

INTRODUCTION

The City of Pittsburg (City) has determined that a program-level environmental impact report (EIR) is required for the proposed 2040 General Plan (General Plan, or project) pursuant to the requirements of the California Environmental Quality Act (CEQA). CEQA requires the preparation of an EIR prior to approving any project, which may have a significant impact on the environment. For the purposes of CEQA, the term "Project" refers to the whole of an action, which has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15378[a]).

A Program EIR is an EIR which examines the environmental impacts of an agency plan, policy, or regulatory program, such as a general plan update. Program EIRs analyze broad environmental impacts of the program, with the acknowledgement that site-specific environmental review may be required for particular aspects of the program, or particular development projects that may occur in the future.

Pittsburg circulated a Notice of Preparation (NOP) of an EIR for the proposed project on April 20, 2022 to trustee and responsible agencies, the State Clearinghouse, and the public. A scoping meeting was held on May 5, 2022 via a web-based video meeting.

Subsequently, Pittsburg published a public Notice of Availability (NOA) for the Draft EIR on December 12, 2023, inviting comment from the general public, agencies, organizations, and other interested parties. The NOA was filed with the State Clearinghouse (SCH# 2022040427) and was published in the East Bay Times pursuant to the public noticing requirements of CEQA. The Draft EIR was available for public review from December 12, 2023 through February 9, 2024. The Public Draft General Plan was also available for public review and comment during this time period.

This Final EIR was prepared to address comments received in response to the Draft EIR. The City has prepared a written response to the Draft EIR comments, and made textual changes to the Draft EIR where warranted. The responses to the comments are provided in this Final EIR in Chapter 2.0, and all changes to the text of the Draft EIR and Recirculated Draft EIR are summarized in Chapter 3.0. Responses to comments received during the comment period for the Draft EIR do not involve any new significant impacts or "significant new information" that would require another recirculation of the Draft EIR pursuant to CEQA Guidelines Section 15088.5.

PROJECT DESCRIPTION

The 2040 Pittsburg General Plan (General Plan, General Plan Update, or proposed project) is the overarching policy document that guides land use, housing, transportation, open space, public safety, community services, and other policy decisions throughout Pittsburg. The General Plan includes the eight elements mandated by State law, to the extent that they are relevant locally, including: Circulation, Conservation, Housing, Environmental Justice, Land Use, Noise, Open Space, and Safety. The City may also address other topics of interest; this General Plan includes elements related to Community Facilities (including infrastructure), Downtown, Economic Development,

Growth Management, and Urban Design. The General Plan sets out the goals, policies, and actions in each of these areas, serves as a policy guide for how the City will make key planning decisions in the future, and guides how the City will interact with Contra Costa County, surrounding cities, and other local, regional, State, and Federal agencies.

The General Plan contains the goals and policies that will guide future decisions within the City. It also identifies implementation programs, in the form of actions, that will ensure the goals and policies in the General Plan are carried out. As part of the 2040 General Plan Update, the City and the consultant team prepared several supporting documents that serve as the building blocks for the General Plan and analyze the environmental impacts associated with implementing the General Plan. Outreach efforts and supporting documents associated with the 2040 General Plan are summarized in Chapter 2.0, Project Description.

Refer to Chapter 2.0 (Project Description) of the Draft EIR for a more comprehensive description of the details of the proposed project.

ALTERNATIVES TO THE PROPOSED PROJECT

Section 15126.6 of the CEQA Guidelines requires an EIR to describe a reasonable range of alternatives to the project or to the location of the project which would reduce or avoid significant impacts, and which could feasibly accomplish the basic objectives of the proposed project. The alternatives analyzed in the Draft EIR are briefly described as follows:

- **Alternative A: No Project.** Under Alternative A, the City would not adopt the General Plan Update. The existing Pittsburg General Plan would continue to be implemented and no changes to the General Plan, including the Land Use Map, Circulation Diagram, goals, policies, or actions would occur. Changes to address environmental justice, sustainability, climate adaptation, economic development, greenhouse gases, and VMT would not be implemented. Subsequent projects, such as amending the Municipal Code (including the zoning map), would not occur.
- **Alternative B: Core Area Employment.** Alternative B continues to provide for a balance of job-creating and residential development land uses throughout the City and Planning Area and increases jobs in the core area. This alternative would allow a 100% increase in FAR in the Downtown Mixed Use, Community Commercial, and Public/Quasi-public land use designations in the core area, resulting in an additional 264 jobs and 88,563 square feet of employment-generating uses. This alternative was developed to potentially reduce the severity of impacts associated with air quality, greenhouse gases, energy, and transportation.
- **Alternative C: Reduced Intensity.** Alternative C would revise the General Plan Land Use Map to update the North Central River subarea to reflect the proposed Bay Walk project. This modification affects approximately 1,000 acres and would place more emphasis on residential land uses, open space preservation, and brownfields remediation. This Alternative would result in a reduction of 266 housing units, 6.3 million square feet of employment-generating uses, and 5,479 jobs in comparison to the General Plan. This alternative was developed to potentially reduce the severity of less than significant

impacts related to biological resources, public services, and utilities and to reduce impacts associated with air quality, greenhouse gases, energy, and transportation.

Alternatives are described in detail in Chapter 5.0 of the Draft EIR. As summarized in Table ES-1 of the Draft EIR, Alternative C is the environmentally superior alternative as it is the most effective in terms of overall reductions of impacts compared to the proposed General Plan and all other alternatives.

COMMENTS RECEIVED

The Draft EIR addresses environmental impacts associated with the proposed project that were known to the City and raised during the Notice of Preparation (NOP) process.

NOP Comments

During the NOP process, the City received comments from the following public agencies, organizations, or individuals:

- Bay Area Air Quality Management District, Greg Nudd, Deputy Air Pollution Control Officer, May 16, 2022.
- San Francisco Bay Area Rapid Transit District, Tim Chan, Group Manager – Station Area Planning, May 20, 2022.
- California Department of Transportation, Mark Leong, District Branch Chief, Local Development Review, May 17, 2022.
- Contra Costa County Flood Control and Water Conservation District, Joe Smithonic, Staff Engineer, May 12, 2022.
- Cox Castle Nickolson, Linda Klein (on behalf of “Making Waves Academy), May 20, 2022.
- Delta Stewardship Council, Jeff Henderson, Deputy Executive Officer, May 23, 2022.
- East Bay Regional Park District, Brian Hold, Chief – Planning, Trails and GIS Division, May 20, 2022.
- Mt. Diablo Unified School District, Dr. Lisa Gonzales, Chief Business Officer, May 4, 2022.
- City of Pittsburg Engineering Department, Jolan Longway, Development Manager/Clean Water Program Coordinator, May 12, 2022.
- Federal Aviation Administration, Christopher Jones, June 22, 2022.

Draft EIR Comments

During the 60-day review period for the Draft EIR, the City received comments from the following public agencies, organizations, or individuals regarding the Draft EIR:

- Bike East Bay, Dani Lanis, January 31, 2024.
- California Department of Toxic Substances, Tamara Purvis, February 2, 2024.
- California Department of Transportation, Yunsheng Luo, February 8, 2024.
- City of Concord, Kevin Marstall, February 9, 2024.

- Contra Costa Water District, Mark Quady, February 9, 2024.
- Cox, Castle & Nicholson LLP (on behalf of “Making Waves Academy”), Linda Klein, February 9, 2024.
- Delta Stewardship Council, Jeff Henderson, February 9, 2024.
- Department of California Highway Patrol, S. Garside, January 29, 2024.
- East Bay Municipal Utility District, David Rehnstrom, February 2, 2024.
- Hanson Bridgett LLP (on behalf of “Discovery Builders, Inc.”), Sean Marciniak and Niran Somasundara, February 9, 2024.
- Pittsburg Unified School District, Hitesh Haria, February 8, 2024.
- Resident, Donna Smith, February 7, 2024.
- Resident, S.L. Floyd, February 9, 2024.
- Rutan & Tucker, LLP (on behalf of “Integral Communities”), Matthew Francois, February 9, 2024.
- San Francisco Bay Area Rapid Transit, Kamala Parks, February 9, 2024.
- San Francisco Baykeeper, Eric Buescher and Aundi Mevoli, February 9, 2024.
- Save Mount Diablo, Juan Pablo Galván Martinez, February 8, 2024.

General Plan Update Comments

During the General Plan Update process, the City received comments from the following public agencies, organizations, or individuals:

- 350 Contra Costa Action, Gary Garber and Louis Flores, February 8, 2024.
- AVAIO Digital Partners, LLC, Mark McComiskey, February 5, 2023.
- Bike East Bay, Bruce Ohlson, December 19, 2023.
- Bike East Bay, Bruce Ohlson, January 10, 2024.
- Bike East Bay, Bruce Ohlson, January 11, 2024.
- Bike East Bay, Bruce Ohlson, January 19, 2024.
- Bike East Bay, Bruce Ohlson, January 21, 2024.
- Bike East Bay, Bruce Ohlson, February 9, 2024.
- City of Pittsburg Economic Development Department, Robert Carrera, December 22, 2023.
- City of Pittsburg Public Works Department, Jolan Longway, February 8, 2024.
- Greenbelt Alliance, Noelani Fixler and Zoe Siegel, February 9, 2024.
- Resident, Bruce Ohlson, December 19, 2023.
- Resident, Jane and Craig Wirth, January 25, 2024.
- Resident, Nancy Parent, February 4, 2024.
- Resident, Rajesh Arora, January 24, 2024.
- Resident, Sonja Shephard, February 8, 2024.

The above comment letters focus on the General Plan, and these comment letters do not indicate that they address the Draft EIR. Comments that address the General Plan only and do not address the Draft EIR are addressed separate from this Final EIR