

Notice of Completion & Environmental Document Transmittal

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

2019069103

Project Title: San Marco Commercial Center Project

Lead Agency: City of Pittsburg, Planning Department Contact Person: Hector Rojas
Street Address: 65 Civic Avenue Phone: 925-252-4043
City: Pittsburg Zip: 94565 County: Contra Costa

Project Location: County: Contra Costa City/Nearest Community: Pittsburg
Cross Streets: West Leland Road and San Marco Boulevard Zip code: 94565
Lat./Long/: 38 ° 01 ' 07.79 " N / 121 ° 57 ' 54.73 " W Total Acres: 8.3
Assessor's Parcel No. 091-050-065 Section: 15 Twp: 2N Range: 1W Base: MDBM
Within 2 miles: State Hwy#: SR 4 Waterways: Los Medanos Basin, West and East Kirker Creek, Suisun Bay
Airports: N/A Railways: BART Schools: Delta View Elementary

Document Type:

CEQA: [X] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec [] Other:
Governor's Office of Planning & Research

Local Action Type:

[] General Plan Update [] Specific Plan [X] Rezone [] Annexation
[X] General Plan Amendment [] Master Plan [X] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division [X] Other: Improvement plans, Design Review, Variance
JUN 26 2019 STATE CLEARINGHOUSE

Development Type:

[] Residential: Units _____ Acres _____
[] Office: Sq.ft. _____ Acres _____ Employees _____
[X] Commercial: Sq.ft. 35,148 Acres _____ Employees _____
[] Industrial: Sq.ft. _____ Acres _____ Employees _____
[] Educational _____
[] Recreational _____
[] Water Facilities: Type _____ MGD _____
[] Transportation: Type _____
[] Mining: Mineral _____
[] Power: Type _____ MW _____
[] Waste Treatment: Type _____ MGD _____
[] Hazardous Waste: Type _____
[] Other: _____

Project Issues That May Have a Significant or Potentially Significant Impact:

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

Present Land Use/Zoning/General Plan Designation: The project site is currently vacant and mass graded. The site is designated Park by the City's General Plan and Zoned as a Planned Development (PD) District.

Project Description: The 8.3-acre parcel is owned by the City; however, only 3.69 acres of the northwest area, along West Leland Road, would be developed as part of the proposed project. The proposed project includes the development of three commercial buildings and associated parking lot. The proposed commercial development would include a 29,822-sf building intended as a grocery store, a 3,500-sf building and 1,826-sf building, both intended for restaurant use, and 179 vehicle parking stalls. Access would be provided off of San Marco Boulevard and an existing private road off West Leland Road. The project would require approval of a General Plan Amendment from Park to Community Commercial (CC), a Rezone from PD district to CC district, and a Conditional Use Permit.

Reviewing Agencies Checklist

continued

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below.

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

Local Public Review Period

Starting Date June 26, 2019 Ending Date July 26, 2019

Lead Agency (Complete if applicable): _____ **Applicant:** Discovery Builders, Inc.

Consulting Firm: Raney Planning & Management, Inc. Address: 4061 Port Chicago Highway, Suite H

Address: 1501 Sports Drive, Suite A City/State/Zip: Concord, CA 94520

City/State/Zip: Sacramento, CA 95834 Phone: (925) 682-6458

Contact: Rod Stinson

Phone: (916) 372-6100

Signature of Lead Agency Representative: _____ **Date:** _____

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.

NOP Distribution List

County: Contra Costa

SCH#

2019069103

Resources Agency

- Resources Agency**
Nadell Gayou
- Dept. of Boating & Waterways**
Denise Peterson
- California Coastal Commission**
Allyson Hitt
- Colorado River Board**
Elsa Contreras
- Dept. of Conservation**
Crina Chan
- Cal Fire**
Dan Foster
- Central Valley Flood Protection Board**
James Herota
- Office of Historic Preservation**
Ron Parsons
- Dept of Parks & Recreation**
Environmental Stewardship Section
- S.F. Bay Conservation & Dev't. Comm.**
Steve Goldbeck
- Dept. of Water Resources**
Resources Agency
Nadell Gayou

- Fish & Wildlife Region 4**
Julie Vance
- Fish & Wildlife Region 5**
Leslie Newton-Reed
Habitat Conservation Program
- Fish & Wildlife Region 6**
Tiffany Ellis
Habitat Conservation Program
- Fish & Wildlife Region 6 I/M**
Heidi Calvert
Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Wildlife M**
William Paznokas
Marine Region

Other Departments

- California Department of Education**
Lesley Taylor
- OES (Office of Emergency Services)**
Monique Wilber
- Food & Agriculture**
Sandra Schubert
Dept. of Food and Agriculture
- Dept. of General Services**
Cathy Buck
Environmental Services Section
- Housing & Comm. Dev.**
CEQA Coordinator
Housing Policy Division

Independent Commissions, Boards

- Delta Protection Commission**
Erik Vink
- Delta Stewardship Council**
Anthony Navasero
- California Energy Commission**
Eric Knight

Fish and Wildlife

- Depart. of Fish & Wildlife**
Scott Flint
Environmental Services Division
- Fish & Wildlife Region 1**
Curt Babcock
- Fish & Wildlife Region 1E**
Laurie Harnsberger
- Fish & Wildlife Region 2**
Jeff Drongesen
- Fish & Wildlife Region 3**
Craig Weightman

- Native American Heritage Comm.**
Debbie Treadway
- Public Utilities Commission**
Supervisor
- Santa Monica Bay Restoration**
Guangyu Wang
- State Lands Commission**
Jennifer Deleong
- Tahoe Regional Planning Agency (TRPA)**
Cherry Jacques

Cal State Transportation Agency CalSTA

- Caltrans - Division of Aeronautics**
Philip Crimmins
- Caltrans - Planning HQ LD-IGR**
Christian Bushong
- California Highway Patrol**
Suzann Ikeuchi
Office of Special Projects

Dept. of Transportation

- Caltrans, District 1**
Rex Jackman
- Caltrans, District 2**
Marcelino Gonzalez
- Caltrans, District 3**
Susan Zanchi
- Caltrans, District 4**
Patricia Maurice
- Caltrans, District 5**
Larry Newland
- Caltrans, District 6**
Michael Navarro
- Caltrans, District 7**
Dianna Watson
- Caltrans, District 8**
Mark Roberts

- Caltrans, District 9**
Gayle Rosander
- Caltrans, District 10**
Tom Dumas
- Caltrans, District 11**
Jacob Armstrong
- Caltrans, District 12**
Maureen El Harake

Cal EPA

Air Resources Board

- Airport & Freight**
Jack Wursten
- Transportation Projects**
Nesamani Kalandiyur
- Industrial/Energy Projects**
Mike Tollstrup
- California Department of Resources, Recycling & Recovery**
Kevin Taylor/Jeff Esquivel

- State Water Resources Control Board**
Regional Programs Unit
Division of Financial Assistance

- State Water Resources Control Board**
Cindy Forbes - Asst Deputy
Division of Drinking Water

- State Water Resources Control Board**
Div. Drinking Water # _____

- State Water Resources Control Board**
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality

- State Water Resources Control Board**
Phil Crader
Division of Water Rights

- Dept. of Toxic Substances Control Reg. # _____**
CEQA Tracking Center

- Department of Pesticide Regulation**
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- RWQCB 1**
Cathleen Hudson
North Coast Region (1)
- RWQCB 2**
Environmental Document Coordinator
San Francisco Bay Region (2)
- RWQCB 3**
Central Coast Region (3)
- RWQCB 4**
Teresa Rodgers
Los Angeles Region (4)
- RWQCB 5S**
Central Valley Region (5)
- RWQCB 5F**
Central Valley Region (5)
Fresno Branch Office
- RWQCB 5R**
Central Valley Region (5)
Redding Branch Office
- RWQCB 6**
Lahontan Region (6)
- RWQCB 6V**
Lahontan Region (6)
Victorville Branch Office
- RWQCB 7**
Colorado River Basin Region (7)
- RWQCB 8**
Santa Ana Region (8)
- RWQCB 9**
San Diego Region (9)
- Other** _____

- _____
Conservancy

