



**AMENDED - CITY OF PITTSBURG
PLANNING COMMISSION AGENDA**

JANUARY 27, 2026

**CITY HALL COUNCIL CHAMBER
65 CIVIC AVENUE, PITTSBURG, CA**

**REGULAR MEETING
7:00 PM**

Planning Commission Members

**Sarah Foster, Chair
Donna Smith, Vice-Chair
Elissa Robinson, Commissioner
Jennifer Ingram, Commissioner
Deandra Stokes, Commissioner
Ivelina Popova, Commissioner
Reilly Kent, Commissioner**

Any member of the public who wishes to address the Commission should complete a Speaker's Card, available on the public counter below the dais. Please note on the card the agenda item number, or, for items not listed on this agenda, a brief description of the issue on which you would like to address the Commission. Give the completed form to the Minutes Clerk or a staff member, who will give the card to the Commission Chair. The Chair will invite the speaker(s) to the podium at the appropriate time during the meeting. Each individual will be given three minutes to address the Commission, unless additional time is allowed as provided for spokespersons. Prior to speaking, each speaker is requested to state his or her name and business and city of residence in a clear and audible tone of voice. For items listed under the "Public Hearings" or "Commission Consideration" portions of this agenda, the public hearing or public comment period will follow a brief presentation on the item by Planning Department staff and/or the project applicant.

A decision by the Planning Commission is not final until the appeal period expires 10 calendar days after the date the decision occurred. The applicant, City Council member(s), City Manager, or any affected person may appeal the denial, approval, recommendation, or any condition of approval of an item within the 10-day appeal period. A completed appeal form and the applicable filing fee must be filed with the City Planner, 65 Civic Avenue, Pittsburgh. The appeal form must include the name and address of the appellant and state the reasons for the appeal. The appeal will be set for City Council consideration and appropriate public notification given.

The Commission requests that you refrain from disruptive conduct during the meeting and that you observe the order and decorum of the Council Chamber. Please turn off or set to vibrate all cellular phones, and refrain from making personal, impertinent or slanderous remarks. Boisterous or disruptive behavior while the Commission is in session, and the display of signs in a manner that violates the rights of others or prevents others from watching or fully participating in the Planning Commission meeting is considered counterproductive and will not be tolerated, and the Commission Chair can order any person who engages in such conduct to leave the Council Chamber.

This agenda was posted in City Hall on Friday, January 23, 2025

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

CONSENT

1. 24-Month Time Extension Request for SFBA Carbon Capture & Mineralization Pilot Project, AP-19-1412 (UP)

To allow a 24- month time extension of a use permit (AP-19-1412) to temporarily operate a carbon capture and mineralization pilot facility on a 2.5-acre site located at 895 E. 3rd Street in the IG (General Industrial) District. Assessor's Parcel No. 073-020-019.

Pursuant to Section 15601(b)(3) of the State CEQA Guidelines, the proposed time extension is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed 12-month time extension of a previously-approved project with no changed circumstances or new information is not expected to have a significant effect on the environment.

2. 36-Month Time extension request for Project Oakstone Northern California Expansion Project, AP-23-0046 EXT. (UP, DR, VA)

To allow a 36-month time extension of Use Permit, Design Review and Variance application for the Oakstone Northern California Expansion Project at Linde Inc. existing facility located at 2000 Loveridge Road. The property is located in the Industrial General Plan Land Use classification and General Industrial Zoning District (IG). Assessor's Parcel No. 073-190-035.

Pursuant to Section 15601(b)(3) of the State CEQA Guidelines, the proposed time extension is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed 36-month time extension of a previously-approved project with no changed circumstances or new information is not expected to have a significant effect on the environment.

PUBLIC HEARINGS

3. Home 2 Suites – Freestanding Sign, AP-25-0122 (SR)

This is a public hearing on a request for Sign Review approval to place a freestanding monument sign at the entrance to the Home 2 Suites Hotel located at 2112 Loveridge Road in the CC (Community Commercial) Zoning District. Assessor's Parcel No. 088-240-080.

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 structure (freestanding monument sign). Based on the project scope and location, there is no reasonable possibility that the project will have a significant effect on the environment.

STAFF COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

GENERAL INFORMATION

Copies of the open session agenda packets, as distributed to the City Council, are on file in the office of the City Clerk, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning 72 hours in advance, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except City holidays). Full agenda packets are also located on the City's website at www.pittsburgca.gov. If any reports or documents, which are public records, are distributed to the City Council less than 72 hours before the meeting, those reports or documents will be available for public inspection in the City Clerk's Office and on the day of the meeting in the Council Chamber at the public counter area below the dais.

SPEAKER'S CARD

Members of the audience who wish to address the City Council on issues that are not scheduled for the agenda and on any items listed as part of the agenda should complete a Speaker's Card available at the dais. Please read the card carefully in order to fill out the card properly. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins. Individuals will be given up to three minutes to address the Council unless additional time is allowed as provided for spokespersons. Speakers are not permitted to yield their time to another speaker. Prior to speaking, each member of the public shall state their name and business and City of residence in a clear and audible tone of voice. Pursuant to the Brown Act, no action may be taken by the City Council on items not already scheduled on the agenda; however, the City Council may refer your comments/concerns to staff or request that the item be placed on a future agenda.

PUBLIC HEARINGS

Persons who wish to speak on Public Hearings listed on the agenda will be heard when the Public Hearing is opened, except on Public Hearing items previously heard and closed to public comment. After the public has commented, the item is closed to public comment and brought to the Council/Agency level for discussion and action. Further comment from the audience will not be received unless requested by the Council/Agency.

There is a 90-day limit for the filing of a challenge in the Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence, and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting, regardless of whether it is a regular or special meeting.

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

In compliance with the Americans with Disabilities Act, the City of Pittsburg will provide special assistance for disabled residents. Upon request, an agenda for any meeting shall be made available in appropriate alternative formats. The Council Chamber is equipped with sound amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber's sound system. You may request the sound amplifier from the City Clerk for personal use during Council meetings. If you need special assistance to participate in this meeting, or are requesting a specially formatted agenda, please contact the City Clerk at (925) 252-4850. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format. (28 CFR 35.102-35.104 ADA Title II)

DISRUPTIVE CONDUCT

The Council requests that you observe the order and decorum of our Council Chamber by turning off or setting to vibrate all cellular telephones and electronic devices, and that you refrain from making personal, impertinent, or slanderous remarks. Boisterous and disruptive behavior while the Council is in session, and the display of signs in a manner which violates the rights of others or prevents others from watching or fully participating in the Council meeting, is a violation of our Municipal Code and any person who engages in such conduct can be ordered to leave the Council Chamber by the Mayor.

LIVE MEDIA BROADCASTING ADVISEMENT

City Council meetings are webcast live on the City's website at www.pittsburgca.gov on the Agendas and Live Meetings page. Past meetings and approved minutes are also archived on that webpage. Watch the live meeting via the City's webcast (www.pittsburgca.gov - Agendas and Live Meetings), on Comcast Channel 24 Delta TV, AT&T U-Verse Channel 99 Delta TV. Contact the City Clerk's office at (925) 252-4850 for more information

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
January 27, 2026**

ITEM: 24-Month Time Extension Request for SFBA Carbon Capture & Mineralization Pilot Project, AP-19-1412EXT. (UP)

ORIGINATED BY: Jacob Schneider on behalf of San Francisco Bay Aggregates, 718 University Ave, Suite 200, Los Gatos, CA 95032

SUBJECT: To allow a 24-month time extension of a use permit to temporarily operate a carbon capture and mineralization pilot facility on a 2.5-acre site located at 895 E. 3rd Street in the IG (General Industrial) District.

The currently approved project is a proof-of-concept pilot project that was authorized to operate for 15 months under the approved Use Permit (Resolution No. 10130). The approved use permit (AP-19-1412) was amended (under AP-21-1590) to accommodate for construction and operation of an 880-foot pipeline from the Los Medanos Energy Center (LMEC) to the project site to transmit flue gas to operate a temporary carbon capture and mineralization facility. On November 22, 2022, the Planning Commission approved a 24-month time extension. The current request is to extend the use permit for the pilot project for additional 24 months is to allow time for the review and approval of entitlements to determine if a full-scale operation is feasible at the project site.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution approving the request for an additional 24-month time extension to allow for the review and approval of the application entitlements (AP-24-0067) to determine if a full-scale operation is feasible at the project site, subject to conditions.

BACKGROUND:

San Francisco Bay Aggregates, LLC (SFBA) is a wholly owned subsidiary of Blue Planet, Ltd. (Blue Planet), a cleantech start-up company founded in 2012 by Brent R. Constantz, Ph.D., and headquartered in Los Gatos, California. Blue Planet is developing technology, products and services related to economically sustainable carbon capture. The company created SFBA in 2017 with the intent to develop a project in Pittsburg to demonstrate its carbon capture and mineralization process, which uses carbon dioxide gas (CO₂) and waste concrete as raw materials to produce ‘upcycled’ and carbon-sequestered rocks for use in fresh concrete. SFBA intends to sell these rock products to Bay Area businesses, governments and consumers for use in a wide range of low carbon and high-performance concrete applications. It is anticipated that the successful development of SFBA by Blue Planet will allow Pittsburg and the greater Bay Area to be a world leader in sustainable construction materials.

On September 10, 2019, the Planning Commission adopted Resolution 10130 to approve a use permit (AP-19-1412) that would allow the applicant, San Francisco Bay Aggregates, LLC (SFBA), to operate a small, temporary carbon capture and mineralization facility at 895 E. 3rd Street.

On September 20, 2019, Charlie Davidson and Joanne Fanucchi filed a joint appeal of the Commission's decision. The appeal expressed concerns regarding potential environmental impacts that could occur if a larger, permanent facility were to be built at the project site. The appeal did not oppose any of the findings that were made by the Commission in approving the use permit for the proposed project.

On November 4, 2019, the City Council held a duly noticed public hearing on the appeal request, considered testimony, and voted 4-1 to adopt Resolution No. 19-13713, upholding Planning Commission Resolution No. 10130, approving a mitigated negative declaration, mitigation monitoring and reporting program, and use permit for the project, subject to conditions.

On August 20, 2021, Jacob Schneider, on behalf of San Francisco Bay Aggregates, LLC (SFBA), filed Use Permit Application No. 21-1590, requesting approval of a use permit amendment in order to construct and operate an 880-foot pipeline transporting flue gas from the Los Medanos Energy Center (LMEC) to the previously approved temporary carbon capture and mineralization facility (the "project") site. The use of flue gas is part of the proof of concept for the temporary facility, to extract CO₂ from the flue gas and mix with recycled cement to produce upscaled rock product.

On November 9, 2021, the Planning Commission adopted Resolution 10179 to approve the Mitigated Negative Declaration Addendum (#1) and Use Permit to construct and operate an 880-foot pipeline to a Temporary Carbon Capture and Mineralization Facility Located at 895 E. 3rd Street, for "SFBA Carbon Capture & Mineralization Facility Pilot Project Addendum (#1), AP-21-1590 (UP)."

On November 22, 2022, the Planning Commission adopted Resolution 10208 to approve Addendum (#2) to the Mitigated Negative Declaration and allow a 24-month time extension of the use permit for the pilot project (AP-19-1412).

PROJECT DESCRIPTION:

Existing Conditions: The main SFBA project site is a 2.5-acre trapezoidal parcel located along a privately-owned and maintained portion of E. 3rd Street, east of Harbor Street. The site is enclosed with a chain link fence and there are two extant buildings totaling approximately 3,800 square feet (refer to Attachment 3 for site photos). The site previously hosted a 20-megawatt cogeneration power plant, owned and operated by GWF Power Systems Company, Inc. (GWF). The power plant was decommissioned in 2012 and the site has since been an empty lot used for truck parking. Site remedial actions were taken prior to the construction of the GWF power plant which resulted in the

excavation of contaminated soils and their consolidation and capping under building floors and asphalt pavements. In August 2018, Groundwater & Environmental Services, Inc. completed an environmental assessment confirming that the capping infrastructure remains intact and prevents exposure to contaminated soils.

The 2021 amended project site included an approximately 880-foot stretch connecting the main SFBA project site to LMEC to transmit flue gas to the main site. As an interim measure, the project is currently in production using the CO₂ as a temporary source of CO₂ input to the Facility; however, that does not complete the proof of concept of CO₂ extraction from flue gas.

Surrounding Land Uses:

North:	New York Slough
West:	Koch Carbon
South:	Calpine Los Medanos Energy Center
East:	PG&E Substation, USS POSCO Industries

Refer to Attachment ____ for a map of the site and surrounding uses.

2019 Use Permit: As envisioned by the 2019 Use Permit, the facility was to operate for up to 15 months to demonstrate the feasibility of SFBA's proprietary technology, which uses carbon dioxide gas (CO₂) and waste concrete as raw materials to produce 'upcycled' and carbon-sequestered rocks for use in fresh concrete. (That use permit amendment did not increase the pilot project period.) The facility currently operates between 8:00 AM and 5:00 PM daily.

The approved pilot project (for 15 months) contemplated the removal of carbon dioxide (CO₂) from a slipstream of Calpine's Los Medanos Energy Center (LMEC) exhaust but did not anticipate the pipeline connection from LMEC to SFBA would be completed in a timely manner to operate the pilot project using LMEC's flue gas. Due to this schedule issue, this portion of the project was not included in the approved use permit and therefore, SFBA requested inclusion of the LMEC flue gas pipe to complete the proof of concept of removing the CO₂ from the slip stream of flue gas as the pilot project to determine if the larger scale operation was feasible. The City determined that the progress of the LMEC flue gas portion of the project facilitated review of the pipeline and its inclusion into the project under an additional use permit (AP-21-1590) and adopted Resolution 10179 to approve it on November 9, 2021. A 24-month time extension was granted for the project in 2022.

Proposed Project:

SFBA is requesting a 24-month time extension of the use permit to determine if a full-scale operation is feasible at the project site.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site is designated 'Industrial' under the Pittsburgh General Plan. This designation is intended to provide sites for manufacturing, processing, and general services. The General Plan includes two goals that specifically apply to the 'Northeast River Subarea' where the project site is located. Goal 2-6 calls for maintaining the industrial use and character of the area and protection of sensitive marshland habitats along the New York Slough. The project would be consistent with the General Plan designation and goals. It would establish a temporary manufacturing use that maintains the industrial character of the area and would not alter any marshlands.

Zoning: The project site is zoned 'IG (General Industrial) District'. The proposed use falls under the classification of 'heavy manufacturing' as defined by Pittsburgh Municipal Code (PMC) section 18.08.100(C).

Environmental: Pursuant to Section 15601(b)(3) of the State CEQA Guidelines, the proposed time extension is covered by the Common Sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed 24-month time extension of a previously-approved project with no changed circumstances or new information is not expected to have a significant effect on the environment.

Public Notice: On or prior to January 16, 2026, notice of the January 27, 2026, public hearing was posted at City Hall, near the proposed project site, and on the 'Public Notices' section of the city's website; was delivered for posting at the Pittsburgh Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed pilot project site, to local service agencies expected to provide services to the building, and to individuals who had previously filed written request for such notice, in accordance with Pittsburgh Municipal Code (PMC) section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Downtown Pittsburgh", "Harbor and School St", "Old Town Pittsburgh", "The Village at New York Landing", and "W 8th" Nextdoor neighborhoods.

ANALYSIS:

The project, which has been previously approved, presents a unique opportunity for Pittsburgh to become a leader in emerging GHG reduction technology. As the temporary facility has proven successful, SFBA is requesting additional approvals from the City to develop a larger, permanent installation to sequester CO₂ from a slipstream at the LMEC, as contemplated by the 2019 project. SFBA estimates a larger, permanent facility could recover up to 70% of Calpine LMEC's CO₂ emissions.

The previously-approved project would be consistent with the City's Zoning Ordinance by establishing a heavy manufacturing use on property zoned specifically for such use. It would also promote orderly development of the area by locating near similar heavy industrial uses on E. 3rd Street including Koch Carbon (a terminal for bulk commodities including petroleum coke, coal, cement, pulp and paper, and sulfur), Calpine LMEC (a natural gas-fired, combined-cycle cogeneration facility), and USS-POSCO (a steel finishing plant).

The previous CEQA analysis prepared for the pilot program resulted in no additional impacts to the environment with the following requirements:

1. Impacts to air quality will be minimized during construction with the implementation of Air-1 (Minimize Dust Mitigation) from the 2019 MND to minimize dust generated during construction.
2. During excavation a qualified archaeologist will be onsite to monitor and sample soil excavation for unanticipated discovery of paleontological or cultural resources. The resume of the qualified archaeologist will be provided to the City prior to excavation.
3. After excavation 3rd Street shall be reconstructed using engineered backfill, sand and aggregate with compaction per specifications of the Contra Costa County General Road Work Standards.
4. Prior to construction the Applicant will update the Site Specific Safety Plan to address safety issues specific to construction and operations of the pipeline.
5. Excavation will occur outside of a rain event.
6. Applicant will maintain records of soil analysis completed on excavated soils and records of the soil disposal.
7. Workers shall avoid contact with the soils assuming they are contaminated and anyone working near the excavated soils shall wear personal protective equipment per Safety Plan Requirements.
8. Prior to excavation coordinate with all neighboring businesses and CCCFPD. During construction provide staff to route traffic through the Applicant property to continue around the excavation area. During nonbusiness hours trench plates will be placed over the open trench.
9. Employ San Francisco Regional Water Quality Control Board guidelines and incorporate acceptable Best Management Practices for control of onsite materials, dust and sediment stabilization and proper handling of materials. BMPs provisions include:

- a) Implementation of hazardous or contaminated materials-handling procedures such as placing materials into lined bins with covering.
- b) Designation of appropriate parking and fueling areas;
- c) Deploying applicable dust and runoff-control measures;
- d) Delineating a site perimeter to prevent disturbing areas outside the project limits;
- e) Implementing hazardous materials storage, containment, and control measures such as secondary containment berms; and
- f) Diverting upstream run-on safely around or through the construction project.

10. Limit generation of loud noises during construction between the hours of 8:00 am and 5:00 pm.

SFBA would use several chemicals in their manufacturing process including ammonia. The use of ammonia is regulated under the California Accidental Release Prevention (CalARP) program. The purpose of this program is to prevent accidental releases of substances that can cause serious harm to the public and the environment and to minimize the damage if releases occur. CalARP accomplishes this by requiring a Risk Management Plan (RMP) for businesses that handle substances regulated by CalARP. An RMP is a detailed analysis of the potential accident factors that would be present at a facility using regulated substances. An RMP also identifies mitigation measures to reduce the potential for accidental releases. Common measures include establishing industry-standard operating procedures, training and maintenance requirements, and procedures for compliance audits and incident investigations. In Contra Costa County, the CalARP program is implemented by Contra Costa Health Services – Hazardous Materials Programs (CCHSHMP). State law would require SFBA to submit a RMP to the CCHSHMP prior to the use of ammonia in concentrations of one percent or greater exceeding 500 lbs (or 60 gallons) at its facility. SFBA would also be required to submit a Hazardous Material Business Plan (HMBP) to CCHSHMP. In the HMBP, SFBA would be required to discuss its proposed operations; provide an inventory of all chemicals to be used; establish an emergency response/contingency plan; and include its employee safety training program.

The proposed 24-month time extension is to allow for a use permit to be processed for the full-scale project at the site.

ACTION REQUIRED:

Move to adopt a resolution approving a 24-month Time Extension for Use Permit Application No. 19-1412 EXT (UP), subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Map of Surrounding Uses
3. Project Plans
4. Public Hearing Notice

Prepared by: Maurice Brenyah-Addow, Senior Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Approving a 24-Month Time Extension of)
Use Permit and Accompanying Mitigated)
Negative Declaration & Subsequent)
Addenda for Temporary Carbon Capture)
and Mineralization Facility Pilot Project)
Located at 895 E. 3rd Street, AP-19-1412)
(UP) Assessor's Parcel No. 073-020-019)

Resolution No.

The Planning Commission of the City of Pittsburgh DOES RESOLVE as follows:

Section 1. Background

- A. On September 10, 2019, the Planning Commission adopted Resolution No. 10130, approving a use permit and accompanying Mitigated Negative Declaration (MND) via Resolution No. 10130 to allow operation of a temporary carbon capture and mineralization facility at 895 E. 3rd Street.
- B. On September 20, 2019, Charlie Davidson and Joanne Fanucchi filed a joint appeal of the Commission's decision.
- C. On November 4, 2019, the City Council held a duly noticed public hearing on the appeal request, considered testimony, and voted 4-1 to adopt Resolution No. 19-13713, upholding Planning Commission Resolution No. 10130, approving a mitigated negative declaration, mitigation monitoring and reporting program, and use permit for the project, subject to conditions.
- D. On August 20, 2021, Jacob Schneider, on behalf of San Francisco Bay Aggregates, LLC (SFBA), filed Use Permit Application No. 21-1590, requesting approval of a use permit amendment in order to construct and operate an 880-foot pipeline transporting flue gas from the Los Medanos Energy Center (LMEC) to a temporary carbon capture and mineralization facility (the "project") on a 2.5-acre site located at 895 E. 3rd Street in the IG (General Industrial) District. Assessor's Parcel No. 073-020-019. The use of flue gas is part of the proof of concept for the temporary facility, to extract CO₂ from the flue gas and mix with recycled cement to produce upscaled rock product.
- E. On November 9, 2021, the Planning Commission held a public hearing on Use Permit Application No. 21-1590, at which time oral and/or written testimony was considered and adopted Resolution 10179 to approve the Mitigated Negative Declaration Addendum (#1) and Use Permit to construct and operate an 880-foot pipeline to a Temporary Carbon Capture and Mineralization Facility Located at 895 E. 3rd Street, for "SFBA Carbon Capture & Mineralization Facility Pilot Project Addendum (#1), AP-21-1590 (UP)."
- F. On November 22, 2022, the Planning Commission adopted Resolution 10208 to approve Addendum (#2) to the Mitigated Negative Declaration and allow a 24-month time

extension of the use permit for the pilot project (AP-19-1412).

- G. On April 3, 2024, the applicant submitted an application for a Use Permit, Design Review and Height Variance to establish the permanent full-scale project for the Carbon Capture and Mineralization Facility at 895 E. 3rd Street.
- H. The proposed project is governed by the Pittsburg General Plan and Pittsburg Municipal Code (PMC) Title 18 (Zoning).
- I. On or prior to January 16, 2026, notice of the January 27, 2026, public hearing was posted at City Hall, near the proposed project site, and on the 'Public Notices' section of the city's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed pilot project site, to local service agencies expected to provide services to the building, and to individuals who had previously filed written request for such notice, in accordance with Pittsburg Municipal Code (PMC) section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Downtown Pittsburg", "Harbor and School St", "Old Town Pittsburg", "The Village at New York Landing", and "W 8th" Nextdoor neighborhoods.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "SFBA Carbon Capture & Mineralization Pilot Project, AP-19-1412.EXT (UP)," and based on all the information contained in the Planning Division files on the pilot project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:
 - 1. All recitals above are true and correct and are incorporated herein by reference.
 - 2. Pursuant to Section 15601(b)(3) of the State CEQA Guidelines, the proposed time extension is covered by the Common Sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed 24-month time extension of a previously approved project with no changed circumstances or new information is not expected to have a significant effect on the environment.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby extends approval of Use Permit Application No. 19-1412.EXT, for 24-months, subject to all of the conditions of Resolution No. 10130, with the exception of Condition No. 22, which is replaced by the following:

22. Expiration of Approval: This use permit will expire on December 31, 2026, unless the use has been legally established, or a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 27th day of January 2026, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. _____ was adopted by the Planning Commission of the City of Pittsburg on January 27, 2026.

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Attachment 4
Map of Surrounding Uses

SFBA Carbon Capture & Mineralization Facility Pilot Project, AP-19-1412 (UP)

★ Project Site ● Residential ● Commercial ● Industrial ● Other



SAN FRANCISCO BAY AGGREGATES
CARBON CAPTURE AND
MINERALIZATION FACILITY

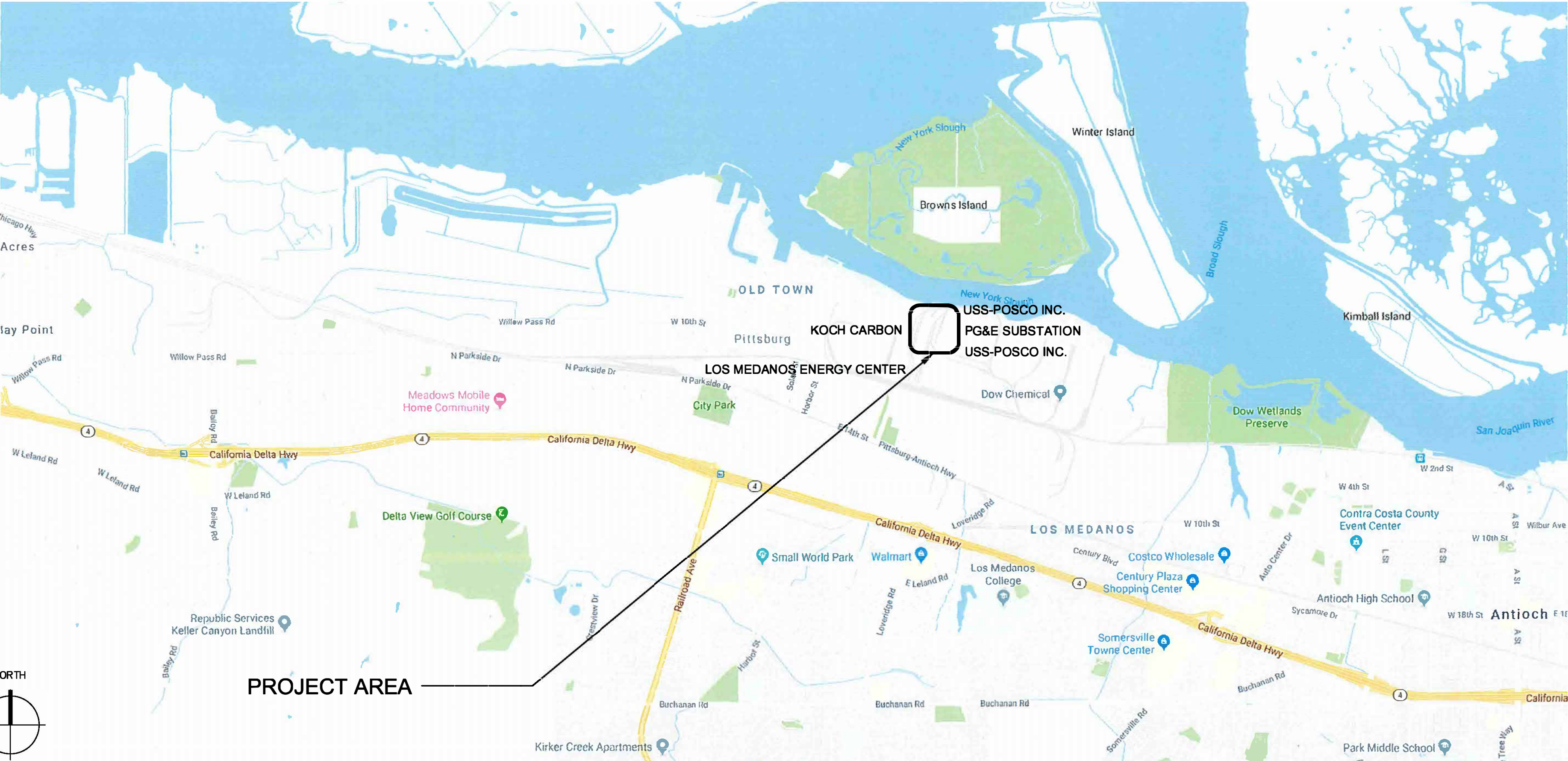
895 EAST 3rd STREET
Pittsburg, California 94565

ISSUED FOR PERMIT

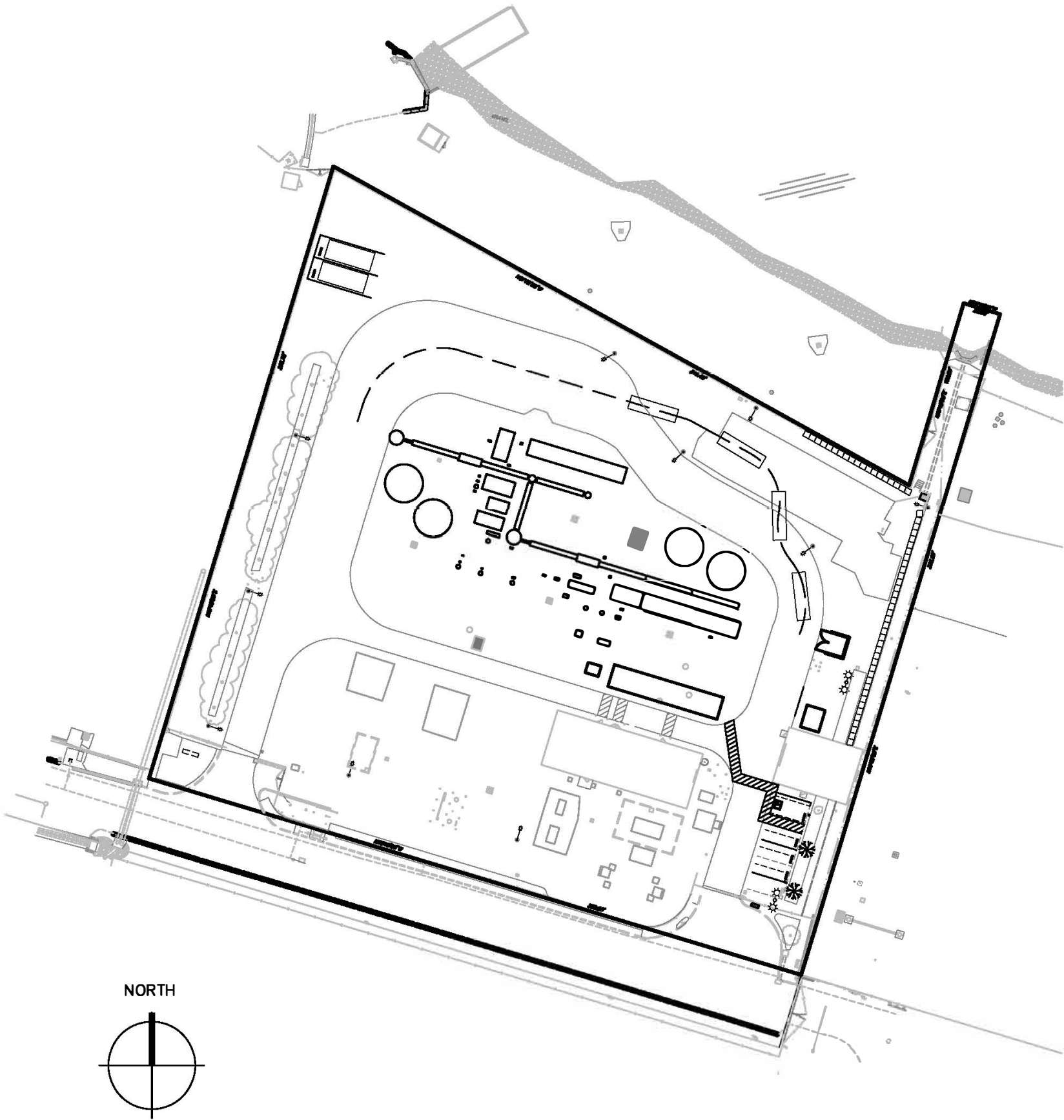
SAN FRANCISCO
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Santa Ana, CA 92705
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VICINITY MAP

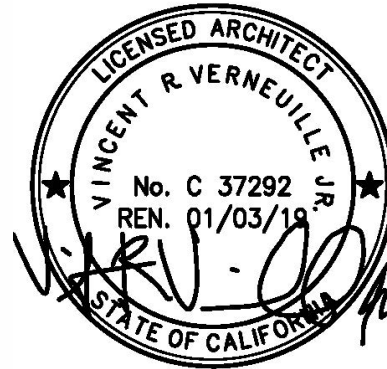


SITE PLAN



DRAWING INDEX

- GENERAL
T0.1 DRAWING INDEX, SYMBOLS, GENERAL NOTES AND VICINITY MAP
- ARCHITECTURAL
A1.0 EXISTING TOPOGRAPHY PLAN
A2.0 PROPOSED SITE PLAN
A3.0 ELEVATIONS AND DETAIL



ISSUES/REVISIONS

REFERENCE PHOTOGRAPHS (EXISTING)



EAST PARKING



LOOKING EAST



LOOKING NORTH



EAST END OF 3RD STREET



LOOKING WEST



CORNER OF ROAD INSIDE



LOOKING SOUTH



SOUTH WEST GATE

PROJECT DESCRIPTION

1. THE PROJECT WILL INSTALL EQUIPMENT WHICH WILL REMOVE CARBON DIOXIDE (CO₂) FROM A GAS SOURCE AND COMBINE THE REMOVED CO₂ WITH LOCALLY SOURCED DEMOLISHED/RETURNED CONCRETE TO PRODUCE NEW "CO₂ SEQUESTERED" AND "UPCYCLED" ROCK PRODUCTS. THESE PRODUCTS WILL BE SOLD TO BAY AREA BUSINESSES, GOVERNMENTS AND CONSUMERS FOR USE IN A WIDE RANGE OF LOW CARBON AND HIGH PERFORMANCE CONCRETE APPLICATIONS.
2. REFER TO PROJECT DESCRIPTION FOR EXPLANATION OF OPERATIONS INCLUDING STAFFING AND TRAFFIC FLOW.

SYMBOLS

- 1
AB.1
- DETAIL
REFERENCE
- DETAIL NUMBER
SHEET WHERE DETAIL IS DRAWN.
DASH INDICATES DETAIL IS
DRAWN ON SAME SHEET AS
REFERENCE.
- 1/AB.1
- DETAIL NUMBER
SHEET WHERE DETAIL IS DRAWN

BUILDING CODE DATA

1. APPLICABLE CODES
A. 2016 CALIFORNIA BUILDING CODE
B. 2016 CALIFORNIA PLUMBING CODE
C. 2016 CALIFORNIA MECHANICAL CODE
D. 2016 CALIFORNIA FIRE CODE
E. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) ADOPTED ADDITION
F. NATIONAL ELECTRICAL CODE (NEC) CURRENT EDITION
G. TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
H. 2002 NFPA 13, INSTALLATION OF SPRINKLER SYSTEMS (CA AMENDED)
I. 2008 NFPA 25, INSPECTION, TESTING, MAINTENANCE OF WATER-BASED FIRE PROTECTION SYSTEMS (CA AMENDED)
J. 2007 NFPA 72, NATIONAL FIRE ALARM CODE (CA AMENDED);
SEE UL STD 1971 FOR "VISUAL DEVICES"
K. 2010 CALIFORNIA ENERGY CODE

SFBA
CARBON CAPTURE
& MINERALIZATION
FACILITY
895 East 3rd Street
Pittsburg, CA 94565



PROJECT NUMBER: BPLA-18239
SCALE: NONE

PROJECT SCOPE

CREATE NEW HYDROCARBON RECAPTURE FACILITY ON EXISTING INDUSTRIAL SITE.

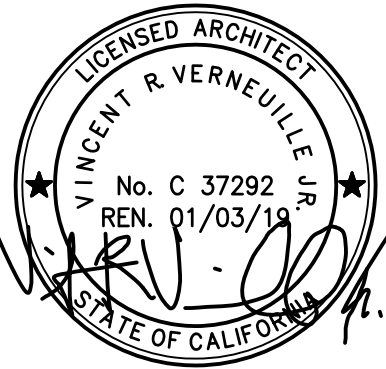
TITLE SHEET

T0.1

SAN FRANCISCO
BAY
AGGREGATES
100 COOPER CT., SUITE A
LOS GATOS, CA 95032
Tel. (408) 458-3900
Fax. (408) 458-3910

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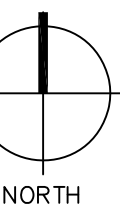
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5000 Executive Parkway, Suite 430
San Ramon, CA 94583
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Southern California Office
1940 E. Deere Avenue, Suite 250
Santa Ana, CA 92705
Telephone: 949-224-1590 / Facsimile: 949-261-8681



ISSUES/REVISIONS

B	02-08-19	ISSUED FOR PERMIT
A	01-30-18	CLIENT REVIEW SUBMITTAL
NO.	DATE	DESCRIPTION

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CARBON CAPTURE & MINERALIZATION
FACILITY
895 East 3rd Street
Pittsburg, CA 94565



PROJECT NUMBER: BPLA-18239
SCALE: AS SHOWN

EXISTING TOPOGRAPHY
PLAN

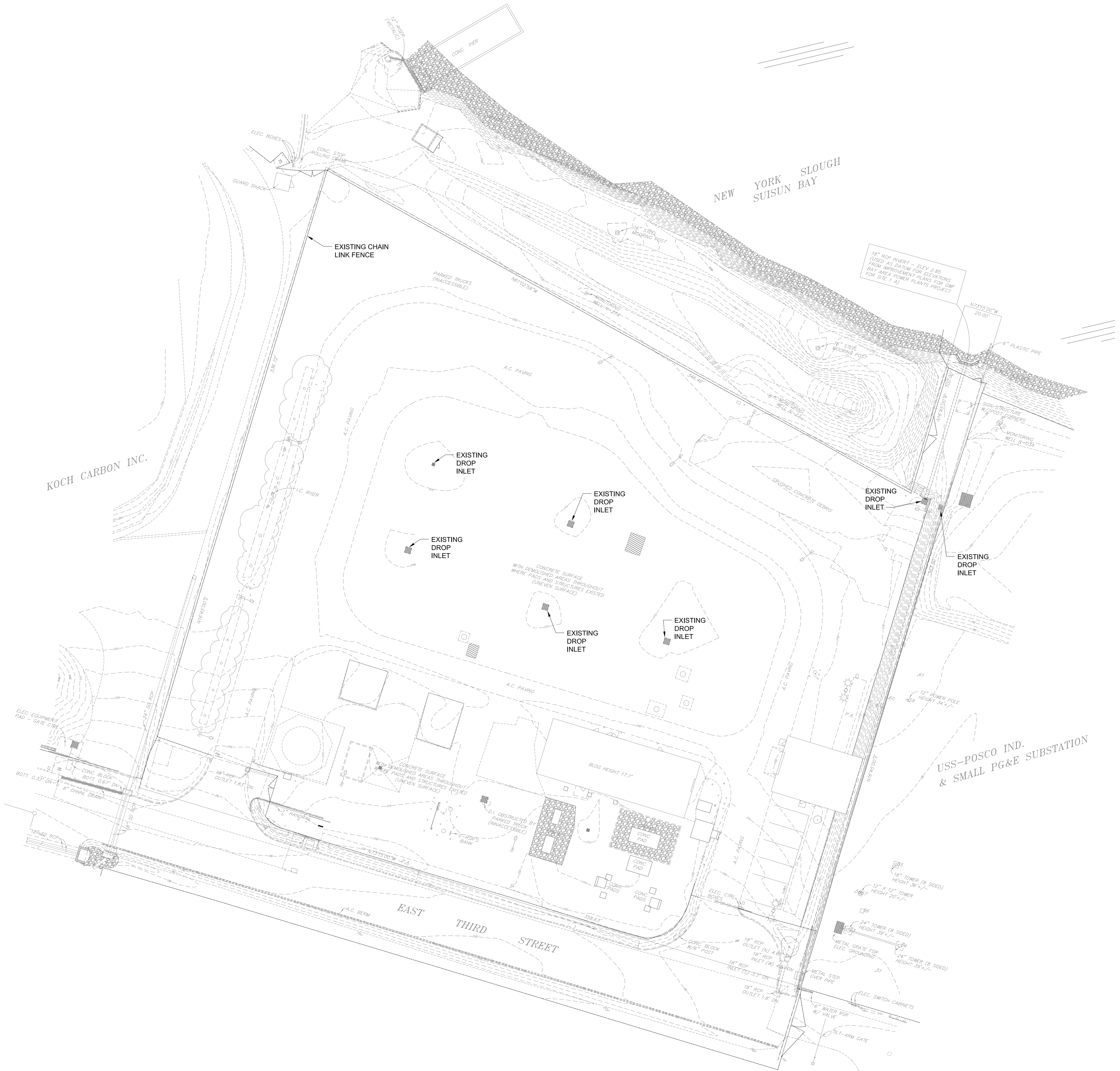
A1.0

SYMBOL LEGEND (WHERE APPLICABLE)

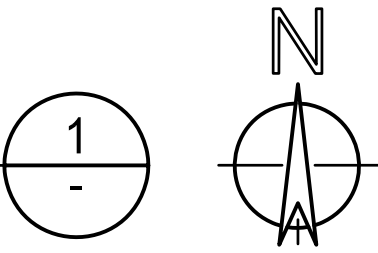
XX.XX	EXISTING SPOT ELEVATION
////	EXISTING EDGE OF PAVEMENT
=====	EXISTING CURB & GUTTER
=====	EXISTING PARKWAY DRAIN
=====	EXISTING BLOCK WALL
-----	EXISTING STORM DRAIN LINE
[Pattern]	EXISTING AC PAVEMENT
[Pattern]	EXISTING CONC. PAVEMENT
[Symbol]	EXISTING STREET LIGHT
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING CHAIN LINK FENCE
[Symbol]	ELECTRICAL
[Symbol]	STEEL PLATE

ABBREVIATION LIST:

AP	ANGLE POINT
BC	BEGINNING OF CURVE
BEG	BEGIN
BW	BACK OF WALL
BX	BOTTOM OF X
CC	CONCRETE CORNER
CL	CENTER LINE
CO	CLEANOUT
COMM	COMMUNICATION
CONC	CONCRETE
CONIF	CONIFEROUS TREE
COR	CORNER
DI	DROP INLET DRAIN
DRWY	DRIVE WAY
EC	END OF CURVE
EG	EDGE OF GUTTER
ELEC	ELECTRICAL
ENC.	ENCLOSURE
EP	EDGE OF PAVEMENT
EPB	ELECTRICAL PULL BOX
EVT	ELECTRICAL VAULT
EX.	EXISTING
FCE	CHAINLINK FENCE
FH	FIRE HYDRANT
FL	FLOW LINE
FW	FACE OF WALL
FS	FINISH SURFACE
GB	GRADE BREAK
GS	GROUND SHOT
HCSGN	HANDICAP SIGN
HCSTRP	HANDICAP STRIPING
HP	HIGH POINT
ICPB	IRRIGATION CONTROL PULL BOX
ICV	IRRIGATION CONTROL VALVE
LNDRG	LANDING
LTSTD	LIGHT STANDARD
MC	NOW CURB/CONC
PED	RIBBON
POC	PEDESTAL
POL	POINT ON CURVE
PO	POINT ON LINE
POST	POST W/ POWER OUTLET
PTT	PACIFIC TELEPHONE AND TELEGRAPH
RDG	RIDGE
RSD	RAISED
RSR	RISER
SCO	SANITARY SEWER CLEANOUT
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SGN	SIGN
SMH	SANITARY SEWER MANHOLE
STLT	STREET LIGHT
STPSGN	STOP SIGN
STRP	STRIPING
TC	TOP OF CURB
TCC	TOP OF CURB CORNER
TOE	TOE
TOP	TOP OF SLOPE
TW	TOP OF WALL
TX	TOP OF X
VLT	VAULT
WHLSTP	WHEEL STOP
WM	WATER METER
WV	WATER VALVE
XWLK	CROSS-WALK STRIPE



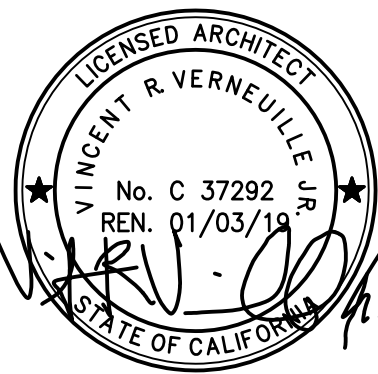
EXISTING TOPOGRAPHY PLAN
SCALE: 1" = 300'-0"
0' 10' 25' 50'
SCALE: 1" = 25'



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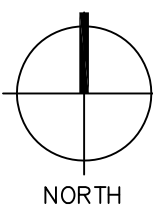
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& MINERALIZATION
FACILITY
895 East 3rd Street
Pittsburg, CA 94565



DRAWN BY: CM	DESIGNED BY: WV	CHECKED BY: TS	APPROVED BY: TS
PROJECT NUMBER: SCALE:	BPLA-18239 AS SHOWN		

PROPOSED SITE PLAN

GENERAL NOTES:

- TWO BUILDINGS EXIST ON THE PROPERTY. THESE BUILDINGS WILL NOT BE OCCUPIED UNDER THIS PROJECT AND WILL NOT BE MODIFIED IN ANY WAY.
- NO ADDITIONAL IMPERVIOUS SURFACE WILL BE ADDED UNDER THIS PROJECT. THE EXISTING SITE DRAINAGE WILL REMAIN AS IS EXCEPT THAT SEDIMENT BARRIERS WILL BE INSTALLED AT EXISTING DROP INLETS AND ON THE EAST SIDE OF THE PROPERTY.
- PROPERTY DOES NOT ABUT A PUBLIC WAY. PEDESTRIAN ACCESS FROM THE NEAREST PUBLIC WAY DOES NOT EXIST AND WILL NOT BE INSTALLED FOR THIS PROJECT.
- LANDSCAPING: THE EXISTING LANDSCAPING ON THE PROPERTY SHALL BE RESTORED. ADDITIONAL LANDSCAPING WILL BE INSTALLED AT THE EAST GATE OF THE PROPERTY AND SHALL CONSIST OF NATIVE, DROUGHT TOLERANT PLANTS AND GRAVEL SURFACE. LANDSCAPE PLAN WILL BE PROVIDED WITH THE PLAN CHECK SUBMITTAL FOLLOWING PLANNING APPROVAL.
- USE GAS EMISSIONS FROM GAS-FIRED STEAM BOILER AS INTERIM CO2 SOURCE UNTIL FLUE GAS SLIPSTREAM FROM LMCC IS IN PLACE (SEPARATE SCOPE FROM CURRENT PROJECT PLANS).

SHEET NOTES:

- INPUT MATERIAL STORAGE
- PRODUCT STORAGE
- TEMPORARY TRAILER
- ACCESSIBLE PORTABLE RESTROOM
- NEW TREES, SEE GEN. NOTE 4
- NEW MONUMENT SIGNAGE
- GAS-FIRED STEAM BOILER, SEE GEN. NOTE 5
- DUMP TRUCK
- PROCESS EQUIPMENT
- EXISTING SWALE
- DEMO EXISTING MONUMENT SIGN
- NEW 5 FT. WIDE ACCESS ROUTE WITH 3 FT. WIDE STRIPING
- 12'X19' VAN ACCESSIBLE PARKING WITH 3'X3' I.S.A. PAVEMENT SYMBOL
- RESTRIPE EXISTING PARKING STALLS TO ACCOMMODATE ONE ACCESSIBLE VAN PARKING, SEE PARKING NOTES BELOW
- REMOVE EXISTING WHEEL STOP
- NEW 2 - DUMP TRUCK PARKING STALLS 12'X35' WITH WHEEL STOP
- RESTORE EXISTING LANDSCAPING
- PROVIDE SEDIMENT/SILT BARRIER TO EXISTING DROP INLET, SEE DETAIL 3/A3.0
- EXISTING CONCRETE EROSION CONTROL (NOT ON PROPERTY)
- OBSERVER, SEE DETAIL 1/A3.0 FOR SIGHT LINE VIEW
- EXISTING GATE TO REMAIN
- EXISTING CHAIN LINK FENCE TO REMAIN
- NEW CHEMICAL STORAGE-LIQUIDS
- NEW COVERED CHEMICAL STORAGE FOR SOLIDS
- NEW ACCESSIBLE VAN PARKING POST
- PROVIDE BARRIER AT TWO OPEN SIDES PER DETAIL 3/A3.0
- NEW WHEEL STOP

SYMBOL LEGEND

- EXISTING LIGHT POST
- EXISTING FIRE HYDRANT
- EXISTING TREE
- NEW TREE
- TRUCK/VEHICLE PATH DIRECTION
- ACCESS ROUTE
- TRUCK ROUTE
- TYP. DUMP TRUCK
- SAND BAGS
- REFERENCE TO PHOTOS ON COVER SHEET
"X" INDICATES # OF PHOTO

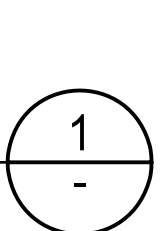
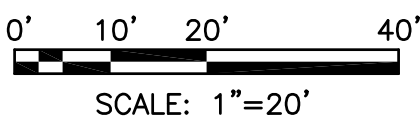
PARKING NOTES:

EXISTING/RESTRIPE - 4 STANDARD PARKING STALLS (9'X19')
NEW - 1 VAN ACCESSIBLE PARKING STALL (12'X19')
ACCESS AISLE (5 FT WIDE)
NEW - 2 TRUCK PARKING STALLS (12'X35')



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"



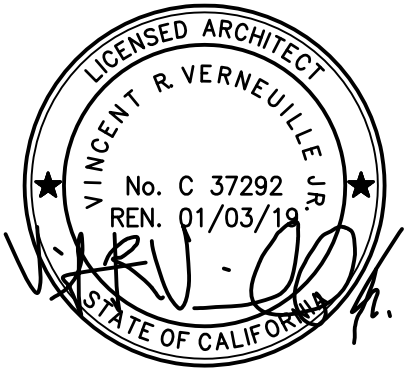
GENERAL NOTE:
1. MAXIMUM HEIGHT OF NEW EQUIPMENT IS 30'-0" ABOVE GRADE.

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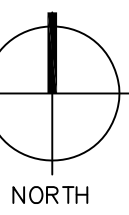
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Pittsburg, CA 94565



DRAWN BY: CM	DESIGNED BY: CM	CHECKED BY: VW	APPROVED BY: TS
PROJECT NUMBER: SCALE:			BPLA-18239 AS SHOWN

ELEVATIONS
AND DETAIL

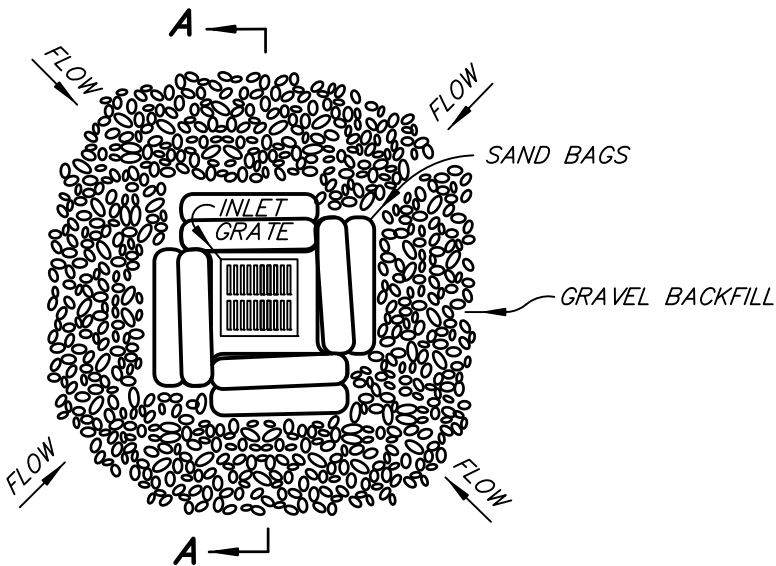
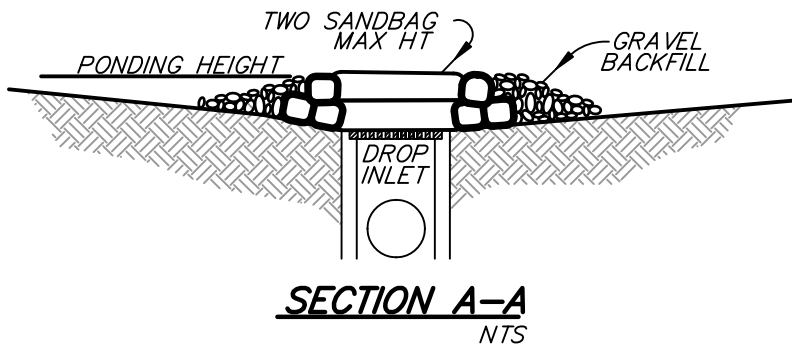
A3.0

ELEVATION LOOKING EAST SHOWING OBSERVER SIGHT LINE
SCALE: 3/32" = 1'-0"

1
-

ELEVATION
SCALE: 3/32" = 1'-0"

2
-

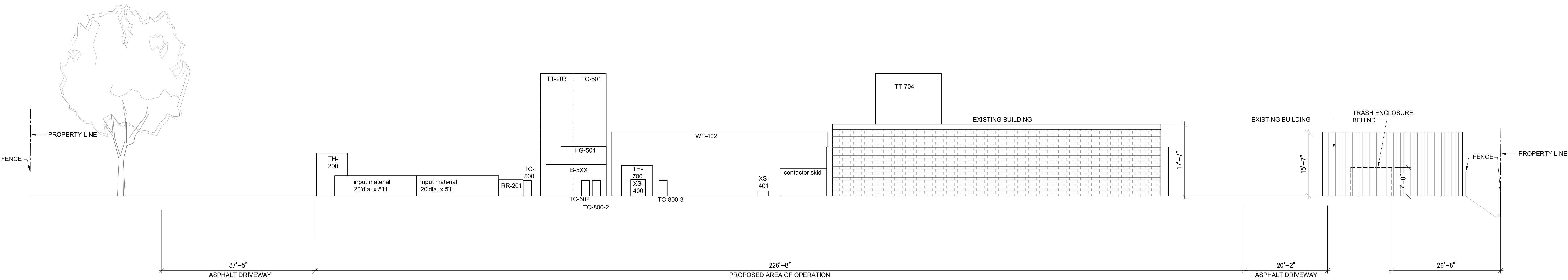
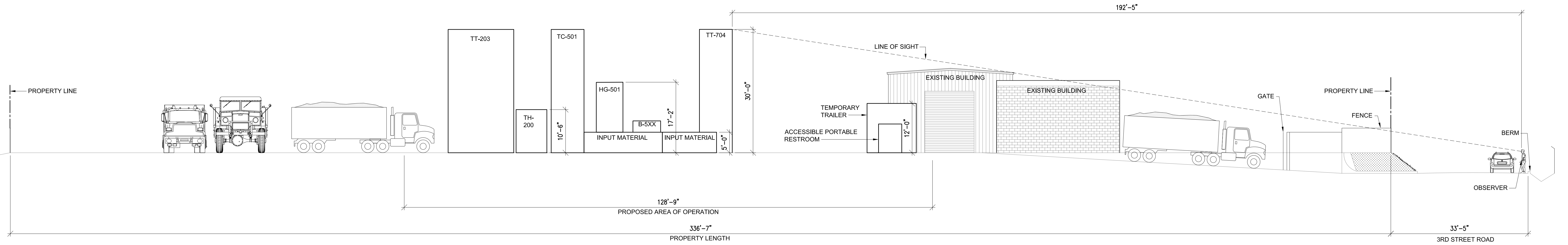


DROP INLET SEDIMENT BARRIER DETAIL
NTS

- NOTES:
1. SANDBAGS SHALL BE LAID TIGHTLY TOGETHER.
2. TRAPPED SEDIMENT SHALL BE REMOVED AFTER EACH STORM EVENT AND ANY REQUIRED REPAIRS MADE PROMPTLY THEREAFTER.
3. DOWN SLOPE ELEVATIONS MUST BE GREATER THAN THE PONDING HEIGHT TO PREVENT RUNOFF FROM BYPASSING THE INLET. A SANDBAG DIKE ON THE DOWN SLOPE MAY BE NECESSARY TO PREVENT BYPASSING OF THE INLET.

DROP INLET SEDIMENT BARRIER
SCALE: 1/4" = 1'-0"

3
-





Community and Economic Development Department – Planning Division

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **PLANNING COMMISSION** of the City of Pittsburg will conduct a public hearing on:

DATE: January 27, 2026
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

SFBA Carbon Capture & Mineralization Pilot Project; AP-19-1412(UP)

To allow a 24-month time extension of a use permit to temporarily operate a carbon capture and mineralization pilot facility on a 2.5-acre site located at 895 E. 3rd Street in the IG (General Industrial) District. Assessor's Parcel No. 073-020-019

Environmental Determination

Pursuant to Section 15601(b)(3) of the State CEQA Guidelines, the proposed time extension is covered by the Common Sense exemption from CEQA. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed 36-month time extension of a previously-approved project with no changed circumstances or new information is not expected to have a significant effect on the environment.

PROJECT PLANNER: Maurice Brenyah-Addow, (925) 252-4261 or mbrenyah-addow@pittsburgca.gov

Why am I receiving this notice?

You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a minimum 300-foot radius of the project site are required to be notified under the Pittsburg Municipal Code.

Where can I get more information about this project?

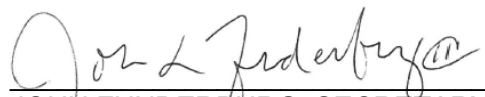
The complete file for this project is available for public inspection; please contact the project planner listed above to make necessary arrangements.

What can I do if I have comments on the project?

Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565.

Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public hearing. Any written correspondence delivered to the Planning Division before the hearing body's action on the matter will become a part of the administrative record.

*Para información en
español:
(925) 252-4920*


JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: SFBA Carbon Capture & Mineralization Pilot Project; AP-19-1412(UP)
Location: 895 E. 3rd Street. Assessor's Parcel No. 073-020-019



City of Pittsburg

Community Development Department - Planning Division
65 Civic Avenue
Pittsburg, CA 94565

NOTICE OF PUBLIC HEARING

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
January 27, 2026**

ITEM: 36-Month Time extension request for Project Oakstone Northern California Expansion Project, AP-23-0046EXT. (UP, DR, VA)

ORIGINATED BY: Eugene Gordin of SGE Consulting Engineers on behalf of Linde Inc. 2081 Business Center Dr., Ste. 105, Irvine, CA 92612

SUBJECT: To allow a 36-month time extension of Use Permit, Design Review and Variance application for the Oakstone Northern California Expansion Project at Linde Inc. existing facility located at 2000 Loveridge Road. The property is located in the Industrial General Plan Land Use classification and General Industrial Zoning District (IG).

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution approving the request for an additional 36-month time extension of the existing approved project to allow for the submittal, review and approval of the building permits, subject to conditions.

BACKGROUND:

Linde Inc., the successor company to the 2019 merger of Praxair, Inc., and Linde PLC, is an existing air gas company that operates a plant facility on a 31.55-acre parcel located at 2000 Loveridge Road. The parcel is zoned General Industrial (IG) and it designated Industrial in the City's 2040 General Plan. Since 1959, the project site has supplied liquid oxygen to local medical facilities liquid nitrogen to local petro-chemical customers and other industrial businesses in the greater Bay Area.

On February 27, 2024, the Planning Commission adopted Resolution No.10243 to approve use permit (AP-23-0046) for the "Project Oakstone Northern California Expansion Project" to expand Linde's existing facility located at 2000 Loveridge Road.

On March 7, 2024, Andrew Graf, of Adams, Broadwell, Joseph & Cardozo, on behalf of Safe Fuel and Energy Resources California ("SAFER CA"), submitted an appeal of the Planning Commission's decision. The appeal expressed concerns regarding potential environmental impacts that could occur from construction activities at the project site.

On November 25, 2025, Andrew Graf, of Adams Broadwell, Joseph & Cardozo, on behalf of on behalf of Safe Fuel and Energy Resources California ("SAFER CA") wrote to express their support for the Oakstone Northern California Expansion Project and withdrew their appeal.

On December 12, 2025, the applicant applied for time extension to keep their entitlements active while they proceed to secure building permits for the previously approved project.

PROJECT DESCRIPTION:

Existing Conditions: The proposed expansion area is an approximately 2.5-acre portion of the 31.55-acre parcel project site. The project site is currently undeveloped, and located at the northern area of the Linde plant site. Union Pacific Railroad and Pittsburg-Antioch Highway are to the north and SR 4 HWY is to the south and Loveridge Road is to the east.

Refer to Attachment 3 for a map of the site and surrounding uses.

Proposed Project:

The proposed Linde Inc. Oakstone Northern California Expansion Project, is a development project that would 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 located at 2000 Loveridge Road ("Project"). The new facility will expand Linde's current production of liquid nitrogen, oxygen, and argon. No additional or new products will be produced. The liquid products will be distributed via truck to the San Francisco Bay Area market, the Central Valley, and into nearby states.

The current application request is for a 36-month time extension of the existing approved project and to allow for the submittal, review and approval of the building and grading permits.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site is designated 'Industrial' under the Pittsburg General Plan. This designation is intended to provide sites for manufacturing, processing, and general services. The General Plan includes two goals that specifically apply to the 'Loveridge Subarea' where the project site is located. Goal 2-7 aims to support the development and expansion of regionally-oriented commercial activities within this area, and maintaining the industrial activities in appropriate, designated areas. The proposed project would be consistent with the General Plan designation and goals in that it expands an existing manufacturing plant that is a regionally oriented commercial establishment that serves other industries with industrial gas products and maintains the industrial activities of the area.

Zoning: The project site is zoned 'IG (General Industrial) District'. The proposed use falls under the classification of 'heavy manufacturing' as defined by Pittsburg Municipal Code (PMC) section 18.08.100(C).

Environmental: Pursuant to Section 15601(b)(3) of the State CEQA Guidelines, the proposed time extension is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the

Planning Commission Staff Report

environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed 36-month time extension of a previously-approved project with no changed circumstances or new information is not expected to have a significant effect on the environment.

Public Notice: On or prior to January 16, 2026, notice of the January 27, 2026, public hearing was posted at City Hall, near the proposed project site, and on the 'Public Notices' section of the city's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed pilot project site, to local service agencies expected to provide services to the building, and to individuals who had previously filed written request for such notice, in accordance with Pittsburg Municipal Code (PMC) section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Downtown Pittsburg", "Harbor and School St", "Old Town Pittsburg", "The Village at New York Landing", and "W 8th" Nextdoor neighborhoods.

ANALYSIS:

The project, which has been previously approved, remains consistent with the City's Zoning Ordinance and zoning for the site by expanding the existing heavy manufacturing operations for the air separation plant. Also, the proposed expansion promotes an orderly development of the area by utilizing a vacant portion of the existing plant site zoned for industrial use.

On February 27, 2024, the Planning Commission approved the project with an expiration date of February 27, 2026. Due to an appeal by Safe Fuel and Energy Resources California ("SAFER CA"), the project was placed on hold. With the November 25, 2025 withdrawal of the appeal by SAFER CA, the proposed 36-month time extension will allow the applicant time to apply for building permits and keep the project active through the building permit review process.

ACTION REQUIRED:

Move to adopt a Resolution approving a 36-month Time Extension for Use Permit Application No. 23-0046.Ext, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Planning Commission Resolution No. 10243
3. Map of Surrounding Uses
4. Project Plans
5. Public Hearing Notice

Prepared by: Maurice Brenyah-Addow, Senior Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Approving a 36-Month Time Extension)
of Use Permit, Design Review and)
Variance Application for the Oakstone)
Northern California Expansion Project)
at Linde's facility located at)
2000 Loveridge Road, AP-23-0046 (UP))

Resolution No.

The Planning Commission of the City of Pittsburg DOES RESOLVE as follows:

Section 1. Background

- A. On March 28, 2023, Eugene Gordin of SGE Consulting Engineers on behalf of Linde Inc., filed 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 (APN No. 073-190-035). The property is located in the Industrial General Plan Land Use classification and General Industrial Zoning District (IG).
- B. On October 13, 2023, Staff circulated the project Mitigated Negative Declaration (MND) for a 30-day public review and comment.
- C. On February 27, 2024, the Planning Commission adopted Resolution 10243 to adopt the MND and approve a use permit (AP-23-0046) for "Project Oakstone Northern California Expansion Project" to expand Linde's existing facility located at 2000 Loveridge Road with an expiration date of February 27, 2026.
- D. On December 12, 2025, the applicant applied for time extension to keep their entitlements active while they proceed to secure building permits for the previously approved project.
- E. The proposed project is governed by the Pittsburg General Plan and Pittsburg Municipal Code (PMC) Title 18 (Zoning).
- F. On or prior to January 16, 2026, notice of the January 27, 2026, public hearing was posted at City Hall, near the proposed project site, and on the 'Public Notices' section of the city's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed pilot project site, to local service agencies expected to provide services to the building, and to individuals who had previously filed written request for such notice, in accordance with Pittsburg Municipal Code (PMC) section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the adjacent Nextdoor neighborhoods.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "36-Month Time extension request for Project Oakstone Northern California Expansion Project, AP-23-0046.EXT. (UP, DR, VA)" and based on all the information contained in the Planning Division files on the proposed project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
 2. Since the adoption of original Planning Commission Resolution for the project there have been no General Plan or Zoning Ordinance amendments related to the affected property.
 3. The request for extension of the project review approval was filed within the effective period of approval, in compliance with the requirements of PMC section 18.36.240.
 4. There is good cause for a 36-month time extension of the approval at this time, as it will afford the applicant additional time to secure required building and grading permits, as well as promote continued orderly development.
 5. Pursuant to Section 15601(b)(3) of the State CEQA Guidelines, the proposed time extension is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed 36-month time extension of a previously-approved project with no changed circumstances or new information is not expected to have a significant effect on the environment.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby extends approval of Project Oakstone Northern California Expansion Project, AP-23-0046EXT. (UP, DR, VA) for 36-months, subject to all of the conditions of Resolution No. 10243, with the exception of Condition No. 29, which is replaced by the following:

29. This approval will expire on January 27, 2029, unless, prior to that date, the use has been established and a building permit or grading permit has been issued for the site improvements authorized herein.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 27th day of January 2026, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. _____ was adopted by the Planning Commission of the City of Pittsburg on January 27, 2026.

JOHN FUNDERBURG M.S., SECRETARY
PITTSBURG PLANNING COMMISSION

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Approval of Use Permit, Design Review)
and Variance application for the)
Oakstone Northern California Expansion)
Project at Linde's existing facility located)
at 2000 Loveridge Road, AP-23-0046(UP))

Resolution No. 10243

The Planning Commission of the City of Pittsburg DOES RESOLVE as follows:

Section 1. Background

- A. On March 28, 2023, Eugene Gordin of SGE Consulting Engineers on behalf of Linde Inc., filed 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 (APN No. 073-190-035). 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.
- B. On October 13, 2023, Staff circulated the project Mitigated Negative Declaration (MND) for a 30-day public review and comment.
- C. The proposed project is subject to the California Environmental Quality Act (Public Resources Code Section 21000, et. Seq), and the State CEQA Guidelines (Public Resources Code section 21080), 14 California Code of Regulations Section 1500, et seq., (collectively, "CEQA").
- D. The proposed project is governed by the Pittsburg General Plan and Pittsburg Municipal Code (PMC) Title 18 (Zoning).
- E. On December 12, 2023, the Planning Commission continued a public hearing on Application No. 23-0046, to a date to be determined.
- F. On February 27, 2024, the Planning Commission held a public hearing on Application No. 23-0046, at which time oral and/or written testimony was considered and adopted Resolution No. 10243 to approve the Mitigated Negative Declaration, Use Permit, Design Review and Variance to construct a new plant involving installation of an air separation unit system, including a distillation tower, heat exchanger cold box, storage tanks, air compressor and auxiliary equipment, to expand Linde's current production of liquid nitrogen, oxygen, and argon.

- G. On or prior to February 16, 2024, notice of the February 27, 2024, public hearing was posted at City Hall, near the proposed project site, and on the 'Public Notices' section of the city's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed pilot project site, to local service agencies expected to provide services to the building, and to individuals who had previously filed written request for such notice, in accordance with Pittsburg Municipal Code (PMC) section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the adjacent Nextdoor neighborhoods.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Consideration of a Resolution Granting a Use Permit, Design Review and Variance and adoption of an Initial Study Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring Reporting Program (MMRP) for the Linde Inc., Oakstone Northern California Expansion Project, AP-23-0046 (UP, DR, VA)" and based on all the information contained in the Planning Division files on the proposed project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
 2. The Mitigated Negative Declaration for the project was prepared in compliance with Government Code Section 15120, et. Seq and the Planning Commission has independently reviewed and considered the information contained therein.

Use Permit Findings PMC section 18.16.040:

- A. The proposed project will be in accordance with the objectives of the Zoning Ordinance, the purpose of the land use district in which it is located and is appropriate to the specific location, in that the proposed heavy manufacturing activity is a conditionally permitted use in the IG District. It constitutes an expansion of the existing Linde air separation plant. It is in keeping with other industrial uses in the immediate surroundings.
- B. The proposed project will not be detrimental to the health, safety, and general welfare of the City, in that upon compliance with applicable conditions of approval, it will meet health and safety requirements of the Pittsburg Community Development Department, the Contra Costa Fire Protection District, Contra Costa Health Services – Hazardous Materials Programs, and the Regional Water Quality Control Board as well as the habitat conservation requirements of the East Contra Costa County Habitat Conservation Plan (HCP).
- C. The proposed project will not adversely affect the orderly development of property within the City, in that it is located an expansion of an existing use in a general industrial area.

- D. The proposed project will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City, in that the project will utilize the site for an industrial purpose consistent with its General Industrial zoning.
- E. The proposed project will be consistent with site's 'Industrial' General Plan land use designation, in that the designation is intended to provide sites for manufacturing uses. The project is also consistent with the General Plan economic development objectives (General Plan, page 6-2) which support retention and expansion of the City's manufacturing base and encourage employment growth.
- F. The proposed project will not create a nuisance or enforcement problem within the neighborhood, in that it will be required to meet performance standards, as set forth by PMC chapter 18.82, which are intended to address ongoing safety, noise, odor, and maintenance concerns.
- G. The proposed project will not encourage marginal development within the neighborhood, in that the project will consist of air separation equipment similar to other equipment installations at the Linde plant.
- H. The proposed project will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law, in that the project will have access to existing infrastructure, including fire, police, and water.
- I. The proposed project will not be inconsistent with the City's approved funding priorities, in that it does not require any City funding.

Design Review Findings PMC section 18.36.220(A):

- A. The planning commission shall consider the following aspects of each application to the extent that they are applicable to the proposal:
 - 1. Maximum height, lot coverage and setbacks (if not covered in the zoning ordinance); The project requires a height variance to allow a 137-foot-tall tower where 75 feet maximum is required. The variance findings support granting the requested variance.
 - 2. Overall mass and bulk of structures; The overall mass and bulk of the proposed structures is consistent with the rest of the structures at the Linde plant and surrounding industrial plants.
 - 3. Special features of the development, such as walls, screen, towers and signs; The special features of the development such as towers are consistent with the Linde plant and surrounding industrial plants.
 - 4. Effective concealment and sound attenuation of exposed mechanical and electrical equipment; The site perimeter will be fenced to minimize public view, however the

scale of the installations are industrial in nature so some supporting structures and piping will be reasonably visible.

5. Colors and materials on the exterior face of building or structure, striving for a limited number of colors and materials for each project;
The proposed colors are limited to white, blue and silver.
6. Avoidance of repetition of identical entities whenever possible;
The various equipment are varied in sizes and shapes and interconnected with pipes and support structures that minimize monotony in appearance.
7. Harmonious relationship with existing and proposed adjoining developments, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;
The proposed new installations are sited and organized in an orderly manner and will be harmonious with the existing Linde plant installation and adjacent industrial sites.
8. Pleasing landscaping which incorporates existing landscaping and terrain as a complement to the structure, using plants which thrive in the Pittsburgh climate and which are large enough in size to be effective.
A condition of approval requires attractive landscaping around the perimeter of the site to minimize visual impacts on adjacent properties.

B. The standards to be used by the planning commission in reviewing an application:

1. The structure conforms with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the proposed new installations are sited and organized in an orderly manner. The various equipment are varied in sizes and shapes and interconnected with pipes and support structures that minimize monotony in appearance. The site perimeter will also be fenced to minimize public view.
2. The structure will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that the project would be required to meet applicable performance standards to minimize potential noise and vibration impacts.
3. The exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value in that, the proposed equipment have been designed to have sleek and less reflective finishes to minimize adverse visual impacts on the surroundings.
4. The structure is in harmony with proposed developments on land in the general area in that, the proposed equipment are similar to the other structures at the existing Linde plant site.
5. The application conforms with the criteria set forth in any applicable City adopted Development Review Design Guidelines (DRDG), in that the proposed plant

expansion has been analyzed in accordance with the applicable DRDGs and found to be conforming.

Variance Findings, PMC Section 18.16.050

- A. Because of special circumstances concerning the subject property including size, shape, topography, location or surroundings, the strict application of the zoning regulations deprives the property of privileges enjoyed by other properties in the vicinity and in the same land use district, in that the project expansion area is an approximately 2.5-acre portion of a larger 31.55-acre parcel that allows adequate setback of more than a 2:1 setback-to-height-ratio of the proposed 137-foot tall “Rectification Cold Box” tower from the property boundaries. The site is relatively flat with limited vegetation on the site fringes and some wetlands that limit the extent of the development footprint at the site. This constrains the horizontal orientation of the plant equipment, forcing them to be more vertically stacked to avoid impacts on the wetlands and vegetation.
- B. The variance will not constitute a grant of special privilege which is not generally available to other property in the vicinity and in the same land use district, in that the proposed variance request to allow for a 137-foot tall “Rectification Cold Box” tower where only 75 feet maximum is allowed not in isolation of its surroundings since it is an expansion of an existing air separation plant with similar towers for venting and separating essential industrial and commercial gases. There are similar towers with heights in excess of 75 feet at the plant and on other manufacturing plants in the IG zone in the project vicinity and therefore granting the height variance will not constitute a grant of special privilege which is not generally available to other property in the vicinity.
- C. The variance substantially complies with the intent and purpose of the land use district to which the property is classified, in that the existing and proposed use is consistent with the IG zoning it allows the proposed plant to install an important tower that is essential for operations and similar to other towers in the vicinity.
- D. In the case of a variance from open space regulations, the grant of a variance is consistent with Government Code Section 65911 and will not conflict with general plan policies governing orderly growth and development and the preservation and conservation of open space lands.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (Attachment 4) of this resolution and approves Use Permit, Design Review and Variance Application No. 23-0046, subject to the following conditions listed below.

Planning Conditions

1. Conformity with Project Plans: The proposed Linde plant expansion (the “facility”)

shall be established in substantial conformity with the project plans date-stamped March 28, 2023, except as may be hereinafter modified. Any major changes to the project plans shall be subject to review and approval by the Planning Commission at the City Planner's discretion.

2. Hazardous Materials Business Plan: The applicant shall submit a Hazardous Material Business Plan (HMBP) to the Contra Costa Health Services – Hazardous Materials Programs (CCHSHMP) prior to commencement of facility operations. The HMBP shall describe in detail the type and volume of all chemicals to be used at the facility and must include a reporting and monitoring process for any spills that may occur. It shall also include requirements for safety equipment, automatic shut-off valves, and other safety procedures that may be required, depending on the types and volumes of chemicals stored and used.
3. Landscaping: Around the perimeter of the site abutting the public rights-of-way, adjacent properties, and where determined feasible by the City Planner, the applicant shall install a combination of drought-tolerant plants, trees, and mulch cover in all the existing landscape areas located throughout the site. Installation shall be completed prior to commencement of facility operations.
4. Lighting: All lighting shall be arranged to reflect light away from adjoining properties and public rights-of-way. In general, lighting fixtures shall be shielded to prevent glare on adjoining properties and public rights-of-way.
5. Heat, Humidity, and Odors: The facility shall not produce an unreasonable, disturbing, or unnecessary emission of heat, humidity, or odors at the property line of the site that causes material distress, discomfort or injury to the average person (PMC sections 18.82.035 and 18.82.045).
6. Noise: The facility shall comply with PMC chapter 9.44 (Noise). Applicant shall limit generation of loud noises during construction between the hours of 8:00 am and 5:00 pm.
7. Property Maintenance: Each exterior of a building or other structure shall be kept in a good state of repair and the exterior finish shall be kept clean and well maintained. The entire site including paved, unpaved, and landscaped areas shall be kept in a neat and orderly manner, free of weeds, loose trash, debris, and other litter (PMC section 18.82.050).
8. Graffiti Removal: All graffiti shall be removed on any part of the property within 48 hours of its appearance.
9. Green Building Features: The project shall meet the Nonresidential Mandatory Measures specified under the 2019 California Green Building Standards Code, Part II. In addition to those measures, the project shall implement the following Nonresidential Voluntary Measures:

Nonresidential Voluntary Measures:

- A5.106.5.1 Designated parking for clean air vehicles
- A5.405.5 Cement and concrete.
- A5.508.1.3 Hydrochlorofluorocarbons (HCFCs), or
- A5.508.1.4 Hydrochlorofluorocarbons (HCFCs).

Compliance with this condition shall be shown on the construction drawings submitted for building permits.

10. EV Spaces and EVSE: At least two (2) Electric Vehicle (EV) spaces with Electric Vehicle Supply Equipment (EVSE) shall be installed, consistent with Guideline IV.D.4 of the City of Pittsburgh Development Review Design Guidelines (Planning Commission Resolution No. 9864). The installed EVSE shall be 'Level 2', capable of charging at 30 amperes or higher at 208 or 240 volts. The appropriate permissive and regulatory signage shall be provided immediately adjacent to each EV space in accordance with California Manual on Uniform Traffic Control Devices and Title 24 of the California Building Code. Compliance with this condition shall be shown on the construction drawings and improvement plans submitted for building and engineering permits. The applicant may incorporate more conduit for additional EVSE in the future.
11. Environmental Mitigation Measures: The applicant shall comply with the environmental impact mitigation measures identified in Resolution No. 10243 and detailed in attached Mitigation Monitoring Reporting Program (Exhibit B):

AIR QUALITY

- a. **Mitigation Measure AQ-1:** The Applicant shall implement BAAQMD's basic BMPs for construction-related fugitive dust, which include:
 - All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - All haul trucks transporting soil, sand, or other loose material off site shall be covered.
 - All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
 - All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
 - All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
 - Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted wood chips, mulch, or gravel.

A publicly visible sign shall be posted with the telephone number and person to contact at the City regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

Implementation Schedule: During construction activities

Monitoring Agency: City of Pittsburg Community Development Department

BIOLOGICAL RESOURCES

- b. **Mitigation Measure BIO-1:** As required by the HCP, the Project shall implement the following avoidance measures for potential effects on Burrowing Owl during construction:

1. Prior to any ground disturbance, a U.S. Fish and Wildlife Service (USFWS)/California Department of Fish and Wildlife (CDFW) qualified biologist shall conduct a pre-construction survey of the study area for Burrowing Owls. The pre-construction survey shall establish the presence or absence of western burrowing owl and/or habitat features and evaluate use by owls in accordance with CDFW survey guidelines (California Department of Fish and Game, 1993).

On the parcel where the activity is proposed, the biologist shall survey the proposed disturbance footprint and a 500-foot radius from the perimeter of the proposed footprint to identify burrows and owls. Adjacent parcels under different land ownership shall not be required to be surveyed. Surveys should take place near sunrise or sunset in accordance with CDFW guidelines. All burrows or burrowing owls shall be identified and mapped. Surveys shall take place no more than 30 days prior to construction. During the breeding season (February 1– August 31), surveys shall document whether Burrowing Owls are nesting in or directly adjacent to disturbance areas. During the non-breeding season (September 1–January 31), surveys shall document whether burrowing owls are using habitat in or directly adjacent to any disturbance area. Survey results shall be valid only for the season (breeding or non-breeding) during which the survey is conducted.

2. If burrowing owls are found during the breeding season (February 1–August 31), the Project applicant shall avoid all nest sites that could be disturbed by Project construction during the remainder of the breeding season or while the nest is occupied by adults or young. Avoidance shall include establishment of a non-disturbance buffer zone (described below). Construction may occur during the breeding season if a qualified biologist monitors the nest and determines that the birds have not begun egg-laying and incubation or that the juveniles from the occupied burrows have fledged. During the non-breeding season (September 1– January 31), the Project applicant shall avoid the owls and the burrows they are using, if possible. Avoidance shall include the establishment of a buffer zone (described below).

3. If occupied burrows for Burrowing Owls are not avoided, passive relocation shall be implemented. Owls shall be excluded from burrows in the immediate

impact zone and within a 160-foot buffer zone by installing one-way doors in burrow entrances. These doors shall be in place for 48 hours prior to excavation. The Project area shall be monitored daily for 1 week to confirm that the owl has abandoned the burrow. Whenever possible, burrows shall be excavated using hand tools and refilled to prevent reoccupation (California Department of Fish and Game 1995). Plastic tubing or a similar structure shall be inserted in the tunnels during excavation to maintain an escape route for any owls inside the burrow.

Implementation Schedule: Prior to ground disturbance and construction activities

Monitoring Agency: City of Pittsburg Community Development Department in coordination with the East Contra Costa County Habitat Conservancy

- c. **Mitigation Measure BIO-2:** As required by the HCP, the Project shall implement the following avoidance measures for potential effects on Golden Eagles during construction:

1. Prior to implementation of construction activities, a qualified biologist shall conduct a pre-construction survey to establish whether an active golden eagle nest is present within the study area. If an occupied nest is present, minimization requirements and construction monitoring shall be required, as detailed below.

2. Construction activities shall be prohibited within 0.5 mile of active nests. Nests can be built and active at almost any time of the year, although mating and egg incubation occurs late January through August, with peak activity in March through July. If site-specific conditions or the nature of the construction activity (e.g., steep topography, dense vegetation, limited activities) indicate that a smaller buffer could be appropriate or that a larger buffer should be implemented, the Implementing Entity shall coordinate with CDFW/USFWS to determine the appropriate buffer size.

3. Construction monitoring shall ensure that no construction activities occur within the buffer zone established around an active nest. Construction monitoring shall ensure that direct effects to Golden Eagles are avoided.

Implementation Schedule: Prior to ground disturbance and construction activities

Monitoring Agency: City of Pittsburg Community Development Department in coordination with the East Contra Costa County Habitat Conservancy

- d. **Mitigation Measure BIO-3:** As required by the HCP, the Project shall implement the following avoidance measures for potential effects on Swainson's Hawks during construction:

1. Prior to any ground disturbance related to covered activities that occurs during the nesting season (March 15–September 15), a qualified biologist shall conduct a preconstruction survey no more than 1 month prior to construction to establish whether Swainson's hawk nests within 1,000 feet of the Project site are occupied. If potentially occupied nests within 1,000 feet are off the Project site, then their occupancy shall be determined by observation from public roads or by observations of Swainson's hawk activity (e.g., foraging)

near the Project site. If nests are occupied, minimization measures and construction monitoring are required (see below).

2. During the nesting season (March 15–September 15), covered activities within 1,000 feet of occupied nests or nests under construction shall be prohibited to prevent nest abandonment. If site-specific conditions or the nature of the covered activity (e.g., steep topography, dense vegetation, limited activities) indicate that a smaller buffer could be used, the Implementing Entity shall coordinate with CDFW/USFWS to determine the appropriate buffer size.

3. If young fledge prior to September 15, covered activities can proceed normally. If the active nest site is shielded from view and noise from the project site by other development, topography, or other features, the Project applicant can apply to the Implementing Entity for a waiver of this avoidance measure. Any waiver must also be approved by USFWS and CDFW. While the nest is occupied, activities outside the buffer can take place.

4. All active nest trees shall be preserved on site, if feasible. Nest trees, including non-native trees, lost to covered activities shall be mitigated by the Project proponent according to the requirements below in **Mitigation Measure BIO-4**.

Implementation Schedule: Prior to ground disturbance and construction activities

Monitoring Agency: City of Pittsburg Community Development Department in coordination with the East Contra Costa County Habitat Conservancy

- e. **Mitigation Measure BIO-4:** If Project-related disturbance activities commence anytime during the nesting/breeding season of native bird species potentially nesting on or near the study area (typically February through August in the Project region), a pre-construction survey for nesting birds shall be conducted by a qualified biologist within two weeks of the commencement of construction activities.

If active nests are found in areas that could be directly affected or are within 300 feet of disturbance activities and would be subject to prolonged construction-related noise, a no-disturbance buffer zone shall be created around active nests during the breeding season or until a qualified biologist determines that all young have fledged. The size of the buffer zones and types of construction activities restricted within them shall be a minimum of 50 feet, and may be enlarged by considering factors such as the following:

- Noise and human disturbance levels at the construction site at the time of the survey and the noise and disturbance expected during the construction activity;
- Distance and amount of vegetation or other screening between the construction site and the nest; and

Sensitivity of individual nesting species and behaviors of the nesting birds.

Implementation Schedule: Prior to ground disturbance and construction activities

Monitoring Agency: City of Pittsburg Community Development Department in coordination with the East Contra Costa County Habitat Conservancy

- f. **Mitigation Measure BIO-5:** If Project activities take place during the Western red bat maternity roosting period between May 1 and August 31 (when pre-flight/nursing young may be present), then a qualified biologist shall conduct a roosting habitat evaluation to assess potential roosting habitat in the study area.

If potential roosting habitat is identified in the roosting habitat evaluation, then a preconstruction maternity roost survey shall be conducted within 3 days of equipment staging or initial ground disturbance. The survey will observe a 300-foot buffer around the Project footprint to determine if a maternity roost is present, and to identify and map potential maternity roost sites. If active maternity roost sites are found, then a 300-foot no-disturbance buffer shall be observed around potential maternity roost sites. The buffer shall be maintained until bats have vacated the roost and Wildlife Agencies concur that the roost is vacant.

If Project activities take place during the winter months (November 1 through March 31), then a qualified biologist shall conduct a winter hibernaculum survey. If an active winter hibernaculum is found within 300 feet of the Project footprint, then a 300-foot no disturbance buffer shall be observed around the hibernaculum until the bats have vacated and the agencies concur that the hibernaculum is vacant.

Implementation Schedule: Prior to ground disturbance and construction activities

Monitoring Agency: City of Pittsburg Community Development Department in coordination with the East Contra Costa County Habitat Conservancy

- g. **Mitigation Measure BIO-6:** Prior to ground disturbing activities, a qualified biologist shall conduct an aquatic resources delineation covering the Project area to confirm current wetland boundaries and ensure avoidance of these features.

- 1) Redesign the Project site plan and/or temporary staging areas to avoid the aquatic features onsite; or
- 2) Obtain the applicable permit of the U.S. Army Corps of Engineers and the Regional Water Quality Control Board to fill the aquatic features necessary to develop the Project if redesigning the Project site plan is not feasible.

In addition, the Project Applicant shall implement the following avoidance measures described in the HCP/NCCP to avoid and minimize impacts on wetlands and riparian woodland/scrub during construction activities:

- a. All wetlands, ponds, streams, and riparian woodland/scrub to be avoided by covered activities will be temporarily staked in the field by a qualified biologist.
- b. Personnel conducting ground-disturbing activities within or adjacent to the buffer zone of wetlands, ponds, streams, or riparian woodland/scrub will be trained by a qualified biologist in these avoidance and minimization measures and the permit obligations of project proponents working under this

HCP/NCCP. Vehicles and equipment will be parked on pavement, existing roads, and previously disturbed areas.

- c. Trash generated by covered activities will be promptly and properly removed from the site.
- d. No construction or maintenance vehicles will be refueled within 200 feet of wetlands, ponds, streams, or riparian woodland/scrub unless a bermed and lined refueling area is constructed and hazardous material absorbent pads are available in the event of a spill.
- e. Appropriate erosion-control measures (e.g., fiber rolls, filter fences, vegetative buffer strips) will be used on site to reduce siltation and runoff of contaminants into wetlands, ponds, streams, or riparian woodland/scrub. Filter fences and mesh will be of material that will not entrap reptiles and amphibians. Erosion control blankets shall be used as a last resort because of their tendency to biodegrade slowly and trap reptiles and amphibians. Erosion-control measures will be placed between the outer edge of the buffer and the project site.
- f. Fiber rolls used for erosion control will be certified as free of noxious weed seed.
- g. Seed mixtures applied for erosion control will not contain invasive nonnative species, and will be composed of native species or sterile nonnative species.
- h. Where feasible, stream crossings will be located in stream segments without riparian vegetation, and bridge footings will be built outside the stream banks (i.e., clear span structures).
- i. Herbicide will not be applied within 100 feet of wetlands, ponds, streams, or riparian woodland/scrub; however, where appropriate to control serious invasive plants, herbicides that have been approved for use by EPA in or adjacent to aquatic habitats may be used as long as label instructions are followed and applications avoid or minimize impacts on covered species and their habitats. In seasonal or intermittent stream or wetland environments, appropriate herbicides may be applied during the dry season to control nonnative invasive species (e.g., yellow star-thistle). Herbicide drift should be minimized by applying the herbicide as close to the target area as possible.

Implementation Schedule: Prior to ground disturbance and construction activities

Monitoring Agency: City of Pittsburg Community Development Department in coordination with the East Contra Costa County Habitat Conservancy

CULTURAL RESOURCES

- h. **Mitigation Measure CUL-1:** If human remains or any associated funerary artifacts are discovered during construction, all work shall cease within the immediate vicinity of the discovery. In accordance with the California Health and Safety Code (Section 7050.5), the Contra Costa County Sheriff/Coroner must be contacted immediately. If the Coroner determines the remains to be Native American, the Coroner will notify the Native American Heritage Commission, which will in turn appoint a Most Likely Descendent (MLD) to act as a tribal representative. The MLD will work with the Applicant and a qualified

archaeologist to determine the proper treatment of the human remains and any associated funerary objects. Construction activities shall not resume until either the human remains are exhumed, or the remains are avoided via Project construction design change.

Implementation Schedule: During ground disturbance and construction activities

Monitoring Agency: City of Pittsburg Community Development Department

12. Caltrans:

- a. Equitable Access: If any Caltrans facilities are impacted by the project, those facilities must meet American Disabilities Act (ADA) Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.
- b. Encroachment Permit: Any permanent work or temporary traffic control that encroaches onto Caltrans' Right-of-Way (ROW) requires a Caltrans-issued encroachment permit.

13. DTSC:

- a. Soil sampling: Additional investigation and sampling (if necessary) before any groundbreaking activities commence.
- b. Soil Management Plan: Preparation of a Soil Management Plan (SMP) so there is a procedure in place if unforeseen contaminations are discovered.
- c. Imported Soil: If any work initiated as part of the proposed project require the importation of soil to backfill any excavated areas, the SMP shall include a Soil Importation Plan section that outlines contractor requirements and responsibilities for fill source verification and, if necessary, soil sampling and analysis, if it cannot be confirmed that imported fill originated from an uncontaminated source area. The Soil Importation Plan would include soil source verification guidelines and protocols as well as soil sampling frequency and recommended laboratory analyses to ensure that the imported soil is free of contamination.

14. FAA:

- a. Linde (Applicant) shall submit a Notice of Proposed Construction or Alteration (FAA Form 7460-1) to Federal Aviation Administration (FAA) prior to application for Building Permits, and be subject to compliance with any applicable FAA conditions of approval prior to issuance of building permits, construction, and operation of the proposed 137-foot tall "Rectification Cold Box" tower" or any equipment that could temporarily intrude into the imaginary surface, as required by the Federal Aviation Administration (FAA). This form (FAA Form 7460-1) must be submitted at least 45 days before the start date of the proposed construction or alteration or the date an application for a construction permit is filed, whichever is earliest. *See 14 CFR Part 77, Safe, Efficient Use, and Preservation of the Navigable Airspace, for reference.*

15. Excavation: During excavation, applicant shall employ a qualified archaeologist onsite to monitor and sample soil excavation for unanticipated discovery of paleontological or cultural resources. The resume of the qualified archaeologist will be provided to the City prior to excavation. Excavation shall occur outside of a rain event.
16. Safety Plan: Prior to construction, a Site Specific Safety Plan shall be prepared to address safety issues specific to construction and operations of the facility.
17. Soil Analysis: Applicant shall maintain records of soil analysis completed on excavated soils and records of the soil disposal. Workers shall avoid direct contact with soils and anyone working near the excavated soils shall wear personal protective equipment per Safety Plan Requirements.
18. SFRWCB Guidelines: Applicant shall employ San Francisco Regional Water Quality Control Board guidelines and incorporate acceptable Best Management Practices for control of onsite materials, dust and sediment stabilization and proper handling of materials. BMP provisions shall include:
 - a. Implementation of hazardous or contaminated materials-handling procedures such as placing materials into lined bins with covering.
 - b. Designation of appropriate parking and fueling areas;
 - c. Deploying applicable dust and runoff-control measures;
 - d. Delineating a site perimeter to prevent disturbing areas outside the project limits;
 - e. Implementing hazardous materials storage, containment, and control measures such as secondary containment berms; and
 - f. Diverting upstream run-on safely around or through the construction project.

Engineering Conditions – Fees

19. Grading Plan Review Fees: If the project will require grading of 50 cubic yards or more, the applicant will be required to obtain a grading permit. The applicant shall provide an initial payment for review of the grading plans with the first submittal. The grading plan review fee is based on the engineer's estimated cost for site grading, which shall be submitted with the plans. The grading plan check fee is 2.5% of the cost for grading, or it may be based upon cubic yards of earth disturbance as set forth in the City's Master Fee Schedule. Fifty percent (50%) of the total fee is to be paid with the initial submittal of plans and engineer's cost estimate. This initial payment will be credited towards the final fee. The fee balance shall be due payable prior to issuance of the grading permit.
20. Grading Inspection Fees: If the project will require grading of 50 cubic yards or more, the applicant will be required to pay a grading inspection fee at the time of grading

permit issuance. The grading inspection fee is 3% of the engineer's estimated cost of grading, or it may be based upon an approved engineer's estimate of total cubic yards, according to the current schedule of grading fee charges as set forth in the City's Master Fee Schedule.

21. Facility Reserve Charge: If the project will require an increase in size of water or sewer services to accommodate the project, the applicant shall pay the City of Pittsburg Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") to the Engineering Division, for water and sewer service in the incremental amounts in effect when the applicant obtains a building permit. The applicant understands that the current FRC on file, effective August 20, 2005, shall be paid in accordance with the fee schedule approved by Resolution No. 05-10290, and amended by Resolution No. 12-11778, on February 21, 2012, a copy of which is available at the City. This fee shall be due payable prior to issuance of building permits.

Engineering Conditions – NPDES

22. Stormwater Pollution Protection During Construction: There will be no excavation activities during wet weather. If the project requires grading of 50 cubic yards or more, the applicant will be required to obtain a grading permit. Prior to issuance of the grading permit, the applicant shall submit the following to the Engineering Divisions for review: an Erosion and Sedimentation Control Plan or Stormwater Pollution Prevention Plan if the project requires a permit from the State Water Resources Control Board under the provisions of the General Construction Permit. The Stormwater Pollution Prevention Plan measures shall also include measures to prevent soil, dirt, and debris from entering the storm drain system, in accordance with California Stormwater Quality Association's (CASQA's) construction handbook.
23. Water Discharge: The facility shall not discharge liquids of any kind into a public or private sewage system, watercourse, body of water, or the ground, except in compliance with California Water Code, Division 7, Article 4. If water is encountered during excavation it shall only be discharged into the storm drain as permitted by PMC 15.88.030(B)(4).
24. State Industrial General Permit Coverage: The applicant shall obtain coverage under the State General Industrial Permit for any discharge of wastewater to New York Slough. Proof of permit coverage from the State Water Boards shall be submitted to the Engineering Division prior to commencement of facility operations.

Standard Conditions

25. Grounds for Revocation: Operation in a manner inconsistent with that described in the staff report, violation of a zoning regulation or condition of this resolution, existence of a public nuisance, or conviction of a federal or state law or city ordinance in connection with the operation of the use shall be grounds for revocation of the use permit (PMC section 18.28.100).
26. Standard Conditions of Development: The Standard Conditions of Development as

adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is a conflict between the Standard Conditions of Development and the project-specific conditions identified in this resolution, the specific conditions of this resolution shall govern.

27. Other Agency Requirements: The applicant shall comply with all the requirements of the City's Community Development Department, Contra Costa County Fire Protection District, and all other applicable local, state and federal agencies.

It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.

28. Indemnification: Applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

29. Expiration of Approval: This use permit will expire on February 27, 2026, unless the use has been legally established, or a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission.

SAFER CA and Linde Settlement Agreement to Implement Additional Environmental Measures

A. Air Quality

30. Developer shall require construction contractors to use all diesel off-road construction equipment greater than 50 horsepower during Project construction that meet U.S. Environmental Protection Agency Tier 4 Final emission standards. If Tier 4 Final construction equipment is not readily available on commercially reasonable and economically feasible terms, construction contractors shall ensure the use of lower tier construction equipment outfitted with Best Available Control Technology ("BACT") devices. Such BACT devices must include, at a minimum, California Air Resources Board-certified Level 3 Diesel Particulate Filters ("DPF") or equivalent technology, ensuring that emissions reductions are comparable to Tier 4 Final standards.
31. Developer shall require that, to the extent feasible, construction contractors use on-road diesel powered haul trucks with 2017 or newer model year trucks during all

Project construction phases.

B. Public Health

32. The Developer shall install a continuous monitoring system to detect trace hydrocarbon, moisture, and carbon dioxide contaminants that could affect safe operation. This system shall be strategically placed at critical control points. The Developer shall integrate automatic alarms and process shutdowns in response to the detection of contaminants beyond critical levels.
33. Developer shall conduct routine inspections and maintenance of compressors, cryogenic distillation columns, and storage tanks to prevent leaks, blockages, and equipment degradation. These inspections should include regular calibration of gas sensors, pressure sensors, and flow meters.
34. Developer shall prepare and regularly update emergency response plans for leaks, spills, and accidents during loading. These plans should cover the immediate containment of spills, evaluation procedures, and first-aid measures for personnel exposed to cryogenic materials.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Kobata, seconded by Commissioner Smith, the foregoing resolution was passed and adopted the 27th day of February 2024, by the Planning Commission of the City of Pittsburg, California by the following vote:

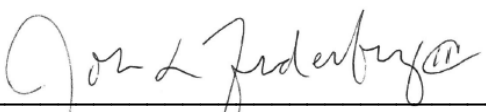
AYES: Robinson, Popova, Kobata, Foster, Smith

NAYES: None

ABSTAIN: None

ABSENT: None

I hereby certify that the above Resolution No. 10243 was adopted by the Planning Commission of the City of Pittsburg on February 27, 2024.

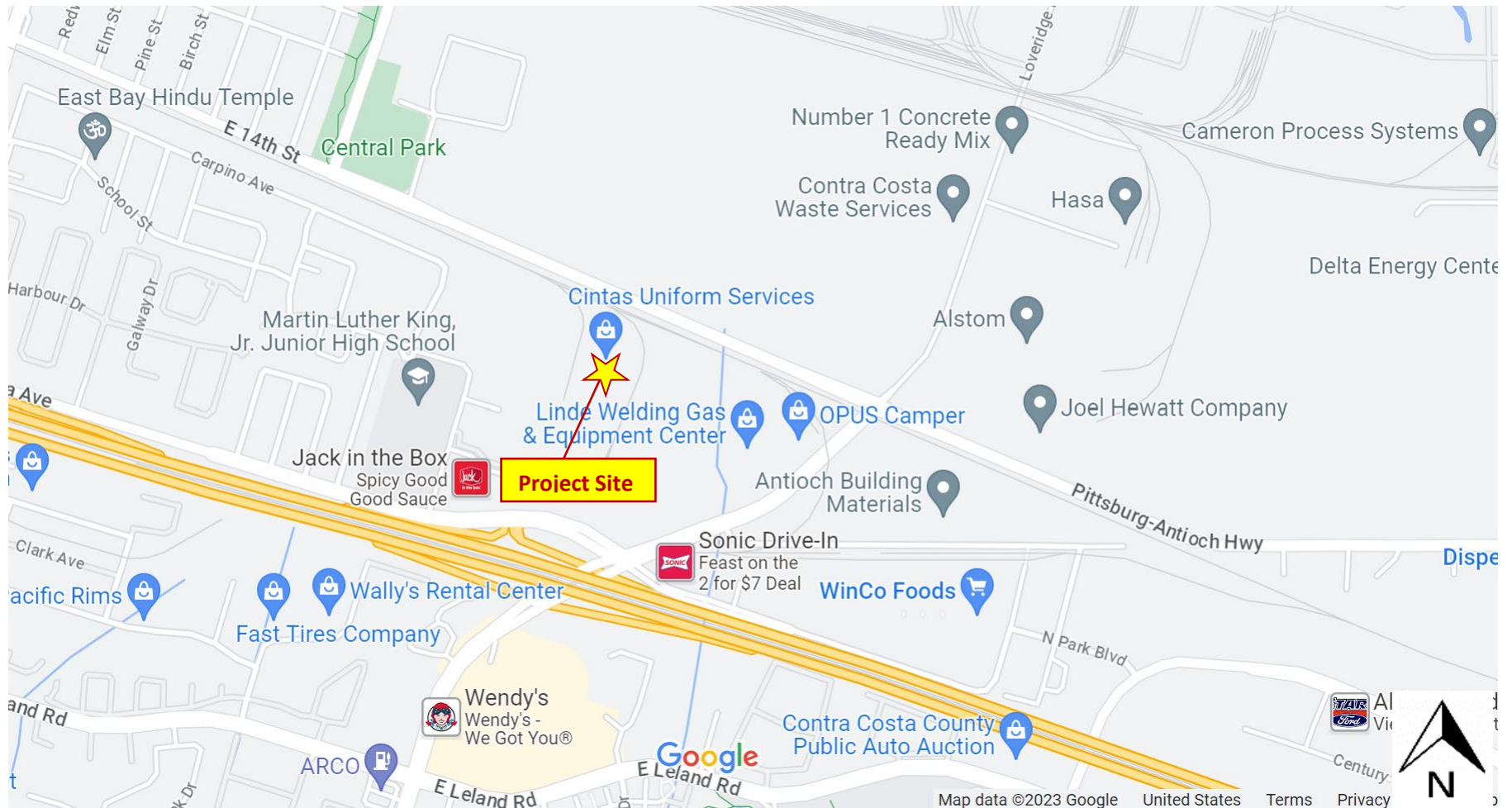


JOHN FUNDERBURG M.S., SECRETARY
PITTSBURG PLANNING COMMISSION

Oakstone Northern California Expansion Project–Vicinity Map

Use Permit, Design Review, Variance (UP, DR, V)

AP-23-0046	2000 Loveridge Road, Pittsburg, California 94565
	Assessor's Parcel No. 073-190-035



Oakstone Northern California Expansion Project–Aerial Map

Use Permit, Design Review, Variance (UP, DR, V)

AP-23-0046	2000 Loveridge Road, Pittsburg, California 94565
	Assessor's Parcel No. 073-190-035



CONSTRUCTION NOTES

1. GENERAL CONSIDERATIONS

A. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE PRINCIPLES OF GOOD CONSTRUCTION PRACTICE.

B. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LOCAL, STATE, AND NATIONAL CODES, AS WELL AS WITH THE PRINCIPLES OF GOOD CONSTRUCTION PRACTICE.

C. DURING THE CONSTRUCTION PERIOD THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY (INCLUDING FIRE SAFETY) OF THE NEW, AS WELL AS EXISTING, STRUCTURES. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES. THAT RESPONSIBILITY SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. ANY DEVIATION FROM SUCH ORDINANCES MUST BE REVIEWED AND APPROVED BY SGE PRIOR TO CONSTRUCTION.

D. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND CHECK ALL DIMENSIONS PRIOR TO COMMENCING THE WORK. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF SGE AND RESOLVED BEFORE PROCEEDING WITH THE WORK.

E. THE CONTRACTOR SHOULD NOT PROCEED WITH CONSTRUCTION IN CASE OF CONFLICT(S) BETWEEN THE DETAILS, AND/OR BETWEEN THE DETAILS AND PLANS, AND/OR BETWEEN THE PLANS AND SCHEDULES. THE CONSTRUCTION SHALL RESUME ONLY UPON THE FULL RESOLUTION OF SUCH CONFLICT BY SGE.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF WORKING CONDITION OF ALL EXISTING COMPONENTS AND STRUCTURES AFFECTED BY THIS CONSTRUCTION. THE CONTRACTOR SHALL CONSTANTLY KEEP THE AREA OF CONSTRUCTION FROM ACCUMULATION OF WASTE MATERIALS AND DEBRIS.

G. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS. AT THE END OF WORK, THE CONTRACTOR SHALL REMOVE ALL WASTE, SURPLUS MATERIAL, TOOLS, AND EQUIPMENT.

H. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONJUNCTION WITH THIS PROJECT EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER.

I. DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER ASSUMED OR SCALED DIMENSIONS.

J. ALL DIMENSIONS ARE TO FACE OF FINISHED SURFACES. LAYOUT OF STRUCTURES AND FOUNDATIONS MUST BE DETERMINED BY EXAMINATION OF PLANS AND FINISH MATERIALS SELECTED AND SHALL NOT BE ASSUMED AS BEING EXPRESSED BY THE WRITTEN FINISHED SURFACE DIMENSIONS.

K. SITE DRAWINGS ARE BASED UPON THE PLANS OBTAINED FROM THE AUTHORITY HOLDING JURISDICTION (AHJ), AND/OR PROVIDED BY THE PROPERTY OWNER, AND/OR AVAILABLE AERIAL IMAGES, UNLESS NOTED OTHERWISE. NO TOPOGRAPHIC, BOUNDARY, OR LAND TITLE SURVEY WAS PERFORMED FOR THE PROJECT.

L. ALL CUTSHEETS, DETAILS, AND DIMENSIONS MARKED "FOR REFERENCE ONLY" REFLECT INFORMATION BY OTHERS, ARE PRESENTED EXCLUSIVELY FOR REFERENCE PURPOSES, AND USED BY SGE AS A BASIS FOR STRUCTURAL DESIGN, UNLESS NOTED OTHERWISE. THE VERACITY OF THE INFORMATION, AS WELL AS THE ADEQUACY OF EQUIPMENT BY OTHERS WAS NOT VERIFIED AND WAS ASSUMED BY SGE AS COMPLIANT WITH ALL APPLICABLE CODES AND STANDARDS. THE SGE STAMP AND SIGNATURE PERTAIN EXCLUSIVELY TO THE PORTIONS OF THE STRUCTURAL DRAWINGS AND CALCULATIONS DEVELOPED BY SGE.

2. STORMWATER, EROSION, AND ENVIRONMENTAL CONSIDERATIONS

ALL CONSTRUCTION WORK SHALL FULLY COMPLY WITH ALL STORMWATER, EROSION, GRADING, AND ENVIRONMENTAL REQUIREMENTS OF THE LOCAL, STATE AND FEDERAL CODES - INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING:

A. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF, AND COMPLY WITH, THE AUTHORITY HOLDING JURISDICTION (AHJ) BEST MANAGEMENT PRACTICES (BMP) AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.

B. APPROPRIATE BMP FOR CONSTRUCTION-RELATED MATERIALS, WASTES, AND SPILLS SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.

C. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER ARE ALLOWED ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: (A) CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; (B) CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; AND/OR (C) CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS CFR PARTS 117 AND 302.

D. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT OR OTHER POLLUTANTS.

E. POTENTIAL POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS, ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS, FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR, OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/ EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPERCHLORINATED POTABLE WATER LINE FLUSHING.

F. DURING CONSTRUCTION, THE DISPOSAL OF SUCH MATERIALS SHALL OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.

G. DEWATERING OF CONTAMINATED GROUND WATER OR DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUND WATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY BOARD.

H. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM PRACTICAL EXTENT.

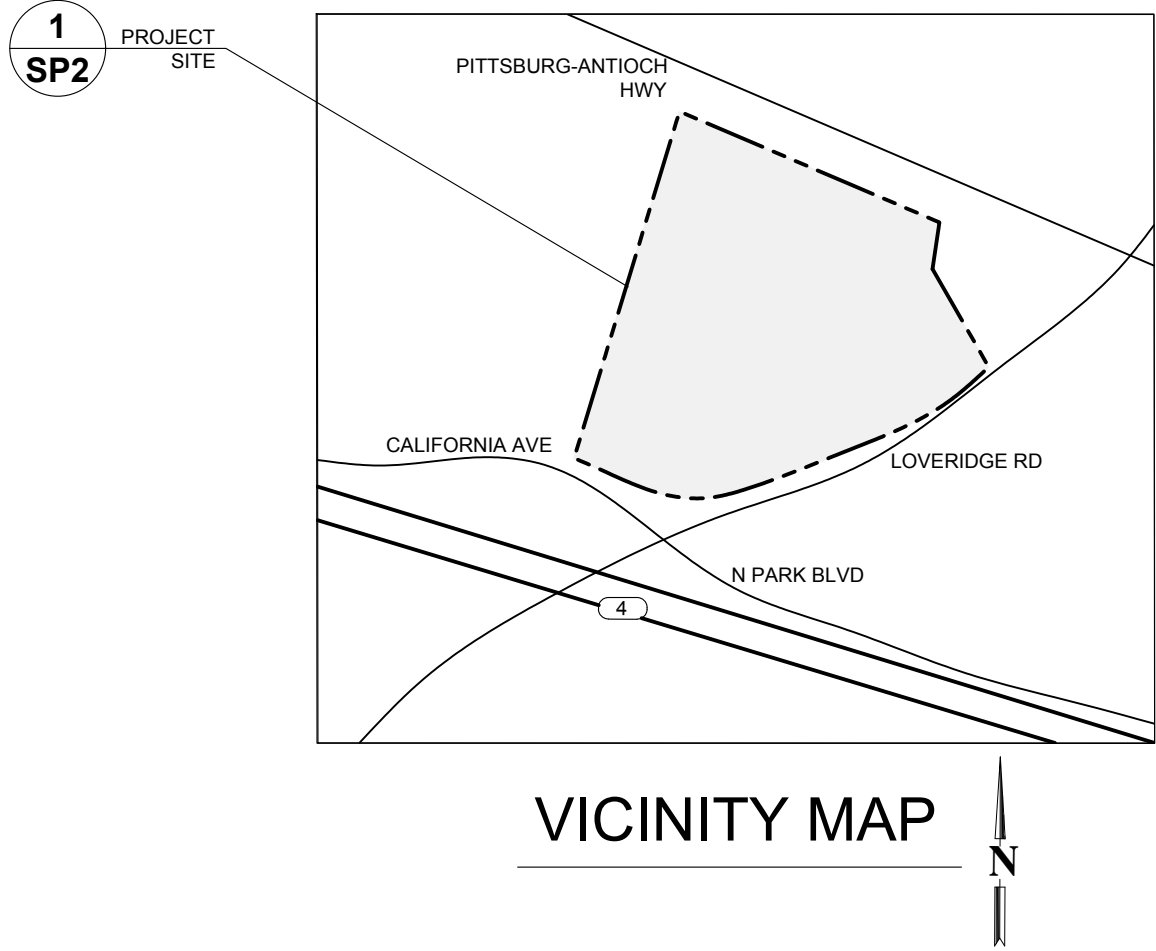
I. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.

J. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPES AND TOWARD DESILTING FACILITIES AT THE CONCLUSION OF EACH WORKING DAY.

K. THE PERMITTEE AND THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.

L. THE PERMITTEE AND THE CONTRACTOR SHALL ENSURE THAT THE EROSION CONTROL WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.

PROJECT INFORMATION		
	NO CHANGE	
PROJECT DESCRIPTION		INSTALLATION OF AN AIR SEPARATION UNIT SYSTEM, INCLUDING A DISTILLATION TOWER, HEAT EXCHANGER COLD BOX, STORAGE TANKS, AIR COMPRESSOR AND AUXILIARY EQUIPMENT.
PROJECT ADDRESS	☒	NO CHANGE IN FLOOR AREA 2000 LOVERIDGE RD, PITTSBURG, CA 94565
PROJECT COORDINATES	☒	38°00'49.7"N 121°51'55.8"W
ASSESSOR PARCEL NUMBER	☒	073-190-035
CODES		2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA ELECTRICAL CODE
LOT SIZE	☒	31.40 ACRES ±
BUILDING AREA	☒	MULTIPLE BUILDINGS, NIC
BUILDING HEIGHT	☒	VARIES
PROJECT TEAM		
CLIENT, CIVIL, MECHANICAL, ELECTRICAL DESIGN		LINDE ENGINEERING NORTH AMERICA, LLC 175 E PARK DR TONAWANDA, NY 14150
SITE PLAN, STRUCTURAL DESIGN & PROJECT COORDINATION		SGE CONSULTING STRUCTURAL ENGINEERS 2081 BUSINESS CENTER DR #105 IRVINE, CA 92612 (949) 552-5244



DRAWING INDEX	
DRAWING	DRAWING TITLE
SP1	NOTES & PROJECT INFORMATION
SP2	SITE PLAN
SP3	ENLARGED AREA OF WORK
SP4	2D ELEVATIONS
SP5	3D ELEVATION

CLIENT

LINDE ENGINEERING
NORTH AMERICA, LLC

175 E. Park Dr,
Tonawanda, NY 14150

INSTALLATION OF AN ASU PLANT

LOCATION
Linde Pittsburg Plant
2000 Loveridge Rd, Pittsburg, CA 94565

THESE PLANS WERE DEVELOPED RESTRICTIVELY FOR USE ON THE STRUCTURES AND BY PERSONS/COMPANY AS SPECIFIED IN THE TITLE BLOCK. ANY OTHER USE (INCLUDING, BUT NOT LIMITED TO, DISSEMINATION AND COPYING) OF THESE PLANS OR ANY USE OF THE PLANS BY ANY PARTY OR PARTIES OTHER THAN THE ONES SPECIFIED IN THE TITLE BLOCK ARE STRICTLY PROHIBITED, UNLESS UNDER A WRITTEN PERMISSION BY SGE.



S. GORDIN STRUCTURAL DESIGN & ENGINEERING SERVICES (SGE), INC.
2081 Business Ctr Dr., Ste. 105, Irvine, CA 92612
TEL: (949) 552-5244 FAX: (949) 552-5243



October 23, 2023
SGE JOB No. 522.103.836
LINDE PITTSBURG COOLING TOWER-SITE PLAN

REVISIONS

10/17/2023	CLIENT REQUESTED CHANGE NO REVISIONS THIS PAGE	JH	VSG
05/01/2023	PLAN CHECK COMMENT NO REVISIONS THIS PAGE	JH	VSG
REV. DATE	DESCRIPTION	BY	APP'D

DATE: March 28, 2023
DESIGNED BY: JH
APPROVED BY: VSG

TOTAL SITE PLAN SHEETS - 5

NOTES & PROJECT INFORMATION

SP1

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October 23, 2023

SGE JOB No. 522.103.836

LINDE PITTSBURG COOLING TOWER SITE PLAN

REVISIONS

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05/01/2023	PLAN CHECK COMMENT	JH	VSG
REV. DATE	DESCRIPTION	BY	APP'D

DATE: March 28, 2023

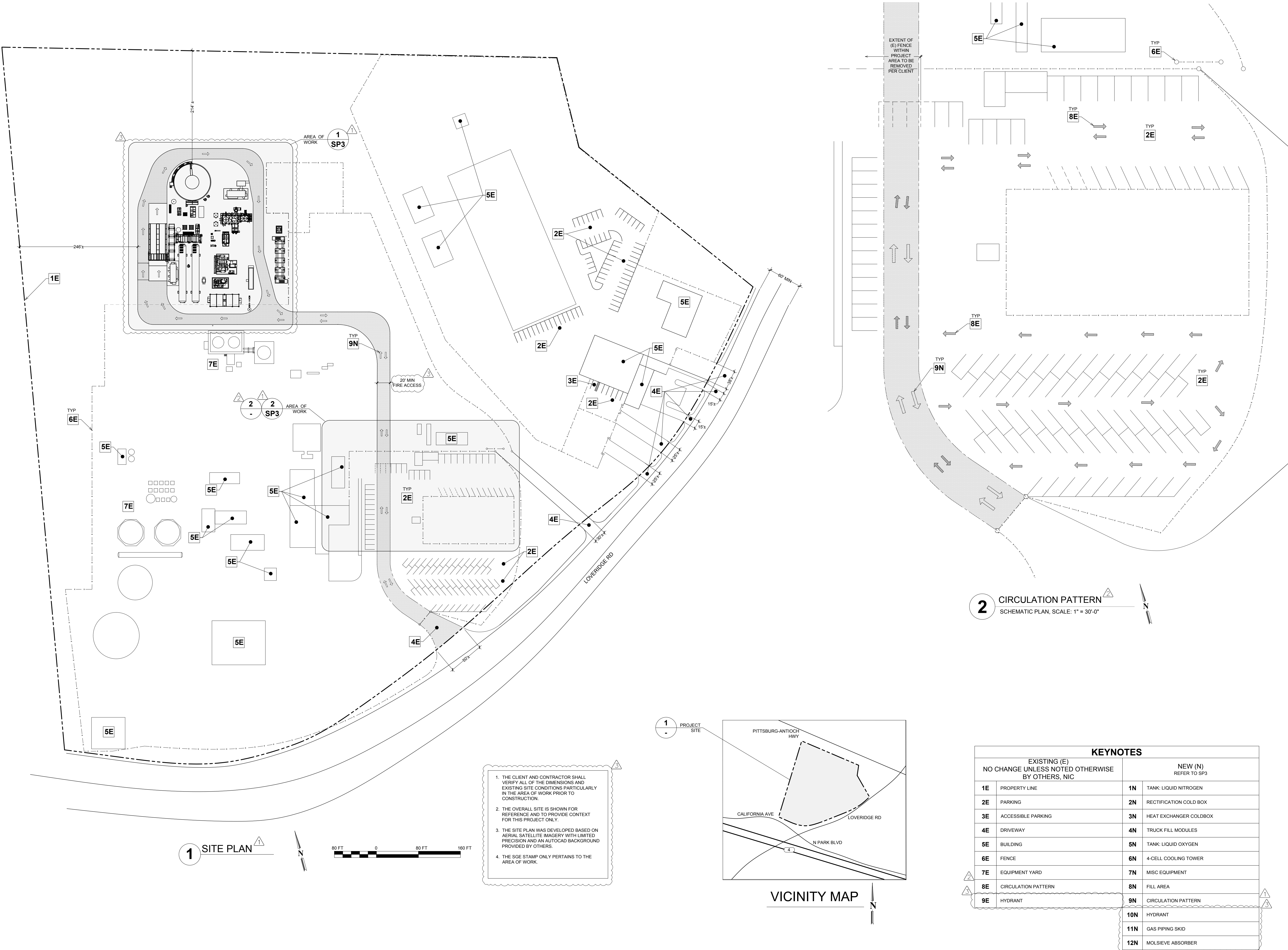
DESIGNED BY JH

APPROVED BY VSG

TOTAL SITE PLAN SHEETS - 5

SITE PLAN

SP2

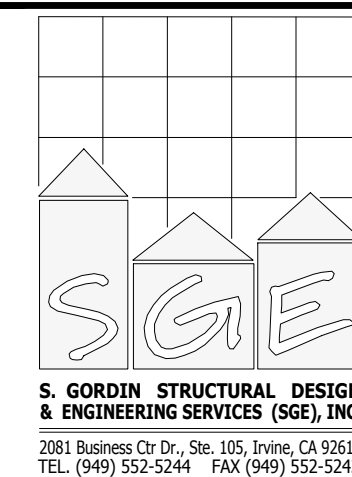


**LINDE ENGINEERING
NORTH AMERICA, LLC**

INSTALLATION OF AN ASU PLANT

LOCATION
Linde Pittsburg Plant
2000 Loweridge Rd, Pittsburg, CA 94555

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SGE JOB No. 522.103.836

REVISIONS

3	10/17/2023	CLIENT REQUESTED CHANGE	JH VS
2	05/01/2023	PLAN CHECK COMMENT	JH VS
REV	DATE	DESCRIPTION	BY

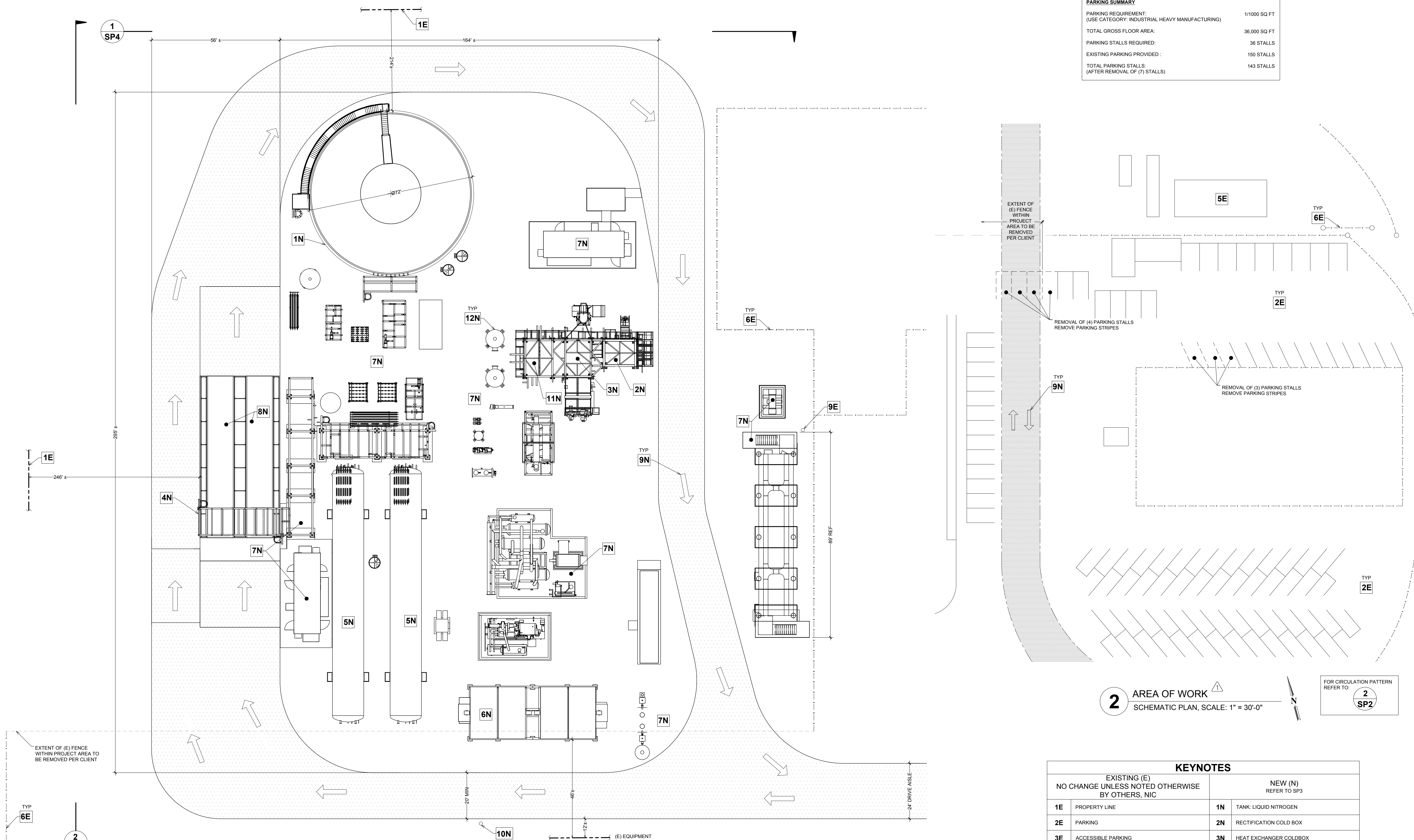
DESIGNED BY	JH
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TOTAL SITE PLAN SHEETS - 5

**ENLARGED
AREA OF
WORK**

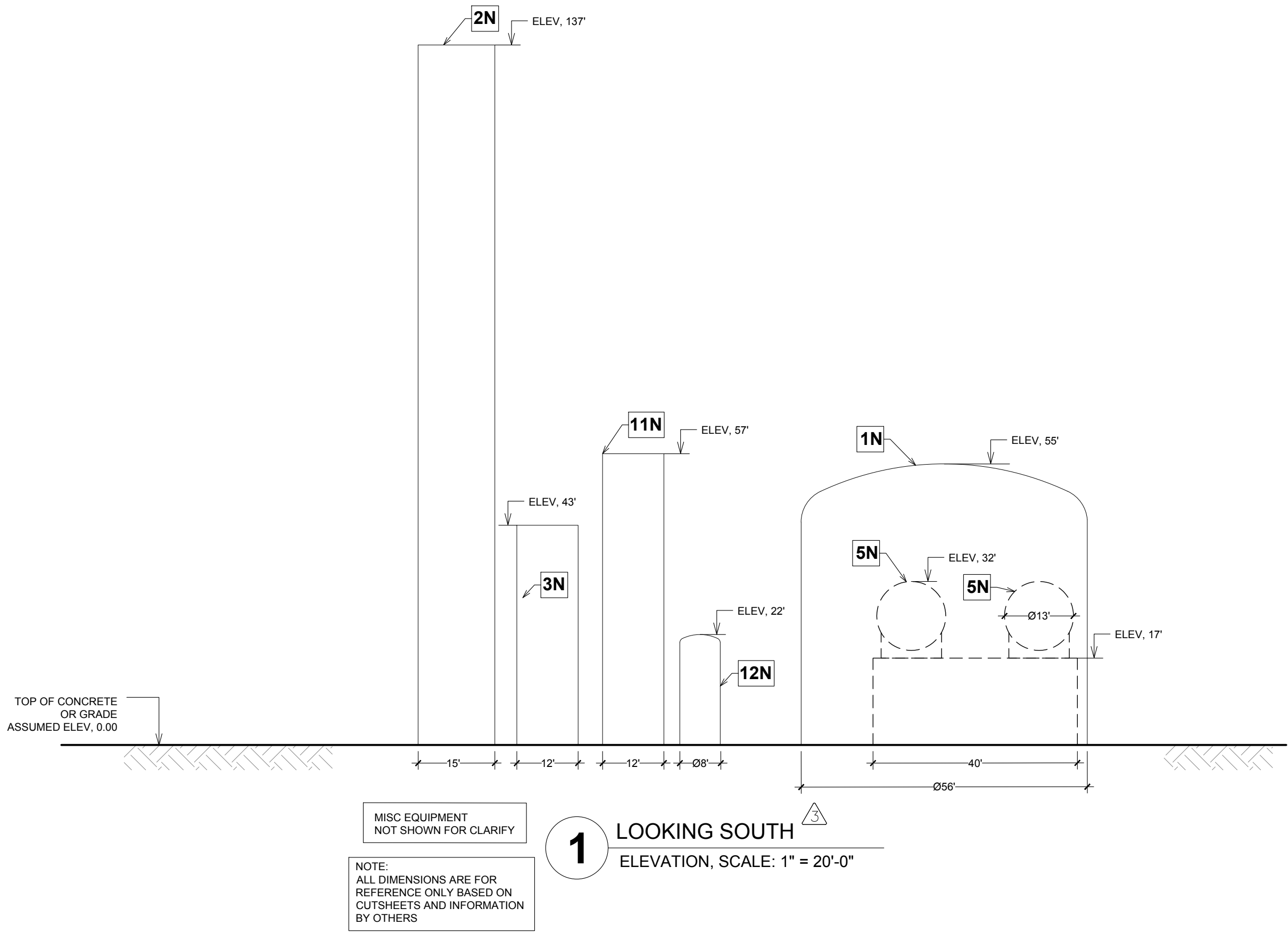
SP3

PARKING REQUIREMENT: (USE CATEGORY: INDUSTRIAL HEAVY MANUFACTURING)	1/1000 SQ FT
TOTAL GROSS FLOOR AREA:	36,000 SQ FT
PARKING STALLS REQUIRED:	36 STALLS
EXISTING PARKING PROVIDED :	150 STALLS
TOTAL PARKING STALLS: (AFTER REMOVAL OF (7) STALLS)	143 STALLS

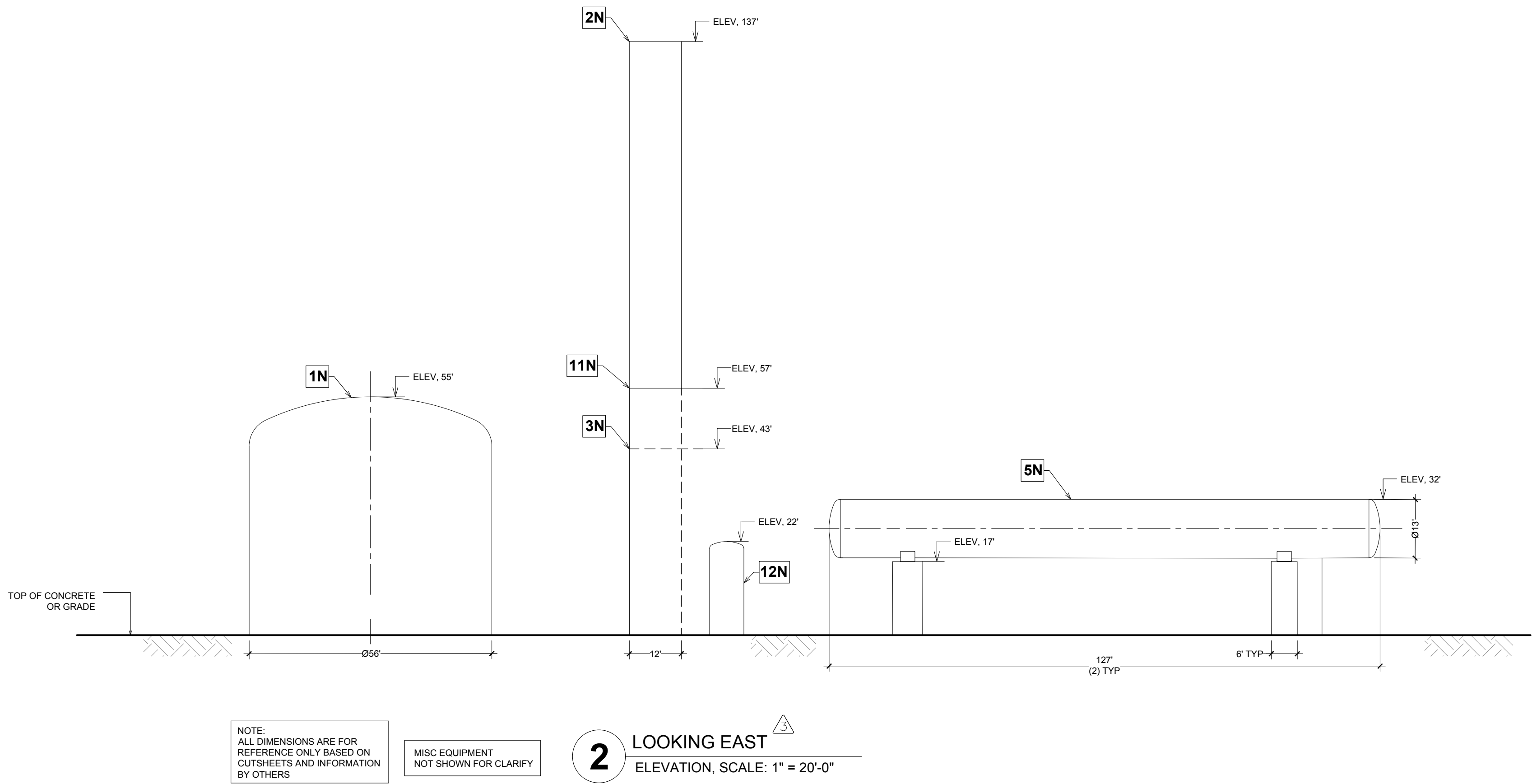


KEYNOTES

EXISTING (E) NO CHANGE UNLESS NOTED OTHERWISE BY OTHERS, NIC		NEW (N) REFER TO SP3	
1E	PROPERTY LINE	1N	TANK: LIQUID NITROGEN
2E	PARKING	2N	RECTIFICATION COLD BOX
3E	ACCESSIBLE PARKING	3N	HEAT EXCHANGER COLDBOX
4E	DRIVEWAY	4N	TRUCK FILL MODULES
5E	BUILDING	5N	TANK: LIQUID OXYGEN
6E	FENCE	6N	4-CELL COOLING TOWER
7E	EQUIPMENT YARD	7N	MISC EQUIPMENT
8E	CIRCULATION PATTERN	8N	FILL AREA
9E	HYDRANT	9N	CIRCULATION PATTERN
		10N	HYDRANT
		11N	GAS PIPING SKID
		12N	MOLSIEVE ABSORBER



KEYNOTES	
NEW (N) REFER TO SP3	
1N	TANK: LIQUID NITROGEN
2N	RECTIFICATION COLD BOX
3N	HEAT EXCHANGER COLDBOX
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TEL: (949) 552-5244 FAX: (949) 552-5243

October 23, 2023

SGE JOB No. 522.103.836

LINDE PITTSBURG COOLING TOWER-SITE PLAN

REVISIONS				
10/17/2023	CLIENT REQUESTED CHANGE	JH	VSG	
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REV. DATE	DESCRIPTION	BY	APP'D	
DATE: March 28, 2023		DESIGNED BY: JH	APPROVED BY: VSG	



TOP OF EQUIPMENT ABOVE GRADE, FT	
1N	26 REF
2N	137 REF
5N	32 REF
6N	23 REF
7N	ASSUMED < 15
NOTE: ELEVATION OF GRADE ASSUMED 0.00 FT	

1 EXAMPLE ELEVATION
FOR ILLUSTRATION ONLY

KEYNOTES	
NEW (N) REFER TO SP3	
1N	TANK: LIQUID NITROGEN
2N	RECTIFICATION COLD BOX
3N	HEAT EXCHANGER COLDBOX
5N	TANK: LIQUID OXYGEN
6N	4-CELL COOLING TOWER
7N	MISC EQUIPMENT

CLIENT

LINDE ENGINEERING
NORTH AMERICA, LLC

175 E. Park Dr,
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LOCATION
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THESE PLANS WERE DEVELOPED RESTRICTIVELY FOR USE ON THE STRUCTURES AND BY PERSONS/COMPANY AS SPECIFIED IN THE TITLE BLOCK. ANY OTHER USE (INCLUDING, BUT NOT LIMITED TO, DISSEMINATION AND COPYING) OF THESE PLANS OR ANY USE OF THE PLANS BY ANY PARTY OR PARTIES OTHER THAN THE ONES SPECIFIED IN THE TITLE BLOCK, ARE STRICTLY PROHIBITED, UNLESS UNDER A WRITTEN PERMISSION BY SGE.



S. GORDIN STRUCTURAL DESIGN & ENGINEERING SERVICES (SGE), INC.
2081 Business Ctr Dr., Ste. 105, Irvine, CA 92612
TEL: (949) 552-5244 FAX: (949) 552-5243



October 23, 2023
SGE JOB No. 522.103.836
LINDE PITTSBURG COOLING TOWER-SITE PLAN

REVISIONS					

3D
ELEVATION

SP5



Community and Economic Development Department – Planning Division

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **PLANNING COMMISSION** of the City of Pittsburg will conduct a public hearing on:

DATE: January 27, 2026
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Oakstone Northern California Expansion Project, AP-23-0046 (UP, DR, V)

To allow a 36-month time extension of Use Permit, Design Review and Variance application for the Oakstone Northern California Expansion Project at Linde's existing facility located at 2000 Loveridge Road. The property is located in the Industrial General Plan Land Use classification and General Industrial Zoning District (IG). Assessor's Parcel No. 073-190-035.

Environmental Determination

Pursuant to Section 15601(b)(3) of the State CEQA Guidelines, the proposed time extension is covered by the Common Sense exemption from CEQA. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed 36-month time extension of a previously-approved project with no changed circumstances or new information is not expected to have a significant effect on the environment.

PROJECT PLANNER: Maurice Brenyah-Addow, (925) 252-4261 or mbrenyah-addow@pittsburgca.gov

Why am I receiving this notice?

You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a minimum 300-foot radius of the project site are required to be notified under the Pittsburg Municipal Code.

Where can I get more information about this project?

The complete file for this project is available for public inspection; please contact the project planner listed above to make necessary arrangements.

What can I do if I have comments on the project?

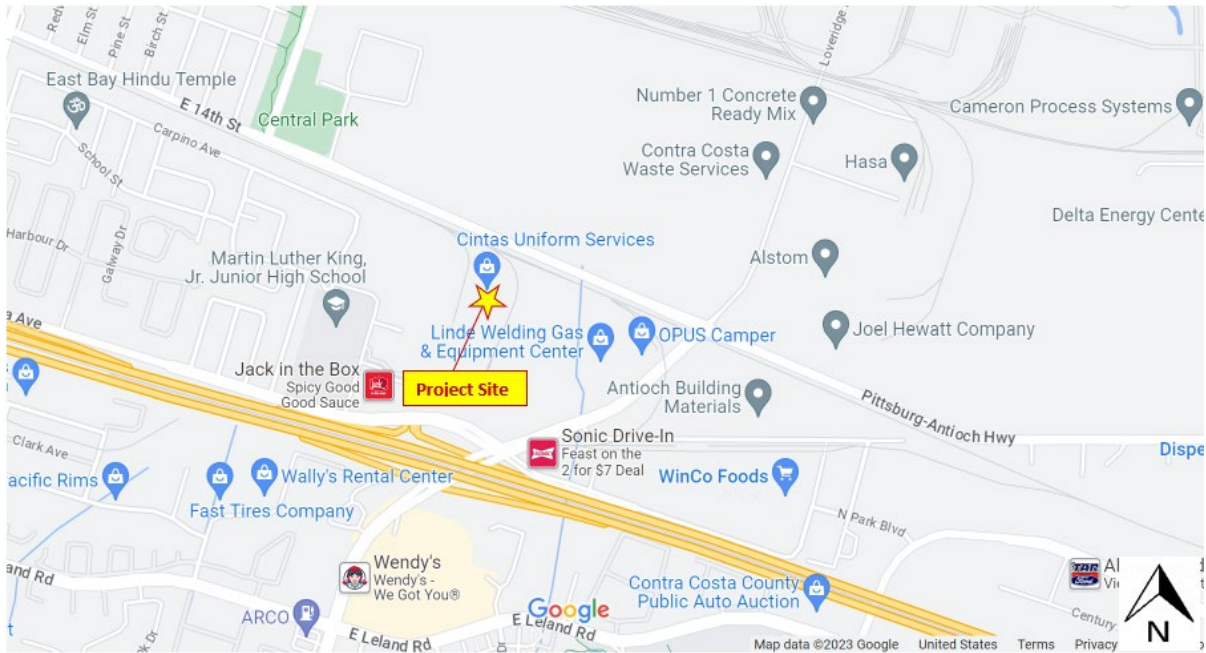
Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565.

Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public hearing. Any written correspondence delivered to the Planning Division before the hearing body's action on the matter will become a part of the administrative record.

*Para información en
español:
(925) 252-4920*

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Oakstone Northern California Expansion Project, AP-23-0046.Ext. (UP, DR, V)
Location: 2000 Loveridge Road, APN 073-190-035



City of Pittsburg

Community Development Department - Planning Division
65 Civic Avenue
Pittsburg, CA 94565

NOTICE OF PUBLIC HEARING

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
January 27, 2026**

ITEM: Home 2 Suites – Freestanding Sign, AP-25-0122 (SR).

ORIGINATED BY: Aaron Cradduck, aaron@solanosigns.com, 707-427-0400

SUBJECT: This is a public hearing on a request for Sign Review approval to place a freestanding monument sign at the entrance to the Home 2 Suites Hotel located at 2112 Loveridge Road in the CC (Community Commercial) Zoning District. Assessor's Parcel No. 088-240-080.

RECOMMENDATION:

Staff recommends the Commission adopt a Resolution (Attachment 1) for Sign Review Application No. 25-0122, subject to conditions.

BACKGROUND:

On November 15, 2021, the Pittsburg City Council approved the 115-unit, Home 2 Suites Hotel project (AP-20-1536 (GP, RZ, UP, DR)) under Resolution No. 21-14011. The hotel is currently under construction.

On December 11, 2025, Aaron Cradduck of Solano Signs, on behalf of Home 2 Suites, applied for Sign Review to: (1) construct a 5-foot-6-inch tall, two-sided, illuminated freestanding monument sign at the entrance to the property and (2) install two channel letter wall signs on the building façade.

PROJECT DESCRIPTION:

Existing Conditions:

The project site is a predominantly flat, 2.09-acre parcel located along the western side of Loveridge Road, between State Route 4 and East Leland Road. The four-story, 61,617-square-foot, 115 guest room hotel development is currently being constructed at the center of the site. A drive aisle and parking area accommodating up to 120 automobiles wraps around the hotel building.

Surrounding Land Uses:

North:	Ferguson HVAC Supply, State Route 4
West:	Ventana Apartments
South:	Planet Fitness, IHOP, East Leland Road
East:	Walmart, Loveridge Shopping Center

Proposed Project:

The current application is a request for Sign Review approval to: (1) construct a 5-foot-6-inch tall by 1-foot-6-inch wide, two-sided, illuminated freestanding monument sign at the entrance to the property and (2) install two channel letter wall signs on the building façade. Pursuant to Pittsburgh Municipal Code (PMC) section 19.12.020, permanent freestanding signs are permitted, subject to review and approval by the Planning Commission. However, wall signs meeting code requirements do not require Planning Commission approval and are reviewed administratively by staff.

The proposed freestanding sign would be located nine feet west of the front property line in the landscaped area in the northeast corner of the site adjacent to the north driveway entrance off Loveridge Road.

The proposed freestanding monument sign consists of a 29.42-square-foot, double-sided, internally illuminated cabinet sign displaying the text “HOME 2 SUITES BY HILTON.” The sign cabinet measures approximately 4 feet in height by 7 feet 4 3/8 inches in width and features a bleed-face design, with graphics extending to the full edge of the cabinet.

The cabinet is constructed of aluminum and finished in mahogany brown, with the numeral “2” highlighted in green consistent with the Home 2 Suites by Hilton brand standards. The lettering and logo on both faces are router-cut and identical, backed with white acrylic to allow for internal illumination.

The sign is mounted on a low pedestal base finished in oyster white, which supports the cabinet but is not included in the sign area calculation.

See Attachment 2 for the Sign Package.

GENERAL PLAN/CODE COMPLIANCE:

2040 General Plan:

The project site is located in the ‘Loveridge Subarea’ of the General Plan and has a land use designation of ‘Community Commercial’. This land use designation is intended to provide sites for community-serving businesses, including retail stores, eating and drinking establishments, commercial recreation and entertainment, service stations, financial, educational and social services.

Zoning:

The property is located within the CC (Community Commercial) District. PMC section 19.16.030 regulates the sign area and sign height for freestanding signs advertising hotels and motels.

PMC section 19.16.030(C)(2) states: *“One freestanding sign per street frontage may be permitted, subject to PMC 19.12.020. If permitted, a freestanding sign is included in the maximum allowed sign area. The sign may not exceed one square foot per unit or 75 square feet, whichever is less. The maximum height is 12 feet or one foot in height for each three square feet of sign area, whichever is less. A freestanding sign need not be less than five feet in height.”*

PMC section 19.16.030(C)(2) allows one freestanding sign per street frontage, subject to PMC 19.12.020. The maximum sign area is limited to one square foot per unit or 75 square feet, whichever is less. For this hotel with 115 units, the maximum allowable sign area is 75 square feet. The maximum sign height is 12 feet or one foot of height per three square feet of sign area, whichever is less, with a minimum height of five feet.

The proposed freestanding sign, at 29.42 square feet and 5 feet 6 inches tall, complies with both the maximum area and height standards set forth in PMC section 19.16.030(C)(2).

Required Sign Review Findings:

Pursuant to PMC 19.12.020(A), the Planning Commission may approve a freestanding sign upon making one or more of the following findings:

1. the business is set back from the street or obscured from view by adjacent structures or vegetation in such a manner that adequate identification cannot be obtained from a sign placed on the building;
2. the sign is necessary to provide the business with a comparable degree of identity from the street as that available to businesses or uses on neighboring premises;
3. the size or width of the property upon which the business or use is located is such that a sign placed on the building would not adequately identify the premises occupied by that use;
4. the architectural style, material, or elements of construction are such that signs attached to the building would be in conflict with the provisions of Chapter 18.36 (Design Review) of the Zoning Ordinance; or
5. the sign is part of a master identification sign for a shopping center of four more individual businesses.

Freestanding signs must also meet each of the following sign regulations as listed within PMC section 19.12.020 (B -F):

- B. No portion of a freestanding sign may be placed in or project over or into a public right-of-way.

- C. A freestanding sign must be placed on the premises and adjacent to a public right-of-way to which the business or use has direct access.
- D. The area around the base of a freestanding sign must be attractively landscaped unless its location restricts or prohibits such landscaping.
- E. The sign structure supporting a freestanding sign must be attractively designed and adequately engineered to support the sign without the use of unsightly braces, poles or wires.
- F. A freestanding sign may not exceed the height specified for the particular land use. The height is measured from the finished grade to the highest elevation of the sign structure.

Section 2 of the Resolution (Attachment 1) demonstrates how the proposed freestanding monument sign: (1) is consistent with the regulations in PMC section 19.12.020 (B) – (F) and (2) meets at least one of the five findings in PMC section 19.12.020(A).

Environmental:

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 structure (freestanding monument sign). Based on the project scope and location, there is no reasonable possibility that the project will have a significant effect on the environment.

Public Notice:

On or prior to January 16, 2026, notice of the January 27, 2026, public hearing to consider this application was posted at City Hall, and on the 'Public Notices' section of the city's website; was delivered to the Pittsburg Library; and was mailed via first class or electronic mail to the applicant/property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the use, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. In addition, a copy of the notice was posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in neighborhoods surrounding the project site.

See Attachment 3 for the hearing notice.

ANALYSIS:

Staff believes that the Planning Commission can make the required findings to grant Sign Review approval for the proposed project.

The proposed freestanding sign is situated in a location that would adequately identify the premises occupied by the use, is attractively designed and would enhance the appearance along the project frontage area.

ACTION REQUIRED:

Move to adopt a Resolution, approving Sign Review Application No. 25-0122, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Sign Package
3. Public Hearing Notice/Vicinity Map

Prepared by: Alison Spells, Senior Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Approval of a Sign Review to Install a)
Freestanding Sign at 2112 Loveridge)
Road for “Home 2 Suites Hotel,” in the)
CC (Community Commercial) District.)
Assessor’s Parcel No. 088-240-080,)
AP-25-0122 (SR))

Resolution No.

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On November 15, 2021, the Pittsburg City Council approved the 115-unit, Home 2 Suites Hotel project (AP-20-1536 (GP, RZ, UP, DR)) under Resolution No. 21-14011 located at 2112 Loveridge Road, in the CC (Community Commercial) District. Assessor’s Parcel No. 088-240-080. The hotel is currently under construction.
- B. On December 11, 2025, Aaron Craddock of Solano Signs, on behalf of Home 2 Suites, applied for Sign Review to: (1) construct a 5-foot-6-inch tall, two-sided, illuminated Freestanding Sign at the entrance to the property and (2) install two channel letter wall signs on the building façade.
- C. The proposed project is governed by the policies, development standards, and guidelines contained in the Pittsburg General Plan, and Pittsburg Municipal Code (PMC) Title 18 (Zoning) and 19 (Sign Regulations).
- D. The Home 2 Suites – Freestanding Sign Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to 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 structure (Freestanding Sign). There is no reasonable possibility that the project would have a significant effect on the environment.
- E. On or before January 16, 2026, a notice of the January 27, 2026, public hearing for the proposed project was posted at City Hall; was delivered for posting at the Pittsburg Library; was posted on the “Public Notices” section of the City’s website and was mailed via first class or electronic mail to the applicant, to the property owner, to all owners of property within 300 feet of the project site, to local service agencies expected to provide services to the business, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. In addition, a copy of the notice

was posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in neighborhoods surrounding the project site.

- F. On January 27, 2026, the Planning Commission held a public hearing on Planning Application No. AP-25-0122 (SR), at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Home 2 Suites – Freestanding Sign, AP-25-0122 (SR)," and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:

1. All recitals above are true and correct and are incorporated herein by reference.
2. PMC section 19.12.020(A) requires at least one or more of the five findings to be met in order for the Planning Commission to permit a freestanding sign.
 - a. Finding A(1): The proposed freestanding monument sign meets the finding in PMC 19.12.020(A)(1), which states that "the business is set back from the street or obscured from view by adjacent structures or vegetation in such a manner that adequate identification cannot be obtained from a sign placed on the building," in that existing mature trees along the street immediately north of the property significantly block views of the building from Loveridge Road. Additionally, the curvature of Loveridge Road limits sight distance and reduces the amount of time drivers have to identify the business from a building-mounted sign. Together, these factors create conditions where adequate identification cannot be achieved through wall signage alone. Therefore, the freestanding sign is necessary to provide clear, advance identification of the business for motorists, meeting the code's intent and supporting this finding.
 - b. Finding A(2): The proposed freestanding monument sign meets the finding in PMC 19.12.020(A)(2), which states that "A freestanding sign is necessary to provide the business or use with a comparable degree of identity from the street as that available to businesses or uses on neighboring premises but that does not provide an unfair advantage over similar businesses or uses," in that the proposed freestanding monument sign would provide the

business with a level of visibility and identification comparable to that of surrounding businesses that benefit from greater street exposure or freestanding signage. The proposed sign's height and area are modest and proportional to the site and do not result in an unfair visual or competitive advantage over similar businesses in the vicinity.

- c. Finding A(3): The proposed freestanding monument sign meets the finding in PMC 19.12.020(A)(3), which states that "The size or width of the property upon which the business or use is located is such that a sign or signs placed on the building do not adequately identify the premises occupied by that use," in that the size, width, and configuration of the subject parcel limit the effectiveness of building-mounted signage in identifying the business to passing vehicles and pedestrians. Due to these site constraints, signage placed on the building alone would not adequately identify the premises. The proposed freestanding monument sign is appropriately scaled and would improve site identification without adversely impacting the surrounding area.
 - d. Finding A(4): PMC 19.12.020(A)(4), states that "The architectural style, materials, or elements of construction are such that signs attached to the building would be in conflict with the provisions of Chapter 18.36 PMC." This finding is not applicable, as the proposed freestanding monument sign allows the business to be identified in a manner that is compatible with the site's architecture and surrounding development and maintains the visual quality of the building. Additionally, the proposed wall signs would not conflict with design review provisions in PMC Chapter 18.36.
 - e. Finding A(5): PMC 19.12.020(A)(5) states that "The sign is a master identification sign for a shopping center of four or more individual businesses." This finding is not applicable, as the proposed sign is not a master identification sign for a shopping center consisting of four or more businesses.
3. Consistent with the regulations for Freestanding Signs in PMC section 19.12.020 (B) – (F), the proposed freestanding monument sign complies with height requirements and will not be placed in or project over or into a public right-of-way. The proposed freestanding monument sign will be located on the project site adjacent to a public right-of-way to which the business has direct access. Additionally, the area around the base of the proposed sign will be attractively landscaped and the sign structure supporting the sign will be attractively designed and adequately engineered to support the sign without the use of unsightly braces, poles or wires.

Section 3. Decision

- A. Based on the findings set forth above, the Commission hereby approves Planning Application No. 25-0122, subject to the following conditions:

City of Pittsburg, Planning Division

1. Substantial Conformance: The approved use shall be operated substantially as presented to the Planning Commission in the staff report identified in Section 2 of this resolution and as presented in the project plans/proposal, date stamped December 15, 2025, except as may be modified by the conditions below.
2. All landscaping removed, damaged, or destroyed as part of installation of the Freestanding Sign shall be replaced per approved Landscape Plans.

City of Pittsburg, Engineering Division:

3. The Applicant shall ensure the new sign is located outside of the City's utility easement.
4. The location of the easement shall be established based on the legal documents.

Contra Costa County Fire Protection District

5. Access as shown on plans complies with Fire District requirements.

Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons. (503) CFC
6. Access roadways of less than 28-feet unobstructed width shall have signs posted or curbs painted red with the words: NO PARKING - FIRE LANE clearly marked. (22500.1) CVC, (503.3) CFC
7. Access roadways of 28 feet or greater, but less than 36-feet unobstructed width shall have NO PARKING - FIRE LANE signs posted, allowing for parking on one side only or curbs painted red with the words NO PARKING - FIRE LANE clearly marked. (22500.1) CVC, (503.3) CFC
8. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC
9. Plans shall be submitted to the Fire District for review and approval prior to

construction of the building or installation of the systems to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901 .2) CFC, (107) CBC

10. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC
11. A land development permit is required for access and water supply review and approval prior to submitting building construction plans. The developer shall submit scaled site improvement plans indicating:
 - All existing or proposed hydrant locations,
 - Fire apparatus access to include slope and road surface
 - Elevations of building,
 - Size of building and type of construction,
 - Gates, fences, retaining walls, bio-retention basins, any obstructions to access.
 - Striping and signage plan to include "NO PARKING-FIRE LANE" markings

This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review. (501.3) CFC

12. Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site. (501.4) CFC
13. Note: A temporary aggregate base or asphalt grindings roadway is not considered an all-weather surface for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 37 tons.

Standard Conditions

14. **Standard Conditions of Development**
The Standard Conditions of Development, as adopted by the Pittsburg Planning Commission by Resolution No. 8931, shall apply as conditions of approval for this project as applicable. Where there is a conflict between the Standard Conditions and the project-specific conditions identified in this resolution, the specific conditions of this resolution shall govern.
15. **Design of Storm Drain, Water, and Sewer Facilities**
The design and construction of storm drain, water, and sewer facilities shall be in accordance with PMC Section 17.28.020.

16. Compliance with PMC Title 12, 13, and 15
All site development shall comply with PMC Title 12 (Streets, Sidewalks, and Utilities), Title 13 (Water and Sewers), and Title 15 (Buildings and Construction) as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval.
17. Other Agency Requirements
The Developer shall comply with all the requirements of the Community and Economic Development Department and all other applicable local, state, and federal agencies.
18. Indemnification
Developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at developer's sole cost and expense. Developer may select its own legal counsel to represent developer's interests at developer's sole cost and expense. Developer shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.
19. Expiration of Approval: Sign Review approval for the project shall expire on January 27, 2028, unless a building permit or grading permit has been issued or a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission. The approval shall be valid for no more than six months from the date of building or grading permit issuance, unless work is commenced and diligently pursued prior to the expiration of the building or grading permit.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 27th day of January 2026, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

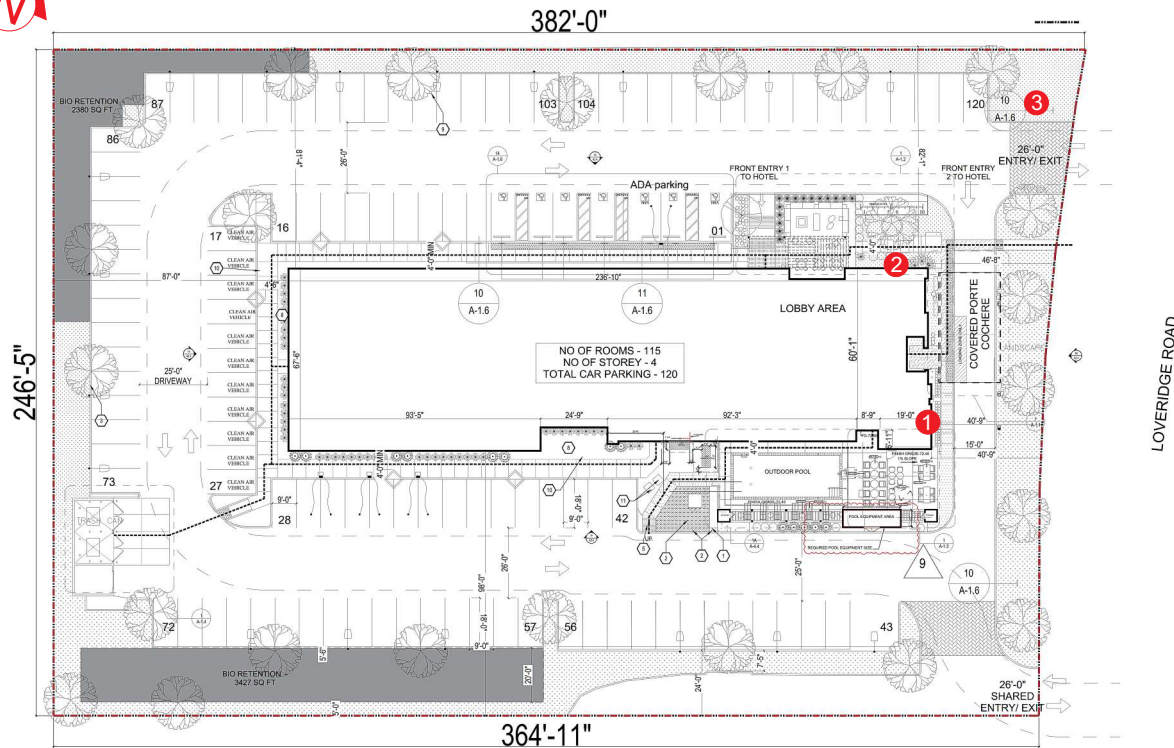
NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. _____ was adopted by the Planning Commission of the City of Pittsburg on January 27, 2026.

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION



HOME 2 SUITES 2200 LOVERIDGE ROAD PITTSBURG, CA 94565

PROPOSED SIGNS:

- 1 36" CHANNEL LETTER SET
- 2 24" CHANNEL LETTER SET
- 3 4'-0" X 7'-4 3/8" MONUMENT AT 5'-6" OAH



1

LEFT ELEVATION

SCALE: 1/16" = 1'-0"

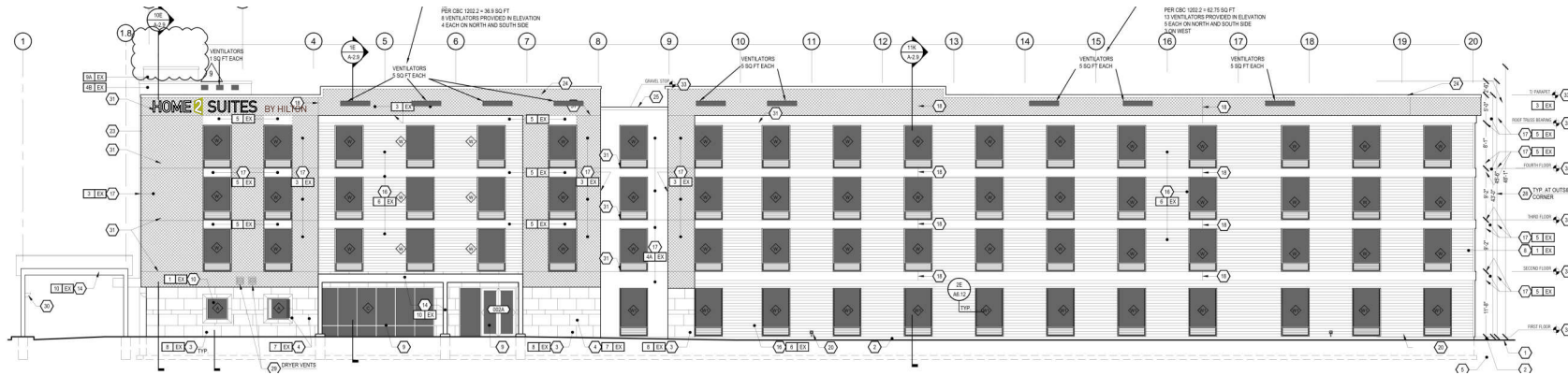


BOXED AREA: 95.65 SQ FT

TECHNICAL SURVEY REQUIRED PRIOR TO
PRODUCTION TO CONFIRM MEASUREMENTS

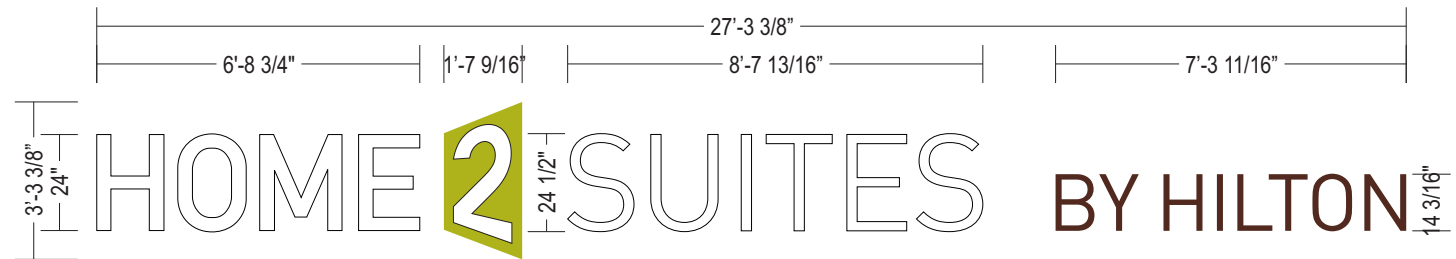
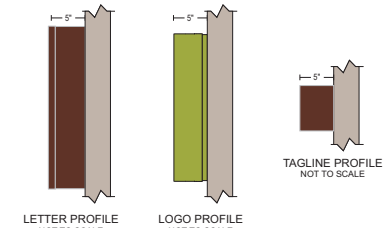
FRONT ELEVATION

SCALE: 1/32" = 1'-0"



NIGHT VIEW - NTS

HOME 2 SUITES BY HILTON

GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"

BOXED AREA: 89.48 SQ FT

TECHNICAL SURVEY REQUIRED PRIOR TO
PRODUCTION TO CONFIRM MEASUREMENTS



PROFILE
NOT TO SCALE

NIGHT VIEW - NTS

HOME **2**
SUITES BY HILTON



MONUMENT SIGN
SCALE: 1/2" = 1'-0"

BOXED AREA: 29.42 SQ FT



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

This is an original document created by Persona Signs, LLC provided specifically to the client for the client's personal use. This document should not be shared, reproduced, disclosed or otherwise used without written permission from Persona Signs, LLC.

Customer Approval (Please Initial):

Approval Date:



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **PLANNING COMMISSION** of the City of Pittsburg will conduct a public hearing on:

DATE: January 27, 2026
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Home 2 Suites – Freestanding Sign, AP-25-0122 (SR)

This is a public hearing on a request for approval of Sign Review to allow installation of a 5-foot-6-inch tall, two-sided, illuminated Freestanding Sign at the entrance to the property for the Home 2 Suites Hotel located at 2112 Loveridge Road in the CC (Community Commercial) Zoning District. Assessor's Parcel No. 088-240-080.

Environmental Determination

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., Freestanding Sign.

PROJECT PLANNER: Alison Spells, (925) 252-6987 or aspells@pittsburgca.gov

Why am I receiving this notice?

You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a minimum 300-foot radius of the project site are required to be notified under the Pittsburg Municipal Code.

Where can I get more information about this project?

The complete file for this project is available for public inspection; please contact the project planner listed above to make necessary arrangements.

What can I do if I have comments on the project?

Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565.

Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public hearing. Any written correspondence delivered to the Planning Division before the hearing body's action on the matter will become a part of the administrative record.

*Para información en
español:
(925) 252-4920*

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Home 2 Suites – Freestanding Sign, AP-25-0122 (SR)
Location: 2112 Loveridge Road, APN: 088-240-080



City of Pittsburg

Community and Economic Development Department - Planning
Division

65 Civic Avenue
Pittsburg, CA 94565



NOTICE OF PUBLIC HEARING