



City of Pittsburg

Community Development Department – Planning Division

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

County Clerk Please Stamp Here

NOTICE OF INTENT TO CONSIDER ADOPTION OF A MITIGATED NEGATIVE DECLARATION

Project Name: Home2Suites Hotel
Application No(s): AP-20-1492 (GP, RZ, UP, DR)
Date: August 9, 2021

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: Shaan Ibrahim, on behalf of Platinum Hospitality LLC, 2838 Coleman Glen Ln, Santa Rosa, CA. 94507
2. Project Description: The Home2Suites Hotel Project (Proposed Project) would consist of a four-story hotel with 115 guest rooms and other onsite guest amenity areas such as an outdoor swimming pool, fitness room, and dining/community gathering room. The proposed project would also provide 119 onsite surface parking spaces, approximately 27,500 square feet of landscaping, and include installation of utilities. The requested approvals include: 1) a General Plan map amendment to change the site's land use designation from Business Commercial to Community Commercial; 2) a zoning map amendment to rezone the site from Industrial Park (IP) to Community Commercial (CC); 3) a use permit; and 4) design review of landscape and architectural plans.
3. Project Location: The project site is a 2.09-acre vacant lot located along Loveridge Road roughly between State Route 4 and East Leland Road in the City of Pittsburg, Contra Costa County. Assessor's Parcel Number 088-240-068.
4. Findings: The Initial Study prepared for the project identified potentially significant impacts in the following categories: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, and Tribal Cultural Resources.

All other impacts in the categories of Aesthetics, Agriculture and Forest Resources, Energy, Greenhouse Gas Emissions, 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 <https://www.pittsburgca.gov/services/community-development/planning/public-reviews>. 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 30-day public review and comment period for this environmental determination will begin on Monday, August 9, 2021 and continuing through Tuesday, September 7, 2021. Anyone who wishes to comment on the findings of this environmental analysis must submit their comment in writing to John Dacey, AICP, Assistant Planner, at the address noted above, by email to jdacey@ci.pittsburg.ca.us or by fax to (925) 252-4814. **Comments must be received by 5:00 p.m. on Tuesday, September 7, 2021.**
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, September 28, 2021, at 7:00 p.m. For final public hearing date and location, please visit pittsburgca.gov or contact the City of Pittsburg Planning Division.
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.



Jordan Davis, AICP
Director of Community and Economic Development