



NOTICE OF INTENT TO CONSIDER ADOPTION OF A MITIGATED NEGATIVE DECLARATION

County Clerk Please Stamp Here

Project Name: | Pencco Iron Salts Manufacturing Facility
Application | AP-23-0167 (UP, DR)
No(s): |

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: Dillon Blaine of Pencco Inc. 831 Bartlett Road, Sealy, Texas 77474.
2. Project Description: The proposed project consists of: Use Permit and Design Review application for the Pencco Iron Salts Manufacturing Facility in the Corteva industrial complex located at 901 Loveridge Road, Pittsburg, California 94565. The parcel (073-220-049, Lot L8) is zoned General Industrial (IG) and is designated Industrial in the City of Pittsburg 2040 General Plan. The proposed development project will result in an iron salts manufacturing facility to relieve Northern California iron salts supply issues. The manufacturing process involves dissolving iron ore and high-purity scrap iron with chlorine and hydrochloric Acid (HCL). These processes occur in reactors designed for the corrosive nature of this process. Pencco would ship finished products such as ferrous chloride, ferric chloride, and ferric sulfate from the facility by tanker trucks and railcars to California's water treatment and wastewater treatment plants.
3. Project Location: The subject site is located at 901 Loveridge Road, Pittsburg, California 94565. Assessor's Parcel No. 073-220-049, Lot L8.
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 and Mandatory Findings of Significance. The Initial Study found the project would

have less-than-significant impacts in the areas of Aesthetics, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, 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, Biological Resources, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Recreation, and Wildfire.

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 <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.
7. Public Review: The minimum 30-day public review and comment period for this environmental determination will begin on January 22, 2025. 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, or by fax to (925) 252-4814. **Comments must be received by 5:00 p.m. on February 21, 2025.**
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 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

Maurice Brenyah-Addow
Senior Planner