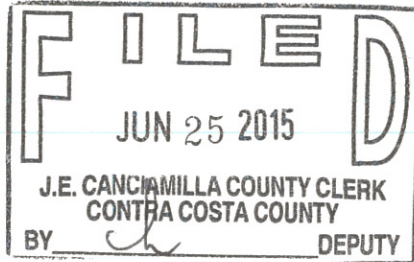




City of Pittsburg

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

County Clerk Please Stamp Here

Project Name: Stoneman Apartments
Application No(s): AP-14-1000 (DR)
Date: June 25, 2015


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:** Owen Poole, Real Estate Services, 151 Spyrock Court, Walnut Creek, CA 94595
2. **Project Description:** This is a request by Pacific Companies for Pittsburg Planning Commission approval of architectural plans to redevelop a surplus, 10.49-acre property with a 230-unit apartment complex. The complex would consist of a combination of one-, two- and three-bedroom apartments in 12 buildings, and it would include on-site parking, a community building for residents of the complex, and private recreational amenities that would include a swimming pool and playgrounds. The project would provide affordable housing units consistent with the City of Pittsburg's Inclusionary Housing Ordinance (PMC section 18.86.040). The property was previously occupied by Central Junior High School, and construction of the proposed apartment complex would require demolition of several of the existing, now vacant school campus buildings, including administrative offices, classroom buildings, a mechanic shop, parking lots and athletic courts. Off-site improvements would include installation of new water transmission infrastructure, within the Loveridge Road right-of-way, to serve the new apartment complex.
3. **Project Location:** 1201 Stoneman Avenue, Pittsburg, CA. 94565 (Assessor's Parcel No. 088-230-022)
4. **Findings:** The Initial Study prepared for the project identified potentially significant impacts in the following categories: Greenhouse Gas Emissions, Transportation/Traffic, Cultural Resources, Public Services, Air Quality, Geology/Soils, and Noise. Mitigation measures have been identified to reduce each of the potentially significant impacts to a less-than-significant level.

All other impacts in the categories of Aesthetics, Biological Resources, Land Use/Planning, Population/Housing, Agriculture and Forest Resources, Hazards and Hazardous Materials, Mineral Resources, Utilities/Service Systems, Hydrology and Water Quality, Recreation, and Mandatory Findings of Significance 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.

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>. Background and 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 Thursday, June 25, 2015. Anyone who wishes to comment on the findings of this environmental analysis must submit these comments in writing to Hector Rojas, Senior Planner for the City of Pittsburg at the address noted above, by email to hrojas@ci.pittsburg.ca.us, or by fax to (925) 252-4814. **Comments must be received by 5:00 p.m. on Wednesday, July 15, 2015.**
8. Notice of Intent to Adopt a Mitigated 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 July 28, 2015, 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.



Kristin Pollot, AICP
Planning Manager