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: Suisun Trails 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 Nantucket Drive | Zip code: 94565
Lat./Long/: 38 ° 01 ' 53.4 ' N/ 121 ° 55 ' 5.4 " W | Total Acres: 222
Assessor's Parcel No. 096-100-027, 096-100-029, 096-100-031, and 096-100-032 | Section: 12 | Twp: 2N | Range: 1W | Base: MDBM
Within 2 miles: State Hwy#: SR 4 | Waterways: Suisun Bay, Mallard Slough, New York Slough
Airports: N/A | Railways: UPRR | Schools: Saint Peter Martyr School, Marina Vista Elementary School, Riverside High School, Pittsburg High School, Parkside Elementary School, Los Medanos Elementary School, Bel Air Elementary, Railroad Junction School, Heights Elementary School, Willow Cove Elementary School, Riverview Middle School, Gateway High School, Kids First Academy, 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: Design Review, Development Agreement

Development Type:

☒ Residential: *Units* 773 *Acres* 80.7
☐ Office: *Sq.ft.* _____ *Acres* _____ *Employees* _____
☐ Commercial: *Sq.ft.* _____ *Acres* _____ *Employees* _____
☐ Industrial: *Sq.ft.* _____ *Acres* _____ *Employees* _____
☐ Educational _____
☒ Recreational Various trails, parks, recreation, and open space

☐ Water Facilities: *Type* _____ *MGD* _____
☐ Transportation: *Type* _____
☐ Mining: *Mineral* _____
☐ Power: *Type* _____ *MW* _____
☐ Waste Treatment: *Type* _____ *MGD* _____
☐ 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 approximately 222-acre project site consists of 72 acres of wetlands, vacant grassland/ruderal vegetated land which is traversed by unpaved roads, and an abandoned railroad corridor, which makes up the remaining acreage of the site. The City of Pittsburg General Plan designates the site as Industrial, Employment Center Industrial, Utility/ROW, Open Space, Medium Density Residential, High Density Residential, and Very High Density Residential. The site is zoned General Industrial-Limited Overlay (IG-O), Governmental and Quasi Public (GQ), Open Space (OS), Single-Family Residential-4,000 to 5,000 Square Foot (sf) Lot Minimum (RS-4-O/RS-5-O), Medium to High Density Residential-Limited Overlay (RM-O/RH-O), and High Density Residential-Limited Overlay (RH-O).

Project Description: The Suisun Trails Project (proposed project) would include the development of approximately 773 residential units across 12 planning areas (PAs), as well as various trails and park, recreation, and open space areas. The project would require initiation of annexation proceedings into the City of Pittsburg City Limits for the approximately 24.3-acre portion of the project site proposed for development that is located outside the City limits, as well as approval of a Prezone/Rezone; a General Plan Amendment; a Development Agreement; Vesting Tentative Maps, a Specific Plan, and Design Review.

Reviewing Agencies Checklist *Appendix C*

continued

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below.

X	Air Resources Board		Office of Emergency Services
	Boating & Waterways, Department of		Office of Historic Preservation
	California Highway Patrol		Office of Public School Construction
X	Caltrans District # 4		Parks & Recreation
	Caltrans Division of Aeronautics		Pesticide Regulation, Department of
	Caltrans Planning (Headquarters)	X	Public Utilities Commission
	Coachella Valley Mountains Conservancy		Reclamation Board
	Coastal Commission	X	Regional WQCB # 2
	Colorado River Board Commission		Resources Agency
X	Conservation, Department of	X	S.F. Bay Conservation & Development
	Corrections, Department of		San Gabriel & Lower Los Angeles Rivers &
X	Delta Protection Commission		Mountains Conservancy
	Education, Department of	X	San Joaquin River Conservancy
	Office of Public School Construction		Santa Monica Mountains Conservancy
X	Energy Commission		State Lands Commission
X	Fish & Game Region # 3		SWRCB: Clean Water Grants
	Food & Agriculture, Department of	X	SWRCB: Water Quality
	Forestry & Fire Protection		SWRCB: Water Rights
	General Services, Department of		Tahoe Regional Planning Agency
	Health Services, Department of	X	Toxic Substances Control, Department of
	Housing & Community Development	X	Water Resources, Department of
	Integrated Waste Management Board		Other:
X	Native American Heritage Commission		Other:

Local Public Review Period

Starting Date July 31, 2026 Ending Date August 31, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Raney Planning & Management, Inc.

Address: 1501 Sports Drive, Suite A

City/State/Zip: Sacramento, CA 95834

Contact: Rod Stinson, Vice President

Phone: (916) 372-6100

Applicant: Integral Communities

Address: 2603 Camino Ramon, Suite 480

City/State/Zip: San Ramon, CA 94583

Phone: (925) 362-3749

Signature of Lead Agency Representative: Date: 7/31/2026

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