

Notice of Completion & Environmental Document Transmittal

2020039004

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: Pinole Square Project

Lead Agency: City of Pinole, Community Development Department Contact Person: Amalia M. Merino
Street Address: 2131 Pear Street Phone: (510) 724-9000
City: Pinole Zip: 95037 County: Contra Costa

Project Location: County: Contra Costa City/Nearest Community: Pinole
Cross Streets: 1201-1577 Tara Hills Drive Zip code: 94564
Lat/Long/: 37 ° 59 ' 41.49 " N 122 ° 18 ' 13.86 " W Total Acres: 11.89
Assessor's Parcel No. See attached. Section: 28 Twp: 2N Range: 4W Base: MDBM
Within 2 miles: State Hwy#: I-80 Waterways: Pinole Creek, Maloney Reservoir, San Pablo Bay
Airports: N/A Railways: UPRR Schools: Pinole Middle School, Shannon Elementary School, North Campus School, Tara Hills Elementary School, Crespi Middle School

Document Type:

- CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [] Neg Dec (Prior SCH No.) [] Mit Neg Dec
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
Other: [] Joint Document [] Other:
Governor's Office of Planning & Research
MAR 02 2020

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; Two Variances; Specific Plan Amendment; One Lot Parcel Map
STATE CLEARINGHOUSE

Development Type:

- [] Residential: Units _____ Acres _____
[] Office: Sq.ft. _____ Acres _____ Employees _____
[X] Commercial: Sq.ft. 105,149 Acres _____ Employees _____
[] Industrial: Sq.ft. _____ Acres _____ Employees _____
[] Educational _____
[] Recreational _____
[] Other: _____
[] Water Facilities: Type _____ MGD _____
[] Transportation: Type _____
[] Mining: Mineral _____
[] Power: Type _____ MW _____
[] Waste Treatment: Type _____ MGD _____
[] Hazardous Waste: Type _____

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
[X] Archeological/Historical [] Geologic/Seismic [] Septic Systems [] Water Supply/Groundwater
[X] Biological Resources [] Greenhouse Gas Emissions [] Sewer Capacity [] Wetland/Riparian
[] Coastal Zone [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[X] 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 consists of approximately 11.89 acres located at 1201-1577 Tara Hills Drive in the City of Pinole. Currently, the site is developed with the Appian 80 Shopping Center, which includes a Safeway grocery store, a vacant CVS pharmacy, and various other smaller businesses. Per the Three Corridors Specific Plan, the project site is located within the Service Sub-Area of the Appian Way Specific Plan area. The Specific Plan designates the site Commercial Mixed Use with a High Density Residential Overlay (CMU-HDRO), consistent with the site's zoning designation.

Project Description: See attached.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/>	Air Resources Board	<input checked="" type="checkbox"/>	Office of Historic Preservation
<input type="checkbox"/>	Boating & Waterways, Department of	<input type="checkbox"/>	Office of Public School Construction
<input type="checkbox"/>	California Emergency Management Agency	<input type="checkbox"/>	Parks & Recreation, Department of
<input checked="" type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Pesticide Regulation, Department of
<input checked="" type="checkbox"/>	Caltrans District # <u>4</u>	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input checked="" type="checkbox"/>	Regional WQCB # <u>2</u>
<input type="checkbox"/>	Caltrans Planning	<input type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Central Valley Flood Protection Board	<input type="checkbox"/>	Resources Recycling & Recovery, Department of
<input type="checkbox"/>	Coachella Valley Mountains Conservancy	<input checked="" type="checkbox"/>	S.F. Bay Conservation & Development
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	San Joaquin River Conservancy
<input type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	Santa Monica Mountains Conservancy
<input type="checkbox"/>	Corrections, Department of	<input type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input type="checkbox"/>	Education, Department of	<input type="checkbox"/>	SWRCB: Water Quality
<input checked="" type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Water Rights
<input checked="" type="checkbox"/>	Fish & Wildlife Region # <u>3</u>	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Food & Agriculture, Department of	<input checked="" type="checkbox"/>	Toxic Substances Control, Department of
<input type="checkbox"/>	Forestry & Fire Protection, Department of	<input checked="" type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	General Services, Department of	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Health Services, Department of	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Housing & Community Development		
<input checked="" type="checkbox"/>	Native American Heritage Commission		

Local Public Review Period

Starting Date March 2, 2020 Ending Date March 31, 2020

Lead Agency: City of Pinole Applicant: Carl Goldstone, Hillsboro Properties, Inc.
Consulting Firm: Raney Planning & Management, Inc. Address: 1300 S. El Camino Real, #525
Address: 1501 Sports Drive, Suite A City/State/Zip: San Mateo, CA 94105
City/State/Zip: Sacramento, CA 95834 Phone: _____
Contact: Nick Pappani
Phone: (916) 372-6100

Signature of Lead Agency Representative: _____ Date: _____

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

Assessor Parcel Numbers

The project site is composed of multiple parcels, characterized by the following Assessor Parcel Numbers (APNs):

- 402-282-014-8;
- 402-282-013-0;
- 402-282-026-2;
- 402-282-027-0;
- 402-282-028-8;
- 402-282-010-6;
- 402-282-009-8;
- 402-282-008;
- 402-282-007-2;
- 402-282-006-4; and
- 402-282-016-3.

Project Description:

The proposed project would include demolition of the existing on-site building housing the Safeway grocery store and vacant CVS pharmacy, the car wash and antique restoration store buildings located within the western portion of the site, and a portion of the existing building housing the former O'Reilly Wheel Works and Pizza Hut. The existing China Delight restaurant building, the dry cleaner/fitness studio/seafood, and barbeque restaurant/former Chase Bank buildings located within the eastern portion of the site would remain. New structures would be constructed on-site, including, but not limited to, a Safeway fuel station and associated kiosk, a drive-through restaurant, a casual sit-down restaurant and new building space to house the Safeway grocery store and other shops. In addition, the facades of portions of the existing shops would be refaced as part of the proposed project.

The proposed project would require the following approvals from the City of Pinole:

- Approval of a Specific Plan Amendment to allow for the proposed drive-through restaurant and gas station on the project site.
- Approval of Design Review pursuant to Section 17.12.150 of the City of Pinole Municipal Code.
- Approval of Variance (Safeway Fuel Station Proximity to Nearest Chevron Station on Appian Way and Tara Hills Drive) pursuant to Section 17.34.040 of the City of Pinole Municipal Code.
- Approval of Variance Wood instead of Masonry Fence between Different Land Uses) pursuant to Section 17.42.050 of the City of Pinole Municipal Code.
- Approval of eight Conditional Use Permits:
 - CUP (New Safeway Store Alcohol Sales pursuant to Section 17.59.030 of the City of Pinole Municipal Code).
 - CUP (Outdoor Merchandise Sales Safeway pursuant to Sections 17.10.060 and 17.68.020 of the City of Pinole Municipal Code).
 - CUP (Commercial Pad Drive Through [Pad 3] within Appian Service Sub-Area CMU zoning designation pursuant to Section 17.40.030 of the City of Pinole Municipal Code).
 - CUP (Outdoor Dining In Line Shop Space pursuant to Sections 17.10.060 and 17.68.020 of the City of Pinole Municipal Code).
 - CUP (Outdoor Dining [Pad 1] pursuant to Sections 17.10.060 and 17.68.020 of the City of Pinole Municipal Code).
 - CUP (Reduced Parking pursuant to Section 17.48.060 of the City of Pinole Municipal Code) and;
 - CUP (New Safeway Fuel Center Kiosk Alcohol Sales pursuant to Section 17.59.030 of the City of Pinole Municipal Code).
 - CUP (Automobile Service Station).
- Approval of One Lot Parcel Map.

Approval of a Sign Program pursuant to Section 17.12.110(B)(2) of the City of Pinole Municipal Code for the proposed pylon sign would be applied for as a separate application from the above discretionary actions.