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PROJECT DESCRIPTION

INTRODUCTION

The Project Description chapter of this Draft EIR describes the location, characteristics, objectives, and components of the Tuscany Meadows project (proposed project). In addition, this chapter includes a discussion of the intended use of this EIR (i.e., the required permits and approvals for the project).

PROJECT LOCATION AND SURROUNDING LAND USES

The proposed project site is located in an unincorporated area of Contra Costa County, California (see Figure 3-1, Regional Location) and consists of two parcels located within both the City of Pittsburg and the City of Antioch Urban Limit Line. The project site is bounded on the north by Buchanan Road, to the east by the Contra Costa Canal and Somersville Road, to the south by the Black Diamond Estates residential development, and the west by the Highlands Ranch residential development (see Figure 3-2, Project Location). 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 area between the two cities. The existing land uses surrounding the project consist primarily of residential developments; however, a closed landfill exists to the southeast across Somersville Road.

The project site is identified by Contra Costa County Assessor's Parcel Numbers (APNs) 089-150-013 and 089-150-015. It should be noted that APN 089-150-015 is an existing Chevron facility that is included in this project description for reorganization purposes only, and is not included as part of the proposed project improvements. Accordingly, the existing Chevron facility would be annexed with the project, but would remain in place and unchanged. The existing Chevron facility is currently utilized as a pumping facility and a field office. Chevron operates two active, high pressure buried pipelines, which are used to transport crude oil and natural gas, in the vicinity of project site. The pipelines cross Buchanan Road from the north to the existing Chevron facility and from the Chevron facility along Buchanan Road to the east, along the northeastern portion of the project site.

PROJECT SITE BACKGROUND AND CHARACTERISTICS

As noted in the Introduction chapter of this EIR, in 2011 the City of Pittsburg Urban Limit Line and General Plan were amended, via voter initiative, to reflect and accommodate the proposed project area in anticipation of future annexation and development. The Pittsburg General Plan land use designations for the site are Low Density Residential (LDR), High Density Residential (HDR) and Industrial.

**Figure 3-1
Regional Location Map**

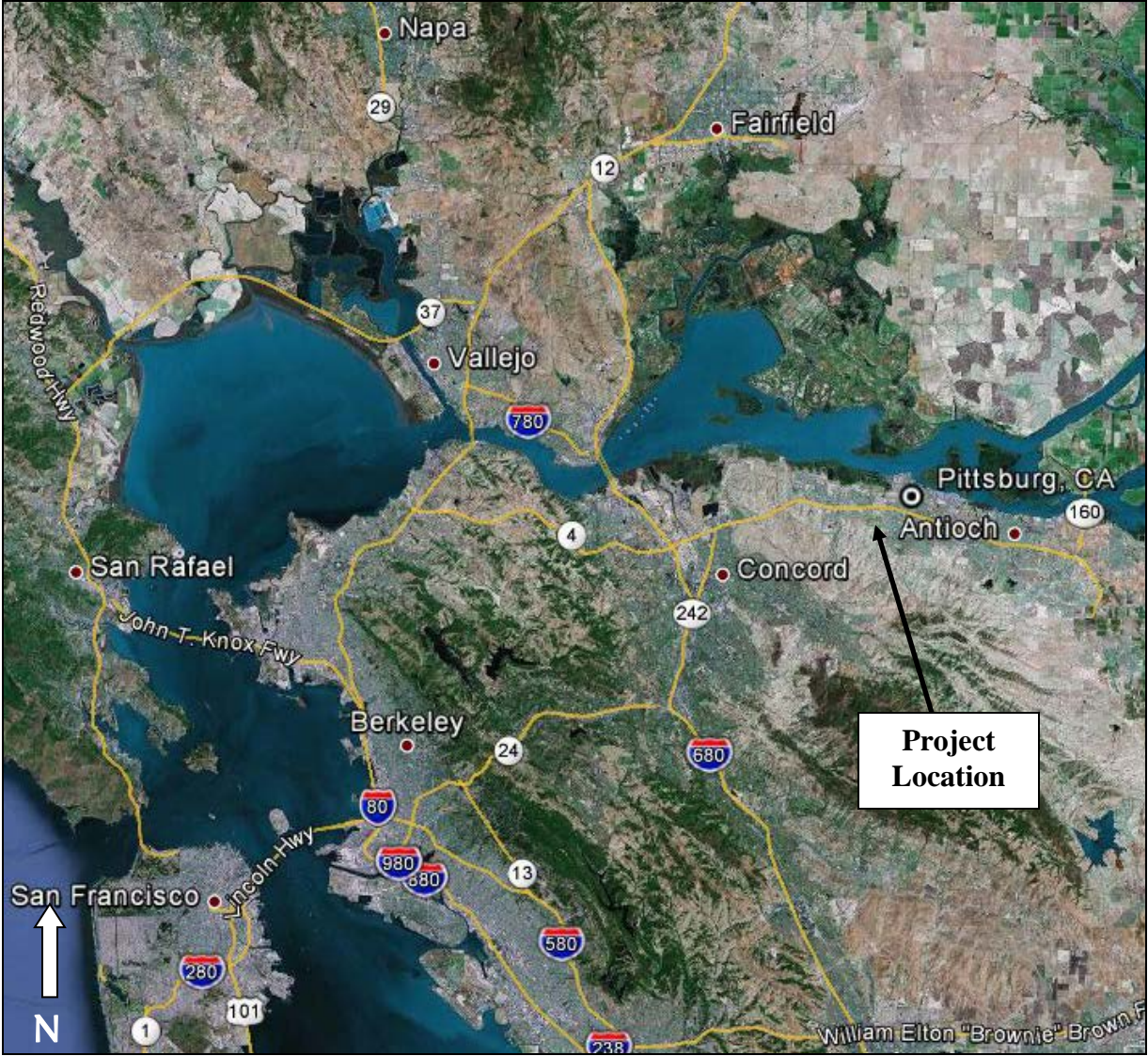


Figure 3-2
Project Location Map



Prezoning designations for the site are RS-4 (Single-Family Residential, 4,000-square-foot minimum lot size) District and RH (High Density Residential) District for APN 089-150-013 and IG (General Industrial) District for APN 089-150-015.

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. In August 2006, a Remedial Action Plan (RAP) was prepared for the project site by Risked-Based Decisions, Inc. to established site cleanup standards and criteria that are required to be achieved prior to redevelopment of the site. The California State Water Resources Control Board (SWRCB) is the overseeing agency for the management of hazardous waste, such as the remediation activities at the project site. The SWRCB delegates their authority to the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB). The SFRWQCB is responsible for overseeing cleanup and remediation. The State must attest to and certify the completion of adequate soil remediation activities and containment prior to any development on the project site. Accordingly, for this analysis, the soil contamination on the project site is assumed to be properly contained in accordance with the approved RAP for the site prior to commencement of development of the proposed project.

The topography of the site is relatively flat and generally sloped from south to north with elevations ranging between approximately 112 feet and 195 feet above mean sea level. Vegetation consists of moderate growth of ruderal grasses throughout the entire project site. It should be noted that the site was farmed in dryland hay crops for the past several years and most of the site supported an oat crop that was not yet harvested during an April 2012 field survey. The oats are intermixed with various native and non-native annual grass and weed species. However, because of ongoing remediation activities, the site is regularly disturbed, regraded and disced, thereby removing any established vegetation such as trees and shrubs, particularly in the north-central portion of the site. The Contra Costa Canal runs along the northern and northeastern borders of the project site. A small drainage ditch exists southeast of the site, and two temporary drainage ditches exist in the southeastern portion of the project site. As noted above, the existing Chevron facility parcel would be annexed with the project, but would remain in place and unchanged.

PROJECT OBJECTIVES

The following project objectives have been developed for the propose project.

- Map and develop a mixed-density residential development consistent with the prezoning and General Plan land use designations that were approved by Pittsburg voters with the approval of Measure I in 2011.
- Map and develop a mixed-density residential development consistent with the goals and policies of the General Plan for the Buchanan Subarea.
- Create a logical extension of the residential Highlands Ranch development to be served by existing, stubbed City services.

- Map and develop a mixed-density, large in-fill residential project with existing, planned and proposed residential development on all sides.
- Provide housing in order to meet the City of Pittsburg's current obligation set forth by the Regional Housing Needs Allocation.
- Provide market rate single family detached and multi-family development along with a 5.4 acre public park located in the center of the site.

PROJECT COMPONENTS

The proposed project, which is primarily surrounded by existing or approved residential development, includes the following entitlements, described in more detail below: a sphere of influence amendment; annexation to the City of Pittsburg; annexation to the Contra Costa Water District (CCWD) including inclusion in the Central Valley Project (CVP) and Delta Diablo, a California Wastewater Resource Recovery District; a Vesting Tentative Map subdividing the approximately 170-acre property into up to 917 single-family units with a 14.6 acre high density parcel to support development of up to 365 multi-family units; all infrastructure required to support the proposed development; and a Development Agreement to be negotiated with the City.

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 consistent with the 2011 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). The annexation and Sphere of Influence amendment are referred to herein as "reorganization." 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 CCWD and Delta Diablo for the provision of water and wastewater services, as well as amendment of the service boundaries for the respective districts, if necessary. Furthermore, any use of water for the proposed project site would require review by the U.S. Bureau of Reclamation for inclusion to the Central Valley Project (CVP) area.

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 3-3, Vesting Tentative Map).

Residential

The proposed project includes up to 917 low density single-family lots on approximately 135.6 acres. The single-family lots would average approximately 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 could result in development of 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 3-3 as Parcel C would be located in the northwestern portion of the project site, along Buchanan Road and Tuscany Meadows Drive. The park would include a baseball diamond and a soccer field, and 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 3-3 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 3-3, would be located along the east side of Tuscany Meadows Drive, south of the Chevron property. In addition, an approximately 6.6-acre park/detention basin identified in Figure 3-3 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, and an area for stormwater detention. In addition, the project site includes street trees throughout the entire roadway network (see Figure 3-4, Proposed Landscape Plan).

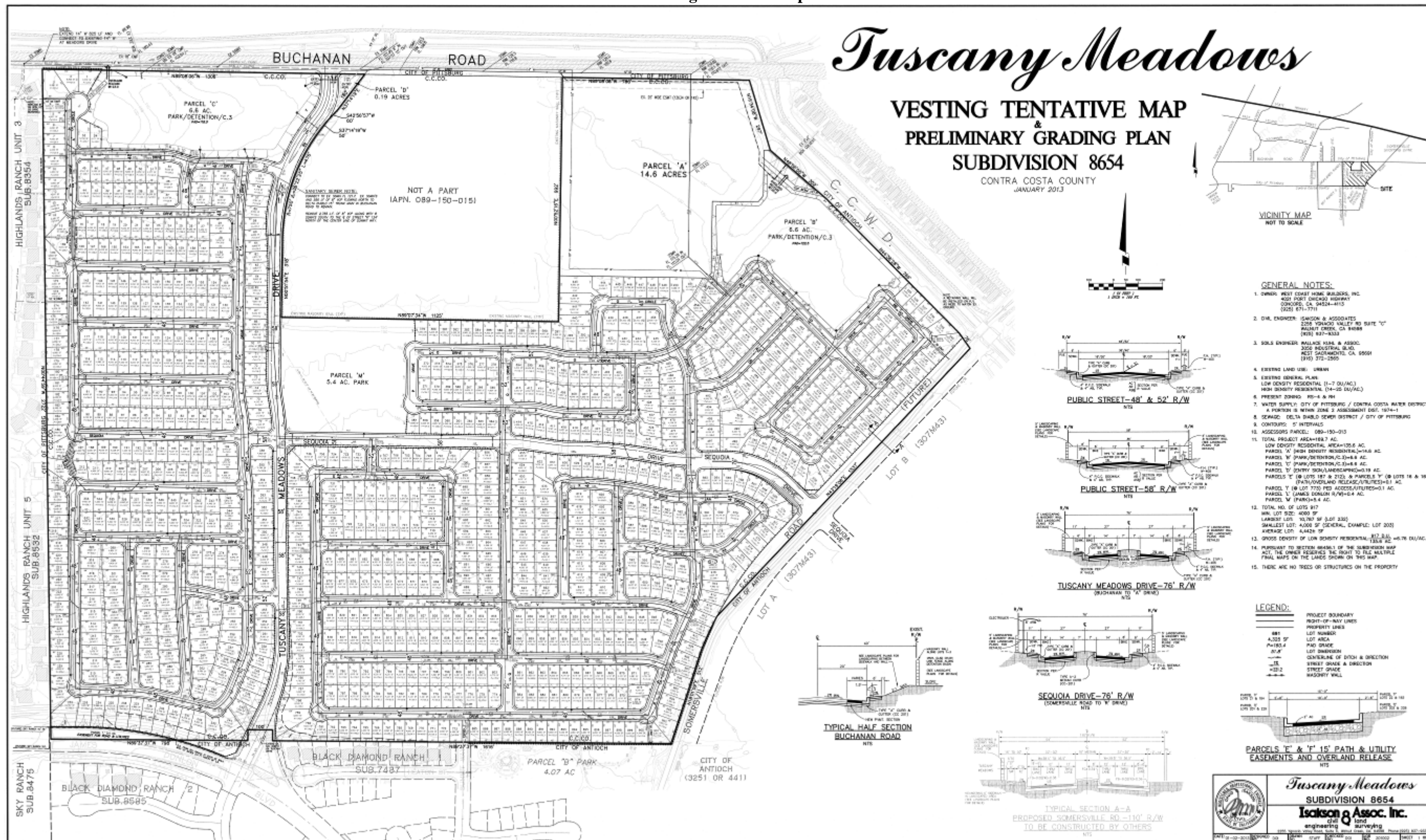
Infrastructure

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 as well as the aforementioned stormwater detention areas.

Project Access

As shown in Figure 3-3, 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 north-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. A second access point from Tuscany Meadows Drive to James Donlon Boulevard will be provided once the James Donlon Extension is built.

Figure 3-3
 Vesting Tentative Map



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. The City currently receives water from CCWD. Water transmission mains must be installed and extended in order to serve the proposed development area. The proposed project would require an additional treated water storage system. In addition, annexation to the CVP contractual service area is required. Final CEQA and National Environmental Policy Act (NEPA) documentation and other environmental information, including evidence of compliance with federal regulations, must be completed and coordinated through CCWD for submission to the U.S. Bureau of Reclamation as an inclusion application.

Wastewater

The City would provide wastewater collection services with infrastructure included as part of the proposed project and then dedicated to the City. Wastewater would be discharged into the Delta Diablo 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. Annexation to Delta Diablo and amendment of service boundaries would be required for the proposed project.

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

REQUIRED PUBLIC APPROVALS

Approvals by the City of Pittsburg

The proposed project includes the following discretionary actions by the City of Pittsburg:

- Certification of the EIR;
- Approval of an amendment to the City's Sphere of Influence;
- Approval of annexation to the City of Pittsburg;
- Approval of the Vesting Tentative Map; and
- Approval of a Development Agreement.

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

- Approval of Design Review;
- Acquisition of right-of-way and easements;
- Approval of Improvement Plans;
- Approval of Grading Permit; and
- Approval of Building Permits.

Review or Approvals by Other Agencies

The following agency permits and approvals may be required in order to implement the proposed project:

- Bay Area Air Quality Management District (BAAQMD) – The Air District would approve construction and operation permits;
- California Department of Fish and Wildlife (CDFW) – The CDFW would approve any necessary biological permits;
- Contra Costa Local Agency Formation Commission (LAFCo) – The Contra Costa LAFCo approval would be required for the amendment to the City of Pittsburg Sphere of Influence and annexation to the City of Pittsburg. In addition, annexation to the CCWD and Delta Diablo and amendment of service boundaries would require approval by LAFCo in conjunction with the CCWD and Delta Diablo;
- Contra Costa Water District (CCWD) – Annexation to the CCWD and amendment of service boundaries would require approval by LAFCo in conjunction with the CCWD. In addition, inclusion into the CCWD's contractual service area for Central Valley Project (CVP) water would require approval by CCWD through the U.S. Bureau of Reclamation;
- Delta Diablo – As stated above, annexation and amendment to the Delta Diablo service boundaries would require approval by LAFCo in conjunction with Delta Diablo;

- East Contra Costa County Conservancy (ECCCC) – The ECCCC would approve any required payment of fees and any additional conditions to grading permits;
- San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) – The SFBRWQCB would certify adequate cleanup of site per RAP prior to any on-site development, and would approve Waste Discharge Requirements; and
- United States Bureau of Reclamation - Approval of the application for inclusion into the CCWD's contractual service area for Central Valley Project (CVP) water would be required through this federal agency.