



## City of Pittsburg

Development Services, Planning Department  
Civic Center – 65 Civic Avenue, Pittsburg, CA 94565

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Telephone: (925) 252-4920 • FAX: (925) 252-4814

# NOTICE OF INTENT TO CONSIDER ADOPTION OF A MITIGATED NEGATIVE DECLARATION

County Clerk Please Stamp Here

Old Town Park  
(General Plan Amendment and Rezoning)  
May 23, 2014

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, CA 94565  
Attention: Leigha Schmidt, Associate Planner  
925-252-4015
2. Project Description: The proposed project consists of a request for a General Plan amendment from Mixed Use to Park, and re-zoning from PD-1273 (Planned Development, Ordinance 06-1273) District to GQ (Governmental/Quasipublic) District.

The City intends to construct a public park on the subject site. A public park is permitted under the current zoning and General Plan land use designation; however, the proposed land use changes described in this initial study are intended to ensure the ongoing use of the site as a public, open space in perpetuity. The proposed park would include grading, installation of landscaping and pathways, and recreational equipment. The park would include a combination of the passive elements such as a large landscaped area, gardens, benches, seating, decorative lighting and pathways; and, active elements such as a playground, interactive water feature, and bocce ball court. The final design of the park would include low impact design features such as pervious pavers and concrete, landscaped bioretention areas/swales, and low impact plantings to ensure that stormwater is captured and filtered on-site. The proposed project would also include installation of utilities (electrical, water, wastewater), and construction of streetscape improvements around the proposed park including six- to eight-foot wide sidewalks, curbs with bulb outs, gutters, lighting and landscaping and on-street parking along East

Fifth, East Sixth and Black Diamond streets. Because the infill site is surrounded by development, the park would tie into existing utilities surrounding the site.

3. Project Location: The subject site is located on the block bounded by East Fifth Street on the north, East Sixth Street on the south, Black Diamond Street on the west and the Old Town Plaza fronting Railroad Avenue in the east in downtown Pittsburg, Contra Costa County. Assessor Parcel Nos. 085-166-018 and 085-166-009.
4. Findings: The Initial Study prepared for the project identified potentially significant impacts in the categories of Air Quality, Hazards and Hazardous Materials and Mandatory Findings of Significance; and, identified mitigation measures to reduce each of the potentially significant impacts to a less-than-significant level.

All other impacts in the categories of Aesthetics, Agricultural Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities/Service Systems were found to be less than significant. Based on the Initial Study, the Planning Manager has determined that preparation of a Mitigated Negative Declaration is appropriate for the project described above.

5. Initial Study: Project plans, an environmental analysis of the potential effects of the project, and related background source materials may be reviewed during normal business hours at the City of Pittsburg Planning Department, located at 65 Civic Avenue, Pittsburg, CA 94565. The environmental analysis can also be viewed online under the "Public Reviews" section of the City of Pittsburg website, at [www.ci.pittsburg.ca.us](http://www.ci.pittsburg.ca.us).
6. Public Review: The public comment period for this environmental determination will begin on May 30, 2014. Anyone who wishes to comment on the findings of this environmental analysis must submit these comments in writing to Leigha Schmidt, Associate Planner with the Planning Department, at the address noted above, by email to [lschmidt@ci.pittsburg.ca.us](mailto:lschmidt@ci.pittsburg.ca.us), or by fax to (925) 252-4814. **Comments must be received by 5:00 p.m. on Monday, June 23, 2014.**
7. Notice of Intent to Adopt a Mitigated Negative Declaration: Notice is hereby given that the Pittsburg Planning Commission and City Council are tentatively scheduled to consider adoption of this proposed Mitigated Negative Declaration and its findings at public meetings on Tuesday, June 24, 2014, and Monday, July 21, 2014, respectively. Commission and Council meetings start at 7:00 p.m., and convene in the third floor Council Chamber at 65 Civic Avenue in Pittsburg. This proposed Mitigated Negative Declaration does not signify approval or disapproval of this project by City decision-making bodies. The final decision-making body 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.

*Dana Hoggatt Ayers*

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Dana Hoggatt Ayers, AICP  
Planning Manager