

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: Bay Walk Mixed Use Project

Lead Agency: City of Pittsburg, Planning Division

Contact Person: John Funderburg, Assistant Director

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: Willow Pass Road and Enterprise Circle

Zip code: 94565

Lat./Long/: 38 ° 02 ' 05.4 " N / 121 ° 54 ' 53.1 " W

Total Acres: 1,046.8

Assessor's Parcel No. 096-100-015-5, 096-100-029-6, 096-100-031-2, 096-100-032-0, 096-100-033-8, 096-100-034-6, and 096-100-035-3

Section: 12 Twp: 2N Range: 1W Base: MDBM

Within 2 miles: State Hwy#: SR 4 Waterways: Honker Bay, Grizzly Bay, Mallard Slough, New York Slough, Middle Slough

Airports: N/A Railways: UPRR Schools: Saint Peter Martyr School, Marina Vista Elementary School, Riverside High School, Parkside Elementary School, Willow Cove Elementary School, Los Medanos Elementary School, Rancho Medanos Junior High School

Document Type:

CEQA: NOP Draft EIR
 Early Cons Supplement/Subsequent EIR
 Neg Dec (Prior SCH No.) _____
 Mit Neg Dec Other: _____

NEPA: NOI EA
 Draft EIS FONSI

Other: Joint Document
 Final Document
 Other: _____

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: Vesting Tentative Maps; Development Agreement

Development Type:

Residential: Units 1,999 Acres 171.6
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres 18.8 Employees _____
 Educational _____
 Recreational Three parks totaling 29 acres.
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: 6.5 acres of mixed-use development; 120-room hotel

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 1,046.8-acre project site consists of 519 acres of wetlands, 254 acres of land previously used by the Pittsburg Power Plant, and vacant grassland/ruderal vegetated land. The City of Pittsburg General Plan designates the site as Industrial, Utility/ROW, and Open Space. The site is zoned General Industrial-Limited Overlay (IG-O), General Industrial (IG), Governmental and Quasi Public (GQ), and Open Space (OS).

Project Description: The Bay Walk Mixed Use Project (proposed project) would include remedial activities such as the demolition of the vacant Pittsburg Power Plant and all associated structures, as well as implementing remedies for various media (i.e., soil, soil vapor and groundwater), and the development of a range of uses including approximately 1,999 residential units, 18.8 acres of Employment Center Industrial (ECI) uses, 6.5 acres of mixed-use development, a 120-room hotel, and various park, recreation, and open space areas. Development of the project site would occur over three phases. The project would require approval of a Specific Plan; initiation of annexation proceedings into the City of Pittsburg City Limits for the 13-acre portion of the project site proposed for development that is located outside the City limits; and a Prezone/Rezone; and would require a General Plan Amendment; a Development Agreement; and approval of Vesting Tentative Maps.

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 # <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 checked="" 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 checked="" 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 checked="" 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 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 October 26, 2022 Ending Date November 29, 2022

Lead Agency (Complete if applicable): _____ **Applicant:** Integral Communities

Consulting Firm: Raney Planning & Management, Inc. Address: 500 La Gonda Way, Suite 102

Address: 1501 Sports Drive, Suite A City/State/Zip: Danville CA 9452

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

Contact: Rod Stinson, Vice President

Phone: (916) 372-6100

Signature of Lead Agency Representative:  _____ **Date:** 10/26/22

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