

# Notice of Exemption

This notice is exempt from filing fees under California Government Code Section 6103.



**LEAD AGENCY:**  
CITY OF PITTSBURG  
**Planning Division**  
65 Civic Avenue  
Pittsburg, CA 94565  
Tel: (925) 252-4920  
www.pittsburgca.gov

To:  County Clerk-Recorder, County of Contra Costa  
555 Escobar Street  
Martinez, CA 94553

Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Title/File No.:** Pittsburg Solar RV & Boat Storage Caretaker's Quarters and Freestanding Sign, AP-25-0015 (UP, SR)

**Project Location:** 2515 Pittsburg-Antioch Highway, Pittsburg - Assessor Parcel No. 074-100-018

**Project Description:** This is a public hearing on a request for approval of: 1) a Use Permit to allow a Caretaker's Quarters accessory to an existing commercial business, and 2) Sign Review to place a Freestanding Sign at the entrance to the facility located at 2515 Pittsburg-Antioch Highway in the CS (Service Commercial) Zoning District.

**Name of approving public agency:** City of Pittsburg, Planning Division

**Lead Agency Name, Address, Telephone Number**

Alison Spells, Senior Planner, City of Pittsburg Planning Division, 65 Civic Avenue, Pittsburg CA 94565, [aspells@pittsburgca.gov](mailto:aspells@pittsburgca.gov), (925) 252-6987

**Project Applicant Name, Address, Telephone Number**

Chris Koenig, 2515 Pittsburg-Antioch Highway, Pittsburg CA 94565, 925-984-5683, [chris@pacificprop.net](mailto:chris@pacificprop.net)

- Exempt Status:**
- Ministerial (Section 21080(b)(1); 15268);
  - Declared Emergency (Section 21080 (b)(3); 15269(a));
  - Emergency Project (Section 21080(b)(4); 15269(b)(c));
  - Categorical Exemption – Section: 15303(e) – New Construction or Conversion of Small Structures
  - Statutory Exemptions – Section:
  - General Rule Exemption – Section:

**Reason(s) why Project is Exempt:** The proposed project is categorically exempt from the provisions of the CEQA Guidelines pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15303(e) (New Construction or Conversion of Small Structures) because it involves the construction of a new, small accessory (appurtenant) structure, i.e., Caretaker's Quarters and Freestanding Sign. No exceptions listed under Section 15300.2 apply. There is no reasonable possibility that the project would have a significant effect on the environment.

**Lead Agency/Contact Person:** City of Pittsburg/Alison Spells, 925-252-6987, [aspells@pittsburgca.gov](mailto:aspells@pittsburgca.gov)

**Signature:** Alison Spells

**Date:** 05/28/2025 2025-00150

**Title:** Senior Planner

**Tel:** 925-252-6987

**FILED**

**May 28, 2025**

**Date received for filing and posting:** 05/28/2025

KRISTIN B. CONNELLY  
CLERK-RECORDER

By S. Thomas

S. Thomas  
Deputy Clerk



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:  
 07-05/28/2025-151  
 STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY ALISON SPELLS	LEAD AGENCY EMAIL aspells@pittsburgca.gov	DATE 05/28/2025
COUNTY/STATE AGENCY OF FILING CONTRA COSTA COUNTY	DOCUMENT NUMBER 2025-00150	

PROJECT TITLE  
 PITTSBURG SOLAR RV & BOAT STORAGE CARETAKERS QUARTERS AND FREESTANDING SIGN, AP-25-0015 (UP,SR)

PROJECT APPLICANT NAME CHRIS KOENIG	PROJECT APPLICANT EMAIL chris@pacificprop.net	PHONE NUMBER (925) 984-5683
PROJECT APPLICANT ADDRESS 2515 PITTSBURG-ANTIOCH HIGHWAY	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) \$ 4,123.50 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND) \$ 2,968.75 \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,401.75 \$ \_\_\_\_\_
- 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 7404   
 TOTAL RECEIVED \$ \_\_\_\_\_ 50.00

SIGNATURE <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE Shanise Thomas Deputy Clerk
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*RF# 53491*