

**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 # 2022080303

**Project Title: Harbor View Project**

Lead Agency: City of Pittsburg, Planning Department Contact Person: Kelsey Gunter, Associate Planner  
Street Address: 420 East 3rd Street Phone: 925-252-4824  
City: Pittsburg Zip: 94565 County: Contra Costa

**Project Location:** County: Contra Costa City/Nearest Community: Pittsburg  
Cross Streets: East 3rd Street and Harbor Street Zip code: 94565  
Lat./Long/: 38 ° 01 ' 53.53 " N / 121 ° 52 ' 42.18 " W Total Acres: 20.5  
Assessor's Parcel No. 073-050-001 Section: 8 and 9 Twp: 2N Range: 1E Base: MDBM  
Within 2 miles: State Hwy#: SR 4 Waterways: New York Slough, Middle Slough, Broad Slough Bay  
Airports: N/A Railways: BART Schools: Marina Vista Elementary School, Riverside High School, St. Peter Martyr School, Pittsburg High School, Martin Luther King, Jr. Junior High School

**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: Design Review, Master Sign Program  
(Subdivision, etc.) \_\_\_\_\_

**Development Type:**

Residential: Units 227 Acres 20.5  Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 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 \_\_\_\_\_  
 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: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:** The project site is currently vacant. The site is designated Downtown Commercial and Downtown Medium Density Residential by the City's General Plan and zoned as Pedestrian Commercial (CP) and Downtown Medium Density Residential – Limited Overlay District (RMD-O).

**Project Description:** The proposed project would include subdivision of the project site and subsequent development of 227 residential units. The 20 northernmost units would be live/work duplexes with 420 square feet of ground floor commercial space and/or private work space. Primary site access would be provided by one new driveway off of Harbor Street and one new driveway off of East 3rd Street. Landscaping and trees would be provided throughout the site. A bioretention area and landscape features are proposed on the western edge of the berm. In addition, existing overhead utility lines along the project frontage on East 3rd Street would be removed and replaced underground. The project would require approval of a Rezone, Vesting Tentative Map, Design Review, and Master Sign Program.

**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 checked="" type="checkbox"/> Office of Historic Preservation         |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Office of Public School Construction               |
| <input checked="" type="checkbox"/> Caltrans District # 4               | <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# 2                        |
| <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 checked="" type="checkbox"/> Delta Protection Commission         | <input type="checkbox"/> Mountains Conservancy                              |
| <input type="checkbox"/> Education, Department of                       | <input checked="" 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 # 3              | <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 checked="" 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              | Other: _____                                                                |
| <input checked="" type="checkbox"/> Native American Heritage Commission | Other: _____                                                                |

**Local Public Review Period**

Starting Date March 15, 2023 Ending Date May 1, 2023

**Lead Agency** (Complete if applicable): \_\_\_\_\_ **Applicant:** The Harbor View Owner LPV, LLC

Consulting Firm: Raney Planning & Management, Inc. Address: 500 La Gonda Way

Address: 1501 Sports Drive, Suite A City/State/Zip: Danville, CA 94526

City/State/Zip: Sacramento, CA 95834 Phone: ( 925 ) 899-5065

Contact: Rod Stinson

Phone: ( 916 ) 372-6100

**Signature of Lead Agency Representative:**  \_\_\_\_\_ **Date:** 3/15/23

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