



NOTICE OF INTENT TO CONSIDER ADOPTION OF A NEGATIVE DECLARATION

County Clerk Please Stamp Here

Project Name: Pittsburg Solar Recreational Vehicle/Boat Storage
Application No(s): AP-21-1588 (UP, DR)
Date: March 15, 2022

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:** Chris Koenig, 23 Railroad Avenue, Suite 164, Danville, California 94526
2. **Project Description:** The proposed project would involve the construction of a boat and recreational vehicle (RV) storage facility (facility) capped with a solar roof/shade structure on the 12.5-acre lot. The facility would be situated on approximately 10 acres of the site, while the balance of 2.5 acres, a wetland and hillside, would remain undeveloped. Of the developed lot acreage, approximately 0.5 acres would be used for landscaping along the project's frontage and approximately 0.4 acre would be used for two bio-retention areas along the site's northern and eastern edges. The proposed project's office hours would be Monday through Friday from 7:00 am to 7:00 pm and would be staffed by one employee during office hours. The site would be accessible to customers 24 hours per day, seven days per week via a gate keypad for any entrance or exit. The project would require a Conditional Use Permit for RV/Boat storage use.
3. **Project Location:** The project site is located at the southwest junction of the Pittsburg-Antioch Highway and Arcy Lane in the City of Pittsburg, Contra Costa County. The site's address is 3776 Pittsburg-Antioch Highway. Assessor's Parcel No. 074-100-018-6.
4. **Findings:** The City of Pittsburg has completed an Initial Study for the proposed project. The Initial Study found the project would have less-than-significant impacts with mitigation in the areas of Biological Resources, Cultural Resources, Geology and Soils, and Tribal Cultural Resources. The Initial Study found the project would have a less-than-significant impacts in the areas of Aesthetics, Agriculture and Forestry, Air Quality, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation/Traffic, Utilities/Service

Systems, and Wildfire. 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/Mitigated Negative Declaration (IS/MND) 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/MND 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 Thursday, March 17, 2022. Anyone who wishes to comment on the findings of this environmental analysis must submit these comments in writing to Christie Robinson, Acting Planning Manager at the address noted above, by email to actingplanningmanager@pittsburgca.gov, or by fax to (925) 252-4043. **Comments must be received by 8:00 a.m. on Monday, April 18, 2022.**
8. Notice of Intent to Adopt a Mitigated Negative Declaration: Notice is hereby given that the Pittsburg Planning Commission is tentatively scheduled to consider adoption of the proposed Negative Declaration.

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.

Christie Robinson

Christie Robinson
Acting Planning Manager