

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.

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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 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.