

**CITY OF PITTSBURG
PLANNING DEPARTMENT**



**TUSCANY MEADOWS
INITIAL STUDY**

November 2012



1501 SPORTS DRIVE • SACRAMENTO • CA • 95834
OFFICE 916.372.6100 • FAX 916.419.6108

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INITIAL STUDY

November 2012

A. BACKGROUND

1. Project Title: Tuscany Meadows
2. Lead Agency Name and Address: City of Pittsburg
Planning Department
65 Civic Avenue
Pittsburg, CA 94565
3. Contact Person and Phone Number: Leigha Schmidt
Associate Planner
(925) 252-4015
4. Project Location: Buchanan Road and Somersville Road
Contra Costa County, CA
APNs 089-150-013 and 089-150-015
5. Project Sponsor's Name and Address: Louis Parsons
West Coast Home Builders, Inc.
4021 Port Chicago Highway, P.O. Box 4113
Concord, CA 94524
6. General Plan Designations: Single Family Residential – High (SH)
(Contra Costa County)

Low Density Residential (LDR),
High Density Residential (HDR), and Industrial (I)
(City of Pittsburg)
8. Zoning/Rezoning Designations: Heavy Industrial (H-I)
(Contra Costa County)

Single-Family Residential (RS-4),
High Density Residential (RH), and
General Industrial (IG)
(City of Pittsburg)
10. Project Description Summary: The Tuscany Meadows project (proposed project) consists of the development of a mixed density residential subdivision on an approximately 170-acre site. The subdivision would include both low and high density

residential, with a total of up to roughly 917 low density single-family lots and up to 365 multi-family units, and associated utilities and infrastructure. The proposed project includes an amendment to the City of Pittsburg Sphere of Influence, annexation to the City of Pittsburg, annexation to the Contra Costa Water District and the Delta Diablo Sanitation District service areas, and inclusion in the Central Valley Project area. An existing Chevron facility, which would remain industrial, would be incorporated with the sphere of influence amendment and annexations; however the site is not included as part of the proposed development project.

B. SOURCES

The following documents are referenced information sources utilized by this analysis:

1. Bay Area Air Quality Management District. *BAAQMD CEQA Guidelines, Assessing the Air Quality Impacts of Projects and Plans*. Revised May 2011.
2. California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. *Contra Costa County Important Farmland 2010*. July 2011.
3. City of Pittsburg. *City of Pittsburg General Plan*. Adopted November 16, 2001 (as amended).
4. City of Pittsburg. *Pittsburg Municipal Code*. Available at: <http://www.codepublishing.com/CA/Pittsburg/html/Pittsburg18/Pittsburg18.html>. Current as of December 19, 2011. Accessed August 6, 2012.
5. Contra Costa County. *Contra Costa County General Plan 2005-2020*. January 18, 2005 (Reprint July 2010).
6. Contra Costa County Community Development Department. *East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan*. August 6, 2007.
7. LSA Associates, Inc. *City of Antioch General Plan*. November 24, 2003.
8. Wallace Kuhl and Associates. *Geotechnical Engineering Report*. February 3, 2012.

C. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is “Potentially Significant Impact” as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forest Resources	<input checked="" type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Geology and Soils
<input checked="" type="checkbox"/> Greenhouse Gas Emissions	<input checked="" type="checkbox"/> Hazards and Hazardous Materials	<input checked="" type="checkbox"/> Hydrology and Water Quality
<input checked="" type="checkbox"/> Land Use and Planning	<input type="checkbox"/> Mineral Resources	<input checked="" type="checkbox"/> Noise
<input checked="" type="checkbox"/> Population and Housing	<input checked="" type="checkbox"/> Public Services	<input checked="" type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Transportation & Circulation	<input checked="" type="checkbox"/> Utilities and Service Systems	<input checked="" type="checkbox"/> Mandatory Findings of Significance

D. DETERMINATION

On the basis of this initial study:

- I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Leigha Schmidt, Associate Planner
Printed Name

Date

City of Pittsburgh
For

E. BACKGROUND AND INTRODUCTION

This Initial Study identifies and analyzes the potential environmental impacts of the Tuscany Meadows Project (proposed project). The information and analysis presented in this document is organized in accordance with the order of the California Environmental Quality Act (CEQA) checklist in Appendix G of the CEQA Guidelines. If the analysis provided in this document identifies potentially significant environmental effects of the project, mitigation measures that should be applied to the project are prescribed, where applicable.

The City of Pittsburg adopted the General Plan and certified the General Plan EIR on November 16, 2001. The General Plan EIR was prepared as a program-level EIR, pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations, Sections 15000 *et seq.*). The City's General Plan and General Plan EIR did not include the proposed project; however, in 2011 the City of Pittsburg Urban Limit Line and General Plan were amended with Measure I, a voter initiative, to reflect and accommodate the proposed project in anticipation of future annexation and development. Information for the environmental setting discussions for each section of this Initial Study is largely based on information in the City of Pittsburg General Plan EIR. In addition, the Contra Costa County and City of Antioch General Plans were consulted.

It should be noted that the project site has historically been used as an above-ground crude oil tank farm owned by Chevron USA, Inc. However, the tanks and associated piping were removed from the site in 1981. Currently, the proposed project site is undeveloped vacant land undergoing soil remediation.

F. PROJECT DESCRIPTION

The proposed project is located on Contra Costa County Assessor's Parcel Numbers (APNs) 089-150-013 and 089-150-015 near the southeast corner of the City of Pittsburg, just outside of the existing Sphere of Influence, but within the Urban Limit Line (See Figure 1, Regional Project Location). The project site consists of approximately 170 acres and is bordered by Buchanan Road to the north, Highlands Ranch residential subdivision to the west, Somersville Road to the east, and Black Diamond Ranch Estates to the south (See Figure 2, Project Vicinity Map). The surrounding areas to the northwest and west of the site are within the City of Pittsburg limits. Surrounding areas to the northeast, east, and south of the site are within the City of Antioch limits. Thus, the project site is currently an unincorporated island between the two cities. Surrounding land uses include low density residential to the north, west and south; multi-family residential and open space to the east; and a former landfill to the southeast. In addition, an existing Chevron facility is located within the northern central portion of project site (APN 089-150-015). It should be noted that the existing Chevron facility would remain industrial and be incorporated with the annexation and sphere of influence amendment for the project, but is not included as part of the proposed project improvements.

The topography of the site is relatively flat and generally sloped from south to north with elevations ranging between approximately 112 feet and 190 feet above mean sea level. Ruderal grassland habitat makes up the entire site. It should be noted that the site has been farmed in dryland hay crops for the past several years and most of the site supported an oat crop that had not yet been harvested during a field survey performed in April 2012.

Figure 1
Regional Project Location

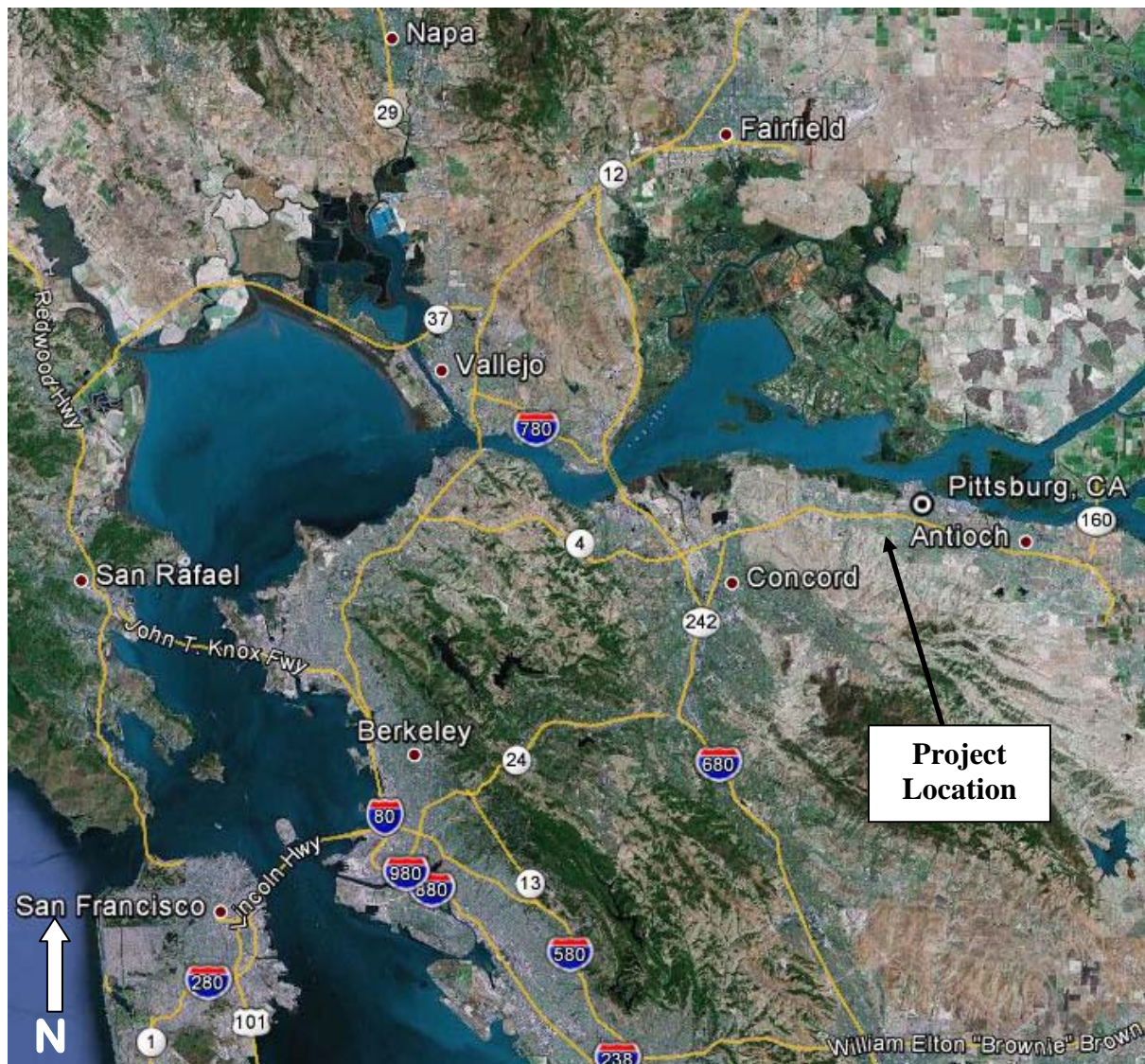


Figure 2
Project Vicinity Map



The oats are site intermixed with various native and non-native annual grass and weed species. Due to the current remediation activities, as well as past industrial use, agricultural use, and other human activities, the site has been regularly disturbed, regraded and disced. As such, trees or shrubs do not exist on-site and very little vegetation exists throughout the site, particularly in the north-central portion of the site. The Contra Costa Canal runs along the northern and northeastern borders of the project site. Another small drainage ditch exists southeast of the site.

The proposed project includes an amendment to the City of Pittsburg Sphere of Influence to encompass the project boundaries. In addition, the project includes annexation to the City of Pittsburg of both the approximately 170-acre area of proposed improvements (APN 089-150-013) and the existing approximately 23-acre Chevron facility property located near the northern portion of the project site (APN 089-150-015). Again, it should be noted that the Chevron facility land use and operations would remain unchanged as result of the proposed project. Annexation of the site also includes annexation to the Contra Costa Water District (CCWD) and the Delta Diablo Sanitation District (DDSD) and amendment of service boundaries for the provision of water and wastewater services.

The proposed Vesting Tentative Map would subdivide the proposed project parcel into low density residential single-family lots, one high density residential area (Parcel A), and park/detention basin parcels. The approximately 170-acre property would be subdivided into up to approximately 917 single-family units and a high density portion that could support development of up to 365 multi-family units (See Figure 3, Tentative Map), and would include all infrastructure required to support the proposed development.

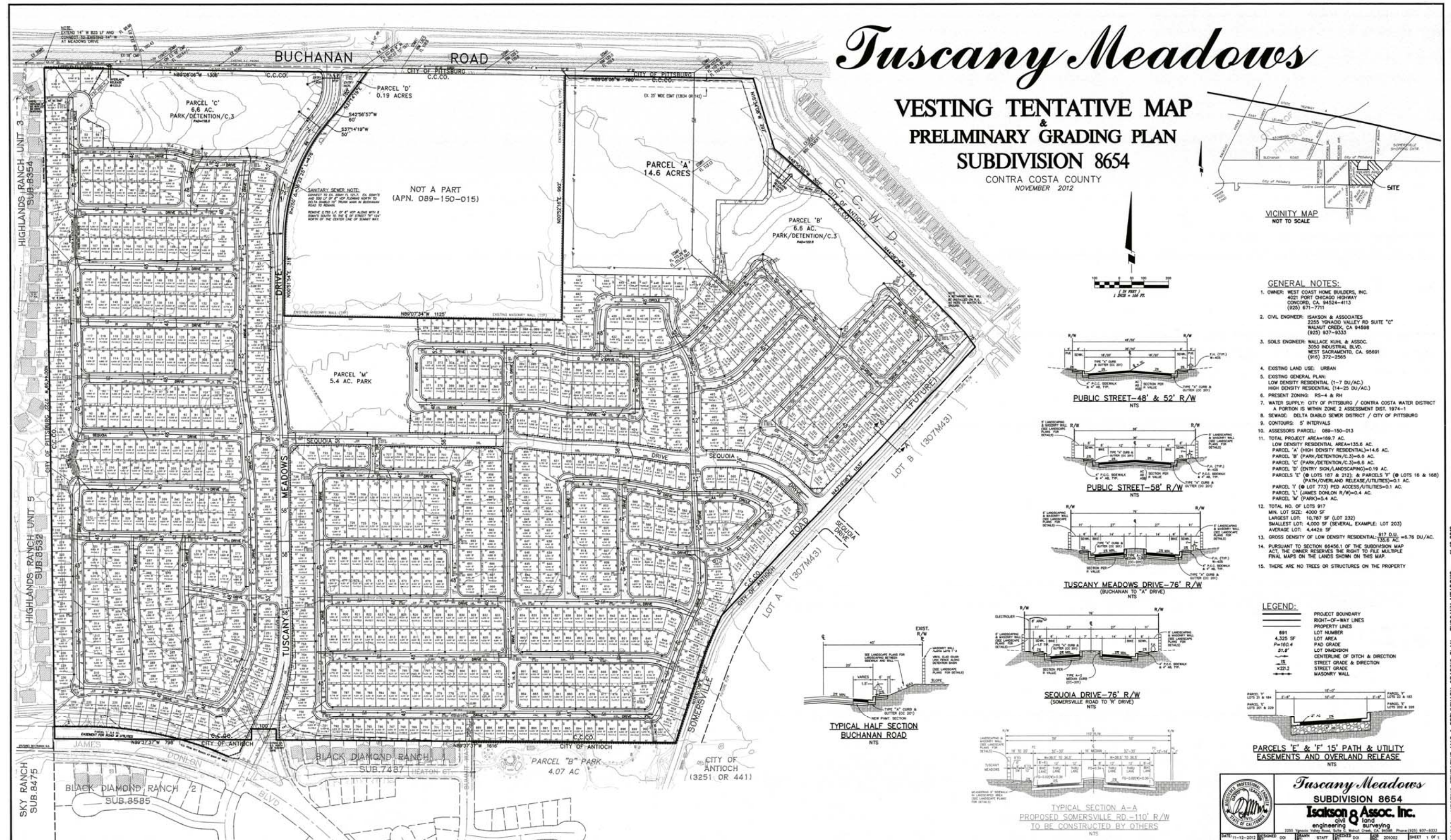
The City anticipates negotiating a development agreement with West Coast Home Builders, Inc. The development agreement, which is not drafted at this time, would implement and be consistent with this project description. In reviewing a future development agreement, the City would utilize the Tuscany Meadows EIR.

Discretionary Actions

Implementation of the proposed project would require the following discretionary actions:

- Approval of an amendment to the Sphere of Influence;
- Approval of annexation to the City of Pittsburg;
- Approval of annexation to Contra Costa Water District and the Delta Diablo Sanitation District service areas and inclusion in the Central Valley Project (CVP) area;
- Approval of a Vesting Tentative Map; and
- Approval of a Development Agreement. and
- Design Review (future entitlement).

Figure 3
Tentative Map



G. ENVIRONMENTAL CHECKLIST

The following Checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are project-specific mitigation measures recommended, as appropriate, as part of the proposed project.

For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Less Than Significant with Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.

Less-Than-Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: The project would not have any impact.

I. AESTHETICS.	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the project:</i>				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	✘	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a.c. Typically, a scenic vista is associated with ocean views, mountains, hills, lakes, rivers, canyons, open spaces and other natural features, but could include unique development for a community and bridges. The project site is designated a combination of Single Family Residential and High and Light Industry in the Contra Costa County General Plan. The project site is an infill site surrounded by residential development on the east, south, and west, along with the existing Chevron industrial pump site within the northern portion of the site and a former landfill to the southeast. Approximately one-half mile south of the site are the rolling, grassy hills of the Black Diamond Mines Regional Preserve, which are considered an important scenic resource to the neighboring cities and region. However, because the project site is surrounded by residential development, and because the proposed development is consistent with the surrounding development and adopted land use plans for the area, the project would result in a *less-than-significant* impact related to existing visual character or quality of the area and scenic vistas.
- b. State Route (SR) 4, which is the nearest state highway to the project site, is not a designated State scenic highway within the vicinity of the project site. Furthermore, the project site is currently vacant, void of vegetation, and is predominantly surrounded by existing development. As such, rock outcroppings, large trees, or historic buildings do not exist on-site; thus, such resources would not be adversely affected by the project. Therefore, the project would not substantially damage any scenic resources within the vicinity of a State scenic highway and a *less-than-significant* impact would result.
- d. The project would introduce up to 917 single-family units and up to 365 multi-family units that currently do not exist at the project site. As such, the proposed project would introduce new sources of light and glare associated with the future residences that could adversely affect day and nighttime views in the area. However, the proposed project is an infill development and is surrounded by residential development on the east, south, and west, along with the existing Chevron industrial pump site within the northern portion of the site and a former landfill to the southeast. In addition, the proposed development is

consistent with the surrounding development and adopted land use plans for the area. Nonetheless, as the type and amount of lighting are not currently specified, the possibility exists for a *potentially significant* impact to occur related to light and glare.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level.

- I-1 In conjunction with the submittal of Improvement Plans, the applicant shall submit a lighting plan for the review and approval of the Planning Department. The lighting plan shall indicate the provision of shielding for all light fixtures to avoid nighttime lighting spillover effects on adjacent land uses and nighttime sky conditions. In addition, the lighting plan shall address limiting light trespass and glare through the use of shielding and directional lighting methods including, but not limited to, fixture location, design, and height. The applicant shall implement the approved lighting plan in conjunction with development of the proposed project, for the review and approval of the Planning Department.*

II. AGRICULTURE AND FOREST RESOURCES. <i>Would the project:</i>	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
e. Involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

- a.e. The project site is designated as “Other Land” on the Contra Costa County Important Farmland 2010 map (California Department of Conservation, 2011). The project site is currently vacant and predominantly surrounded by existing development. As such, development of the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use. Therefore, the project’s impact would be *less-than-significant*.
- b. The project area is not under any Williamson Act contract and the area is designated, zoned, and rezoned for urban uses. In addition, the site is currently vacant, surrounded by existing development, and is not designated or zoned for agricultural uses. Therefore, because buildout of the proposed project would not conflict with a Williamson Act contract or existing zoning for agriculture, the project would result in *no impact*.
- c, d. The project site is not considered forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), and is not zoned Timberland Production (as defined by Government Code section 51104[g]). Therefore, the proposed project would have *no impact* with regard to conversion of forest land or any potential conflict with forest land, timberland, or Timberland Production zoning.

III. AIR QUALITY.	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the project:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?	✘	☐	☐	☐
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	✘	☐	☐	☐
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	✘	☐	☐	☐
d. Expose sensitive receptors to substantial pollutant concentrations?	✘	☐	☐	☐
e. Create objectionable odors affecting a substantial number of people?	☐	☐	✘	☐

Discussion

a-d. The Federal Clean Air Act (42 U.S.C. Section 7401) requires the adoption of National Ambient Air Quality Standards (NAAQS) to protect public health and safety, and welfare from known or anticipated effects of air pollution. Current standards are set for ozone, carbon monoxide (CO), nitrogen dioxide, sulfur dioxide, particulate matter equal to or less than 10 microns in size (PM₁₀), fine particulate matter equal to or less than 2.5 microns in size (PM_{2.5}), and lead. The State of California Air Resources Board (CARB) has established additional standards that are generally more restrictive than the NAAQS. Local air quality districts are responsible for enforcing local air quality rules and conducting local air quality planning. The Bay Area Air Quality Management District (BAAQMD) is the agency responsible for implementing emissions standards and other requirements of federal and State laws within the City of Pittsburg. It should be noted that on March 5, 2012, the Alameda County Superior Court issued a judgment finding that the BAAQMD had failed to comply with CEQA when it adopted CEQA thresholds for use by local jurisdictions when reviewing project-specific air quality impacts. The court did not determine whether the thresholds were invalid on the merits, but found that the adoption of the thresholds was a project under CEQA. The court issued a writ of mandate ordering the BAAQMD to set aside the thresholds and cease dissemination of them until the BAAQMD had complied with CEQA.

The proposed project includes the development of up to 917 single-family units and up to 365 multi-family units, which would increase the number of people and, subsequently, vehicle trips in the City. As a result, increased amounts of ozone precursors (NO_x and ROG) and carbon monoxide (CO) would be generated, potentially exceeding BAAQMD thresholds and conflicting with applicable air quality plans. In addition, construction of the project would involve grading and excavation activities that would generate

particulate matter (PM₁₀), as well as other construction vehicle and equipment emissions, which could also exceed BAAQMD thresholds.

As a result, development of the proposed project could cause conflict with, or obstruction of, the implementation of State Implementation Plans (SIPs) or local air quality management plans. Therefore, the proposed project could result in a ***potentially significant*** impact with regard to air quality.

Further analysis of this impact will be discussed in the Air Quality chapter of the Tuscany Meadows EIR.

- e. The proposed project may cause temporary odors from diesel exhaust during construction. However, these odors would cease after construction is completed. Residential uses are generally not considered to be a source of offensive odors. Therefore, operation of the proposed project is not likely to generate odors or expose receptors to offensive odors and this is considered a ***less-than-significant*** impact.

IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a-d. The proposed project site is currently vacant and is predominantly surrounded by existing development. Ruderal grassland habitat makes up the entire site. It should be noted that the site has been farmed in dryland hay crops for the past several years and most of the site supported an oat crop that had not yet been harvested during a field survey performed in April 2012. The oats are site intermixed with various native and non-native annual grass and weed species. The site is currently going through soil remediation, which entails heavy disturbance to on-site soils. Due to the current remediation activities, as well as past industrial use, agricultural use, and other human activities, the site has been regularly disturbed, regraded and disced. As such, trees or shrubs do not exist on-site and very little vegetation exists throughout the site, particularly in the north-central portion of the site. Consequently, the likelihood for special-status species to be on-site is relatively low due to the highly disturbed nature of the site and lack of valuable foraging habitat.

However, as the project site consists of 170 acres, the possibility does exist for species to be present. In addition, an existing drainage canal runs along the northern and northeastern borders of the project site. Another small drainage ditch exists southeast of the site. Thus, the possibility exists for the project to affect wetlands or jurisdictional waters. Consequently, the project could result in a ***potentially significant*** impact to sensitive species and habitat, as well as wetlands or jurisdictional waters.

Further analysis of this impact will be discussed in the Biological Resources chapter of the Tuscany Meadows EIR.

- e. The City of Pittsburg does not have a tree preservation ordinance; however, goals and policies are carried out through adopted Development Review and Design Guidelines, which encourage preservation of mature trees. Furthermore, the project site is currently vacant and void of vegetation. As such, the proposed project would not require the removal of any trees. Therefore, the proposed project would have ***no impact***.
- f. The City of Pittsburg approved Ordinance No. 07-1293 (codified as Chapter 15.108 of the City's Municipal Code) to implement the East Contra Costa County Habitat Conservation Plan and Natural Community Conservation Plan (HCP/NCCP) and approved Resolution No. 07-10898 establishing a fee structure for the HCP/NCCP on November 5, 2007. Therefore, the project site may be subject to requirements and fees set forth under the East Contra Costa County HCP/NCCP, and impacts could be ***potentially significant***.

Further analysis of this impact will be discussed in the Biological Resources chapter of the Tuscany Meadows EIR.

V. CULTURAL RESOURCES.	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the project:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource on site or unique geologic features?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries.	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

- a. A significant impact would occur if the project causes a substantial adverse change in the significance of historical or archaeological resources, as defined in section 15064.5 of the CEQA Guidelines. According to the City of Pittsburg General Plan, the known cultural and historical resources in the area are not within the vicinity of the project site. As the project site is an infill site surrounded by residential development, the existing Chevron industrial pump site, and a former landfill site, other known cultural or historical resources are not located adjacent to the project site. In addition, the project site is currently vacant and does not contain any structures or buildings. Furthermore, due to the current remediation activities, as well as past industrial use, agricultural use, and other human activities, the site has been regularly disturbed, regraded and disced. As such, implementation of the project would not result in any changes in significance of historical resources, as known historical resources are not on the project site or in the immediate vicinity of the project site. Therefore, impacts would be considered *less-than-significant*.
- b-d. As stated above, known cultural and historical resources are not on or within the vicinity of the project site. In addition, the project site is currently undergoing remediation associated with the former crude oil tank sites and surface impoundments. Remediation activities include excavation and treatment of contaminated soils at the former tank sites and surface impoundment sites from depths ranging from five to 20 feet pursuant to the Remedial Action Plan (RAP) currently under review by the California Department of Toxic Substances Control (DTSC). Soil samples were taken at random sample sites as well. It should be noted that CEQA compliance of the RAP would have been required for the DTSC review, including the potential effects of remediation activities on cultural resources. Due to the highly disturbed nature of the project site from remediation activities, the probability for archaeological and cultural resources that have not been previously found and mapped to be unearthed during the construction process and become damaged or lost is highly unlikely. In addition, the City of Pittsburg General Plan includes polices to protect uncovered archeological resources such as General Plan Policies 9-P-40 and 9-P-41, which require the preparation of a resource mitigation plan and monitoring program and halt of construction, with which the project would comply.

Therefore, a *less-than-significant* impact would occur related to unknown archaeological and paleontological resources and the disruption of human remains during grading and excavation activities.

VI. GEOLOGY AND SOILS.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion

ai-aiv,c. Eastern Contra Costa County, being in the San Francisco Bay Area, is located in one of the most seismically active regions in the United States. According to the City's General Plan, the nearest active fault is the Clayton-Greenville fault located three miles south of the City. The largest active fault in the region, the San Andreas Fault, is located about 40 miles west of the City of Pittsburg. As such, the project may be subject to adverse effects related to groundshaking. Because the project site is subject to episodes of ground shaking, very loose to loose sands and silts may experience settlement due to seismic compaction (i.e., liquefaction). The potential exists for structures on the proposed project site to be damaged by ground rupture or ground shaking; however, it should be noted that all structures would be required to be designed according to the latest Uniform Building Code (UBC) requirements as a minimum.

The project site is relatively flat and is surrounded by existing development, included residential land uses. Further south of the site lies a hillside zone, which, according to the City's General Plan, contains steep slopes, weak bedrock, and

local landslide deposits. As such, the project may potentially be affected by landslides at the nearby hillside during significant groundshaking events.

Consequently, implementation of the proposed project could result in adverse effects related to groundshaking from a known earthquake fault, seismic-related ground failure, landsliding, and unstable soils. Therefore, the project could result in a **potentially significant** impact.

Further analysis of this impact will be discussed in the Geology, Soils, and Seismicity chapter of the Tuscany Meadows EIR.

- b. During construction within the proposed project area, topsoil would be moved and graded, leading to disturbed soils that do not have as much connectivity to the ground as undisturbed soils. These disturbed soils are likely to suffer from erosion from a variety of sources, such as wind, rainfall, and construction equipment. Because construction activities involve water, further erosion of the topsoil may occur, creating a **potentially significant** impact.

Further analysis of this impact will be discussed in the Geology, Soils, and Seismicity chapter of the Tuscany Meadows EIR.

- d. A Geotechnical Engineering Report has been prepared for the project site by Wallace Kuhl and Associates. Based on the report, soils on the project site may be capable of exerting expansion pressure upon building foundations and concrete slabs. Because the project site contains possible expansive soils, impacts associated with expansive soils would be considered **potentially significant**.

Further analysis of this impact will be discussed in the Geology, Soils, and Seismicity chapter of the Tuscany Meadows EIR.

- e. The proposed project would include the construction of the necessary infrastructure to receive wastewater service from the City and DDS. Because the project would not use septic systems, **no impact** would occur.

VII. GREENHOUSE GAS EMISSIONS.	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the project:</i>				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a,b. The proposed project includes the development of up to approximately 917 single-family units and up to 365 multi-family units; the addition of these units to the City of Pittsburg would increase the number of people in the City. As the population increases, the number of vehicle trips to and from the project site would increase, resulting in direct greenhouse gas (GHG) emissions. In addition, an increase in electricity and natural gas usage, as well as water, wastewater, and solid waste disposal services would occur. Consequently, an associated increase in indirect GHG emissions would be generated. Furthermore, a one-time release of GHG emission associated with construction of the project would occur. The overall annual increase in GHG emissions associated with implementation of the proposed project could potentially conflict with adopted policies and regulations adopted for the purpose of reducing emissions of GHGs. Therefore, because the project could result in an increase of GHG emissions, a *potentially significant* impact could occur.

Further analysis of this impact will be discussed in the Air Quality and Greenhouse Gas Emissions chapter of the Tuscany Meadows EIR.

VIII. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
h. Expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

- a,b. Construction of the proposed project could expose construction workers, the public, or the environment to hazardous materials through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Small quantities of potentially toxic substances (e.g., petroleum and other chemicals used to operate and maintain construction equipment) would be used and removed from the project site and transported to and from the site during construction. Accidental releases of small quantities of these substances could contaminate soils and degrade the quality of surface water and groundwater, resulting in a public safety hazard.

In addition, the project site is currently being remediated. Construction of the proposed project site requires excavation and movement of on-site soils. Thus, the possibility exists that potentially hazardous materials remain within the area of the project site, which could create a significant hazard to construction workers, the public, and the environment if they are encountered during construction of the proposed project. Therefore, the impact would be considered *potentially significant*.

Further analysis of this impact will be discussed in the Hazards and Hazardous Materials chapter of the Tuscany Meadows EIR.

- c. The proposed project site is not located within 0.25-mile of an existing school. The nearest school to the site, Turner Elementary School, is located approximately 0.35 mile north of the site. Furthermore, due to the nature of the project, upon completion of construction, the project would not create hazardous emissions or include the handling of substantial hazardous materials, substances, or waste. Therefore, the project would have a *less-than-significant* impact related to hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within 0.25-mile of an existing or proposed school.
- d. According to the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, the project site is an active cleanup site as part of a voluntary cleanup program.¹ As a result, the proposed project could create a significant hazard to the public or the environment. Therefore, a *potentially significant* impact would occur.

Further analysis of this impact will be discussed in the Hazards and Hazardous Materials chapter of the Tuscany Meadows EIR.

- e,f. The nearest airport to the project site is the Buchanan Field Airport located approximately 11 miles west of the site. As such, the project site is not located within two miles of any public airports or private airstrips, and does not fall within an airport land-use plan area. Therefore, *no impact* would occur.
- g. The City's 1996 Emergency Response Plan addresses potential impacts from a major earthquake, hazardous materials incident, flood, national security emergency, wildfire, landslide, or dam failure. The primary concern in the area is related to earthquakes and the possibility of industrial disaster associated with such. Although the project may be affected by earthquakes, the project consists of residential development and does not involve industrial uses or the handling of hazardous materials. It should be noted that the project would comply with all applicable building codes and regulations. Furthermore, the project would not significantly alter the existing street system and would provide new connections throughout the project site. As such, the project would not impair implementation of or physically interfere with any adopted emergency response plan or emergency evacuation plan. Therefore, the project's impact would be considered *less-than-significant*.

¹ California Environmental Protection Agency, Cortese List, <http://www.envirostor.dtsc.ca.gov>, accessed August 3, 2012.

- h. The areas of the City near the southerly hills are more susceptible to wildland fire hazards. Much of the threat is due to open grasslands abutting residential developments. The proposed project site is currently vacant, void of vegetation, and surrounded by existing development, including residential land uses. However, approximately one-half mile south of the project site on the south side of the Black Diamond Ranch Subdivision is open, undeveloped hill area.

It should be noted that development of the proposed project would include the installation of fire suppression systems (e.g., fire hydrants, fire sprinklers, smoke detectors) and would be designed in accordance with the latest requirements of the California Fire Code. In addition, the proposed development would be subject to fire safety requirements of the Contra Costa County Fire Protection District, which would review all plans as part of the City's Building Permit review process. Fire sprinklers, vegetative buffer zones, and other fire-safe measures may be required as part of their review. Furthermore, the City's General Plan includes goals and policies to ensure that adequate fire protection services are provided to all new and existing development (i.e., General Plan Policy 11-P-26), with which the project would comply in that the project would be located within one and one half miles of the newly constructed Fire Station 85 at 2331 Loveridge Road. Therefore, the proposed project would have a *less-than-significant* impact associated with wildland fire.

IX. HYDROLOGY AND WATER QUALITY.	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?	✘	☐	☐	☐
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	✘	☐	☐	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	✘	☐	☐	☐
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	✘	☐	☐	☐
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	✘	☐	☐	☐
f. Otherwise substantially degrade water quality?	✘	☐	☐	☐
g. Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	✘	☐
h. Place within a 100-year floodplain structures which would impede or redirect flood flows?	☐	☐	✘	☐
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.	☐	☐	✘	☐
j. Inundation by seiche, tsunami, or mudflow?	☐	☐	✘	☐

Discussion

- a,f. Buildout of the proposed project would involve construction-related activities. During the early stages of construction, topsoil would be exposed due to grading and leveling of the site. Therefore, after grading and leveling and prior to overlaying the ground with impervious surfaces and structures, the potential exists for wind and water erosion to discharge sediment and/or urban pollutants into stormwater runoff, which would

adversely affect water quality. In addition, the proposed project would result in the generation of increased urban runoff from the creation of substantial impervious areas, which could contribute urban runoff constituents to downstream surface waters. The increased amount of stormwater runoff, if not appropriately controlled, could contribute to water pollution constituents in surface waters downstream. Therefore, the proposed project could result in the degradation of downstream water quality and/or violate water quality standards or waste discharge requirements, and a ***potentially significant*** impact could occur.

Further analysis of this impact will be discussed in the Hydrology and Water Quality chapter of the Tuscany Meadows EIR.

- b. The City of Pittsburg obtains raw water from the Contra Costa Water District (CCWD), through the Central Valley Project (CVP). The City also supplements its CCWD water supply with two wells, located at City Park and at Dover Way and Frontage Road. Because the project would connect to the local utilities, the project has the potential to affect groundwater levels.

In addition, the proposed project would introduce impervious surfaces onto a site that currently has none. Along with increasing surface runoff, the project would reduce the amount of precipitation that percolates into the ground, which recharges local groundwater aquifers. Therefore, the proposed project has the potential to interfere with groundwater recharge such that a net deficit in aquifer volume or a lowering of the local groundwater table level could occur. As a result, the proposed project could contribute to the depletion of groundwater supply, and impacts on groundwater recharge could be considered ***potentially significant***.

Further analysis of this impact will be discussed in the Hydrology and Water Quality chapter of the Tuscany Meadows EIR.

- c-e. Construction and operation of the proposed project would involve potential erosion of on-site soils and discharge of sediment to the project's storm drainage system. Implementation of the proposed project would introduce impervious surfaces onto a site that currently has none, thereby altering the existing drainage pattern of the site and increasing the amount of runoff water from the site. However, the proposed project would be designed to control surface runoff to protect surrounding land and water resources in accordance with the federal Clean Water Act and other applicable local, State, and federal requirements. However, should the proposed project not comply with State and local regulations concerning stormwater, the project could result in substantial erosion, increase the rate or amount of surface runoff, exceed the capacity of the drainage system, and/or create substantial polluted runoff. Therefore, the proposed project could result in a ***potentially significant*** impact.

Further analysis of this impact will be discussed in the Hydrology and Water Quality chapter of the Tuscany Meadows EIR.

- g-i. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) number 06013C0326F, the proposed project is within Flood Hazard Zone X. Zone X is described by FEMA as an area of minimal flood hazard, usually above the 500-year flood level. Therefore, the proposed project site would not place housing or structures within a 100-year floodplain or expose people or structures to risks involving flooding, and a *less-than-significant* impact would occur.
- j. The project site is located in an inland area that would not be subject to seiches, tsunamis, or mudflow. Therefore a *less-than-significant* impact related to seiches, tsunamis, and mudflow would occur.

X. LAND USE AND PLANNING.	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the project:</i>				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Conflict with any applicable land use plans, policies, or regulations of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating on environmental effect?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural communities conservation plan?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a. The proposed project site is currently vacant and surrounded by existing development, including residential land uses. As such, the project would not physically divide an established community, resulting in ***no impact***.

b. The proposed project site is currently located within the unincorporated area of Contra Costa County, just outside of the City of Pittsburg’s existing Sphere of Influence (SOI). The proposed project includes a SOI amendment, as well as annexation into the City of Pittsburg. Approval of these entitlements for the proposed project could result in conflict with an applicable land use plan or policies. Therefore, the project would result in a ***potentially significant*** impact.

Further analysis of this impact will be discussed in the Land Use and Planning chapter of the Tuscany Meadows EIR.

c. The City of Pittsburg approved Ordinance No. 07-1293 (codified as Chapter 15.108 of the City’s Municipal Code) to implement the East Contra Costa County Habitat Conservation Plan and Natural Community Conservation Plan (HCP/NCCP) and approved Resolution No. 07-10898 establishing a fee structure for the HCP/NCCP on November 5, 2007. Therefore, the project site may be subject to requirements and fees set forth under the East Contra Costa County HCP/NCCP, and impacts could be ***potentially significant***.

Further analysis of this impact will be discussed in the Biological Resources chapter of the Tuscany Meadows EIR.

XI. MINERAL RESOURCES.	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less- Than- Significant Impact	No Impact
<i>Would the project:</i>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion

a,b. According to the City’s General Plan, the City’s planning area contains one of the only two places in the San Francisco Bay Area where coal was mined. The discovery of coal in the 1850s led to construction of Black Diamond Mines, the first source of fossil fuel in California. Sand mining was also conducted starting in the late 1920s. Due to competition from other energy sources, the mines closed in 1949. Historical remnants of Black Diamond’s mining operations, as well as the former mining towns of Nortonville and Somersville, can still be found in the southern hills. The hills south of City limits may contain mineral deposits, though their significance is not known. The proposed project site is currently undergoing soil remediation associated with the former crude oil tank sites and surface impoundments. Soils testing associated with the remediation activities have not suggested that any valuable mineral deposits exist on the project site. As significant mineral deposits or active mining operations do not currently exist in the project area, the proposed project would have *no impact* on known mineral resources or recovery sites.

XII. NOISE. <i>Would the project result in:</i>	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion

a-d. Various sources of noise and groundborne vibration would be present on the project site during construction of the project associated with construction equipment and vehicles. In addition, the project consists of the development of up to 917 single-family units and up to 365 multi-family units, which would contribute to the ambient noise in the project area. As such, the proposed project’s construction and/or operational noise levels could be in excess of the City’s noise level standards and could result in exposure of the nearest sensitive receptors to a significant increase in ambient noise levels and/or groundborne vibration. Therefore, should the project not adhere to the requirements of the City’s Noise Ordinance or conflict with the noise level standards of the General Plan, a *potentially significant* impact could result.

Further analysis of this impact will be discussed in the Noise chapter of the Tuscany Meadows EIR.

e,f. The nearest airport to the project site is the Buchanan Field Airport located approximately 11 miles west of the site. As such, the project site is not located within two miles of any public airports or private airstrips, and does not fall within an airport land-use plan area. Therefore, *no impact* would occur.

XIII. POPULATION AND HOUSING.	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the project:</i>				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion

- a. The proposed project consists of the development of up to 917 single-family units and up to 365 multi-family units; thus, would induce population growth in the area. Because the project would directly induce population growth in the area, impacts related to population and housing could be potentially significant.

Further analysis of this impact will be discussed in the Statutorily Required Sections chapter of the Tuscany Meadows EIR.

- b,c. The proposed project site is currently vacant and does not have any on-site housing. Therefore, the project would not displace existing housing or people and ***no impact*** would occur.

XIV. PUBLIC SERVICES.

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Fire protection?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Schools?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Parks?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Public Facilities?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a-d. The proposed project consists of the development of up to 917 single-family units and up to 365 multi-family units; thus, would increase population growth in the area. The increase in population would result in a subsequent increase in demand for fire and police protection services, schools, parks, and other public facilities and services within the City. An increase in demand may result in the need for new, or improvements to existing, facilities, construction of which could result in physical impacts to the environment. Therefore, the increase in demand for such public services and facilities could result in a ***potentially significant*** impact.

Further analysis of this impact will be discussed in the Public Services, Recreation, and Utilities chapter of the Tuscany Meadows EIR.

XV. RECREATION.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a,b. The proposed project consists of the development of up to 917 single-family units and up to 365 multi-family units; thus, would increase population growth in the area. The increase in population would result in a subsequent increase in demand for and use of local parks or other recreational facilities, which may cause deterioration of the facility or create the need for the construction of a new or expansion of existing recreation facilities. Therefore, the proposed project could result in a *potentially significant* impact related to recreation.

Further analysis of this impact will be discussed in the Public Services, Recreation, and Utilities chapter of the Tuscany Meadows EIR.

XVI. TRANSPORTATION AND CIRCULATION.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Substantially increase hazards due to a design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
f. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a,b. The proposed project would introduce new residents to a currently vacant site. As such, implementation of the proposed project would introduce additional traffic to the City of Pittsburg and neighboring jurisdictions. The addition of traffic to local roadways and intersections would be considered an adverse impact. A detailed traffic study would be required in order to fully analyze the impacts. Because the proposed project would contribute to increased traffic volumes a *potentially significant* impact could occur.

Further analysis of this impact will be discussed in the Transportation, Traffic, and Circulation chapter of the Tuscany Meadows EIR.

c. The nearest airport to the project site is the Buchanan Field Airport located approximately 11 miles west of the site. Because the project is not located in close proximity to an existing airport, *no impact* would occur related to a change in air traffic patterns.

d. The proposed project would not significantly alter the existing street system and does not include any potentially hazardous design features. The project is surrounded by existing development, including residential land uses; thus, the project would not result in any incompatible uses. Therefore, impacts would be *less-than-significant*.

- e. The proposed project would not significantly alter the existing street system and would provide new connections throughout the project site. In addition, the project would be designed to allow adequate emergency vehicle access pursuant to City zoning ordinances and policies. Therefore, the impact would be considered *less-than-significant*.
- f. The proposed project consists of up to 917 single-family units and up to 365 multi-family units and would introduce new residents to the City of Pittsburg. An increase in demand for transit service would occur, as well as a likely increase in bicycle and pedestrian activity at and in the immediate vicinity of the site. As such, the project could result in the need for additional alternative transportation facilities within the project site or surrounding areas. Therefore, a *potentially significant* impact could occur to alternative transportation.

Further analysis of this impact will be discussed in the Transportation, Traffic, and Circulation chapter of the Tuscany Meadows EIR.

XVII. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a-e. The proposed project would create up to 917 single-family units and up to 365 multi-family units, which would increase the population in the City of Pittsburg. As such, the demand for water supplies, as well as use of storm water drainage and wastewater treatment facilities, within the City would increase as well. Further analysis is required to determine if available water supplies would be sufficient to serve the project from existing entitlements and resources, or if new or expanded entitlements are needed. The increase in demand for water services could result in the need for construction of new, or expansion of existing, water facilities. It should be noted that a Water Supply Assessment for the proposed project is being prepared, which will address the aforementioned issues. In addition, in order to determine if the existing wastewater treatment facilities and infrastructure are adequate to serve the proposed project or if the project would create wastewater that exceeds Regional Water Quality Control Board requirements further analysis is required. Furthermore, the proposed project would introduce impervious surfaces where currently none exists, which could result in the need for new stormwater drainage facilities or expansion of existing facilities. Consequently, the proposed project

would have a ***potentially significant*** impact related to wastewater treatment, water supply, and stormwater drainage facilities.

Further analysis of this impact will be discussed in the Public Services, Recreation, and Utilities chapter of the Tuscany Meadows EIR.

- f.g. The proposed project would introduce new residents to the City of Pittsburg, which would increase the generation of solid waste and the demand for disposal services. Further analysis is required to determine the amount of solid waste generated by the proposed project and whether the existing regional landfills have adequate capacity to dispose of the additional waste. Because the project would result in the creation of new solid waste, the project has the potential to conflict with federal, state, and local statutes and regulations related to solid waste. Therefore, a ***potentially significant*** impact could occur.

Further analysis of this impact will be discussed in the Public Services, Recreation, and Utilities chapter of the Tuscany Meadows EIR.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a. The proposed project would change the project site from vacant land to urban development. The possibility exists for the project site to support special-status species and/or serves as foraging habitat for such species. The conversion of the project site to urban development could interfere with the habitats and could potentially harm the special-status species. Therefore, the proposed project would result in a ***potentially significant*** impact.

Further analysis of this impact will be discussed in the Tuscany Meadows EIR.

b,c. Development that converts vacant land at the edge of a city to urban/suburban uses may be regarded as achieving short-term goals to the disadvantage of long-term environmental goals. Because the project site is currently vacant land, the conversion of the project site to an urban environment could result in significant impacts. In addition, cumulatively considerable impacts may be identified in regard to physical changes to the natural environment, potentially resulting in adverse effects on human beings. Therefore, the project's impacts could be considered ***potentially significant***.

Further analysis of this impact will be discussed in the Tuscany Meadows EIR.