



City of Pittsburg

Community Development Department – Planning Division

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

2025-00020

FILED

January 22, 2025

KRISTIN B. CONNELLY

CLERK-RECORDER

By

J. Lara

Deputy Clerk

NOTICE OF INTENT TO CONSIDER ADOPTION OF A MITIGATED NEGATIVE DECLARATION

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

NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT TRANSMITTAL

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044, (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH# 2025010603

Project Title: Pencco Iron Salts Manufacturing Facility

Lead Agency: <u>City of Pittsburg</u>	Contact Person: <u>Maurice Brenyah-Addow</u>
Mailing Address: <u>65 Civic Avenue</u>	Phone: <u>925-252-4261</u>
City/Zip: <u>Pittsburg/94565</u>	County: <u>Contra Costa County</u>

Project Location:

County: Contra Costa County City/Nearest Community: Pittsburg
 Cross Streets: 901 Loveridge Road (West of F Street between E 3rd & 4th Street) Zip Code: 94565
 Longitude/Latitude (degrees, minutes and seconds): 38 ° 01 ' 31 " N / 121 ° 51 ' 13 " W Total Acres: 1.38
 Assessor's Parcel No.: 073-220-049 (Lot L8) Section: 00 Twp.: 2 North Range: 1 East Base: MDBM
 Within 2 miles: State Hwy #: CA SR 4 & Pittsburg-Antioch HWY Waterways: New York Slough & Kirker Creek
 Airports: N/A Railways: Union Pacific Schools: MLK JR Junior HS

Document Type:

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Join Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input checked="" type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input checked="" type="checkbox"/> Other: Variance

Development Type:

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input checked="" type="checkbox"/> Industrial: Sq.ft. _____ Acres <u>1.38</u> Employees <u>25</u>	<input type="checkbox"/> Wastewater Treatment: Type _____ MGD _____
<input type="checkbox"/> Education: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input checked="" type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation:

Present Land Use – industrial. Zoning - General Industrial (IG). GP Designation – Industrial.

Project Description: As a national provider of wastewater and drinking water treatment products, Pencco, Inc. (the Applicant) is proposing to build a new iron salts manufacturing facility (the "Project" or "facility") on property leased from Corteva (APN #073-220-049, Lot L8) at 901 Loveridge Road in Pittsburg, CA. The parcel is zoned General Industrial (IG) and is designated Industrial in the City of Pittsburg 2040 General Plan. The Project purpose is 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.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <p><input checked="" type="checkbox"/> Air Resources Board</p> <p><input type="checkbox"/> Boating & Waterways, Department of</p> <p><input type="checkbox"/> California Emergency Management Agency</p> <p><input checked="" type="checkbox"/> California Highway Patrol</p> <p><input checked="" type="checkbox"/> Caltrans District # 4</p> <p><input type="checkbox"/> Caltrans Division of Aeronautics</p> <p><input type="checkbox"/> Caltrans Planning</p> <p><input type="checkbox"/> Central Valley Flood Protection Board</p> <p><input type="checkbox"/> Coachella Valley Mtns. Conservancy</p> <p><input type="checkbox"/> Coastal Commission</p> <p><input type="checkbox"/> Colorado River Board</p> <p><input type="checkbox"/> Conservation, Department of</p> <p><input type="checkbox"/> Corrections, Department of</p> <p><input type="checkbox"/> Delta Protection Commission</p> <p><input type="checkbox"/> Education, Department of</p> <p><input type="checkbox"/> Energy Commission</p> <p><input type="checkbox"/> Fish & Game Region # 3</p> <p><input type="checkbox"/> Food & Agriculture, Department of</p> <p><input type="checkbox"/> Forestry and Fire Protection, Department of</p> <p><input type="checkbox"/> General Services, Department of</p> <p><input type="checkbox"/> Health Services, Department of</p> <p><input type="checkbox"/> Housing & Community Development</p> <p><input checked="" type="checkbox"/> Native American Heritage Commission</p> | <p><input type="checkbox"/> Office of Historic Preservation</p> <p><input type="checkbox"/> Office of Public School Construction</p> <p><input type="checkbox"/> Parks & Recreation, Department of</p> <p><input type="checkbox"/> Pesticide Regulation, Department of</p> <p><input type="checkbox"/> Public Utilities Commission</p> <p><input checked="" type="checkbox"/> Regional WQCB # 2</p> <p><input type="checkbox"/> Resources Agency</p> <p><input type="checkbox"/> Resources Recycling and Recovery, Department of</p> <p><input type="checkbox"/> S.F. Bay Conservation & Development Comm.</p> <p><input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy</p> <p><input type="checkbox"/> San Joaquin River Conservancy</p> <p><input type="checkbox"/> Santa Monica Mtns. Conservancy</p> <p><input type="checkbox"/> State Lands Commission</p> <p><input type="checkbox"/> SWRCB: Clean Water Grants</p> <p><input checked="" type="checkbox"/> SWRCB: Water Quality</p> <p><input type="checkbox"/> SWRCB: Water Rights</p> <p><input type="checkbox"/> Tahoe Regional Planning Agency</p> <p><input type="checkbox"/> Toxic Substances Control, Department of</p> <p><input checked="" type="checkbox"/> Water Resources, Department of</p> <p><input type="checkbox"/> Other: _____</p> <p><input type="checkbox"/> Other: _____</p> |
|---|---|

Local Public Review Period (to be filled in the lead agency):

Starting Date: January 22, 2025 Ending Date: February 21, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>RCH Group, Inc.</u>	Applicant: <u>Pencco, Inc.</u>
Address: <u>PO Box 516</u>	Address: <u>831 Bartlett Road</u>
City/State/Zip: <u>Rancho Murieta/CA/95683</u>	City/State/Zip: <u>Sealy/Texas/77474</u>
Contact: <u>Dan Jones, Senior Associate</u>	Contact: <u>Dillon Blaine</u>
Phone: <u>916-782-4427</u>	Phone: <u>909-747-7168</u>

Signature of Lead Agency Representative:

Maurice Baddow
Signature

January 22, 2025
Date

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH#: 2025010603

Project Title: Pencco Iron Salts Manufacturing Facility

Lead Agency: City of Pittsburg

Contact Name: Maurice Brenyah-Addow

Email: mbrenyah-addow@pittsburgca.gov Phone Number: 925-252-4261

Project Location: Pittsburg Contra Costa
City *County*

Project Description (Proposed actions, location, and/or consequences).

As a national provider of wastewater and drinking water treatment products, Pencco, Inc. (the Applicant) is proposing to build a new iron salts manufacturing facility (the "Project" or "facility") on property leased from Corteva (APN #073-220-049, Lot L8) at 901 Loveridge Road in Pittsburg, CA. The parcel is zoned General Industrial (IG) and is designated Industrial in the City of Pittsburg 2040 General Plan. The Project purpose is 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. The Project requires City of Pittsburg's discretionary approval of the Use Permit and Design Review application, as well as ministerial approval of grading and building permits.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed project would result in potentially significant impacts to Air Quality. Mitigation measures reduce all impacts to a less-than-significant level.

Mitigation Measure AQ-1 requires the Applicant to implement BAAQMD's Basic Best Management Practices for fugitive dust.

Mitigation Measure AQ-2 requires the Applicant to implement Tier 4 Final Equipment for diesel construction equipment greater than 25 horsepower that will be used more than two continuous days or 20 hours total during the construction period.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Not Applicable.

Provide a list of the responsible or trustee agencies for the project.

None.



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

Print **StartOver** **Save**

RECEIPT NUMBER:
 07-01/22/2025-020
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2025010603

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF PITTSBURG	LEAD AGENCY EMAIL	DATE 01/22/2025
COUNTY/STATE AGENCY OF FILING CONTRA COSTA COUNTY	DOCUMENT NUMBER 2025-00020	

PROJECT TITLE
 PENCCO IRON SALTS MANUFACTURING FACILITY

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) \$ 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 \$ _____
 Other NOTICE OF INTENT \$ _____

PAYMENT METHOD:

- Cash Credit Check Other **TOTAL RECEIVED \$ _____ 0.00**

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Jeffrey Lara Deputy Clerk
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R: 6487

