

City of Pittsburg
Planning Department
65 Civic Avenue
Pittsburg, CA 94565

DATE: November 29, 2012

TO: Interested Parties

SUBJECT: **Notice of Preparation of an Environmental Impact Report for the Proposed Tuscany Meadows Project**

REVIEW PERIOD: **November 29, 2012 to December 28, 2012**

The City of Pittsburg is the lead agency for the preparation of an Environmental Impact Report (EIR) for the proposed Tuscany Meadows Project (proposed project) in accordance with the California Environmental Quality Act (CEQA), Section 15082. The purpose of the Notice of Preparation (NOP) is to provide responsible agencies and interested persons with sufficient information in order to make meaningful responses as to the scope and content of the EIR. Your timely comments will ensure an appropriate level of environmental review for the project. It should be noted that the Initial Study prepared for the proposed project is attached to this NOP.

NOP Comment Period and Scoping Meeting: Written comments should be submitted at the earliest possible date, but not later than 5:00 pm on December 28, 2012 to Leigha Schmidt, Associate Planner, Planning Department, 65 Civic Avenue, Pittsburg, CA 94565, (925) 252-4920, fax (925) 252-4814, or email: lschmidt@ci.pittsburg.ca.us.

A NOP Scoping Meeting will be held on December 11, 2012 at 6:00pm in the Council Chambers, 65 Civic Avenue, Pittsburg, CA 94565.

1.0 PROJECT DESCRIPTION

1.1 Project Location

The proposed Tuscany Meadows project is located near the southeast corner of the City of Pittsburg, just outside of the existing Sphere of Influence, and is identified as Assessor's Parcel Numbers (APNs) 089-150-013 and 089-150-015 (See Figure 1, Regional 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 Subdivision to the south (See Figure 2, Project Location). It should be noted that APN 089-150-015 is an existing Chevron facility that is included in the project description for annexation purposes only, and is not included as part of the proposed project improvements.

1.2 Project Setting

Site Characteristics

Historically the project site was 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. 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. Vegetation consists of moderate growth of ruderal grasses throughout the entire project site.

Figure 1
Regional Location

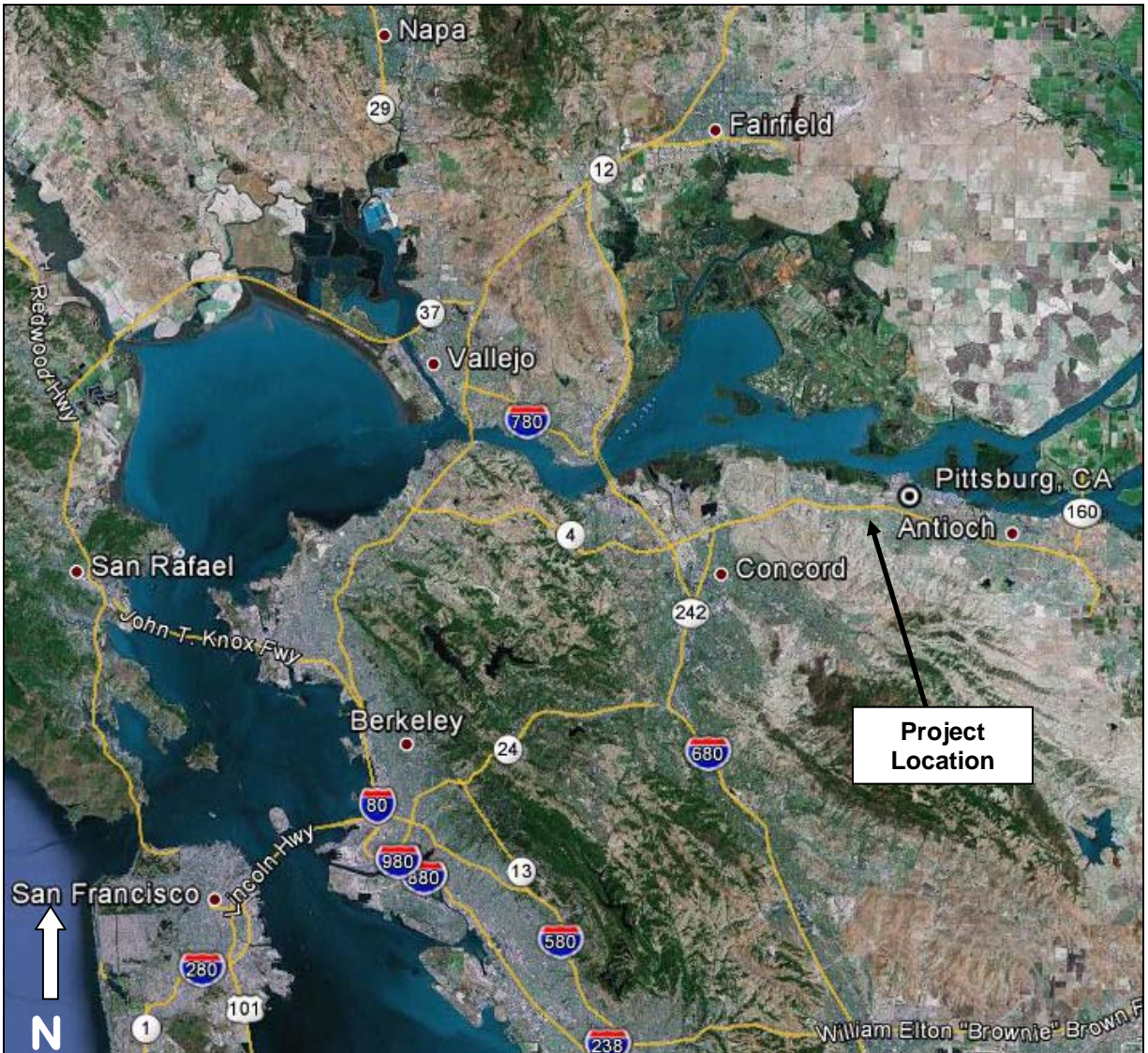


Figure 2
Project Location



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. However, because of the ongoing remediation activities, the site is regularly disturbed, regraded and disced, thereby removing any established vegetation. 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 existing Chevron facility parcel would be annexed with the project, but would remain in place and unchanged.

Surrounding Land Uses

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. The existing land uses surrounding the project consist primarily of residential; however, a closed landfill exists to the southeast across Somersville Road.

1.3 Project Elements

Proposed Uses

The proposed project includes approval of a Vesting Tentative Map for up to 917 low density residential single-family lots on approximately 135.6 acres, up to 365 multi-family units on 14.6 acres (Parcel A), and approximately 18.6 acres of parks and/or detention basins (See Figure 3, Vesting Tentative Map). The single-family lots would average approximately 4,400 square feet and range from 4,000 square feet to approximately 10,700 square feet in size, which would result in a project that would be similar in nature to surrounding residential neighborhoods.

Project Entitlements

The proposed project includes the following entitlements:

- Sphere of Influence Amendment;
- Annexation to the City of Pittsburg;
- Annexation to Contra Costa Water District and the Delta Diablo Sanitation District service areas and inclusion in the Central Valley Project (CVP) area;
- Vesting Tentative Map; and
- Development Agreement.

It should be noted that in 2011, the City of Pittsburg Urban Limit Line and General Plan were amended, via voter initiative, to reflect and accommodate the proposed project in anticipation of future annexation and development. As such, the project would include an amendment to the City's Sphere of Influence to encompass the project boundaries.

In addition, the proposed project would require the following additional City of Pittsburg approvals:

- Design Permit (future entitlement);
- Acquisition of right-of-way and easements;
- Approval of Grading Permit; and
- Approval of Building Permits.

Sphere of Influence Amendment and Annexation

The proposed project includes an amendment to the City of Pittsburg Sphere of Influence to encompass the project boundaries and be consistent with the voter-approved Urban Limit Line. 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). 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 and the Delta Diablo Sanitation District for the provision of water and wastewater services.

Vesting Tentative Map

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 parks/detention basin parcels (See Figure 3).

Residential Uses

The proposed project includes up to 917 low density single-family lots on approximately 135.6 acres. The single-family lots would average 4,400 square feet and range from 4,000 square feet to 10,700 square feet in size, which would result in a project that would be similar in nature to the surrounding residential developments. The high density parcel (Parcel A) is located in the northeastern corner of the project site where Buchanan Road crosses the Contra Costa Canal. With a maximum allowable density of 25 dwelling units/acre, the 14.6-acre high density parcel would result in up to 365 multi-family units.

Parks/Detention Basins

The proposed project includes 18.6 acres of parks/detention basins divided among three on-site locations, as well as 0.19 acres for the subdivision entrance. An approximately 6.6-acre park identified in Figure 3 as Parcel C would be located in the northwestern portion of the project site, along Buchanan Road and Tuscany Meadows Drive. The park would provide an area for stormwater detention. On the opposite side of Tuscany Meadows Drive from the park, a small 0.19-acre area, identified in Figure 3 as Parcel D, would serve as a detention basin and be the location of the subdivision entrance, which would include an entry monument and landscaping. A 5.4-acre park, identified as Parcel M in Figure 3, would be located along the same side of Tuscany Meadows Drive as the entrance parcel, at the southwestern border of the Chevron facility property. In addition, an approximately 6.6-acre park/detention basin identified in Figure 3 as Parcel B would be located in the northeastern portion of the project site, southeast of the high density parcel (Parcel A), and would include a baseball diamond and playground.

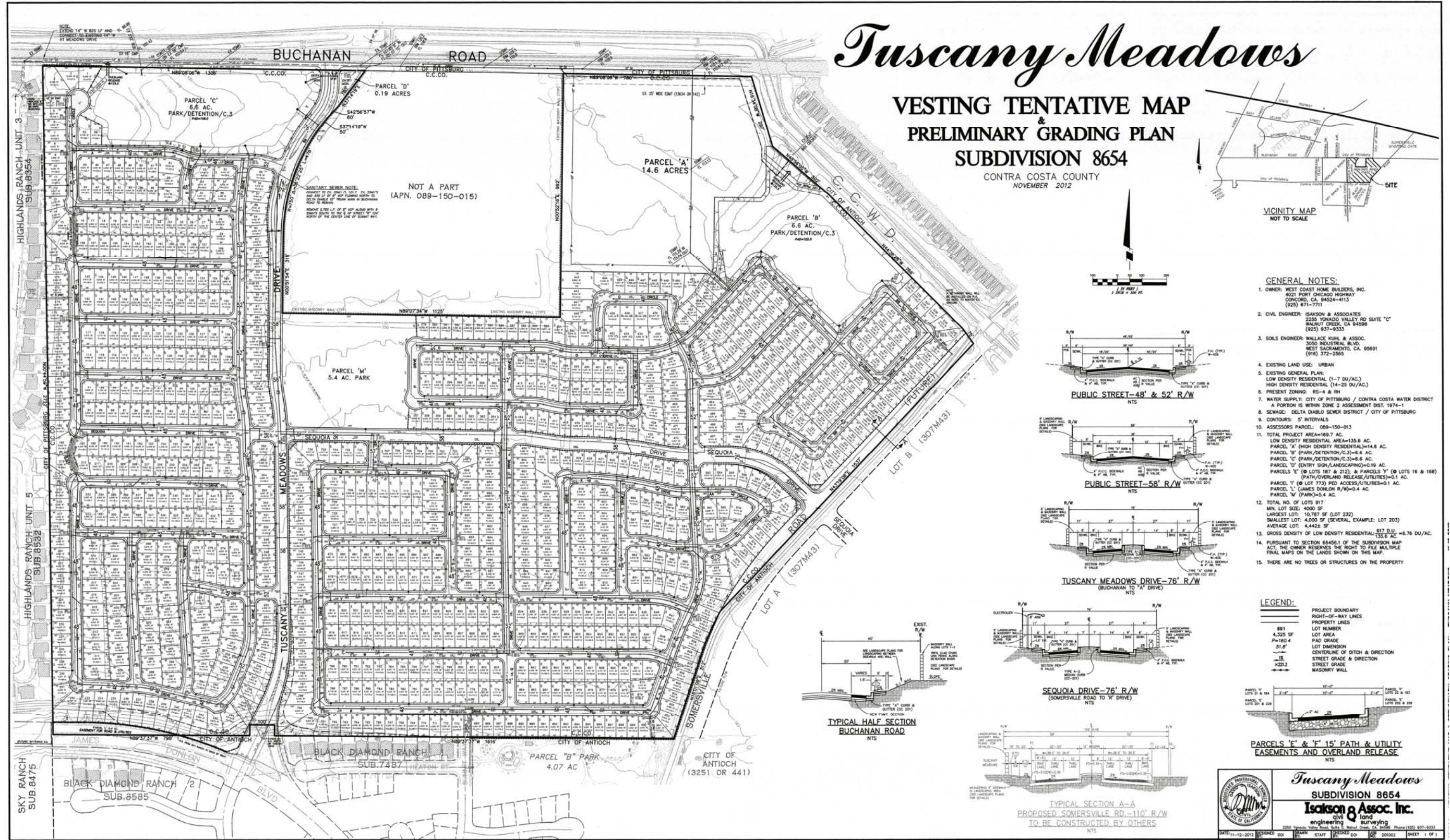
Infrastructure

On-site infrastructure for the project would consist of subdivision roads, including curbs, gutters, and sidewalks, and water, sewer, and storm drainage connections and improvements.

Project Access

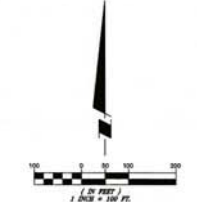
As shown in Figure 3, Vesting Tentative Map, access to the proposed project site from Buchanan Road would be provided by Tuscany Meadows Drive, a new roadway, which would run south along the western boundary of the existing Chevron facility and connect to Metcalf Street, an existing roadway within the Black Diamond Estates subdivision, located just south of the project site. In addition, Sequoia Drive, another new roadway through the project site would provide access from Somersville Road and would connect to Tuscany Meadows Drive within the project site.

Figure 3
Tuscany Meadows Vesting Tentative Map



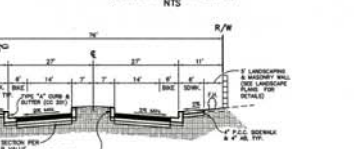
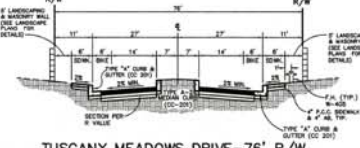
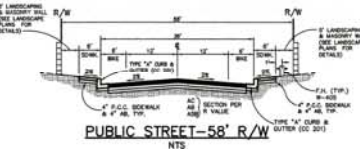
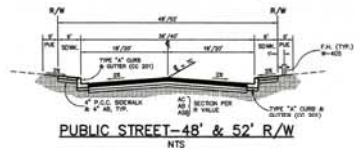
Tuscany Meadows

**VESTING TENTATIVE MAP
&
PRELIMINARY GRADING PLAN
SUBDIVISION 8654**
CONTRA COSTA COUNTY
NOVEMBER 2012



GENERAL NOTES:

- OWNER: WEST COAST HOME BUILDERS, INC. 4021 PORT CHICAGO HIGHWAY CONCORD, CA 94524-4113 (925) 671-7711
- CIVIL ENGINEER: ISAACSON & ASSOCIATES 2255 YORBA VALLEY RD SUITE "C" WALNUT CREEK, CA 94598 (925) 837-8333
- SOILS ENGINEER: WALLACE RINE, & ASSOC. 3050 INDUSTRIAL BLVD. WEST SACRAMENTO, CA 95691 (916) 372-2565
- EXISTING LAND USE: URBAN
- EXISTING GENERAL PLAN: LOW DENSITY RESIDENTIAL (1-7 DU/AC) HIGH DENSITY RESIDENTIAL (14-25 DU/AC)
- PRESENT ZONING: RS-4 & RH
- WATER SUPPLY: CITY OF PITTSBURG / CONTRA COSTA WATER DISTRICT A PORTION IS WITHIN ZONE 2 ASSESSMENT DIST. 1974-1
- SEWAGE: DELTA DIABLO SEWER DISTRICT / CITY OF PITTSBURG
- CONTOURS: 5' INTERVALS
- ASSESSORS PARCEL: 089-150-013
- TOTAL PROJECT AREA=169.7 AC. LOW DENSITY RESIDENTIAL AREA=135.6 AC. PARCEL 'A' (HIGH DENSITY RESIDENTIAL)=14.6 AC. PARCEL 'B' (PARK/DETENTION/C.3)=6.6 AC. PARCEL 'C' (PARK/DETENTION/C.3)=5.6 AC. PARCEL 'D' (ENTRY SIGN/LANDSCAPING)=0.19 AC. PARCELS 'E' (8 LOTS 187 & 212) & PARCELS 'Y' (8 LOTS 16 & 168) (PATH/OVERLAND RELEASE UTILITIES)=0.1 AC. PARCEL 'L' (JAMES DONLON R/W)=0.4 AC. PARCEL 'W' (PARK)=5.4 AC.
- TOTAL NO. OF LOTS 817. MIN. LOT SIZE: 4000 SF. LARGEST LOT: 10,787 SF (LOT 233). SMALLEST LOT: 4,000 SF (SEVERAL. EXAMPLE: LOT 203). AVERAGE LOT: 4,442 SF.
- GROSS DENSITY OF LOW DENSITY RESIDENTIAL: 135.6 AC. =6.76 DU/AC.
- PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS ON THE LANDS SHOWN ON THIS MAP.
- THERE ARE NO TREES OR STRUCTURES ON THE PROPERTY



LEGEND:

- PROJECT BOUNDARY
- RIGHT-OF-WAY LINES
- PROPERTY LINES
- 891 LOT NUMBER
- 4,325 SF LOT AREA
- P=160.4 PAD GRADE
- 31.8' LOT DIMENSION
- CENTRELINE OF DITCH & DIRECTION
- 15 STREET GRADE & DIRECTION
- ±20.2 STREET GRADE
- MASONRY WALL

Tuscany Meadows
SUBDIVISION 8654
ISAACSON & ASSOC. INC.
civil engineering & land surveying
2255 Yorba Valley Blvd., Walnut Creek, CA 94598 Phone (925) 837-8333
DATE: 11-12-2012 DESIGNED: [] DRAWN: [] CHECKED: [] 201202 SHEET 1 OF 1

Water Supply

Water services would be provided by the City via infrastructure developed by the applicant and dedicated to the City. The infrastructure would be maintained by the City of Pittsburg. Water transmission mains would need to be installed and extended in order to serve the proposed development area. The proposed project would require an additional treated water storage system.

Wastewater

The City would provide wastewater collection services with infrastructure developed and dedicated to the City. Wastewater is discharged into the Delta Diablo Sanitation District system for treatment and disposal. Infrastructure and services under the City's jurisdiction are available to the project site through the existing 15-inch sanitary sewer trunk main along Buchanan Road as well as the surrounding residential developments.

Drainage

The two existing drainage ditches located in the southeastern portion of the project site would be replaced with underground piping during development of the project site. In addition, the project design includes curbs and gutters along project roadways, which would allow for the collection of stormwater and conveyance to City drainage infrastructure. Furthermore, the on-site park/detention basin sites would provide areas for stormwater detention.

Construction

Construction of the proposed project would require grading of the site for the proposed roads and building pads, trenching for water, sewer, and storm drainage improvements, and the construction of up to 917 single-family homes and up to a 365-multi-family apartment complex. The single-family homes would consist of one- and two-story, wood-framed structures with interior post-tension concrete slab foundations. The multi-family apartment buildings would be three- to four-story, wood-framed structures on post-tensioned slab foundations.

Development Agreement

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 the project description. In reviewing a future development agreement, the City would utilize the EIR.

2.0 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

The EIR prepared for the Tuscany Meadows Project will provide analysis of the impacts pertaining to the resource areas identified below. Although detailed analysis has not been conducted at this time, preliminary analysis of the proposed project included in the Initial Study (see attached) has identified impacts likely to result from the project. The following paragraphs discuss the results of the preliminary impact identification and anticipated analyses that will be included in the EIR. Each technical chapter will include a project-level and cumulative-level impact analysis.

Air Quality and Greenhouse Gas Emissions. The air quality analysis for the proposed project will be performed utilizing the UBERMIS 2007 Version 9.2.4 software package and following the Bay Area Air Quality Management District's (BAAQMD) CEQA Guidelines. It should be noted that the Alameda County Superior Court issued a judgment that the BAAQMD failed to comply with CEQA when it adopted the CEQA Guidelines, including thresholds of significance. The BAAQMD has been ordered to set aside the thresholds and is no longer recommending that they be used as a general measure of project impacts. However, the City, as lead agency, has chosen to utilize the BAAQMD's thresholds of significance for this project, because the information and calculations supporting the updated BAAQMD CEQA Guidelines and thresholds provide the most up-to-date and reasonable information available for the region.

The air quality impact analysis will include a quantitative assessment of short-term (i.e., construction) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., ROG, NO_x, and PM₁₀) based upon trip generation data provided in the project-specific traffic study. For carbon monoxide, CALINE 4 modeling will be performed only if one or more of the study intersections are degraded to a level of service specified by the Air District. The project's cumulative contribution to regional air quality will be discussed, based in part on the modeling conducted at the project level. BAAQMD-recommended mitigation measures will be incorporated to reduce any significant air quality impacts, and anticipated reductions in emissions associated with proposed mitigation measures will be quantified.

The greenhouse gas emissions (GHG) portion of the chapter will include a discussion of the existing regulatory context related to GHG Emissions, including Assembly Bill (AB) 32 and Senate Bill (SB) 375, and an impacts and mitigation section with quantitative data showing the project's contribution to the generation of GHG during the operational phase of the project. GHG emissions will be estimated as a result of the short-term construction-related and long-term operational project impacts. Greenhouse gases will be quantified for the project as follows:

- Run the BAAQMD's Greenhouse Gas Model (BGM) in conjunction with the URBEMIS-2007 model to produce an estimate of total carbon dioxide equivalent emissions during the project operation; and
- Discuss emissions in comparison to the BAAQMD thresholds of significance for greenhouse gas emissions, if appropriate, based on discussions with the City as outlined above.

As part of the Air Quality and GHG chapter, a Screening Level Health Risk Assessment will be prepared. The Screening Level Health Risk Assessment will include analysis of construction emissions and community risk impacts associated with Toxic Air Contaminants (TACs). The cancer risks associated with modeled construction period diesel particulate matter concentrations would be computed following BAAQMD risk management policy guidance. The risks would be compared against BAAQMD CEQA thresholds (i.e., cancer risk of 10 in one million).

The air quality, greenhouse gas emissions, and health risk assessment analyses will be incorporated into one technical chapter in the EIR.

Biological Resources. The Biological Resources chapter will include a description of the potential effects to plant communities, wildlife, and wetlands including adverse effects on rare, endangered, candidate, sensitive, and special-status species from build-out of the Tuscany Meadows project. The chapter will include identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies. Information sources will include but not necessarily be limited to the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP). The Biological Resources chapter will include an evaluation of potential impacts to biological resources, including common plant and animal species as well as special-status plants and animal species designated by the Department of U.S. Fish and Wildlife (USFWS), California Department of Fish and Game (CDFG), and other resource agencies, including the California Native Plant Society. In addition, this chapter will evaluate sensitive habitats such as "waters of the United States", which are regulated by the U.S. Army Corps of Engineers, as well as "waters of the State", which are regulated by the California Regional Water Quality Control Board and CDFG.

Geology, Soils, and Seismicity. This chapter will summarize the setting and describe the potential effects from earthquakes, liquefaction, expansive soils, soil erosion, as well as identify any unique geological features within the project site. This chapter of the EIR will include identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies.

Hazards and Hazardous Materials. This chapter of the EIR will summarize the setting and describe any potential for existing hazardous materials on-site, including the former on-site crude oil tank farm. Any nearby hazards will also be addressed in the chapter, including but not necessarily limited to the nearby closed landfill. The chapter will rely on assessments prepared by technical consultants, such as a report

related to the effects of vapors from the nearby closed landfill, and the existing Site Remediation Plan for the former crude oil tank farm. This chapter will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies.

Hydrology and Water Quality. This chapter will summarize setting information and identify potential impacts on storm water drainage, flooding, groundwater, seepage, and water quality. The discussion will include a description of the project's proposed drainage system and any best management practices proposed to treat storm water runoff prior to discharging runoff from the project site into receiving drainage facilities. This chapter will include identification of thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies.

Land Use. The Land Use chapter will evaluate the consistency of the proposed project with the City of Pittsburg's adopted plans and policies, as well as any applicable City of Antioch and Contra Costa County policies. The Pittsburg General Plan and Zoning Ordinance, LAFCo policies and standards, Urban Limit Line as approved by City of Pittsburg voters and voter approved initiative, as well as any other relevant planning documents will be reviewed to address consistency issues. The chapter will further assess the compatibility of the proposed project with the surrounding land uses, both existing and proposed, including consistency with buffer requirements around the remaining Chevron facility. The chapter will identify any land use impacts and will discuss any inconsistencies or incompatibilities with adopted plans and policies created by the approval of the proposed project. The impacts will be measured against the thresholds of significance and appropriate mitigation measures and monitoring strategies that are consistent with City of Pittsburg policy will be identified.

Noise. The Noise chapter will be based on a project-specific technical noise report. The chapter will include an analysis of potential project-generated noise impacts such as increased vehicular traffic noise along local roadways, operational noise, and construction noise. Long-term and short-term noise level measurements will be conducted to characterize the existing noise environment from traffic along Buchanan Road, Somersville Road, and James Donlon Boulevard. Future noise levels will be calculated at noise-sensitive receivers proposed at the site. The calculations will account for increased traffic volumes along area roadways. Noise resulting from construction activities will be projected out to the nearest sensitive receptor locations based on relevant construction noise level data. Noise levels generated by the operation of the project will be calculated at nearby sensitive receivers and placed into context with existing and future noise levels expected at these sites. This chapter will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies.

Public Services, Recreation, and Utilities. This chapter will summarize setting information and identify potential new demand for public services, including water, sewer, fire, police, schools, parks, and energy. The chapter will utilize information from the Pittsburg General Plan, General Plan EIR, and Municipal Service Review. In addition, a Water Supply Assessment will be prepared by a technical consultant. Furthermore, Assessment District 1974-1, which included assessments for provision of water infrastructure to the site, will be reviewed. Appropriate agencies will also be consulted in order to address public services and obtain the most recent information. This chapter will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies in sufficient detail to provide adequate information for LAFCo's ultimate decision regarding annexation of the project site to the City of Pittsburg, as well as within the Contra Costa Water District (CCWD) and the Delta Diablo Sanitation District (DDSD) service area boundaries.

Transportation and Circulation. The Transportation and Circulation chapter will be based on a project-specific technical traffic study. The traffic chapter will consider the impacts of the project on intersections and roadway system elements within the project vicinity. The traffic study will include traffic counts at appropriate nearby study intersections to be determined in consultation with the City. This chapter will include analysis of Existing Conditions, Proposed Project Trip Generation and Distribution, Existing Plus Project Conditions, Near Term No Project, Near Term Plus Project, Cumulative No Project Conditions,

and Cumulative Plus Project Conditions. The chapter will also include standards of significance and methods of analysis, and will describe the impacts associated with the traffic and will identify mitigation to reduce the level of impacts, if feasible. The traffic chapter will summarize the existing and planned regional and local transportation network as well as existing and future traffic conditions. Emergency access, transit, pedestrian, and bicycle facilities will also be discussed.

Alternatives. In accordance with Section 15126.6(a) of the CEQA Guidelines, the EIR will include an analysis of a range of alternatives, including the No Project Alternative. The alternatives will be designed at a later date based on public input and potential impacts identified for the proposed project during the preparation of the Draft EIR. The Alternatives chapter will describe the alternatives and identify the environmentally superior alternative. The alternatives will be analyzed at a level of detail less than that of the proposed project; however, the analysis will include sufficient detail to allow a meaningful comparison of the impacts.

Attachment

Tuscany Meadows Initial Study