

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: LMK Petro Convenience Store, Gas Station, and Car Wash Project

Lead Agency: City of Pittsburg, Planning Division Contact Person: Maurice Brenyah-Addow, Senior Planner
Street Address: 65 Civic Avenue Phone: 925-252-4261
City: Pittsburg Zip: 94565 County: Contra Costa

Project Location: County: Contra Costa City/Nearest Community: Pittsburg
Cross Streets: Buchanan Road and Meadows Avenue Zip code: 94565
Lat./Long/: 37 ° 59 ' 53.4 " N / 121 ° 51 ' 57.8 " W Total Acres: 5
Assessor's Parcel No. 088-030-021 Section: 21 Twp: 2N Range: 1E Base: MDBM

Within 2 miles: State Hwy#: SR 4 Waterways: Contra Costa Canal
Airports: N/A Railways: N/A Schools: Foothill Elementary School, Highlands Elementary School, Stoneman Elementary School, Hillview Junior High School, Turner Elementary School, Mission Elementary School, Heights Elementary School, Pittsburg High School, Golden Gate Community 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 (Subdivision, etc.) Other: Design Review

Development Type:

Residential: *Units* _____ *Acres* _____ Water Facilities: *Type* _____ *MGD* _____
 Office: *Sq.ft.* _____ *Acres* _____ *Employees* _____ Transportation: *Type* _____
 Commercial: *Sq.ft.* 10,903 *Acres* _____ *Employees* 25-30 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 Resources

Present Land Use/Zoning/General Plan Designation: The project site is currently developed with two deteriorated structures from the former Ralph Burgess Nursery, constructed in 1970, which are located on the south-central portion of the site, and a cellular tower which is located within the southern portion of the site. The site is designated Low Density Residential by the City's General Plan and zoned as Residential Single-Family 6,000 Square Foot (sq. ft.) Minimum Lot Size (RS-6).

Project Description: The LMK Petro Convenience Store, Gas Station, and Car Wash Project (proposed project) would include the development of a 3,850 sq. ft. convenience store with a deli, a 2,800 sq. ft. car wash building, and a 4,253 sq. ft. fuel canopy for a four-island gas station serving eight cars on the southeast portion of the project site. In addition, the project would include 22 off-street parking spaces, and landscaping throughout the site. The proposed project would include a General Plan Amendment (GPA) to change the site's land use designation from Low Density Residential (LDR) to Community Commercial (CC); a Rezone from Residential Single-Family 6,000 Square Foot (sq. ft.) Minimum Lot Size (RS-6) to Neighborhood Commercial (CN); a Use Permit to allow for the operation of a gas station with a convenience store, and car wash as accessory uses on the project site; 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 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 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 # 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 | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Other: _____ |

Local Public Review Period

Starting Date October 25, 2022 Ending Date November 23, 2022

Lead Agency (Complete if applicable):

Applicant: Shashi Sharma

Consulting Firm: Raney Planning & Management, Inc.

Address: 1346 Blaney Avenue

Address: 1501 Sports Drive, Suite A

City/State/Zip: San Jose CA 95129

City/State/Zip: Sacramento, CA 95834

Phone: (408) 569-3396

Contact: Rod Stinson

Phone: (916) 372-6100

Signature of Lead Agency Representative:



Date: 10/25/22

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