



City of Pittsburg

Community Development Department – Planning Division

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

Notice of Availability

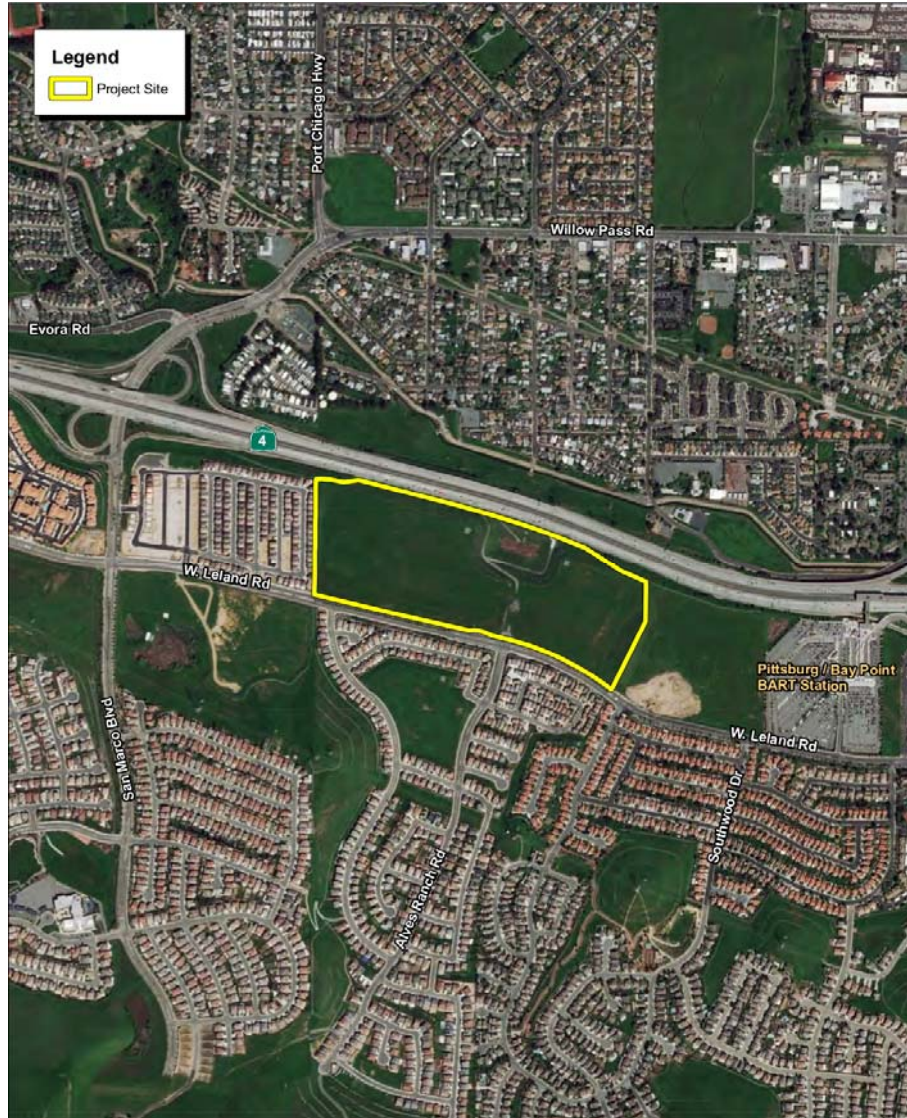
2018 Alves Ranch Project

Draft Supplemental Environmental Impact Report

State Clearinghouse No. 2004012097

March 2019

PROJECT LOCATION: The approximately 57.81-acre project site is located in the western portion of the City of Pittsburg. The project site is bounded by the Toscana at San Marco single-family residential neighborhood (west), State Route 4 (SR-4) (north), undeveloped land (east), and West Leland Road (south).



PROJECT DESCRIPTION: The proposed 2018 Aves Ranch Project involves rezoning and subdividing the project site to develop 356 dwelling units and up to 140,000 square feet of commercial uses. Vehicular access would be taken from West Leland Road. A Class I multi-use path would be constructed along the project's frontage with West Leland Road. The existing stormwater basin near SR-4 would be modified to accommodate the proposed project's runoff.

The existing General Plan ("Business Commercial" and "High Density Residential") and zoning (Office Commercial with a Master Plan Overlay, Ordinance No. 04-1230 and High-Density Residential with a Master Plan Overlay, Ordinance No. 04-1230) designations of the project site would be amended to reflect the footprint of each use.

The project site has been the subject of several rounds of planning approvals and entitlements dating back to the 1980s. The site was annexed into the Pittsburg city limits in 1987 and several rounds of development entitlements were considered between 2004 and 2012.

Refer to SEIR Chapter 2, Project Description for a complete description of the existing environmental setting, the previous rounds of entitlements, and the proposed development and land use activities associated with the 2018 Alves Ranch Project.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The proposed project would result in potentially significant impacts related to Air Quality, Biological Resources, Greenhouse Gas Emissions, Noise, and Transportation. All impacts, with the exception of Transportation and Circulation, and Greenhouse Gas would be reduced to less-than-significant levels through implementation of identified mitigation measures. A significant unavoidable impact related to Transportation and to Greenhouse Gas is identified in the SEIR.

HAZARDOUS MATERIALS AND HAZARDOUS WASTE SITES: The project site is not listed as a hazardous materials release site.

PUBLIC COMMENT PERIOD: Written public comments on the Draft SEIR for the 2018 Alves Ranch Project will be accepted during the public review period, beginning on **March 27, 2019**, and continuing through **May 10, 2019**. Written comments may be mailed or faxed to the attention of Jordan Davis, Senior Planner, at the address and fax number listed above, or comments may be sent via email to jdavis@ci.pittsburg.ca.us.

All comments must be received no later than 5:00 PM, on **May 10, 2019**.

PUBLIC MEETING: The City of Pittsburg, acting as Lead Agency for the project, will also accept comments on the Draft SEIR at a public comment meeting to be held on **April 16, 2019, at 6:00 p.m.**, at Pittsburg City Hall, 65 Civic Avenue, Pittsburg, California.

AVAILABILITY OF THE DRAFT EIR: Copies of the Draft SEIR are available for review at the following locations: 1) City of Pittsburg, Planning Division, 65 Civic Avenue, Pittsburg CA. 94565; and 2) Pittsburg Library, 80 Power Drive, Pittsburg, CA 94565. The Draft SEIR may also be found online at: <http://www.ci.pittsburg.ca.us/alvesranch>