



City of Pittsburg

Community and Economic Development Department – Planning Division
65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

NOTICE OF DETERMINATION

TO:

Office of Planning and Research
P.O. Box 3044
1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

FROM:


City of Pittsburg, *LEAD AGENCY*
Community & Economic Development Department
Planning Division
65 Civic Avenue
Pittsburg, CA 94565

2023-00360

FILED

October 5, 2023

KRISTIN B. CONNELLY
CLERK-RECORDER

By 
Deputy clerk

County Clerk
County of Contra Costa
555 Escobar Street
Martinez, CA 94553

Subject:

Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

Project Title:

LMK Petro Project; AP-16-1189 (GPA, RZ, UP, DR)

PROJECT

Applicant Contact:

SAN JOSE,
Shashi Sharma, 1346 S. Blaney Avenue, CA 95129 Tel: (408) 569-3396, Email: shashisharma1@gmail.com

Project Location:

1625 Buchanan Road, Pittsburg, CA 94565; Assessor's Parcel No. 088-030-021

SCH#:

2022100534

Lead Agency Contact:

Maurice Brenyah-Addow, Senior Planner
Tel:(925)252-4621, Email: mbrenyah-addow@pittsburgca.gov

Project Description:

To construct 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 four islands of 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 (LOR) 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.

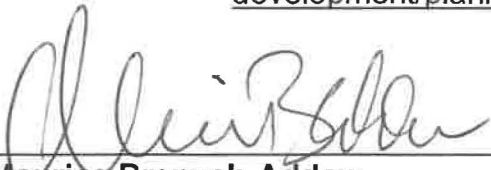
This is to advise that the **City of Pittsburg** as **Lead Agency** approved the above-described project on **October 2, 2023**, and made the following determinations regarding the project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for and has been adopted for this project pursuant to the provisions of the California Environmental Quality Act (CEQA).
3. Mitigation measures were incorporated into issuance of approvals for the project.
4. A Mitigation Reporting and Monitoring Plan (MMRP) was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.

A copy of the Initial Study, Mitigated Negative Declaration, MMRP, and record of project approval is available to the general public at:

City Hall: City of Pittsburg
Community and Economic Development Department
65 Civic Avenue
Pittsburg, CA 94565

Online: [Pittsburgca.gov/services/community-development/planning/environment-review](https://pittsburgca.gov/services/community-development/planning/environment-review)



Maurice Brenyah-Addow
Senior Planner

October 5, 2023
Date



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:
 07-10/05/2023-360
 STATE CLEARINGHOUSE NUMBER (if applicable)
 2022100534

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF PITTSBURG	LEAD AGENCY EMAIL mbrenyah-addow@pittsburgca.gov	DATE 10/05/2023
COUNTY/STATE AGENCY OF FILING CONTRA COSTA COUNTY		DOCUMENT NUMBER 2023-00360

PROJECT TITLE
 LMK PETRO PROJECT; AP-16-1189 (GPA, RZ, UP, DR)

PROJECT APPLICANT NAME SHASHI SHARMA	PROJECT APPLICANT EMAIL shashisharma1@gmail.com	PHONE NUMBER (408) 569-3396
PROJECT APPLICANT ADDRESS 1346 S. BLANEY AVENUE	CITY SAN JOSE	STATE CA
		ZIP CODE 95129

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 \$ 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 \$ 50.00
- Other \$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 2,814.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Anonuevo Francesca Deputy Clerk
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REL # 87828

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

Public

Receipt No.: RPT20230000089288

Finalization No.: 202300087828

Cashier: fanonuevo

Register: WINDOW6

Date/Time: 10/05/2023 01:37 PM

Description	Fee
<hr/>	
Negative Declaration	
Filing Time:	01:37 PM
Filing Total:	\$2,814.00
Filing Fee:	\$2,814.00
<hr/>	
Total Amount Due:	\$2,814.00
<hr/>	
Total Paid	
Credit Card Tendered:	\$2,814.00
#7043	
Amount Due:	\$0.00

THANK YOU
PLEASE KEEP FOR REFERENCE

