

APPLICANT AND LEAD AGENCY:



# City of Pittsburg

Community Development Department – Planning Division

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


2023-00371

**FILED**

**October 13, 2023**

KRISTIN B. CONNELLY

CLERK-RECORDER

By   
Deputy clerk

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

**Project Name:** Oakstone Northern California Expansion Project  
**Application No(s):** AP-23-0046 (UP, DR, V)

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:** Eugene Gordin of SGE Consulting Engineers on behalf of Linde Inc. 2081 Business Ctr Dr., Ste. 105, Irvine, CA 92612
2. **Project Description:** The proposed project consists of: Use Permit, Design Review and Variance application for Project Oakstone Northern California Expansion Project at Linde's existing facility located at 2000 Loveridge Road, Pittsburg, California 94565. The proposed development project will result in the expansion of its Northern California industrial gas market by building a new plant which will involve installation of an air separation unit system, including a distillation tower, heat exchanger cold box, storage tanks, air compressor and auxiliary equipment, at its existing facility. The new facility will expand current production of liquid nitrogen, oxygen, and argon. The property is located in the Industrial General Plan Land Use classification and General Industrial Zoning District (IG). The project also includes on-site circulation improvements to provide a 25-foot drive aisle through the parcel to the project site and expansion of the existing substation on the parcel near the entry/exit to Loveridge Road.
3. **Project Location:** The subject site is located at 2000 Loveridge Road, Pittsburg, California 94565. Assessor's Parcel No. 073-190-035.
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, and Mandatory Findings of Significance. The Initial Study found the project would have less-than-significant impacts in the areas of Aesthetics, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Transportation and Traffic, Tribal Cultural Resources, and Utilities and Service Systems. The Initial Study found the project would have no impacts in the areas of Agricultural and Forestry Resources, Mineral Resources, Population and Housing, Recreation, and Wildfire.

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 **October 13, 2023**. 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 5:00 p.m. on November 13, 2023.**
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 Baddow*

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Maurice Brenyah-Addow  
Senior Planner



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:  
07-10/13/2023-371  
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF PITTSBURG	LEAD AGENCY EMAIL	DATE 10/13/2023
COUNTY/STATE AGENCY OF FILING CONTRA COSTA COUNTY	DOCUMENT NUMBER 2023-00371	
PROJECT TITLE  OAKSTONE NORTHERN CALIFORNIA EXPANSION PROJECT		

PROJECT APPLICANT NAME CITY OF PITTSBURG	PROJECT APPLICANT EMAIL	PHONE NUMBER (925) 252-4920
PROJECT APPLICANT ADDRESS 65 CIVIC AVENUE	CITY PITTSBURG	STATE CA
		ZIP CODE 94565

PROJECT APPLICANT (Check appropriate box)  
 Local Public Agency     
  School District     
  Other Special District     
  State Agency     
  Private Entity

CHECK APPLICABLE FEES:

Environmental Impact Report (EIR)      \$ 3,839.25

Mitigated/Negative Declaration (MND)(ND)      \$ 2,764.00

Certified Regulatory Program (CRP) document - payment due directly to CDFW      \$ 1,305.25

Exempt from fee  
 Notice of Exemption (attach)  
 CDFW No Effect Determination (attach)

Fee previously paid (attach previously issued cash receipt copy)

Water Right Application or Petition Fee (State Water Resources Control Board only)      \$ 850.00

County documentary handling fee      \$ 50.00

Other NOTICE OF INTENT      \$

PAYMENT METHOD:  
 Cash     Credit     Check     Other      TOTAL RECEIVED      \$ 0.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Celestial Jennifer Deputy Clerk
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REC# 91338

Kristin B. Connelly  
Contra Costa  
Clerk-Recorder  
555 Escobar Street  
Martinez, CA 94553  
(925) 335-7900

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Public

Receipt No.: RPT20230000092837

Finalization No.: 202300091338

Cashier: jcelestial

Register: WINDOW10

Date/Time: 10/13/2023 11:12 AM

<u>Description</u>	<u>Fee</u>
NOTICE OF INTENT	
Filing Time:	11:12 AM
Filing Total:	No Fee
Filing Fee:	No Fee

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Total Amount Due:

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Total Paid

Amount Due: \$0.00

THANK YOU  
PLEASE KEEP FOR REFERENCE

