



# City of Pittsburg

Community Development Department – Planning Division

65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

## NOTICE OF PREPARATION

**To:** State Clearinghouse  
P.O. Box 3044  
Sacramento, CA 95812

**To:** Responsible Agencies  
Trustee Agencies  
Local and Public Agencies  
Interested Parties

**From:** City of Pittsburg  
Kristin Pollot, AICP, Planning Manager  
65 Civic Avenue  
Pittsburg, CA 94565

**Subject:** Notice of Preparation of a Supplemental Environmental Impact Report for the 2018 Alves Ranch Project

The City of Pittsburg (City) will be the Lead Agency and will prepare a Supplemental Environmental Impact Report (SEIR) pursuant to Public Resources Code section 21166 and CEQA Guidelines Section 15163 for the proposed 2018 Alves Ranch Project (“2018 Project”) described herein. The 2018 Project, as described further herein, reflects revisions to the previously approved Alves Ranch project, which was originally approved as part of the larger Vista Del Mar development (see Exhibit 1). Similar to the previously approved project, the 2018 Project consists of a residential and commercial development on an approximately 57.81-acre site located on W. Leland Road, as shown on the attached Project Location map (see Exhibit 2). A general description of the 2018 Project, its location, and the scope of the environmental assessment are contained in the attached materials. A Draft Initial Study checklist with a more detailed project description has also been prepared and is available on the City’s website at [www.ci.pittsburg.ca.us/alvesranch](http://www.ci.pittsburg.ca.us/alvesranch).

Once a decision is made to prepare an SEIR, the lead agency must prepare a Notice of Preparation (NOP), this document, 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 2018 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 SEIR. The City is also soliciting comments on the scope of the SEIR from interested parties.

**Project Title:** 2018 Alves Ranch Project  
**Project Applicant:** William Lyon Homes, Inc.

**Signature:**   
**Title:** Planning Manager  
**Date:** 12/18/2018  
**Phone:** 925-252-6941

The purpose of the SEIR is to provide information about potential significant physical environmental impacts of the 2018 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.

## **PUBLIC SCOPING MEETING AND COMMENT SUBMITTAL**

A scoping meeting open to the public will be held to receive comments regarding the scope and content of the environmental information to be included in the SEIR. At the scoping meeting, staff will give a brief presentation of the SEIR process and will take oral and any written comments. The meeting time and location follow:

**Date:** Wednesday, January 9, 2019  
**Time:** 6:00 PM  
**Location:** Pittsburg City Hall Council Chamber, 3rd floor, 65 Civic Avenue, Pittsburg, California 94565

Written comments on the scope of the proposed project and the associated SEIR are welcome and should be sent by e-mail, fax, or regular mail **no later than 5:00 PM on January 17, 2019**, to:

Jordan Davis, Senior Planner  
65 Civic Avenue  
Pittsburg, California 94565  
Email: [jdavis@ci.pittsburg.ca.us](mailto:jdavis@ci.pittsburg.ca.us)  
Fax: (925) 252-4814.

Questions concerning the environmental review of the proposed project should be directed to Jordan Davis at (925) 252-4015; however, please note that comments on the scope of the SEIR cannot be accepted over the phone. To be considered during preparation of the SEIR, comments must be received in writing by the deadline identified above or provided during the public scoping meeting.

## **INITIAL STUDY**

The City has prepared a Draft Initial Study (available at [www.ci.pittsburg.ca.us/alvesranch](http://www.ci.pittsburg.ca.us/alvesranch)) to evaluate the potential environmental effects of the proposed project and to determine the scope of the SEIR. Pursuant to CEQA Guidelines Section 15063(c)(3), the Initial Study has been prepared to: 1) focus the SEIR on effects determined to be significant; and 2) to identify the effects determined not to be significant or that can be reduced to a less-than-significant level through standard mitigation measures or conditions of approval. Pursuant to CEQA Guidelines Section 15163, the lead agency may prepare a supplement to a previously certified environmental impact report if: (1) it has been determined that changes in the project, in circumstances surrounding the project, and/or new information of substantial importance (which was not known and could not have been known at the time the original EIR was certified) would result in previously undisclosed significant environmental impacts; and (2) only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.

## **PROJECT LOCATION**

The 2018 Project encompasses approximately 57.81 acres of undeveloped, previously graded land located toward the western end of the City, approximately 0.3 mile west of the Pittsburg/Bay Point San Francisco Bay Area Rapid Transit (BART) Station, on the north side of West Leland Road (Assessor's Parcel Nos. 097-700-001; 097-700-002; and 097-700-005). The project site is bounded by the San Marco neighborhood (west), State Route 4 (north), undeveloped land (east), and W. Leland Road (south); refer to Exhibit 2.

The project site contains undeveloped land. The site has been previously graded in connection with the previously approved tentative subdivision map (which was approved as part of the larger Vista Del Mar development) and routinely disked for weed abatement purposes. A seven-acre stormwater basin is present in the northern portion of the site. Vegetation onsite consists of shrubs, grasses, and weeds.

The City of Pittsburg General Plan designates the project site as a combination of “Business Commercial” and “High Density Residential.” The western portion of the project site is zoned CO-P (Office Commercial with a Master Plan Overlay, Ordinance No. 04-1230) District and the remaining portion of the project site is zoned RH-P (High-Density Residential with a Master Plan Overlay, Ordinance No. 04-1230).

## **PROJECT BACKGROUND**

The project site was originally part of a larger property purchased in 1917 by Virginia Alves for use as a cattle ranch and grazing land. The Alves property served many purposes over the years, including manufacturing, commercial, and ranching endeavors. The project site (along with other adjacent lands) has long been planned for urbanization and development with residential, commercial and open space uses, and therefore has been through several rounds of entitlements and environmental review dating back to the late 1980s. Each round is summarized as follows.

### ***Southwest Hills General Plan Amendment and Boundary Reorganization (1987–1990)***

On August 3, 1987, the Pittsburg City Council certified an EIR for the Southwest Hills General Plan Amendment and Boundary Reorganization (Resolution No. 87-7209). The acreage included in the reorganization area encompassed approximately 2,570 acres (including the project site) located south of SR 4 and west of Bailey Road, just outside what was then the Pittsburg City Limits. On August 7, 1987, the City Council adopted Resolution Nos. 87-7204 and 87-7205, approving submittal of applications for the property-owner-initiated reorganization to the Local Agency Formation Commission, which involved inclusion into the City’s sphere of influence and municipal boundary, as well as the boundaries of the Contra Costa Water District (CCWD) and Delta Diablo Sanitation District (Delta Diablo).

On September 6, 1988, the City Council adopted Resolution No. 88-7357 comprehensively updating the City’s General Plan. With the exception of a shopping center located on the southwest quadrant of SR 4 and Bailey Road, all of the acreage within the Southwest Hills Boundary Reorganization Area was designated as residential or open space on the General Plan land use diagram.

On April 3, 1990, the City Council adopted Ordinance No. 90-990, adopting a Negative Declaration and authorizing execution of the Southwest Development Agreement (DA). The Southwest DA allowed for the construction of 2,938 residential units on 639 acres within the previously referenced Southwest Hills Boundary Reorganization Area west of the project site.

### ***Vista Del Mar Project (2004)***

In 2004, William Lyon Homes, Inc., and Alves Ranch, LLC, submitted a plan to develop approximately 293-acres of the Alves property as a residential and commercial subdivision, known as the Vista Del Mar development. The 2004 Vista Del Mar project development program anticipated approximately 1,100 housing units, 257,500 square feet of commercial floor space, an 11.33-acre school/park site, 117.68 acres of permanent hillside open space, associated landscaped buffers, public and private roadways, a detention basin, a water tank site, and a water pump station site. The City prepared an EIR ("2004 EIR"; State Clearinghouse [SCH] No. 2004012097) to analyze the potential environmental impacts associated with the Vista Del Mar development.

As part of the overall development program analyzed as part of the Vista Del Mar project, the 2004 EIR contemplated high density residential and business commercial land uses, as well as a regional stormwater basin, on the approximately 57.81-acre portion of the Alves property north of West Leland Road (project site). The 2004 EIR assumed that this northern portion of the Vista Del Mar development would include 563 housing units on 32.1 acres and 257,500 square feet of commercial building space on 14.78 acres, along with the aforementioned 7-acre stormwater basin site.

On October 18, 2004, the City Council adopted Resolution No. 04-10168, certifying the 2004 Final EIR for the Vista Del Mar development. On November 29, 2004, the City adopted Resolution No. 04-10191, approving CEQA findings and adopting a Statement of Overriding Considerations and a Mitigation, Monitoring and Reporting Program (MMRP), as well as Resolution No. 04-10192, amending the General Plan land use map and Policy 2-P-88 to change the distribution of residential densities within the Vista Del Mar development area. On December 6, 2004, the City Council adopted Ordinance No. 04-1230, authorizing execution of a development agreement for the Vista Del Mar project area, as well as rezoning the portion of the Vista Del Mar site south of West Leland Road to PD (Planned Development) District and the Alves property north of West Leland Road to a combination of CO-P and RH-P Districts.

### ***First Amendment to Development Agreement (2005)***

On May 13, 2005, William Lyon Homes, Inc., Alves Ranch, LLC, and the City executed an amendment to the previously approved Development Agreement, related to the manner in which the Developer would be required to fully satisfy its parkland dedication or improvement obligations. While the Developer had initially requested that the City consider a joint use park within the project site, the arrangement was determined to be infeasible, and the City and Developer agreed that requiring the Developer to pay in lieu parkland dedication fees would provide greater overall park and recreational benefits to the City's residents. This First Amendment to the Development Agreement was processed as an Administrative Agreement Amendment pursuant to and in compliance with Section 702(a) of the Development Agreement, which authorized the use of Administrative Agreement Amendments where minor changes to the Agreement did not substantially affect specified items.

### ***Second Amendment to Development Agreement (2005)***

On June 26, 2006, William Lyon Homes, Inc., Alves Ranch, LLC, and the City executed a second amendment to the previously approved Development Agreement, related to minor changes to Sections 3.10, 3.02(b), 3.02(d), 4.09, 5.06, and 6.11 of the Development Agreement, related to costs of the Southwest Hills Water Improvements, William Lyon Homes Inc.'s parkland dedication fee obligations, and the manner in which Developers would be required to fully satisfy their obligations with respect to the Vista Del Mar project's participation in certain lighting and landscaping districts established by the City. This Second Amendment to the Development Agreement was processed as an Administrative Agreement Amendment pursuant to and in compliance with Section 702(a) of the Development Agreement, which authorized the use of

Administrative Agreement Amendments where minor changes to the Agreement did not substantially affect specified items.

***Alves Ranch EIR Addendum No. 1 and 2009 Revised Project (2008–2009)***

In August 2008, a revised development plan was proposed for the approximately 57.81-acre portion of the 2004 Vista Del Mar development located north of West Leland Road project site). These changes contemplated development of up to 478 total residential units, comprised of 308 multi-family units (including 93 affordable housing units), and 170 single-family detached units on 31.7 acres. The plan also contemplated 221,500 square feet of commercial floor space on approximately 14 acres. The 2008 development plan required the approval of: (1) a rezoning to establish a Master Plan Overlay District; (2) a vesting tentative subdivision map; and (3) design review. An Addendum to the previously certified 2004 EIR (“2008 Addendum”) was prepared to analyze whether the proposed changes were adequately addressed in the 2004 EIR. The 2008 Addendum concluded that the revised development plan would contribute to eight of the nine significant unavoidable impacts identified in the 2004 EIR; however, none of the significant unavoidable impacts involved a new significant impact or a more severe significant impact than those previously identified and addressed in the statement of overriding considerations accompanying the 2004 EIR.

The City and the applicant continued to refine the revised development plan, making minor changes to the site plan and project design. On January 20, 2009, the City Council adopted Ordinance No. 08-1312, adopting an EIR Addendum and approving a master plan for the project site. The approved Master Plan ultimately anticipated the development of up to 560 housing units (more than originally anticipated in the 2008 revised plan, but a slight decrease from the 563 units analyzed in the 2004 FEIR), a 0.6-acre recreational facility, and 221,500 square feet of commercial floor area (a slight decrease from the originally approved 257,000 square feet analyzed in the 2004 EIR).

***Third Amendment to Development Agreement (2010)***

On September 8, 2010, William Lyon Homes, Inc., Alves Ranch, LLC, and the City executed a second amendment to the previously approved Development Agreement, related to minor changes related to the timing for Alves Ranch LLC to enter into the required affordable housing agreement. The Third Amendment to the Development Agreement did not alter the obligations of the Developer related to the location or number of affordable units required, nor the timing of the development. This Third Amendment to the Development Agreement was processed as an Administrative Agreement Amendment pursuant to and in compliance with Section 702(a) of the Development Agreement, which authorized the use of Administrative Agreement Amendments where minor changes to the Agreement did not substantially affect specified items.

***Vista Del Mar EIR Addendum No. 2 and 2012 Vista Del Mar Project (2012)***

In 2012, the City adopted a second addendum to the 2004 EIR that analyzed a request to amend the General Plan designations of approximately 20.4 acres of land within the Vista Del Mar development, south of West Leland Road from “Low Density Residential,” and “Hillside Low Density Residential,” to “Open Space,” and also amended the adopted PD Plan (PD 04-1230) to reflect the changes of the two locations from “Single Family Residential” and “Estate Lots” to “Open Space.” These land use changes, however, did not involve any portion of the project site.

These areas were subsequently included in the Geological Hazard Abatement District (GHAD) established to address and appropriately mitigate the identified geotechnical hazards within the Vista Del Mar

development area. The City prepared a second addendum (“2012 Addendum”) in accordance with CEQA for the foregoing revisions to the Vista Del Mar development.

## **2018 PROJECT DESCRIPTION**

The 2018 Alves Ranch Project (“2018 Project”) consists of the development of 346 single-family dwelling units and 10 accessory dwelling units on approximately 25.93 acres, and the rezoning and relocation of approximately 12 acres of the project site for neighborhood- and community-serving commercial uses to the center of the project site.

Residential uses would consist of single-family detached and attached units, with an overall density of approximately 14 units per acre. Units would be broken down into three distinct neighborhoods:

- Neighborhoods A-1 and A-2 would be located along the northern and eastern sides of the development and would consist of 136 “duet” units. Each duet would be designed to mimic one single-family detached home but would actually provide two separate units with a shared wall. Entrances to the individual units would be placed on differing facades accessed by pedestrian-only walkways between each unit, and each duet would include two, separate two-car garages accessible via a shared driveway;
- Neighborhood C would provide 110 alley-loaded detached units. Each unit in Neighborhood C would include a two-car garage accessible from an alley, street, or driveway, and a front door on the opposing façade, accessible via a pedestrian-only walkway. Each unit would also include an expanded side yard area for private open space;
- Neighborhood D would provide the largest homes, consisting of 100 traditional detached dwelling units with two-car garages. Ten of the proposed units in Neighborhood D would include income-restricted accessory dwelling units.

Overall, the 2018 Project includes 214 fewer housing units and a lower overall residential density compared to the 2009 approval. The location of residential uses would be adjusted, as compared to the location identified in the 2004 EIR and the 2009 approval, to improve circulation, site accessibility, and compatibility with neighboring residential uses.

Similar to the 2009 project, the 2018 Project contemplates development of a commercial component in the form of approximately 12 acres of various retail, restaurant, and other neighborhood-serving commercial uses. The commercial uses would be relocated from the western side to the center of the project site, with roads, driveways, and other circulation details and locations modified to accommodate this revision.

Based on an analysis of existing shopping centers in the region, the anticipated type of development on the parcel, and off-street parking and loading space requirements for the City of Pittsburg, the developer has approximated that in a potential development scenario, a maximum total of 140,000 square feet of commercial floor area could be developed on the 12-acre parcel. Pursuant to a memorandum of agreement executed by the developer, property owner, and City, these uses would be required to include an approximately 40,000 square-foot grocery store, or otherwise pay a penalty to the City.

## REQUIRED APPROVALS

Implementation of the 2018 Alves Ranch Project would require, but is not limited to, the following discretionary approvals by the City of Pittsburg:

- Certification of the Supplemental Environmental Impact Report
- Approval of a General Plan Amendment
- Approval of a Zoning Map Amendment
- Vesting Tentative Subdivision Map
- Design Review
- Approval of 4<sup>th</sup> Amendment to the Development Agreement

## SEIR SCOPE

The City of Pittsburg has determined that it will prepare a Supplemental Environmental Impact Report (SEIR) pursuant to the California Environmental Quality Act (CEQA) (see Pub. Res. Code § 21166; *CEQA Guidelines* § 15163). Pursuant to (*CEQA Guidelines* Section 15163, the lead or responsible agency may prepare a supplement to a previously certified environmental impact report (EIR) if: 1) it has been determined that changes in the project, in circumstances surrounding the project, and/or new information of substantial importance (which was not known and could not have been known at the time the original EIR was certified) would result in previously undisclosed significant environmental impacts; and 2) only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation. Accordingly, the City anticipates that the SEIR will scope out the environmental topic areas identified in the attached Initial Study for the reasons set forth therein.

The following probable environmental effects of the project and any required feasible mitigation measures will be evaluated in the SEIR:

- **Air Quality:** The SEIR will describe the potential construction and operational impacts of the project on local and regional air quality based on methodologies defined by the Bay Area Air Quality Management District (BAAQMD).
- **Biological Resources:** The SEIR will evaluate potential impacts on biological resources resulting from the proposed project, including potential impacts on special status species, wildlife movement.
- **Greenhouse Gas Emissions:** The SEIR will describe the potential project impacts on local greenhouse gas emissions and global climate change, following the latest approach and methodologies recommended by State and regional agencies.
- **Noise:** The SEIR will describe project-related construction and long-term operation (traffic, mechanical systems, etc.) noise impacts and any related mitigation needs.
- **Transportation:** The SEIR will describe the transportation and circulation impacts of the proposed project, including its incremental contribution to daily and peak hour traffic on local and regional roadways. The evaluation will include intersections, transit implications and effects on pedestrian and bicycle circulation.

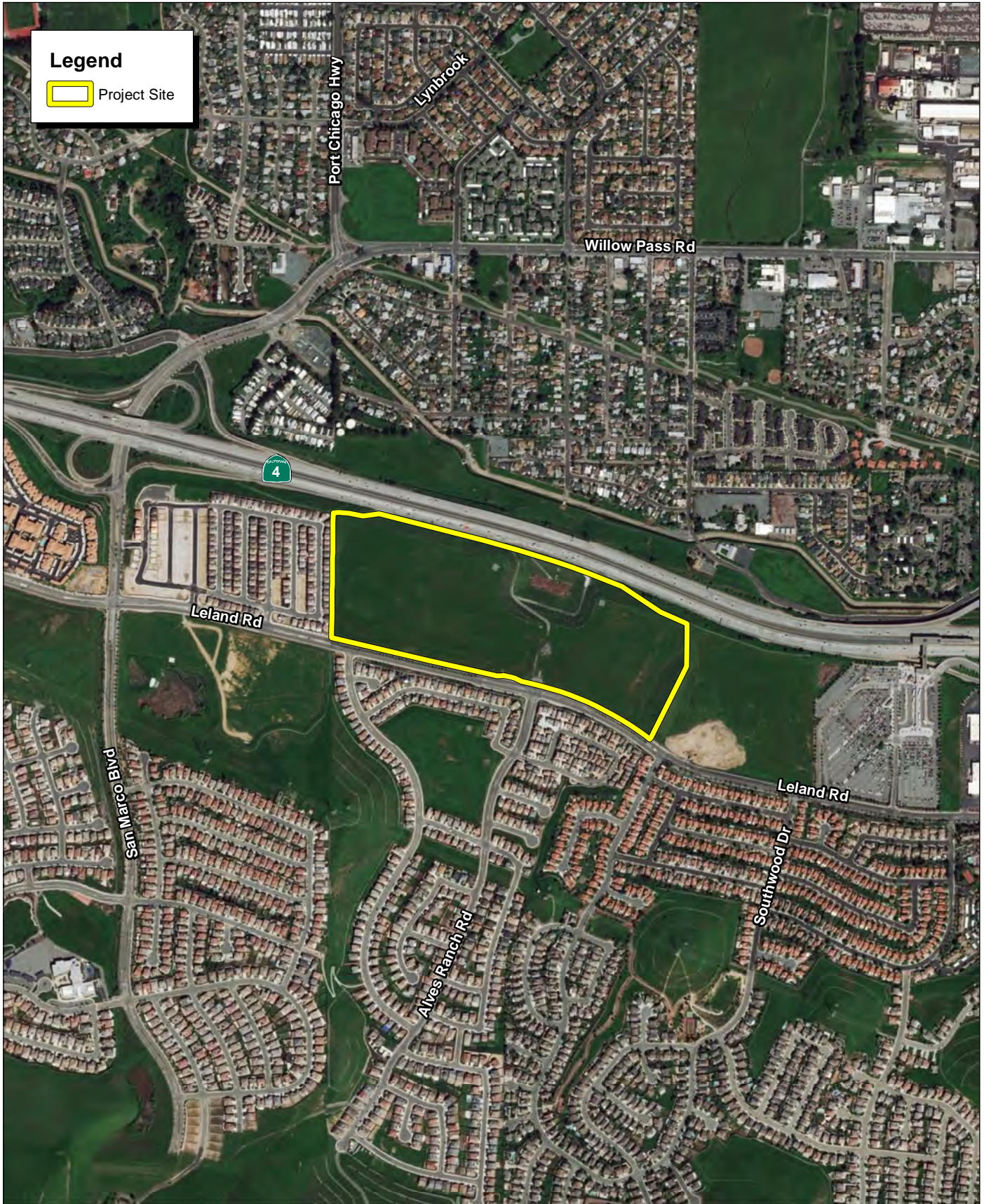


Source: Census 2000 Data, The CaSIL.



# Exhibit 1 Regional Location Map





Source: ESRI Aerial Imagery.

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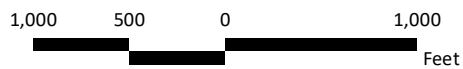
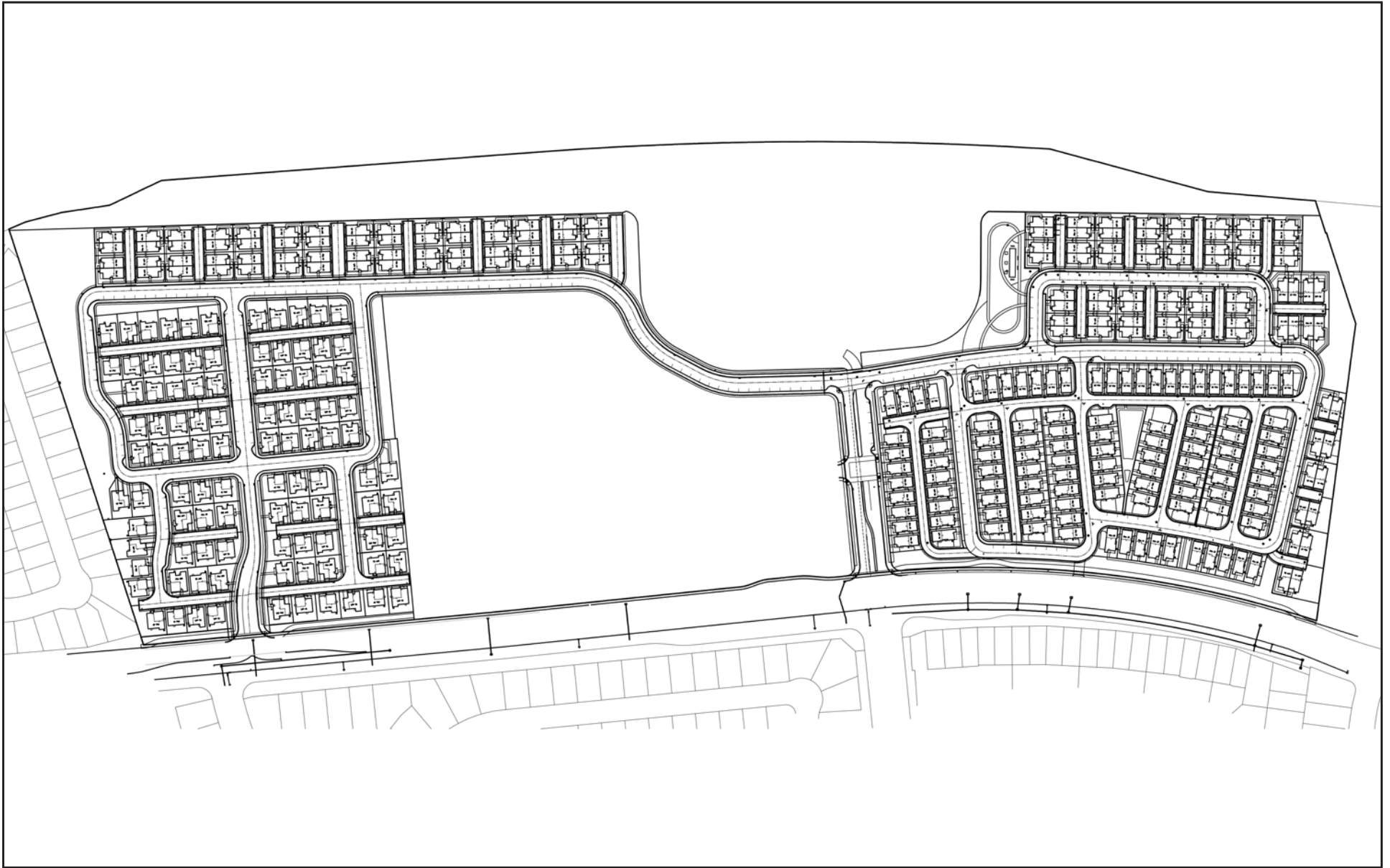


Exhibit 2  
Local Vicinity Map  
Aerial Base



Source: WHA Architects, Planners, Designers.

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Exhibit 3  
Site Plan