



NOTICE OF INTENT TO CONSIDER ADOPTION OF A NEGATIVE DECLARATION

County Clerk Please Stamp Here

Project Name: Frontage Road General Plan Amendment and Rezone Project
Application No(s): AP-20-1544 (GP, RZ)
Date: November 25, 2020

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:** City of Pittsburg, 65 Civic Avenue, Pittsburg, California 94656
2. **Project Description:** The proposed Frontage Road General Plan Amendment and Rezone project (“project”) would amend the General Plan and rezone a City-owned undeveloped parcel, as well as a small unmapped portion of abandoned right-of-way, that in total are less than three (3) acres in size. The project would amend the City of Pittsburg’s General Plan and would rezone the site to Community Commercial. No specific development project is proposed at this time; however, approval of the general plan amendment and rezone would allow for the future construction of the project site. It should be noted that site specific development constraints, such as physical setting and utility easements, would limit development potential on the site to only allow limited uses under the Community Commercial designation such as additional utilities or telecommunication facilities.
3. **Project Location:** The project site is located along Frontage Road roughly between Dover Way and Chelsea Way in the City of Pittsburg, Contra Costa County. Assessor’s Parcel No. 087-277-001.
4. **Findings:** The City of Pittsburg has completed an Initial Study for the proposed project. The Initial Study found the project would have a less-than-significant impacts in the areas of Aesthetics, Agriculture and Forestry, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation/Traffic, Tribal Cultural Resources, Utilities/Service Systems, and Wildfire. Based on the Initial Study, the Planning Manager has determined that preparation of a Negative Declaration is appropriate for the project described above.

6. Initial Study: The Initial Study/Negative Declaration (IS/ND) and project plans may be reviewed by making an appointment with the Planning Division 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 www.ci.pittsburg.ca.us/publicreviews. Background and reference materials related to the IS/ND can be reviewed upon request to the City of Pittsburg Planning Division.
7. Public Review: The minimum 30-day public review and comment period for this environmental determination will begin on Wednesday, November 25, 2020. Anyone who wishes to comment on the findings of this environmental analysis must submit these comments 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) 252-4043. **Comments must be received by 8:00 a.m. on Monday, January 4, 2021.**
8. Notice of Intent to Adopt a Negative Declaration: Notice is hereby given that the Pittsburg Planning Commission is tentatively scheduled to consider adoption of the proposed Negative Declaration at a public hearing scheduled for Tuesday, January 26, 2021, at 7:00 p.m., through Zoom Teleconference via Streaming Media on the City's homepage: www.ci.pittsburg.ca.us (see public advisory attached).

This proposed Negative Declaration does not signify approval or disapproval of this project by City decision-making bodies. The Planning Commission will consider the proposed 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

**PUBLIC ADVISORY:
THE CITY COUNCIL CHAMBER WILL NOT BE OPEN TO THE PUBLIC**

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the regular meeting of the Planning Commission for **January 26, 2021** will be conducted telephonically through Zoom and broadcast live on the City's homepage.

Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chamber will not be open for the meeting. Planning Commissioners will be participating telephonically and will not be physically present in the Council Chamber.

To view the meeting online during its broadcast:

1. Go to www.ci.pittsburg.ca.us
2. On the right-hand side of the page, click the "Streaming Media" button

Comments on this item can be submitted via email to:

meetingcomments@ci.pittsburg.ca.us

If you wish to have your comments read to the Planning Commissioners during the appropriate Public Comment period, please indicate in the Subject Line "FOR PUBLIC COMMENT" and list the item number you wish to comment on. If your comment is for a non-agenda item, indicate "FOR PUBLIC COMMENT – NON-AGENDA." Comments that you want read to the Commission will be subject to the three minute time limitation (approximately 350 words). Written comments that are only to be provided to Commission and not read at the meeting will be distributed to the Commission prior to the meeting if received by 5:00 p.m. the date of the meeting. Comments via text and social media (Facebook, Nextdoor, etc.) will not be accepted.

The City of Pittsburg thanks you in advance for taking all precautions to prevent spreading the COVID-19 virus.