

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 # 2022100572

Project Title: Bay Walk Mixed Use Project

Lead Agency: City of Pittsburg, Planning Division

Contact Person: Kelsey Gunter, Associate Planner

Street Address: 65 Civic Avenue

Phone: (925) 252-4824

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

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 Agreement; Design Review

Development Type:

Residential: Units 1,800 Acres 188.33

Water Facilities: Type MGD

Office: Sq.ft. Acres Employees

Transportation: Type

Commercial: Sq.ft. 40,000 Acres 3.77 Employees

Mining: Mineral

Industrial: Sq.ft. 35,000 Acres 1.2 Employees

Power: Type MW

Educational

Waste Treatment: Type MGD

Recreational Various parks, recreation, open space, and pedestrian trails

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: Energy; 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 1,800 residential units, including approximately 30 Live/Work units, 35,000 square feet of Employment Center Industrial (ECI) and/or commercial uses, 40,000 square feet of retail or commercial uses, and various park, recreation, and open space areas, as well as internal pedestrian trails and a potential connection to East Bay Regional Park's Great California Delta Trail system. Development of the project site would occur over three phases. The project would require 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, as well as approval of a Specific Plan; a Prezone/Rezone; a General Plan Amendment; a Development Agreement; Vesting Tentative Maps; and Design Review.

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 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 | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Other: _____ |

Local Public Review Period

Starting Date April 9, 2024 Ending Date May 9, 2024

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

Consulting Firm: Raney Planning & Management, Inc. Address: 2603 Camino Ramon, Suite 480

Address: 1501 Sports Drive, Suite A City/State/Zip: San Ramon, CA 94583

City/State/Zip: Sacramento, CA 95834 Phone: (925) 362-3749

Contact: Rod Stinson, Vice President

Phone: (916) 372-6100

Signature of Lead Agency Representative: _____ Date: 4/9/24

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