

Notice of Completion & Environmental Document Transmittal

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

SCH # 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: 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: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division Other: Amendment to a Development Agreement, Improvement plans, Design Review, Variance

Development Type:

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

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

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

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 proposed project would include development of a commercial center comprised of three buildings and an associated parking lot. A 29,822-square foot (sf) building intended as a grocery store would be located in the southeast corner of the site and would include a truck loading dock. A 3,500-sf building in the northwest corner of the site would be intended for restaurant use. Finally, a 1,826-sf building, also intended for restaurant use, would be developed in the northeast corner of the site and would include a drive-through and dine-in service. Together, the restaurants would provide seating for up to 166 people. A total of 176 parking stalls would be provided throughout the project site, seven of which would be handicap accessible. The project would require approval of the following: a General Plan Amendment to change 3.69 acres from Park to Community Commercial (CC); an amendment of the Southwest Development Agreement (Ordinance No. 90-990, as amended); a Rezone from Planned Development (PD) District to CC District; a Use Permit to allow the proposed uses within the CC zoning district; Variance from off-street parking standards; and Design Review.

Reviewing Agencies Checklist

continued

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

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| <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 July 13, 2020 Ending Date August 27, 2020

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:** 7/10/20

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