



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

Faria/Southwest Hills Annexation Project, AP-10-717 Partially Recirculated Draft Environmental Impact Report State Clearinghouse No. 2017032027

October 17, 2019

APPLICANT: Discovery Builders Inc., 4061 Port Chicago Hwy #H, Concord, CA 94520

LEAD AGENCY: City of Pittsburg, 65 Civic Avenue, Pittsburg, CA 94565

BACKGROUND: The City prepared and released the Draft Environmental Impact Report (EIR) for the Faria/Southwest Hills Annexation Project (proposed project) on October 10, 2018, for a 45-day public review period. The City received both oral and written comments on the Draft EIR during the review period. Based on the comments received regarding the 2018 Draft EIR, the City determined that recirculation of Chapter 4.12, pertaining to Transportation, Traffic, and Circulation, was necessary to comply with CEQA Guidelines Section 15088.5. This Partially Recirculated Draft EIR is being circulated for a 45-day review period, consistent with the time periods set forth in the CEQA Guidelines.

PROJECT LOCATION/DESCRIPTION: The proposed Faria/Southwest Hills Annexation Project (proposed project) is located just southwest of the municipal boundary of the City of Pittsburg, within the Southwest Hills planning subarea of the Pittsburg General Plan. The project includes approximately 606 acres. The project site is generally bounded by vacant rolling hills with Bailey Road just beyond to the east, the Concord City Limits and the closed Concord Naval Weapons Station (CNWS) to the south and west, and existing residential development (San Marco and Vista Del Mar subdivisions) to the north and northeast with State Route (SR) 4 beyond.

The proposed project includes a request for approval of the following components:

- Annexation of the site into the City of Pittsburg City Limits, the Contra Costa Water District (CCWD) service area and the sanitation district Delta Diablo (DDSD) service area;
- Reclassification of site from HPD (Hillside Planned Development) and OS (Open Space) rezoning districts, to RS-4-P (Single Family Residential, with 4,000 sf minimum lots sizes) and OS-P rezoning. The “P” added to each district signifies a Master Plan Overlay District which would be added to the base zoning district in order to provide project- and site-specific policies and development standards for implementation through future development applications;
- Approval of the 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 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;

- Approval of a General Plan Amendment (GPA) to modify two goals and two policies relevant to the project site, remove an existing General Plan goal and several policies, and change the existing General Plan land use patterns for the project site to match the proposed Faria SW Hills Master Plan Map; and
- Development Agreement.

For purposes of this CEQA analysis, the maximum future buildout for the proposed project is assumed to include 1,500 single-family units.

SIGNIFICANT ENVIRONMENTAL EFFECTS: Chapter 4.12 of the Partially Recirculated Draft EIR identifies potentially significant environmental effects related to Transportation, Traffic, and Circulation, for which mitigation would be required as a result of the project development.

HAZARDOUS MATERIALS AND HAZARDOUS WASTES SITES: The Cortese List, consisting of databases identified in California Government Code Section 65962.5, was consulted to identify sites with known hazardous materials or waste contamination within or adjacent to the project footprint; however, no properties were found.

PUBLIC COMMENT PERIOD: Written public comments on the Partially Recirculated Draft EIR for the Faria/Southwest Hills Annexation Project will be accepted during a 45-day public review period, beginning on **October 18, 2019** and continuing through **December 2, 2019**. Written comments may be mailed or faxed to the attention of Kristin Pollot, Planning Manager, at the address and fax number listed above, or comments may be sent via email to kpollot@ci.pittsburg.ca.us. **All comments must be received no later than 5:00 pm, on December 2, 2019.**

AVAILABILITY OF THE PARTIALLY RECIRCULATED DRAFT EIR: Copies of the Partially Recirculated Draft EIR are available for review at the following locations:

City of Pittsburg
Planning Division
65 Civic Avenue
Pittsburg, CA 94565
Phone: (925) 252-4920

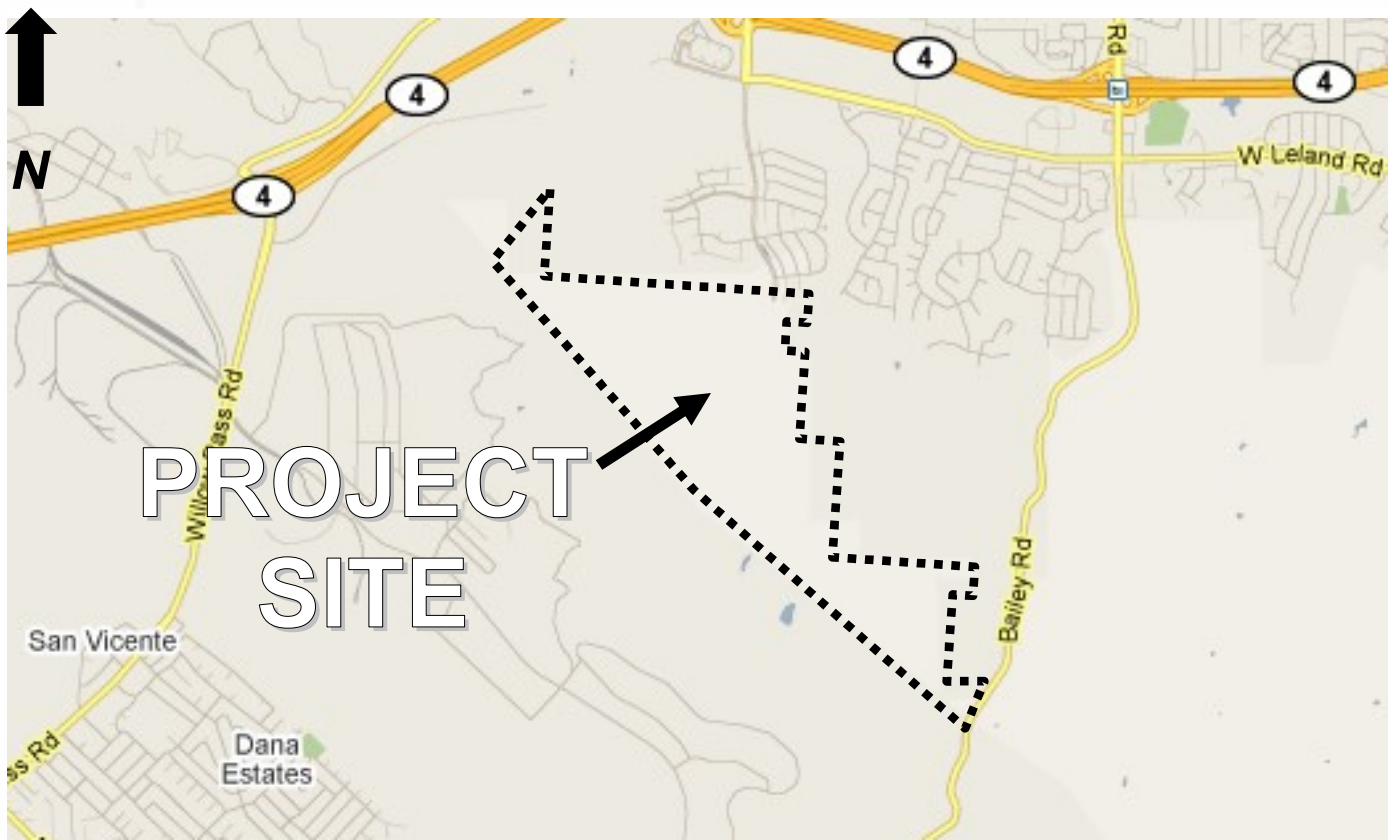
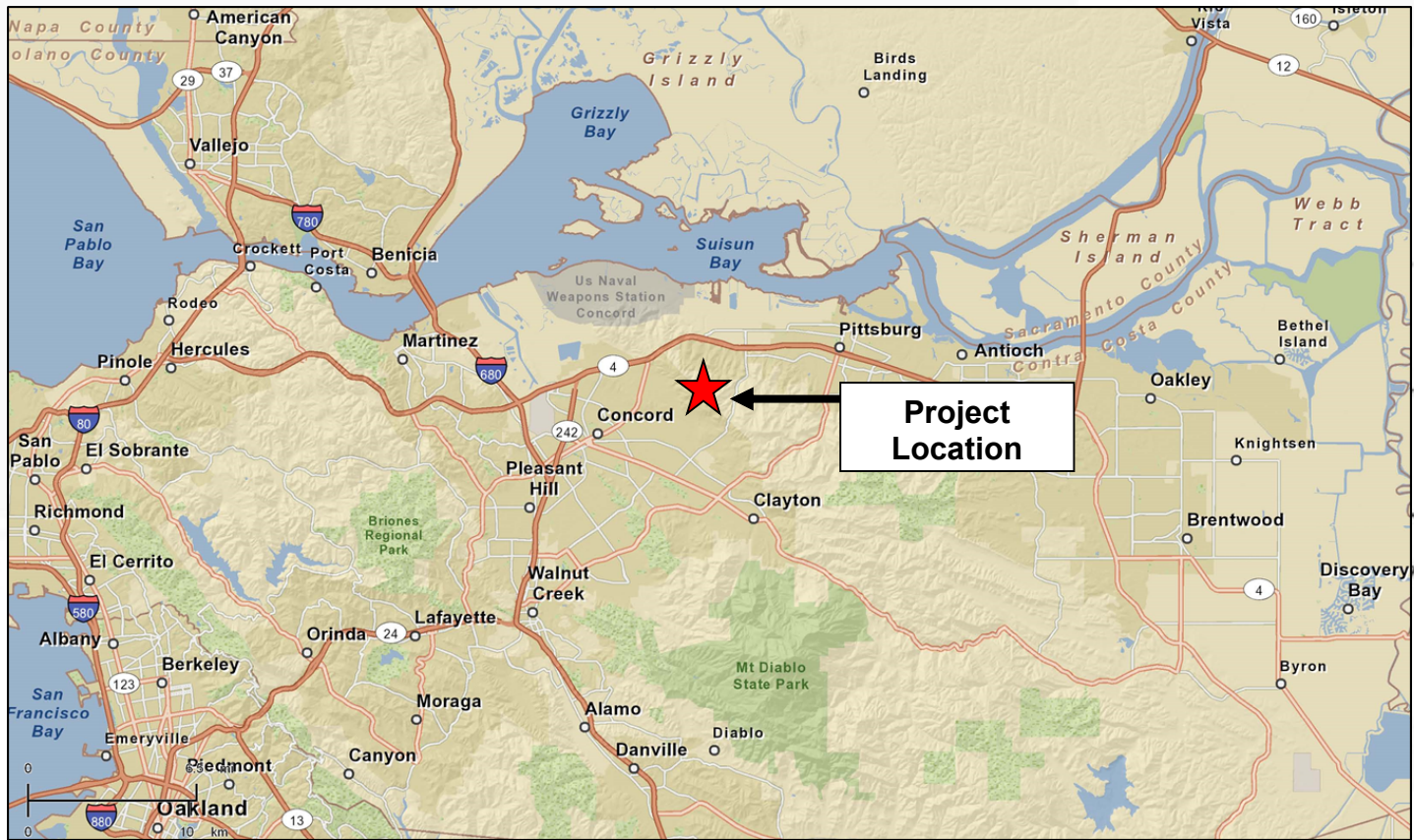
Pittsburg Library
80 Power Avenue
Pittsburg, CA 94565
Phone: (925) 473-8390

The Partially Recirculated Draft EIR may also be found online at: <http://www.ci.pittsburg.ca.us/index.aspx?page=945>

Referenced material used in the preparation of the Partially Recirculated Draft EIR may be reviewed upon request to the Planning Division.

REFERENCES:

Department of Toxic Substance Control (DTSC). 2018. *Envirostor*. Online: <http://www.envirostor.dtsc.ca.gov/public/>. Site visited October 4, 2018.



Title: Faria/Southwest Hills Annexation

Location: Southwest of the Pittsburg city limits, in the Southwest Hills Subarea of the Pittsburg General Plan. APNs 097-180-006, 097-200-002, 097-230-006, 097-240-002, and a portion of 097-190-002