

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 #

Project Title: Loreto Bay Estates 15-Lot Subdivision

Lead Agency: Contra Costa County Department of Conservation and Development Contact Person: Jennifer Cruz
 Mailing Address: 30 Muir Road Phone: (925) 655-2867
 City: Martinez Zip: 94553 County: Contra Costa County

Project Location: County: Contra Costa County City/Nearest Community: Pittsburg
 Cross Streets: Pullman Avenue and Fairview Avenue Zip Code: 94565

Longitude/Latitude (degrees, minutes and seconds): 38 ° 1 ' 46.956 " N / -121 ° 56 ' 14.892 " W Total Acres: 2.88

Assessor's Parcel No.: 096-050-016 Section: 11 Twp.: 2N Range: 1W Base: _____

Within 2 Miles: State Hwy #: 4 Waterways: Suisun and Honker Bay

Airports: _____ Railways: UPRR and BNSF Schools: Willow Cove and Bel Aire

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 (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 15 Acres 2.88
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Heavy Industrial Zoning District (H-1), Railroad Corridor Combining District/Single-Family Residential-High Density (SH)

Project Description: (please use a separate page if necessary)

The applicant seeks approval of a rezoning of the subject property from H-1, Heavy Industrial Zoning District, Railroad Corridor Combining District to a Planned Unit District (P-1), a tentative map to subdivide the approximately 2.88-acre project site into 15 residential lots and four common area parcels for bioretention basins and a park, and a preliminary and final development plan to allow the construction of 15 residences. The residential lots will range in size from approximately 3,821 – 6,114 square feet. The common area parcels for the bioretention basins (Parcels A, B, D) range in size from approximately 6,611 – 10,263 square feet. The proposed park will be located on Parcel C and will be approximately 3,590 square feet. The proposed residences will range in size from approximately 1,829 – 2,559 square feet of living area. There will be approximately five code-protected trees removed, all consisting of Ailanthus Altissima trees, commonly known as Tree of Heaven. A request for a variance to allow the rezoning of the 2.88-acre property to a P-1 (where 5 acres is the minimum) is included in the project. There will be approximately 2,000 cubic yards of cut and fill that will be balanced on-site.

The subject property is not located within the Delta Diablo service boundary. Therefore, the project will require approval from the Local Agency Formation Commission (LAFCO).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

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

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

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

Starting Date July 29, 2022 Ending Date August 18, 2022

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: 07/29/22

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