



City of Pittsburg

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

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

NOTICE OF INTENT TO CONSIDER ADOPTION OF A MITIGATED NEGATIVE DECLARATION

Marine Express Site Improvements

May 23, 2014

Notice is hereby given that the City of Pittsburg has prepared an Initial Study and proposed Mitigated Negative Declaration, as prescribed by the California Environmental Quality Act of 1970 (CEQA), as amended, for the following proposed project:

1. Project Proponent: Randy Esch, Marine Express, Inc., P.O. Box 4008, Walnut Creek, CA, 94596
2. Project Description: The project proponent requests approval from the city of Pittsburg (“city”) for site improvements to a 2.86-acre parcel currently being used as a small scale contractor yard. The project will also involve the storage and handling of hazardous materials. Proposed site improvements include concrete slabs for two prefabricated metal buildings, as well as landscaping, two paved driveways, a 168 square foot guardhouse, an eight-foot tall masonry wall, a 12-stall parking lot, a gravel storage area, a concrete pad, the creation of a 60-foot by 80-foot slipway, and the creation of a 40-foot by 80-foot inlet slip for the moorage of marine vessels. The improvements would facilitate the use of the property as a contractor yard supporting Marine Express’ upriver marine operations, and the storage and repair of Marine Express’ fleet and equipment. The property is located in the IG (General Industrial) District of the city.
3. Project Location: 695 East Third Street (Assessor’s Parcel No. 073-020-004), north of East 3rd Street, south of the New York Slough, west of Harbor Street, and east of Railroad Avenue, in Pittsburg, Contra Costa County. The nearest cross street to the property is Harbor Street.
4. Findings: The Initial Study prepared for the project identified potentially significant impacts in the categories of Hazards and Hazardous Materials and Noise, 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, Air Quality, Agriculture and Forest Resources, Biological Resources, Cultural

Resources, Geology/Soils, Greenhouse Gases, Hydrology and Water Quality, Land Use/Planning, Mineral Resources, Population/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 as described above.

5. Initial Study: The Initial Study and proposed Mitigated Negative Declaration may be reviewed during normal business hours at the City of Pittsburg Planning Department, located at 65 Civic Avenue, Pittsburg, CA 94565, or on the City's website at www.ci.pittsburg.ca.us, via the "What's New" / "Public Reviews" link. As noted in the Initial Study, background materials related to the Initial Study can be reviewed online or at the City of Pittsburg Planning Department office.
6. Public Review: The public comment period for this proposed Mitigated Negative Declaration will begin on May 23, 2014. Anyone who wishes to comment on the findings of this environmental analysis must submit these comments in writing to Alexandra Endress, Associate Planner at the City of Pittsburg Planning Department, at the address in the heading of this notice, by email to aendress@ci.pittsburg.ca.us, or by fax to (925) 252-4814. **Comments must be received no later than 12:00 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 is currently scheduled to consider the adoption of this proposed Mitigated Negative Declaration and its findings at a public meeting on Tuesday, June 24, 2014, at 7:00 p.m., 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 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.



Dana Ayers
Planning Manager