduled to consider this proposed Mitigated Negative Declaration at a public hearing scheduled for Tuesday, August 13, 2019, at 7:00 p.m., in the third floor Council Chamber at 65 Civic Avenue in Pittsburg.
9. This proposed Mitigated Negative Declaration does not signify approval or disapproval of this project by City decision-making bodies. The Planning Commission will consider the proposed Mitigated Negative Declaration together with any comments received during the public review process to determine whether the project will have a significant impact on the environment.



Kristin Pollot, AICP
Planning Manager