



**City of Pittsburg**

Development Services - Planning Department  
Civic Center - 65 Civic Avenue, Pittsburg, California 94565

Telephone: (925) 252-4920 • FAX: (925) 252-4814

**NOTICE OF PREPARATION**

To: State Clearinghouse  
1400 Tenth Street  
Sacramento, California 95814

From: City of Pittsburg, Planning Department  
65 Civic Avenue  
Pittsburg, California 94565

To: Interested Parties; Responsible &  
Trustee Agencies

**Subject: Notice of Preparation of a Draft Environmental Impact Report for the Proposed Faria/Southwest Hills Annexation Project**

The City of Pittsburg is the lead agency for the preparation of an Environmental Impact Report (EIR) for the project identified below. The scope of the EIR has been proposed based upon a determination by the City. The City has directed the preparation of this EIR in compliance with the California Environmental Quality Act (CEQA).

Once a decision is made to prepare an EIR, the lead agency must prepare a Notice of Preparation (NOP) to inform all responsible and trustee agencies that an EIR will be prepared (CEQA Guidelines Section 15082). The purpose of the NOP is to provide agencies with sufficient information describing both the proposed project and the potential environmental effects to enable the agencies to make a meaningful response as to the scope and content of the information to be included in the EIR. The City is also soliciting comments on the scope of the EIR from interested persons.

**Project Title:** Faria/Southwest Hills Annexation Project

**Project Applicant:** Discovery Builders, Inc. on behalf of Faria Land Investors, LLC

Date 3/9/17

Signature   
Title Senior Planner  
Telephone (925) 252-6941

*Reference: California Code of Regulations, Title 14, (California Environmental Quality Act Guidelines) Sections 15082(a), 15103, 15375.*

## PUBLIC SCOPING MEETING AND COMMENT SUBMITTAL

A scoping meeting open to the public will be held to receive public comments and suggestions on the project. At this meeting, staff will give a brief presentation of the EIR process and will take public comment on the proposed EIR. The scoping meeting will be open to the public and held at the following location:

**Date:** Tuesday, April 4, 2017  
**Time:** 5:30 PM  
**Location:** Pittsburg City Hall Council Chambers, 3<sup>rd</sup> floor, 65 Civic Avenue,  
Pittsburg, California 94565

The purpose of the EIR is to provide information about potential significant physical environmental impacts of the Faria/Southwest Hills Annexation Project (proposed project), to identify possible ways to minimize those significant impacts, and to describe and analyze possible alternatives to the proposed project if potential significant impacts are identified. Preparation of an NOP or EIR does not indicate a decision by the City to approve or disapprove the project. However, prior to making any such decision, the City Council must review and consider the information contained in the EIR.

Written comments on the scope of the proposed project and the associated EIR are welcome. **Please submit comments by 5:00 PM on April 7, 2017.** Written comments should be sent to Hector Rojas, Senior Planner, at 65 Civic Avenue, Pittsburg, California 94565, or via email at [hrojas@ci.pittsburg.ca.us](mailto:hrojas@ci.pittsburg.ca.us), or via fax at (925) 252-4814.

Questions concerning the environmental review of the proposed project should be directed to Hector Rojas at (925) 252-4043; however, please note that comments on the Draft EIR cannot be accepted over the phone. To be considered during preparation of the EIR, comments must be received in writing by the deadline identified above.

### PROJECT LOCATION:

The proposed project site is located in Contra Costa County, southwest of the municipal boundary of the City of Pittsburg, within the Southwest Hills planning subarea of the Pittsburg General Plan. (see Figure 1, Regional Location Map). The project site includes approximately 606 acres and is identified as Assessor's Parcel Numbers (APNs) 097-180-006, 097-200-002, 097-230-006, 097-240-002, and a portion of 097-190-002 (see Figure 2, Project Location Map). The northeast portion of the site is bordered by existing residential development (San Marco and Vista Del Mar subdivisions), while the remainder of the site is bordered primarily by undeveloped areas. The western boundary of the site is directly adjacent to the City of Concord city limits. Bailey Road is located to the east of the site, and the recently closed Concord Naval Weapons Station (CNWS) is located to the south. Highway 4 is situated to the north of the site.

With the exception of two isolated single-family residences and a small agricultural operation, the proposed project site consists of vacant rolling hills. The City's General Plan designates the site as Low Density Residential and Open Space.

Figure 1  
Regional Location Map

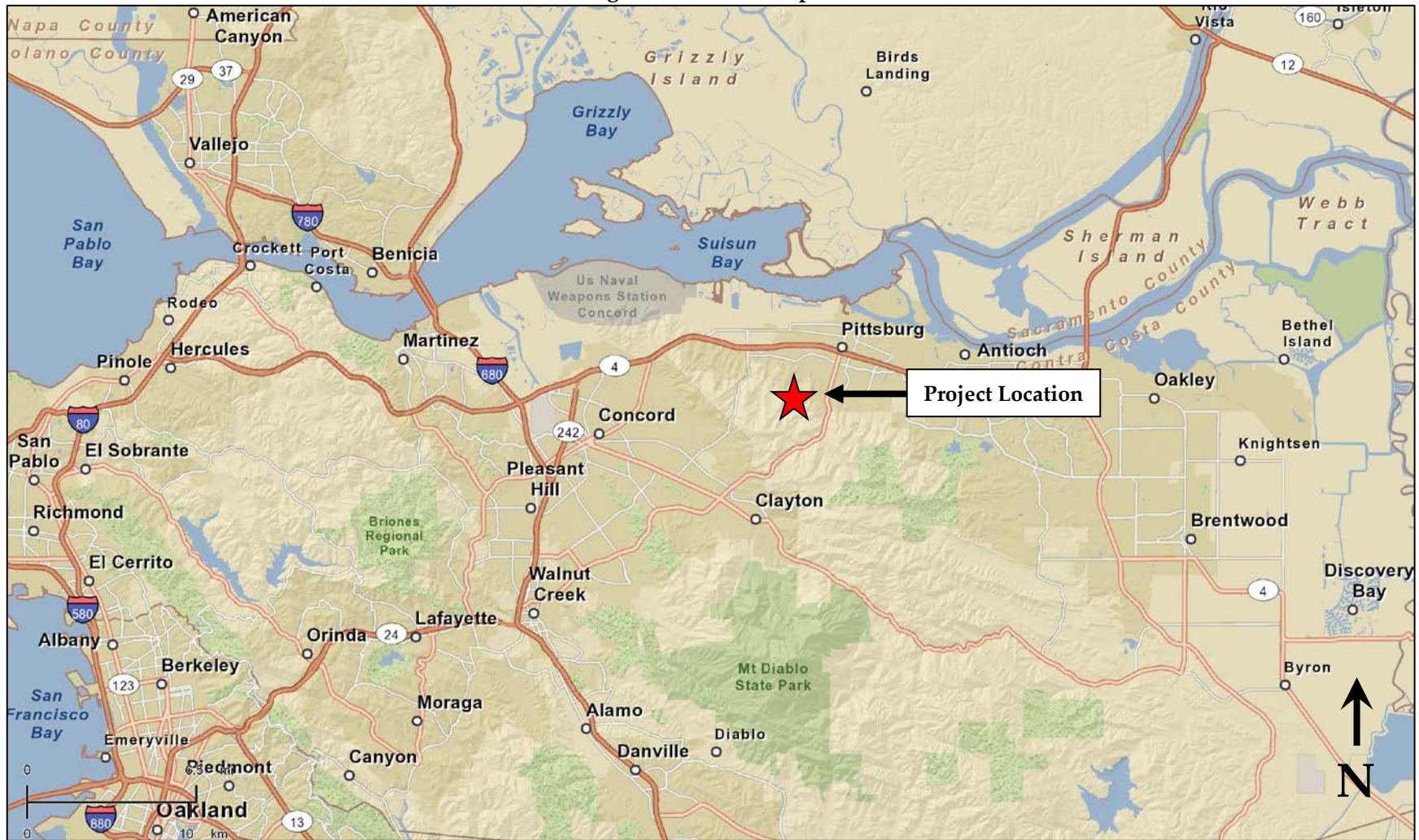
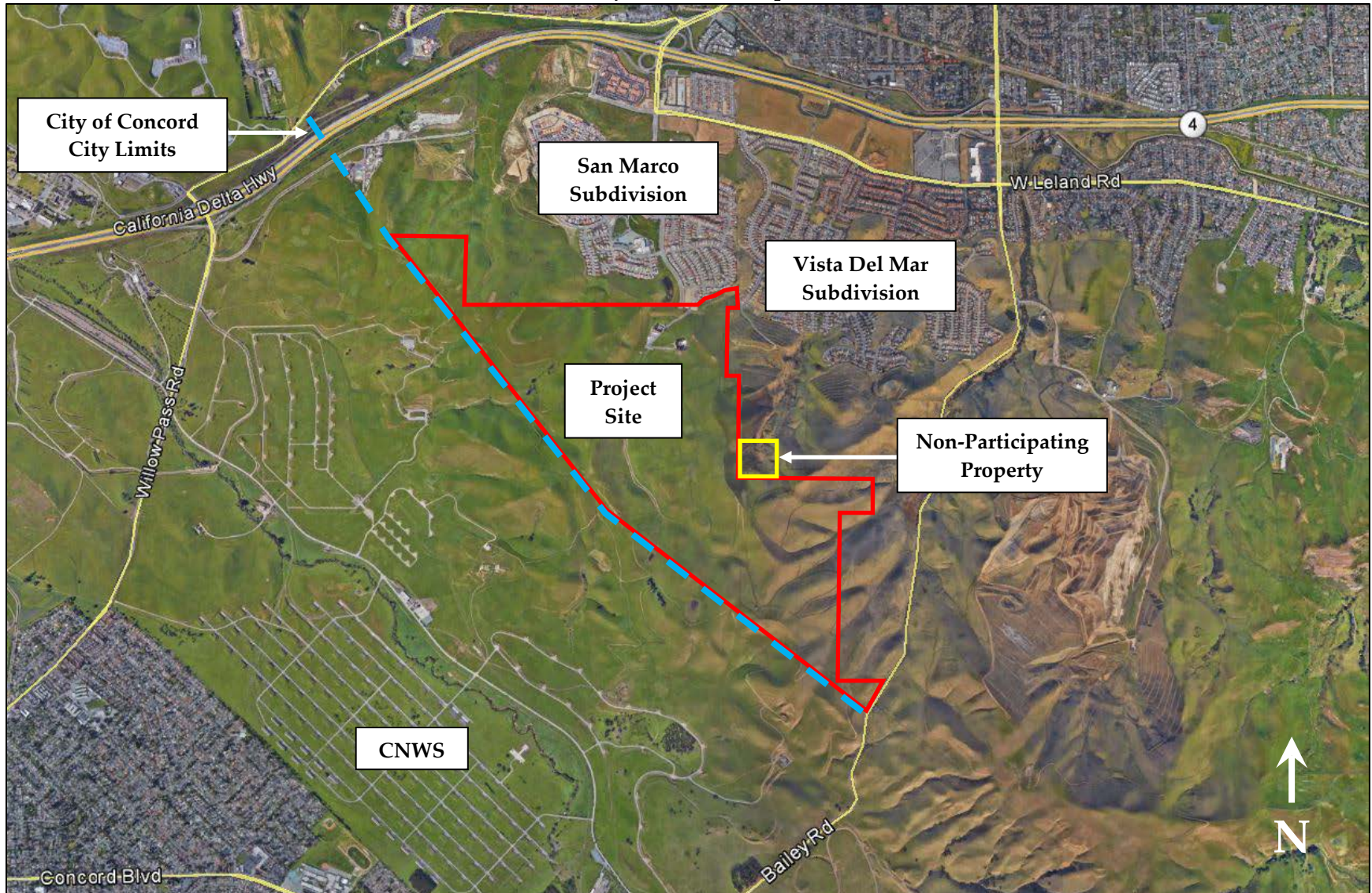


Figure 2  
Project Location Map



## **BACKGROUND**

In November 2005, the voters of the City of Pittsburg approved a ballot initiative entitled “Measure P (City of Pittsburg Voter Approved Urban Limit Line and Rezoning Act)”, which established a new Urban Limit Line (ULL) for the City and rezoned certain properties. Included in these properties was the entire 606-acre project site. On May 3, 2006, the City entered into a Memorandum of Understanding (MOU) which called for the City to conduct a General Plan Study in order to, among other things, establish guidelines for the development of a permanent greenbelt buffer along the inner edges of the voter approved ULL. The City Council, on January 16, 2007, adopted Resolution No. 07-10700, which included a new General Plan policy, 2-P-91, to ensure that a greenbelt buffer would be established on the project site in accordance with the terms of Measure P and the May 3<sup>rd</sup> MOU.

On July 8, 2009, the Contra Costa Local Agency Formation Commission (LAFCo) approved an extension of the Pittsburg Sphere of Influence (SOI) to include the proposed project site. As part of that action, the SOI’s for the Delta Diablo Sanitation District (DDSD) and the Contra Costa Water District (CCWD) were also expanded to include the project site. On September 24, 2010, the property owner submitted an application requesting the City begin processing a request for annexation of the site to bring the property into the City of Pittsburg City Limits. In addition to the request for annexation to the City, the application also included requests for the project site to be annexed to the DDSD and CCWD service areas.

In 2010, an Initial Study was prepared for the proposed project and released for public review. Extensive comments were received by the City, requesting further analysis in an EIR. In response, the City determined that preparation of an EIR was necessary. The City of Pittsburg prepared a subsequent Initial Study to focus the EIR, which was released with the Notice of Preparation (NOP) on March 10, 2014 for a 30-day review. During the NOP review period, a public Scoping Meeting was held on April 3, 2014 to receive verbal comments on the scope of the EIR.

Following the initial Scoping Meeting and in response to comments received, refinements were made to the project that altered the scope of the EIR. Such refinements included the preparation of a Draft Master Plan and an associated Land Use Map. Consequently, the City has determined that the release of a new NOP is necessary in order to address changes made to the project, and how such changes would be reflected in the EIR.

## **PROJECT COMPONENTS**

The proposed project includes a Draft Faria/Southwest Hills Master Plan (Draft Master Plan). The purpose of the Draft Master Plan is to define the potential development of the 606 acre project site as part of the request for annexation and rezoning of the site. The various components of the Draft Master Plan, as well as the entitlements required for the proposed project, are discussed below.

It should be noted that annexation component of the proposed project would include a non-participating property that is outside of the City of Pittsburg City limits (see Figure 2). The non-participating property would not be subject to the provisions of the Draft Master Plan.

## **Draft Master Plan**

The Draft Master Plan includes a Master Plan Overlay District, a Land Use Map, development regulations, design review guidelines, and a definition of the proposed circulation system.

### Master Plan Overlay District

The Draft Master Plan would include the creation of a Master Plan Overlay District for the entire 606-acre project site. In accordance with Pittsburg Municipal Code (PMC), Chapter 18.72, the purpose of the Master Plan Overlay District is to accomplish the following:

- Ensure orderly planning for the development of a large, unsubdivided area of the City consistent with the City's General Plan;
- Maintain an environmental equilibrium consistent with existing vegetation, soils, geology, topography, and drainage patterns;
- Avoid premature or inappropriate development that would result in incompatible uses or create public service demands exceeding the capacity of existing or planned facilities; and
- Encourage sensitive site planning and design.

### Land Use

The Draft Master Plan includes a Land Use Map to govern development of the 606-acre project site (see Figure 3). The Land Use Map allocates a total of 373 acres for residential development and preserves 233 acres of land as open space. The 373 acres allocated for residential development would be divided into two areas. The first area would be located in the northern portion of the site, and would comprise 236 acres, while the second area would be located in the southern portion of the site, and would comprise 137 acres. The proposed land use pattern would allow for higher densities of development in areas closer to the existing San Marco and Vista Del Mar subdivisions, while the low-density land use in the southern area would allow for greater compatibility with the steep, hilly landscape found in areas to the south of the City. The proposed open space areas would include hilltops and ridgelines within the project site, reflecting the City's desire to maintain the natural aesthetic value of such areas.

### Development Regulations

Development within the project site would be subject to various development regulations specified in the Draft Master Plan, including, but not limited to, density requirements, building setbacks, landscaping requirements, and pedestrian access. In addition, the Draft Master Plan specifies that the total number of dwelling units within the project site would not be permitted to exceed 1,500, consistent with Policy 2-P-96 in the City's General Plan. As such, maximum buildout of the proposed project site is assumed to include 1,500 residential units for purposes of this CEQA analysis.

### Design Review Guidelines

The Draft Master Plan provides Design Review Guidelines for the proposed project. The Guidelines are derived from existing General Plan Policies, and are organized into five main categories: Neighborhood Layout and Site Design, Fence and Wall Design, Architectural Design and Building Materials, Landscaping, and Grading Design. The Guidelines are intended to provide a framework for the design of future development within the project site.

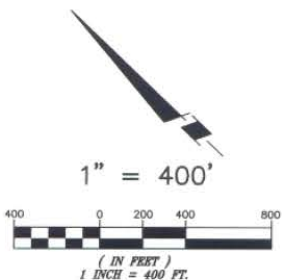
Figure 3  
Proposed Land Use Map

# FARIA SW HILLS MASTER PLAN

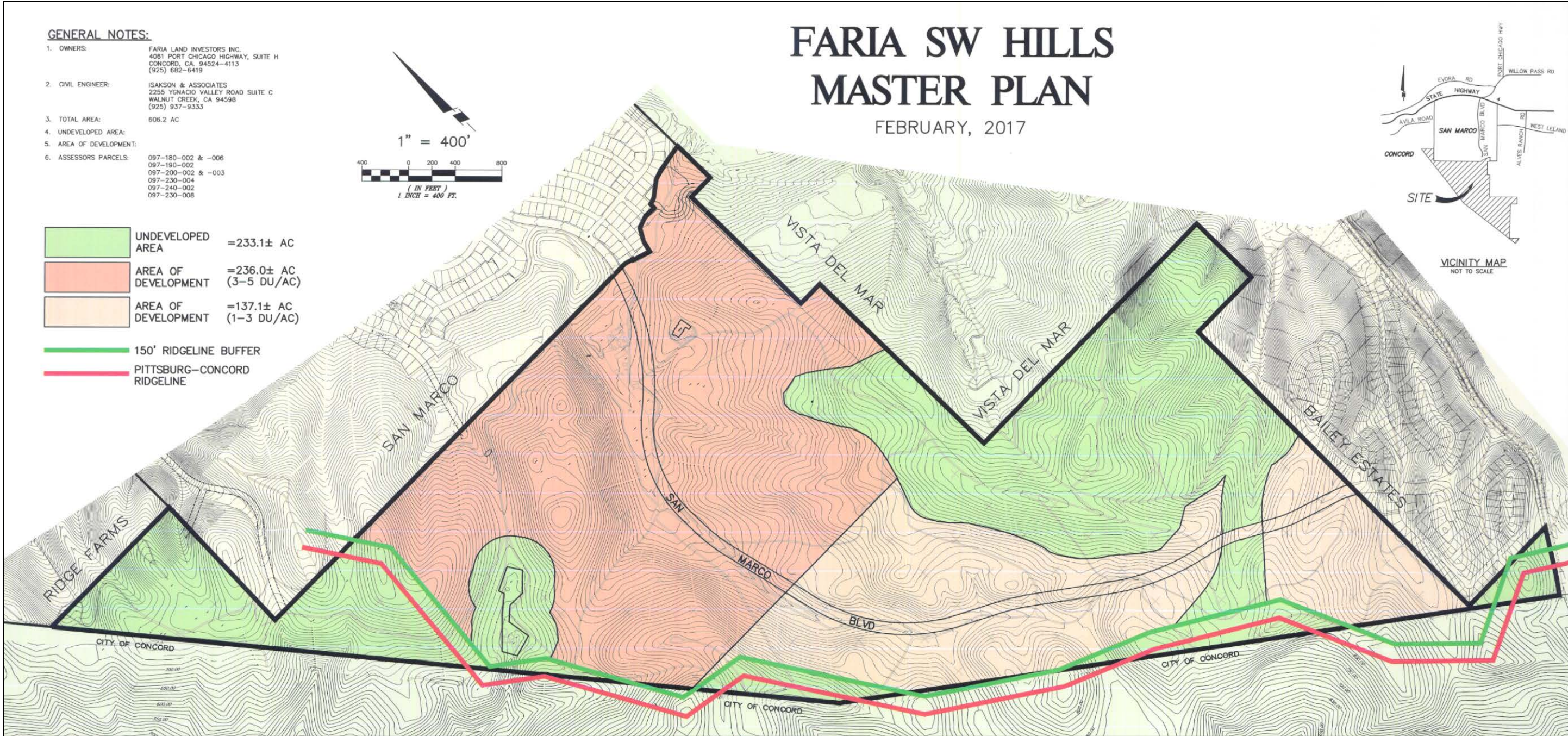
FEBRUARY, 2017

**GENERAL NOTES:**

1. OWNERS: FARIA LAND INVESTORS INC.  
4061 PORT CHICAGO HIGHWAY, SUITE H  
CONCORD, CA. 94524-4113  
(925) 682-6419
2. CIVIL ENGINEER: ISAKSON & ASSOCIATES  
2255 YGNACIO VALLEY ROAD SUITE C  
WALNUT CREEK, CA 94598  
(925) 937-9333
3. TOTAL AREA: 606.2 AC
4. UNDEVELOPED AREA:
5. AREA OF DEVELOPMENT:
6. ASSESSORS PARCELS: 097-180-002 & -006  
097-190-002  
097-200-002 & -003  
097-230-004  
097-240-002  
097-230-008



- UNDEVELOPED AREA = 233.1± AC
- AREA OF DEVELOPMENT = 236.0± AC (3-5 DU/AC)
- AREA OF DEVELOPMENT = 137.1± AC (1-3 DU/AC)
- 150' RIDGELINE BUFFER
- PITTSBURG-CONCORD RIDGELINE



## **Entitlements**

The proposed project would require the following entitlements from the City of Pittsburg City Council:

- Annexation into the City of Pittsburg City Limits, the Contra Costa Water District (CCWD) service area and the Delta Diablo Sanitation District (DDSD) service area;
- Reclassification of site from HPD (Hillside Planned Development) and OS (Open Space) rezoning districts to RS-4P and OS-P rezoning overlay districts;
- Approval of a General Plan Amendment;
- Approval of the Draft Master Plan;
- Development Agreement; and
- Affordable Housing Agreement.

## **DISCUSSION OF POTENTIAL IMPACTS**

The environmental analysis for the proposed project will focus on the following areas: Aesthetics; Agricultural Resources; Air Quality and Greenhouse Gas Emissions; Biological Resources; Geology, Soils, and Seismicity; Hazards and Hazardous Materials; Hydrology/Water Quality; Land Use and Planning; Noise; Public Services and Utilities; and Transportation and Circulation; Growth Inducing Impacts; Cumulative Impacts; and Significant Unavoidable Impacts. In addition, project alternatives and statutorily required sections will be included. Some refinement to the aforementioned issues may be required based on comments received during the NOP scoping process. The following section describes each of the technical Chapters of the EIR in further detail.

Information will be drawn from the City of Pittsburg General Plan and General Plan EIR, technical studies prepared, and any other information pertinent to the project area. Consistent with CEQA and the requirements of the City of Pittsburg, each environmental chapter will include an introduction, existing environmental setting, regulatory context, and impacts and mitigation measures.

### **Aesthetics**

The Aesthetics chapter of the EIR will summarize existing regional and project site aesthetics and the visual setting. The chapter will describe project-specific aesthetic issues regarding buildout of the project site such as scenic vistas, trees, historic buildings, existing visual character or quality of the site, as well as light and glare. The EIR will rely on information from the City of Pittsburg General Plan, including the Urban Design Element and policies related to hillside development, as well as information from the General Plan EIR and the development standards and design review guidelines included in the Draft Master Plan. In addition, applicable City of Concord plans and policies related to hillside development within the project vicinity, such as the CNWS Reuse Plan, will be reviewed and used as appropriate.

### **Agricultural Resources**

The Agricultural Resources chapter of the EIR will summarize the status of the existing agricultural resources within the project boundaries, using the current State model and data, including identification of any prime/unique farmland or farmland of statewide importance within the project boundaries. Any conflicts with existing zoning for agricultural use or right-to-farm ordinances applicable to the proposed project will also be identified. Following the setting discussion, the chapter will identify thresholds of



significance applicable to the proposed project. The impacts will be measured against the thresholds of significance, and appropriate mitigation measures and monitoring strategies will be identified consistent with the policies of the City of Pittsburg. In addition, the chapter will address the project's consistency with LAFCo policies and standards related to conversion of agriculture, including the new Agriculture and Open Space Preservation Policy adopted on December 14, 2016.

### **Air Quality and Greenhouse Gas Emissions**

The Air Quality chapter of the EIR will summarize the regional air quality setting, including climate and topography, existing ambient air quality, regulatory setting, and presence of any sensitive receptors near the project site. The air quality impact analysis will include a quantitative assessment of short-term (i.e., construction) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., ROG, NO<sub>x</sub>, PM<sub>2.5</sub>, and PM<sub>10</sub>). The air quality chapter will be based upon technical analyses prepared for the project.

The GHG analysis will include a discussion of the existing regulatory setting and context related to GHG Emissions, including Assembly Bill (AB) 32 and Senate Bill (SB) 32, and an impacts and mitigation section with quantitative data showing the project's contribution to the generation of GHG during the operational phase of the project.

### **Biological Resources**

The Biological Resources chapter will include a description of the potential effects to plant communities, wildlife, and wetlands including adverse effects on rare, endangered, candidate, sensitive, and special-status species from implementation of the proposed project. The analysis will include potential impacts to special-status plants and animal species designated by the U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), and other resource agencies, including, but not limited to, the California Native Plant Society (CNPS). In addition, this chapter will evaluate biological resources identified as "waters of the United States" and regulated by the U.S. Army Corps of Engineers as well as "waters of the State" regulated by the California Regional Water Quality Control Board and CDFW. The chapter will be based upon a biological resources report to ensure that all CEQA issues have been adequately and accurately addressed. In addition, information contained in the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) and the Special Status Plant Survey for the nearby San Marco Meadows project will be reviewed and incorporated into the EIR as appropriate. The proposed Master Plan Overlay District requires approval of an In-Lieu Fee Agreement by CDFW and USFWS. The EIR will ensure that the Draft Master Plan has incorporated associated policies to ensure compliance with the HCP/NCCP.

### **Geology, Soils & Seismicity**

The Geology, Soils & Seismicity chapter of the EIR will summarize the setting and describe the potential effects from earthquakes, liquefaction, and expansive soils, as well as identify any unique geological features within the project site. The EIR will include a discussion of the City's new Geological Hazard Abatement District (GHAD), which identifies a portion of the project site as a landslide area. The EIR will rely on a Geology and Soils report prepared for the proposed project, General Plan Policies included in the Draft Master Plan, the Health and Safety Element of the City's General Plan, and the General Plan EIR to ensure that all CEQA issues have been adequately and accurately addressed.

## **Hazards & Hazardous Materials**

The Hazards & Hazardous Materials chapter of the EIR will summarize the setting and describe any potential existing hazards or hazardous materials within the project site due to pesticides or the nearby Naval Weapons Station, as well as any potential hazards or hazardous materials as a result of the proposed project. The EIR will rely on information from an existing Phase I Environmental Site Assessment as well as information from the Pittsburg General Plan and General Plan EIR.

## **Hydrology / Water Quality**

This chapter will summarize setting information and identify potential impacts on storm water drainage, flooding, groundwater, and water quality. The chapter will be based upon a Hydrology and Water Quality report and information from the City of Pittsburg General Plan, including the Resource Conservation Element, the General Plan EIR, the NPDES Clean Water Program, and any ordinances related to water quality.

## **Land Use and Planning**

The Land Use and Planning chapter will evaluate the consistency of the proposed project with the City of Pittsburg's adopted plans and policies, as well as any applicable Contra Costa County policies. As noted previously, the proposed project would include a General Plan Amendment. The EIR will analyze the consistency of the proposed Land Use Map with the City's General Plan and Zoning Ordinance, LAFCo policies and standards, the Urban Limit Line as approved by City of Pittsburg voters, and any other relevant planning documents. The chapter will further assess the compatibility of the proposed project with the surrounding land uses, both existing and proposed. The chapter will identify any land use impacts and will discuss any potential incompatibilities with adopted plans and policies related to land use. The impacts will be measured against the thresholds of significance and appropriate mitigation measures, and monitoring strategies that are consistent with City of Pittsburg policy will be identified.

## **Noise**

The Noise chapter of the EIR will be based on a report that includes analysis and evaluation of the existing noise level environment, traffic noise impacts associated with the proposed project site, and short-term construction noise and vibration levels. As part of the report, the existing ambient noise environment of the site was established by conducting background noise level measurements on the project site and the surrounding vicinity on February 5, 2014. The measurements included 24-hour noise level measurements along Bailey Road and at the northern boundary of the project site. Peak-hour traffic levels have been determined based upon the 24-hour noise level measurements. The analysis of traffic noise impacts on the project site have been evaluated utilizing the Federal Highway Administration (FHWA RD77-108) traffic noise prediction model to provide generalized noise contours associated with traffic and typical noise setbacks. In addition, potential construction noise and vibration levels have been assessed for the project site and adjacent uses. The EIR will compare the project's exterior noise levels for compliance with the exterior and interior noise level criteria contained within the City of Pittsburg General Plan Noise Element and Noise Ordinance, as well as to existing levels. Feasible mitigation measures and monitoring strategies will be developed, as appropriate.

## **Public Services and Utilities**

This chapter will summarize setting information and identify potential new demand for public services, including water, sewer, energy, fire, police, and schools. The EIR will rely on a Hydrology and Water Quality Report as well as on information contained in the Public Facilities and Resource Conservation Elements of the Pittsburg General Plan, the General Plan EIR and Municipal Service Review (MSR). The Contra Costa Water District (CCWD), the Delta Diablo Sanitation District (DDSD), and the Fire Protection District will be consulted, in order to address public services and obtain the most recent information.

### **Transportation, Traffic, and Circulation**

The Transportation, Traffic, and Circulation chapter of the EIR will be based on a report that will consider the impacts of the project on intersections and roadway system elements within the project vicinity. The chapter will include analysis of the existing conditions, existing plus project traffic conditions, cumulative conditions without the project, and cumulative conditions plus project traffic scenarios. The Traffic Impact Study will analyze existing traffic conditions utilizing current AM and PM peak hour traffic counts and freeway and ramp volumes to establish baseline conditions. Project trip generation, distribution, and assignment will be developed utilizing trip generation rates contained in the 9th Edition of the ITE Trip Generation manual and the CCTA 2035 forecast model. The existing plus project traffic volumes will be evaluated to determine levels of service at study intersections, freeway segments, and ramp merge/diverge areas. Cumulative (without project) AM and PM peak hour traffic conditions will be generated from CCTA data using a Furness process according to standard industry practice and analyzed. In addition, cumulative Plus Project conditions will also be analyzed to determine the increase in traffic volumes within the study area due to the proposed project. The following study intersections, freeway segments, and ramp merge/diverge areas will be included in the analysis:

#### Study Intersections

1. Avila Road/Willow Pass Road
2. EB SR-4 Ramps/Willow Pass Road
3. WB SR-4 Ramps/Willow Pass Road
4. Rio Verde Circle/San Marco Boulevard
5. Santa Teresa Drive/San Marco Boulevard
6. W. Leland Road/San Marco Boulevard
7. EB SR-4 Ramps/San Marco Boulevard
8. WB SR-4 Ramp/San Marco Boulevard
9. Willow Pass Road/Port Chicago Highway
10. Willow Pass Road/Bailey Road
11. Willow Pass Road/Loftus Road
12. EB Willow Pass Road/Range Road
13. WB Willow Pass Road/Range Road
14. Willow Pass Road/Railroad Avenue
15. W. Leland Road/Alves Ranch Road
16. W. Leland Road/Woodhill Drive
17. W. Leland Road/Southwood Drive
18. W. Leland Road/Bailey Road
19. Maylard Street/Bailey Road
20. EB SR-4 Ramps/Bailey Road
21. WB SR-4 Ramp/Bailey Road
22. Canal Road/Bailey Road

23. W. Leland Road/Chestnut Drive
24. W. Leland Road/Jacqueline Drive
25. W. Leland Road/Montevideo Drive
26. W. Leland Road/Range Road
27. W. Leland Road/Dover Way
28. W. Leland Road/Burton Avenue
29. W. Leland Road/Crestview Drive
30. W. Leland Road/Railroad Avenue
31. EB SR-4 Ramps/Railroad Avenue
32. WB SR-4 Ramp/Railroad Avenue
33. Willow Pass Road/Olivera Road
34. Concord Boulevard/Farm Bureau Road
35. Concord Boulevard/Bailey Road
36. Bailey Road/Myrtle Drive
37. Clayton Road/Babel Lane
38. Clayton Road/Farm Bureau Road
39. Clayton Road/Treat Boulevard
40. Clayton Road/Bailey Road
41. Cowell Road/Treat Boulevard
42. W. Leland Road/Santa Teresa Drive (future intersection)
43. Bailey Road/Project Entrance (future intersection with project)

#### Freeway Sections

1. NB and SB SR-242 between I-680 and Clayton Road
2. NB and SB SR-242 between Clayton Road and Concord Avenue
3. NB and SB SR-242 between Concord Avenue and Grant Street
4. NB and SB SR-242 between Grant Street and Olivera Road
5. NB and SB SR-242 between Olivera Road and SR-4
6. EB and WB SR-4 between SR-242 and Solano Way
7. EB and WB SR-4 between Solano Way and SR-242
8. EB and WB SR-4 between SR-242 and Port Chicago Highway
9. EB and WB SR-4 between Port Chicago Highway and Willow Pass Road
10. EB and WB SR-4 between Willow Pass Road and San Marco Boulevard
11. EB and WB SR-4 between San Marco Boulevard and Bailey Road
12. EB and WB SR-4 between Bailey Road and Railroad Avenue

In addition, Multimodal Traffic Service Objectives (MTSOs) and Multimodal evaluations will be included in the traffic analysis. Emergency access, transit, pedestrian, and bicycle facilities will also be discussed.

#### **Statutorily Required Sections**

The Statutorily Required Sections chapter of the EIR will summarize potentially significant, unavoidable, significant irreversible, growth-inducing, and cumulative impacts. The chapter will summarize the cumulative impacts that will be contained in each technical section and will be qualitative in nature. In addition, the chapter will include a discussion of energy demand associated with the project.

## **Alternatives to the Proposed Project**

In accordance with Section 15126.6(a) of the CEQA Guidelines, the EIR will include an Alternatives analysis. The alternatives chapter will evaluate, at a minimum, three alternatives, including the No Project Alternative. Alternatives will be selected when more information related to project impacts is available so the alternatives can be designed to reduce significant project impacts. Any additional alternatives shall be developed during preparation of the EIR to respond to identified significant impacts. The Alternatives chapter will describe the alternatives and identify the environmentally superior alternative. The alternatives will be analyzed at a level of detail less than that of the proposed project; however, the analyses will include sufficient detail to allow a meaningful comparison of the impacts. The Alternatives chapter will also include a section of alternatives considered but dismissed. A matrix comparing the impacts of the proposed project to the three alternatives will also be included.