



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

County Clerk Please Stamp Here

**Project Name:** LMK Petro Project  
**Application No(s):** AP-16-1189 (GPA, RZ, UP, DR)  
**Date:** October 24, 2022

Notice is hereby given that the City of Pittsburg finds that no significant impact 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: LMK Petro - Shashi Sharma, 1346 S. Blaney Avenue, San Jose, CA 95129
2. Project Description: The proposed project would develop a new gas station with ancillary uses including a Convenience Store, and a Car Wash on a five-acre parcel located at 1625 Buchanan Road. The gas station is proposed to have a 4,253 sq. ft. fuel canopy over a four-island gas pumps serving eight cars, a 3,850 sq. ft. convenience store with a deli, and a 2,800 sq. ft. car wash facility. The proposed development would require the following land use applications: 1.) General Plan Amendment (GPA) to change the site's land use designation from Low Density Residential (LDR) to Community Commercial (CC); 2.) Rezone from Residential Single-Family 6,000 Square Foot (sq. ft.) Minimum Lot Size (RS-6) to Neighborhood Commercial (CN); 3.) Use Permit pursuant to CN zoning regulations to allow for the operation of a gas station with a convenience store, and car wash as accessory uses on the project site; and 4.) Design Review for new construction. An Initial Study / Mitigated Negative Declaration (IS/MND) to address California Environmental Quality Act (CEQA) requirements has been prepared for the proposed project and has been circulated for public review and comments.
3. Project Location: The project site is located at 1625 Buchanan Road (Assessor's Parcel No. 088-030-021 in the City of Pittsburg, in northern Contra Costa County, California. The project site is located approximately 300 feet east of Ventura Drive, south of the Contra Costa Canal, and west of Meadows Avenue, in the City of Pittsburg, California. The project site is currently developed with two deteriorated structures from the former Ralph Burgess Nursery, constructed in 1970, are located on the south-central portion of the site and a cellular tower located within the southern portion of the site. Surrounding existing land uses include Highlands Ranch Park to the south, a drainage canal and single-family residences to the east, the Contra Costa Canal parcel to the north, and single-family residences further north, as well as to the west.

4. Findings: The City of Pittsburg has completed an Initial Study/Mitigated Negative Declaration for the proposed project. The Initial Study found the project would have less-than-significant impacts with mitigation in the areas of Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, Transportation, 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, Energy, Greenhouse Gas

5. 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 <https://www.pittsburgca.gov/services/community-development/planning/public-reviews>. Background and reference materials related to the IS/MND can be reviewed upon request to the City of Pittsburg's Planning Division.

6. Public Review: The minimum 30-day public review and comment period for this environmental determination will begin on **Monday, October 24, 2022**. Anyone who wishes to comment on the findings of this environmental analysis must submit these comments in writing to Maurice Brenyah-Addow, Senior Planner at the address noted above, by email to [\*\*mbrenyah-addow@pittsburgca.gov\*\*](mailto:mbrenyah-addow@pittsburgca.gov), or by fax to **(925) 252-4814**. **Comments must be received by 8:00 a.m. on Monday, November 23, 2022.**

7. 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 Mitigated 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.



Maurice Brenyah-Addow, Senior Planner