



Notice of Availability

San Marco Commercial Center Project

Draft Environmental Impact Report (EIR)

State Clearinghouse No. 2019069103

July 13, 2020

APPLICANT: Discovery Builders Inc., 4061 Port Chicago Hwy #H, Concord, CA 94520

LEAD AGENCY: City of Pittsburg, 65 Civic Avenue, Pittsburg, CA 94565

PROJECT LOCATION: The project area is located southeast of the intersection of West Leland Road and San Marco Boulevard, approximately one-half mile south of State Route 4 in the City of Pittsburg, California. It includes two existing, city-owned parcels, totaling 9.37 acres, identified by Assessor's Parcel Numbers (APNs) 091-050-065 and -066. The proposed project only includes development in the northwest area, along West Leland Road, and, therefore, the project includes a request for approval of a parcel map, which would adjust the property lines between the park to the east and the proposed development, resulting in a 3.57-acre property. The proposed project also includes off-site frontage improvements within the City right-of-way, which results in a total project site of 3.69 acres.



PROJECT DESCRIPTION: The proposed project would include development of a commercial center comprised of three buildings and an associated parking lot. The center would total 35,148 square feet (sf) of building area. A 29,822-sf building intended as a grocery store would

be located in the southeast corner of the site and would include a truck loading dock in the rear. A 3,500-sf building intended for restaurant use would be constructed in the northwest corner of the site. 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 from the City of Pittsburg: a General Plan Amendment to change the site's land use designation from Park to Community Commercial; a Rezone of the site from Planned Development (PD) to Community Commercial (CC) District; an amendment of the Southwest Development Agreement (Ordinance No. 90-990, as amended); a Parcel Map to adjust the property lines between the park to the east and the proposed development; a use permit to allow the proposed uses within the CC District; a variance from off-street parking standards; and design review.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The proposed project would result in potentially significant impacts related to Air Quality, Greenhouse Gas Emissions, Public Services, Recreation, and Transportation. All impacts, with the exception of Greenhouse Gas Emissions, would be reduced to less-than-significant levels through implementation of identified mitigation measures. A cumulatively considerable and significant and unavoidable impact related to Greenhouse Gas Emissions is identified in the EIR.

Please note that the project site is not present on any of the lists of sites enumerated under Section 65962.5 of the Government Code including, but not limited to lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that Section.

PUBLIC COMMENT PERIOD: Written public comments on the Draft EIR for the San Marco Commercial Center Project will be accepted during the public review period, beginning on **Monday, July 13, 2020**, and continuing through **Wednesday, August 26, 2020**.

Written comments may be mailed or faxed to the attention of Hector Rojas, Senior Planner, at the address and fax number listed above, or comments may be sent via email to hrojas@ci.pittsburg.ca.us.

All comments must be received no later than 5:00 PM, on **August 26, 2020**.

AVAILABILITY OF THE DRAFT EIR: The Draft EIR may be downloaded online at: <http://www.ci.pittsburg.ca.us/publicreviews>. A hardcopy of the Draft EIR for this project is currently not available at Pittsburg City Hall and the Pittsburg Library due to the Coronavirus (COVID-19) related closures. If the facilities are opened sometime during the public comment period stated above, the City of Pittsburg will make hardcopies of the Draft EIR available for public review at each facility. Special arrangements may also be made to view a hard copy by contacting the project planner directly via email (see above) or by telephone at (925) 252-4920.