



City of Pittsburg

Community Development Department – Planning Division

65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

NOTICE OF INTENT TO CONSIDER ADOPTION OF A MITIGATED NEGATIVE DECLARATION

County Clerk Please Stamp Here

Project Name: The Reserve at Woodland Hills
Application No(s): AP-14-1029 (GP, RZ, DR)
Date: May 22, 2015

Notice is hereby given that the City of Pittsburg finds that no significant effect on the environment, as prescribed by the California Environmental Quality Act of 1970 (CEQA), as amended, will occur for the following proposed project:

1. Project Proponent: Louis Parsons, Discovery Builders, Inc., 4061 Port Chicago Highway, Suite H, Concord, CA 94520, Phone: 925-682-6419
2. Project Description: The proposed project consists of: 1) an amendment to the General Plan land use designation for the site from Business Commercial to Medium Density Residential; 2) rezoning of the site from CO (Office Commercial) to an RM (Medium Density Residential) District; and 3) design review to convert the existing office building on site into 18 apartment units.
3. Project Location: The subject site is located at 4300 Railroad Avenue, at the southwest corner of the intersection of Buchanan Road and Kirker Pass Road, in the City of Pittsburg. Assessor's Parcel No. 089-010-016.
4. Findings: The Initial Study prepared for the project identified potentially significant impacts in the category of Air Quality, and identified mitigation measures to reduce each of the potentially significant impacts to a less-than-significant level.

All other impacts in the categories of Aesthetics, Agricultural Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Noise, Mineral Resources, Population and Housing, Transportation and Traffic, Utilities/Service Systems, Public Services, Recreation, and Mandatory Findings of Significance were found to be less than significant. Based on the Initial Study, the Planning Manager has determined that preparation of a Mitigated Negative Declaration is appropriate for the project described above.

6. Initial Study: The Initial Study, proposed Mitigated Negative Declaration, and project plans may be reviewed during normal business hours at the City of Pittsburg Planning

Division, located at 65 Civic Avenue, Pittsburg, CA 94565, or on the City's website via the Environmental Review page at <http://www.ci.pittsburg.ca.us/index.aspx?page=225>. As noted in the Initial Study, background or reference materials related to the Initial Study can be reviewed upon request to the City of Pittsburg Planning Division.

7. Public Review: The public comment period for this environmental determination will begin on Friday, May 22, 2015. Anyone who wishes to comment on the findings of this environmental analysis must submit these comments in writing to Jordan Davis, Associate Planner with the Planning Division, at the address noted above, by email to jdavis@ci.pittsburg.ca.us, or by fax to (925) 252-4015. **Comments must be received by 5:00 p.m. on Friday, June 12, 2015.**

8. Notice of Intent to Adopt a Mitigated Negative Declaration: Notice is hereby given that the Pittsburg Planning Commission is currently scheduled to consider this proposed Mitigated Negative Declaration and to make a recommendation to the City Council on the requested General Plan and Zoning Map amendments at a public hearing scheduled for June 9, 2015, at 7:00 p.m., in the third floor Council Chamber at 65 Civic Avenue in Pittsburg.

This proposed Mitigated Negative Declaration does not signify approval or disapproval of this project by City decision-making bodies. The Planning Commission and City Council will consider the proposed Mitigated Negative Declaration together with any comments received during the public review process to determine whether the project will have a significant impact on the environment.



Kristin Pollot, AICP
Planning Manager



LEAD AGENCY:
CITY OF PITTSBURG
Civic Center, 65 Civic Avenue
Pittsburg, CA 94565
Telephone: (925) 252-4920 • FAX: (925) 252-4814

CEQA INITIAL STUDY CHECKLIST

1. **Project title:** The Reserve at Woodland Hills, Rezoning and General Plan Amendment, AP-14-1029 (GP, RZ, DR)
2. **Lead agency name and address:** City of Pittsburg, 65 Civic Avenue, Pittsburg, CA 94565
3. **Contact person and phone number:** Jordan Davis, Associate Planner, 925-252-4015
4. **Project location:** The subject site is located at 4300 Railroad Avenue, which is at the southwest corner of the intersection of Buchanan Road and Kirker Pass Road, in the City of Pittsburg. Assessor's Parcel No. 089-010-016.
5. **Project sponsor's name and address:** Louis Parsons, Discovery Builders, Inc., 4061 Port Chicago Hwy, Ste. H, Concord, CA 94520
6. **General plan designation (existing):** Business Commercial
General plan designations (proposed): Medium Density Residential
7. **Zoning (existing):** CO (Office Commercial)
Zoning (proposed): RM (Medium Density Residential)
8. **Description of project:** The project site is located on a 1.51 acre parcel that has been previously developed as a small office complex (see Exhibit A below). The site currently includes an approximate 13,591 square foot commercial office building located in the center of the site, with a fully paved parking lot surrounding the building that includes 56 total parking spaces, a trash enclosure at the southwest corner, and perimeter landscaping surrounding the entire site. The existing parking lot currently includes two vehicular access points, including one fully accessible access point onto Buchanan Road (to the north) and one right in/right out access to Kirker Pass Road (to the east).

The current project proposal is to: 1) amend the General Plan designation for the site from Business Commercial to Medium Density Residential; and 2) rezone the site from CO (Office Commercial) to an RM (Medium Density Residential) District. The developer has submitted a conceptual plan to convert the existing building into 18 residential units with approximately 3,516 square feet of

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additional square footage, 3,292 of which would be for residential use, with the remaining 224 to be used as an on-site laundry facility. A proposed conceptual site plan, which includes several small building additions, is included as Exhibit B, below.

9. Surrounding land uses and setting:

The project site is primarily surrounded by existing residential development. Located to the north, northwest and northeast, across Buchanan Road, there are existing single family homes of various ages. To the immediate west, south and southwest, there is an existing apartment complex, Woodland Hills, with additional single family homes beyond. To the east across Kirker Pass Road, there two single family homes located on two separate parcels totaling just over one and a half acres. Both properties include primary access onto Kirker Pass Road. While there are existing single family homes on these two parcels, the area has a General Plan land use designation of Business Commercial and is zoned PD (Planned Development, Ordinance No. 96-1114) District. The PD zoning allows for flexible use of the two residential parcels (allowing either residential or commercial office uses).

10. Discretionary approval authority and other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

For future development of the site in accordance with the proposed General Plan and zoning designations, the following subsequent approvals would be necessary:

- Design review

EXHIBIT A: SITE LOCATION

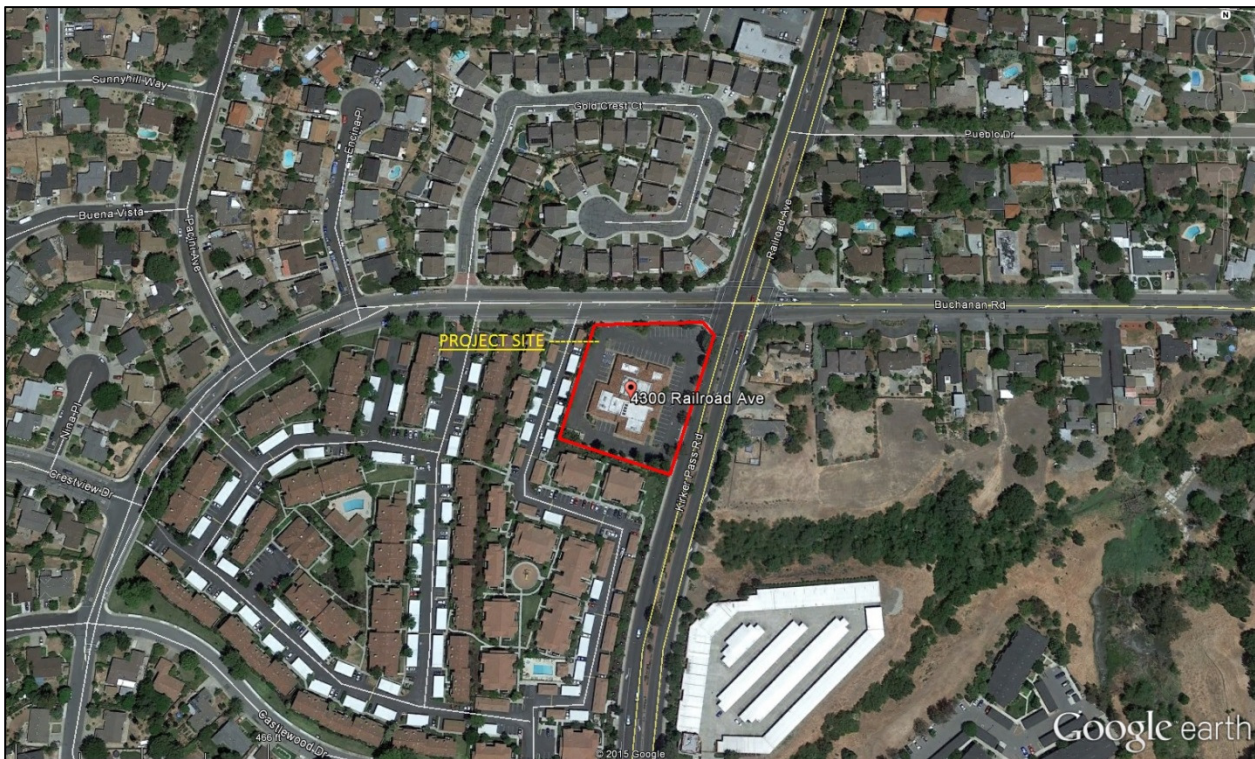
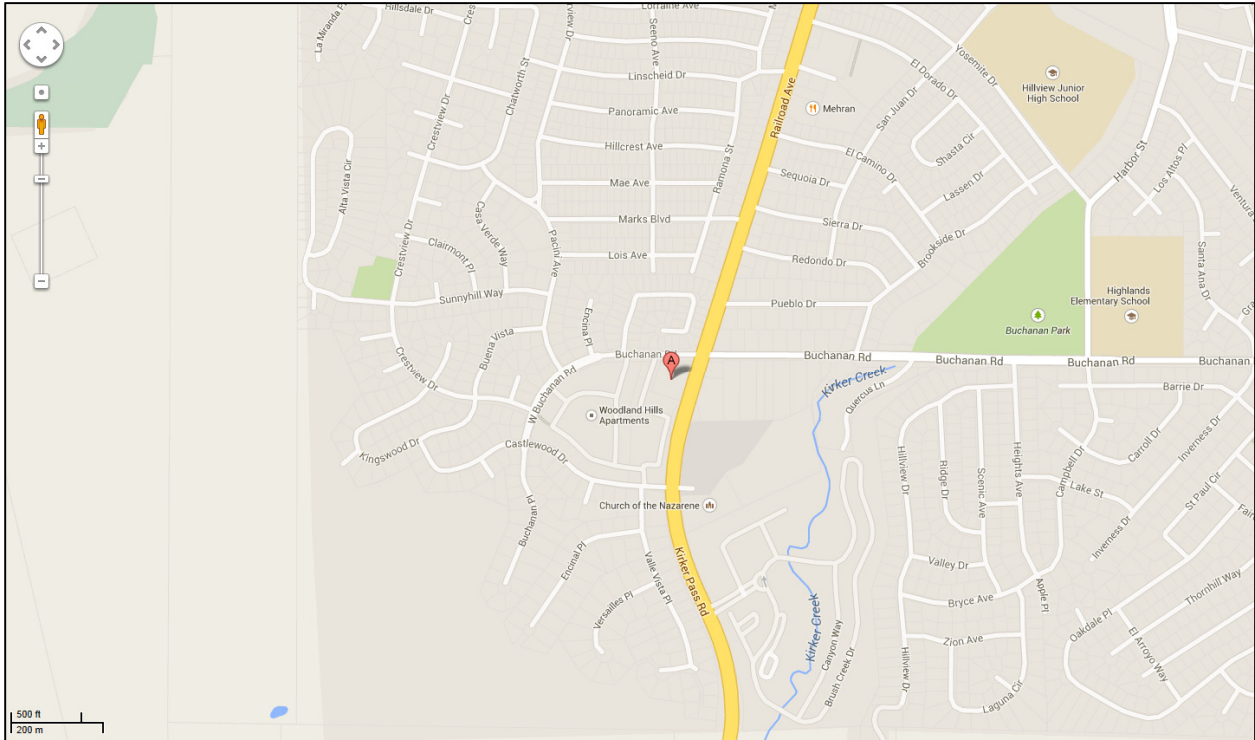
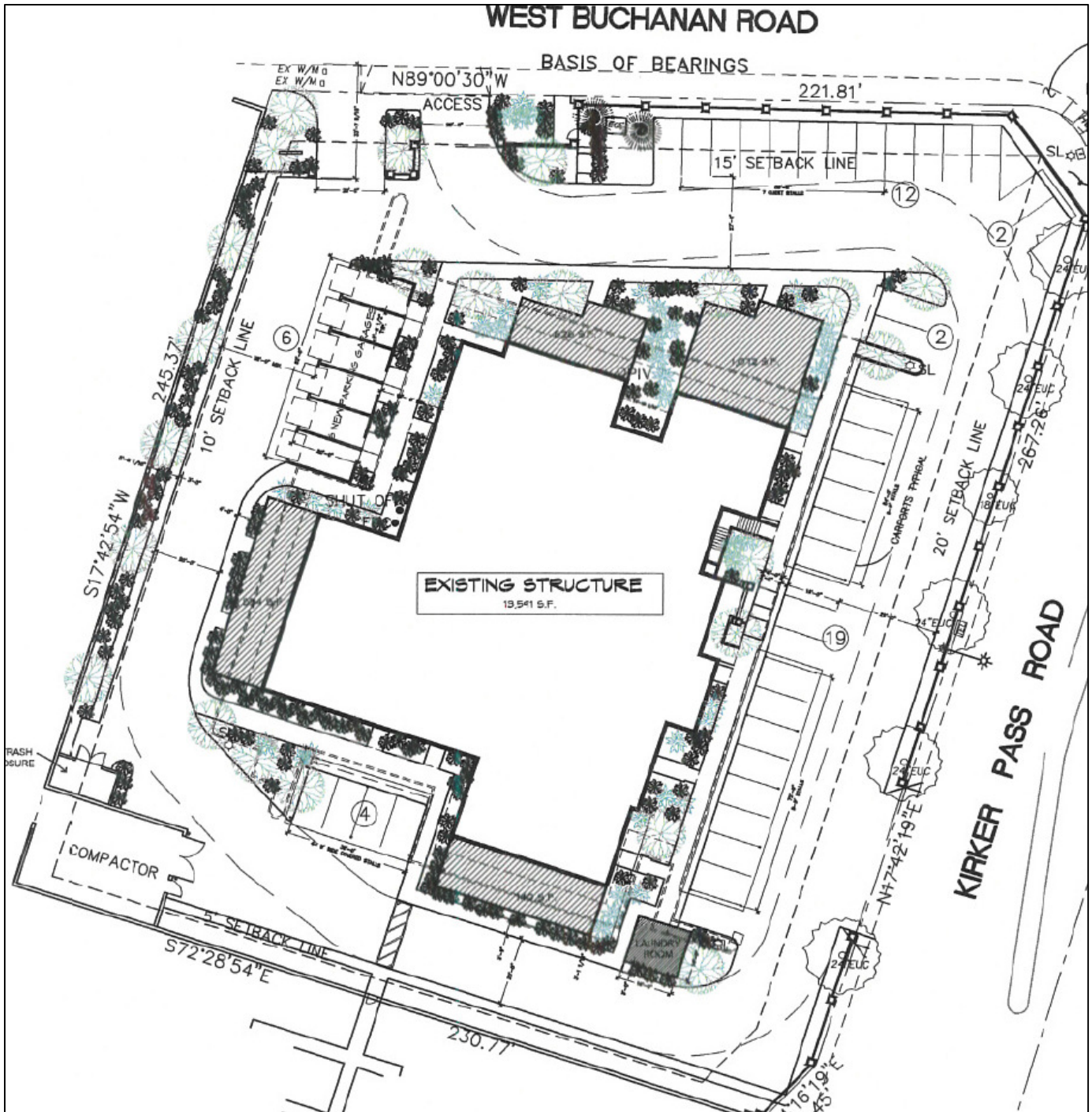


EXHIBIT B: CONCEPTUAL SITE DESIGN



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. Check marks are indicated by the following symbol:

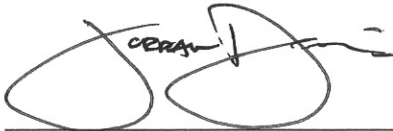
- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- 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 project proponent. 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" impact 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 or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared By: Jordan Davis, Associate Planner

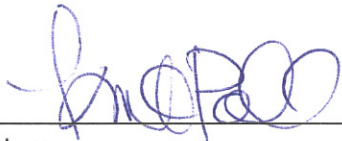


Signature

5/22/15

Date

Reviewed By: Kristin Pollot, AICP, Planning Manager



Signature

5/22/15

Date

I. Aesthetics:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project involves: 1) amending the General Plan designation for the site from Business Commercial to Medium Density Residential; 2) rezoning the site from CO (Office Commercial) District to RM (Medium Density Residential) District; and 3) converting the existing 13,591 square foot single-story office building into 18 new residential units with an additional 3,516 square feet of apartment space and laundry room facilities (17,107 total square feet). As proposed, the 18 new units would operate as an extension of the Woodland Hills apartment complex to the south and west of the site. Since only minor additions to the existing building would be required for the conversion, the site would substantially retain its existing character and result in no impact to any nearby scenic vistas.

As a result of the proposed General Plan amendment and rezoning, the maximum building height allowable on site would increase from 34 feet to 40 feet (Pittsburg Municipal Code [PMC] schedule 18.50.105 and Table 18.52.115), thereby slightly increasing the potential for the project to have an adverse impact on scenic vistas. However, the proposed project site is not identified in the Viewshed Analysis as having any importance as a scenic vista or as the site from which to view a scenic vista; and would therefore have no impact related to adverse effects on a scenic vista (City of Pittsburg General Plan, Figures 4-1 and 4-2). Therefore, this is a less than significant impact.

b) Would the project 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"/>	<input checked="" type="checkbox"/>
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There are no rock outcroppings or historic buildings in the vicinity of the project site (City of Pittsburg General Plan, Figure 9-3). In addition, according to the California Department of Transportation, there are no state scenic highways in the vicinity of the project (California Scenic Highway Mapping System, www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm, accessed March 18, 2015).

- c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?
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The proposed project site is surrounded by existing single family residential development to the north, northwest, and northeast. To the immediate west, south, and southwest, there is an existing apartment complex, Woodland Hills, with additional single family homes beyond. To the east, across Kirker Pass Road, there are two single family homes located on two separate parcels totaling just over one and one-half acres. The existing 13,591 square foot single-story office building is proposed to be converted into 18 new residential units to be operated as an extension of the Woodland Hills apartment complex to the south and west of the site. An additional 3,516 square feet of apartment space and laundry room facilities would be constructed in conformance with the existing building design, and would be subject to a separate site specific design review application, in which findings would need to be made by the Planning Commission to ensure the development does not substantially degrade the existing visual character of the site and its surroundings (PMC chapter 18.36, Article III). Since only minor additions to the existing building would be required for the conversion, the site would substantially retain its existing character and result in a less than significant impact to the areas visual character and its surroundings.

- d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?
-

The proposed project would involve the conversion of an existing 13,591 square foot commercial building with an addition of 3,516 square feet of floor space construction (17,107 square feet total), into 18 apartments. The project involves a change in land use from business commercial to medium density residential, and a rezoning from CO (Office Commercial) to RM (Medium Density Residential). No additional security lighting is proposed at this time, and therefore there would be no change in the amount of lighting that may potentially spillover from the proposed project into nearby residences. If at a future time additional lighting is proposed it shall be required to meet the performance standards of Pittsburg Municipal Code (PMC) Section 18.82.030(G), which contains performance standards requiring that all security lighting be indirect or diffuse and shielded or directed away from any R (Residential) District within 100 feet, and would result in no impact.

Under the proposed zoning, no more than 22 residential units could be constructed on the 1.51 acre parcel, which are fewer than that which could potentially be built under the current zoning.

Additionally, as described in detail in section XVI.a, below, the proposed project would result in fewer residential units and vehicular trips than what would be allowed under current land use regulations, and would eliminate the potential for any vehicular trips associated with a commercial development on the

site. Therefore, potential light or glare from vehicle headlights during nighttime hours would be reduced, and would cause no impact.

II. AGRICULTURE AND FOREST RESOURCES:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project site is currently developed, with development on all sides (Site Visit and Google Earth, 2015). There are no agricultural or farmlands on or in the vicinity of the project site (East Contra Costa County Habitat Conservation Plan, Figure 2-1 and City of Pittsburg General Plan, Figure 2-2).

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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See Section II.a, above. There are no properties with Williamson Act contracts on or in the vicinity of the project site (ftp://ftp.consrv.ca.gov/pub/dlrp/wa/contra_costa_12_13_WA.pdf, accessed May 30, 2014).

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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See Section II.a, above. There is no land identified as forest or timberland on or in the vicinity of the

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 project site (City of Pittsburg General Plan, Figure 2-2).

d) Would the project 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"/>	<input checked="" type="checkbox"/>
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See Sections II.a and II.c, above.

e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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See Section II.a, above. There is no land set aside for agricultural uses on or in the vicinity of the proposed project site and the proposed change in land use would not result in a conversion of farmland to a non-agricultural use (General Plan, Figure 2-2). There is no impact.

III. AIR QUALITY:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Bay Area Air Quality Management District (BAAQMD) is charged with developing regional air quality management plans for the Bay Area. Air quality management plans are based on air emissions inventories that are in turn based on data for existing and foreseeable future land uses from local general plans. The most recent plan adopted by the BAAQMD is the 2010 Clean Air Plan (CAP) and is based on assumptions and forecasts contained in the Metropolitan Transportation Commission (MTC) Regional Transportation Plan 2030 (RTP 2030) for traffic growth and on population growth projections found in the Association of Bay Area Government (ABAG) growth projections.

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The proposed project involves a General Plan amendment and rezoning from commercial to medium density residential use to allow for the conversion of an existing 13,591 square foot commercial building with an addition of 3,516 square feet of floor space construction (17,107 square feet total) into 18 apartment units. Because the proposed project involves a land use change, it was not considered, as it is proposed, in MTC's RTP 2030 or ABAG's projections on which the RTP is based, and would therefore not be reflected in BAAQMD's 2010 CAP.

Despite the fact that the BAAQMD 2010 CAP did not account for the proposed land use change and subdivision, the City of Pittsburg General Plan and zoning ordinance allow multi-family residential uses above or adjacent to ground floor office and retail uses in the CO (Office Commercial) Zone District with an increase in the allowable Floor Area Ratio (FAR) of up to 0.25 (25%) over that allowed in the applicable base district (0.50, or 50% in the CO District), provided that the residential floor area comprises no less than 25% and no more than 75% of the total square footage of all building(s) developed on site (City of Pittsburg General Plan, 2-19; and PMC section 18.52.010).

At full build-out under the current General Plan and zoning ordinance designations, the project site would be permitted up to a 0.75 FAR (or up to a 49,005 total square feet of development) with between 25% and 75% (12,251-36,753 square feet) of the total allowed square footage devoted to residential uses. This could potentially result in between 14 and 44 multi-family residential units (assuming an average 843 square foot unit based on the average unit of the proposed) (PMC Table 18.52.115; Staff Determination based on project plans submitted March 19, 2015). Under the proposed zoning, the minimum lot area per unit is 3,000 square feet (PMC Table 18.50.105); this means that under the proposed zoning, no more than 22 units could be constructed on the 1.51 acre parcel. Therefore, if the BAAQMD 2010 CAP was based on the City's General Plan and zoning, the operational and construction-related emissions associated with the proposed 18-unit multi-family project would result in fewer emissions than that which could potentially be permitted under current regulations, and the proposed project would result in a less than significant impact related to the conflicts with or obstruction of the BAAQMD 2010 CAP.

b) Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The Bay Area Air Quality Management District (BAAQMD) is the agency that sets forth thresholds for acceptable levels of air quality emissions. On June 2, 2010, the BAAQMD's Board of Directors unanimously adopted new thresholds of significance to assist local jurisdictions during the review of projects that are subject to CEQA. These thresholds of significance were designed to establish the level at which the BAAQMD believed air pollution emissions would cause significant environmental impacts under CEQA. On March 5, 2012, the Alameda County Superior Court issued a judgment finding that the

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BAAQMD had failed to comply with CEQA when it adopted the thresholds. The court did not determine whether the thresholds were valid on their 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 BAAQMD appealed the Alameda County Superior Court's decision, and the Court of Appeal of the State of California, First Appellate District, reversed the trial court's decision. However, the Court of Appeal's decision has since been appealed to the California Supreme Court, where the matter is currently pending (Bay Area Air Quality Management District Updated CEQA Guidelines, <http://www.baaqmd.gov/Divisions/Planning-and-Research/CEQA-GUIDELINES/Updated-CEQA-Guidelines.aspx>, accessed on March 17, 2015).

In view of the court's order, which remains in place pending final resolution of the case, the BAAQMD is no longer recommending that the 2010 significance thresholds be used as a generally applicable measure of a project's significant air quality impacts. Lead agencies must determine appropriate air quality thresholds of significance based on substantial evidence in the record. Given that the court's judgment does not pertain to the scientific soundness of the significance thresholds contained in the *BAAQMD 2010 CEQA Guidelines*, and given that these thresholds are supported by substantial evidence, as provided by the BAAQMD in Appendix D of the *Air Quality Guidelines*, these thresholds are used in this Initial Study as a guide for determining the significance of potential air quality impacts associated with the proposed land use change and conversion/construction activities.

Section 3 of the *BAAQMD 2010 CEQA Guidelines*, "Screening Criteria," provides a conservative (worst-case) indication of whether the proposed project could result in potentially significant air quality impacts and is representative of new development on greenfield sites without any form of mitigation measure taken into consideration (BAAQMD 2010 CEQA Air Quality Guidelines, 3-1). If the project proposal remains below the established threshold identified within the Screening Criteria, it is not necessary to perform a detailed air quality assessment of the proposed project's air pollutant emissions. According to, "Table 3-1: Operational-Related Criteria Air Pollutant and Precursor Screening Level Sizes," the proposed project to convert the existing commercial building into 18 apartment units with an additional 3,516 square feet of construction would fall well under the operational screening criteria for reactive organic gases (ROG, up to 451 multifamily residential dwelling units) and greenhouse gases (GHG, up to 78 multifamily residential dwelling units) and for the construction related screening size for ROG (up to 240 multifamily residential dwelling units). This provides a conservative estimate based on brand new construction; however, the proposed project site has previously been developed, and the proposed project would only convert the existing commercial structure into a multifamily residential structure, with 3,516 square feet of additions.

The proposed conversion project following the proposed General Plan Amendment and Rezone would include a 3,516 square foot addition, as well as modifications to the existing structure's interior. The Screening Criteria does not provide a level at which particulate matter (PM_{2.5} and PM₁₀) can be released during construction activities at less than significant levels. Because the region is in non-attainment for PM_{2.5} and PM₁₀ at the state and federal levels, construction-related activity could result in a potentially significant impact unless mitigated, and therefore any measures available to reduce construction related

emissions should be incorporated into the project (Bay Area Air Quality Management District, Air Quality Standards and Attainment Status, http://hank.baaqmd.gov/pln/air_quality/ambient_air_quality.htm, accessed on March 4, 2015).

Impacts and Mitigation Measures

- **Air Quality Impact 1:** On-site construction activities created by the remodeling and expansion of the existing structure could release varying levels and sizes of fugitive dust which could result in a significant environmental impact and could result in a net increase of particulate matter, a criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standards. Incorporation of, “Basic Construction Mitigation Measures Recommended for all Proposed Projects,” as described in Table 8-2 of the *BAAQMD CEQA Air Quality Guidelines* would reduce the project construction emissions to a level of less than significant.
- **Air Quality Mitigation Measure 1:** The project shall comply with the following BAAQMD basic construction mitigation measures:
 - A. Any exposed surfaces (e.g., unpaved parking areas, staging areas, soil piles, graded areas) shall be watered two times per day.
 - B. Any haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - C. Any visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - D. Building pads shall be laid immediately after grading unless seeding or soil binders are used.
 - E. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage informing workers of this provision shall be provided for construction workers at all access points.
 - F. All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 - G. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District’s phone number shall also be visible to ensure compliance with applicable regulations.

- c) Would the project 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)?
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The San Francisco Bay Area Air Basin is in nonattainment of state and federal standards for ozone and PM_{2.5}, and in nonattainment of the state standard for PM₁₀ (BAAQMD, Air Quality Standards and Attainment Status, http://hank.baaqmd.gov/pln/air_quality/ambient_air_quality.htm, accessed on March 17, 2015).

The BAAQMD 2010 CEQA Air Quality Guidelines state that BAAQMD emissions thresholds were developed such that emissions from an individual project that exceed the threshold would result in a cumulatively considerable net increase of that criteria pollutant for which the project region is designated as nonattainment. As noted in Section III.b, above, construction impacts associated with the proposed project would fall under the Screening Criteria set forth in the 2010 BAAQMD CEQA Air Quality Guidelines for criteria pollutant for which the area is in non-attainment.

Implementation of **AQ MM 1** would reduce the emissions of PM during construction activities to levels of less than significant. Therefore, no further analysis is required and no additional mitigation measures are required beyond the basic construction mitigation measure (AQ MM 1) previously discussed.

-
- d) Would the project expose sensitive receptors to substantial pollutant concentrations?
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Sensitive receptors are defined as facilities (schools, hospitals) or land uses (residential neighborhoods) that include members of the population (children, the elderly, and people with illnesses) that are particularly sensitive to the effects of air pollutants. While the project site would have the potential to locate new sensitive land use receptors to the area, and it is proximate to existing sensitive receptors in nearby residential neighborhoods (staff determination), as noted in Section III.b, above, construction impacts associated with the proposed project would fall under the Screening Criteria set forth in the *2010 BAAQMD CEQA Air Quality Guidelines* for criteria pollutant for which the area is in non-attainment.

Implementation of **AQ MM 1** would reduce the construction emissions of PM to levels of less than significant. Therefore, no further analysis is required and no additional mitigation measures are required beyond the basic construction mitigation measure previously discussed, and potential impacts to

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sensitive receptors would be considered a less than significant impact.

e) Would the project create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Land uses primarily associated with odorous emissions include waste transfer and recycling stations, wastewater treatment plants, landfills, composting operations, petroleum operations, food and byproduct processes, factories, and agricultural activities, such as livestock operations. The proposed change in land use from Business Commercial to Medium Density Residential, rezoning from CO (Office Commercial) to RM (Medium Density Residential), and the conversion of an existing commercial building into 18 multifamily residential dwelling units, would eliminate the possibility of any intensive, odor causing commercial uses from locating at the site, thereby resulting in no impact.

IV. BIOLOGICAL RESOURCES:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project 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"/>	<input checked="" type="checkbox"/>

The proposed project is currently developed, with development on all sides (site visit and Google Earth). The proposed project would involve the conversion of an existing 13,591 square foot commercial building with an addition of 3,516 square feet of floor space construction (17,107 square feet total), into 18 apartment units. The additional building square footage would be located on land that has previously been developed. Therefore, there is no impact.

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- b) Would the project 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?
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See Section IV.a, above. There are no water features on the site which is designated "Developed/Landscaped," in the General Plan. No riparian habitat or sensitive natural community has been identified in the area (City of Pittsburg General Plan, Figure 9-1 and Table 9-1). Further, the East Contra Costa County Habitat Conservation Plan (ECCHCP) defines the area as part of the urban development area with no suitable land cover to support a riparian habitat or other sensitive natural community (ECCHCP, Figures 3-3 and 9-1). Therefore, the project would have no impact related to riparian habitat or sensitive natural community.

- c) Would the project 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?
-
-

See Section IV.a above. There are no water features on the project site, which is designated "Developed/Landscaped," in the General Plan (Figure 9-1, and Site Visit). Therefore, the project would have no impact on federally protected wetlands as a result of the proposed development.

- d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
-
-

See Section IV.a, above.

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e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The proposed change in land use from commercial to medium density residential, and the conversion and remodel of the existing commercial building into 18 apartments does not include the removal of any trees identified as “protected trees,” per PMC Section 18.84.835. The removal of protected trees shall require the developer obtain a tree removal permit and adhere to all conditions of permit approval.

f) Would the project Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

See Section IV.a and Section IV.e, above.

V. CULTURAL RESOURCES:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project site is currently developed, with existing development on all sides (Site Visit and Google Earth). The proposed project would involve the conversion of an existing 13,591 square foot commercial building with an addition of 3,516 square feet of floor space construction (17,107 square feet total), into 18 apartment units. According to Chapter 8-2 from the Pittsburg General Plan Update: Existing Conditions and Planning Issues Report (June 1998), there are no known sensitive historic, archeological or cultural areas located in proximity to the project site. Since the entire 1.51 acre parcel is currently developed and does not contain a historical resource as defined in Government Code Section 15064.5, there would be no impact.

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- b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?
-

The proposed project site is currently developed, with existing development on all sides (Site Visit and Google Earth). The proposed project would involve the conversion of an existing 13,591 square foot commercial building with an addition of 3,516 square feet of floor space construction (17,107 square feet total), into 18 apartments. According to Chapter 8-2 from the Pittsburg General Plan Update: Existing Conditions and Planning Issues Report (June 1998), there are no known sensitive historic, archeological or cultural areas located near the project site. Since the entire 1.51 acre parcel is currently developed and does not contain known archaeological resources as defined in Government Code Section 15064.5, there would be no impact.

- c) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
-

As noted in Section V.a and V.b, above, the project site is currently developed, and there are no known or recorded paleontological or unique geologic resources in the vicinity of the project site. The construction of an additional 3,516 square feet of floor space would be located within areas previously graded and developed making it highly unlikely that development of these site areas would result in the discovery of paleontological or unique geologic features (City of Pittsburg General Plan, Chapter 9). Therefore, there would be no impact.

- d) Would the project disturb any human remains, including those interred outside of formal cemeteries?
-

See Section V.b, above.

VI. GEOLOGY AND SOILS:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) 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 or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

There are no Alquist-Priolo Earthquake Fault Zones located in the City of Pittsburg; however, the project site is located within a seismically active region. The project involves a change in land use from business commercial to medium density residential, and the conversion of an existing structure with only minor expansions (3,516 square feet of new floor area). As a result, the proposal would not contribute to geologic and seismic hazards, geologic problems, such as fault rupture, seismic ground shaking & failure, landslides, etc. However, because the project site is located within a seismically active region (California Department of Conservation, California Geological Survey, Alquist-Priolo Earthquake Fault Zones, <http://www.consrv.ca.gov/cgs/rghm/ap/affected.htm>, accessed on March 4, 2015), potential impacts associated with the proposed development would be considered less than significant.

2) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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See Section VI.a.i, above.

3) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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See Section VI.a.i, above.

4) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is flat and is not located in an area identified as susceptible to landslides; therefore, it would have no impact related to landslides (City of Pittsburg General Plan, Figure 10-1).

b) Would the project result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The entire 1.51 acre parcel is currently developed, with existing development on all sides (Site Visit and Google Earth). Construction activities due to the remodel and expansion element of the proposed project would not require any grading activities, and would therefore not subject exposed soils to erosion by water or wind. The disturbance footprint would not exceed the one-acre threshold that triggers the National Pollutant Discharge Elimination System (NPDES) requirement to prepare and implement a storm water pollution prevention plan (SWPPP) (PMC section 15.88). Therefore, there is no impact.

c) Would the project 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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According to the USDA Soil Survey (websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx, accessed March 4, 2015), the northern half (approximate) of the site primarily consists of Capay Clay soils with a 2% to 9% slope, while the southern half (approximate) of the site primarily consists of Rincon Clay Loam soils with a 9% to 15% slope. Both soil types have a high shrink-swell potential and the expansion or contraction of underlying soils can cause heaving and/or cracking of slabs-on-grade, pavements and structures on shallow foundations. The entire 1.51 acre project site has previously been developed, with existing development on all sides (Site Visit and Google Earth). However, the project includes an additional 3,516 square feet of building space to be constructed, 3,292 of which would be for residential use. This additional building square footage creates a minor increase in the potential for the heaving and/or cracking of slabs-on-grade, pavements and structures on shallow foundations. Since the project site has been previously developed and the proposed building expansion areas have been previously paved, this would be a less than significant impact.

d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

See Section VI.c, above.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

The proposed project would not involve the installation of septic tanks or alternative wastewater disposal systems; therefore, the project would have no impact in this area.

VII. GREENHOUSE GAS EMISSIONS:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The BAAQMD has developed thresholds of significance and methodologies for assessing greenhouse gas (GHG) emissions impacts in its *CEQA Air Quality Guidelines* (2010). According to the BAAQMD, the significance thresholds are designed to enable the Bay Area to meet its emissions reduction goals to comply with Assembly Bill (AB) 32, the *California Global Warming Solutions Act of 2006*. As described in Air Quality Section III.b, above, although the BAAQMD CEQA thresholds are effectively set aside pursuant to a legal challenge, the thresholds have been used to evaluate the potential impacts of this project because they are supported by substantial evidence and because they represent the best information available to measure potential impacts related to Air Quality and GHGs.

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BAAQMD's approach to developing a Threshold of Significance for operational GHG emissions is to determine the emissions level for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions needed to move us towards climate stabilization. If a project would generate GHG emissions at or above this threshold level, it would be considered to contribute substantially to a cumulative impact, and would be considered significant. The Thresholds of Significance for operational-related GHG emissions for land use development projects are: compliance with a qualified GHG Reduction Strategy (see Section 4.3 of *BAAQMD CEQA Air Quality Guidelines* (2010)); or annual emissions less than 1,100 metric tons per year (MT/yr) of CO₂e; or 4.6 MT CO₂e/SP/yr (residents + employees). Land use development projects include residential, commercial, industrial, and public land uses and facilities.

The screening criteria identified in this section of the *BAAQMD CEQA Air Quality Guidelines* are not thresholds of significance. The Air District developed screening criteria to provide lead agencies and project applicants with a conservative indication of whether the proposed project could result in potentially significant air quality impacts. These screening levels are generally representative of new development on greenfield sites without any form of mitigation measures taken into consideration in order to plan for a worst case scenario; for projects that are mixed-use, infill, and/or proximate to transit service and local services, emissions would be less than the greenfield type project that these screening criteria are based on. As described in Section III.b, above, the proposed project includes the adaptive reuse of an existing commercial building with an additional 3,516 square feet of new construction, to be converted into 18 apartment units. This size residential development would be below the operational screening criteria for GHGs (up to 78 single family residential dwelling units; Section 3, Table 3-1, Operational-Related Criteria Air Pollutant and Precursor Screening Level Sizes).

Additionally, the City of Pittsburg General Plan and zoning ordinance allow multi-family residential uses above or adjacent to ground floor office and retail uses in the CO (Office Commercial) Zone District with an increase in the allowable Floor Area Ratio (FAR) of up to 0.25 (25%) over that allowed in the applicable base district (0.50, or 50% in the CO District), provided that the residential floor area comprises no less than 25% and no more than 75% of the total square footage of all building(s) developed on site (City of Pittsburg General Plan, 2-19; and PMC section 18.52.010). At full build-out under the current General Plan and zoning ordinance designations, the project site would be permitted up to a 0.75 FAR (or up to a 49,005 total square feet of development) with between 25% and 75% (12,251-36,753 square feet) of the total allowed square footage devoted to residential uses. This could potentially result in between 14 and 44 multi-family residential units (assuming an average 843 square foot unit based on the average unit of the proposed) (PMC Table 18.52.115; Staff Determination based on project plans submitted March 19, 2015). Under the proposed zoning, the minimum lot area per unit is 3,000 square feet (PMC Table 18.50.105); this means that under the proposed zoning, no more than 22 units could be constructed on the 1.51 acre parcel, half the number of units that could potentially be constructed under the current zoning. Therefore, GHG emissions associated with the proposed project would be considered a less than significant impact.

- b) Would the project conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

The BAAQMD GHG significance thresholds were designed to ensure compliance with AB 32, the State’s GHG reduction legislation. Therefore, if a proposed project’s emissions are below the significance threshold, it can be assumed to comply with AB 32 within the BAAQMD jurisdiction. As described in Section VII.a, above, the project’s impact would be under the threshold and therefore result in a less than significant impact related to GHG. Therefore, the proposed project would not conflict the BAAQMD’s effort to comply with AB 32, and is a less than significant impact.

VIII. HAZARDS AND HAZARDOUS MATERIALS:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Although hazardous materials, including fuel, lubricants, and cleaning products, would be used on-site during project construction, compliance with local, state, and federal regulations would minimize risks associated with the routine transport, use, or disposal of hazardous materials during project construction. The operation of the proposed multifamily apartment complex would not involve the routine transport, use, or disposal of hazardous materials. Impacts with regard to the routine transport, use, or disposal of hazardous materials related to the project construction are expected to be less than significant.

- b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

See Section VIII.a, above.

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- c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
-

See Section VIII.a, above. There are three public schools located within one-half mile of the site: Highlands Elementary School, Heights Elementary School, and Hillside Junior High School (Google Map, and Site Visit). As previously stated, the proposed land use changes would not result in any physical changes to the environment itself. Hazardous materials, including fuel, lubricants, and cleaning products, would be used on-site during project construction. However, compliance with local, state, and federal regulations would minimize risks associated with the routine transport, use, or disposal of hazardous materials during project construction. The operation of the proposed multifamily apartment complex would not involve the routine transport, use, or disposal of hazardous materials. Impacts with regard to the routine transport, use, or disposal of hazardous materials related to the project construction are expected to be less than significant.

- d) Would the project 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?
-

The project site is not included on a list of hazardous materials sites compiled by the California Department of Toxic Substances Control (California Department of Toxic Substances Control Map Locator, www.envirostor.dtsc.ca.gov/public/, accessed on March 17, 2015).

- 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?
-

The project site is not located within an airport land use plan nor is it located within two miles of an

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airport; therefore, there would be no impact related to safety hazards within the vicinity of an airport (Contra Costa County Airports, <http://www.cccounty.us/4694/Airports>, accessed on March 4, 2015).

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- 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?
-

The project site is not located within an airport land use plan nor is it located within two miles of a private airstrip; therefore, there would be no impact related to safety hazards within the vicinity of an airport (Contra Costa County Airports, <http://www.cccounty.us/4694/Airports>, accessed on March 4, 2015).

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- g) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
-

The City of Pittsburg Emergency Operations Plan (EOP) was last updated in 2005 (Resolution No. 05-10223). The EOP outlines procedures for educating the public about emergency preparedness and also establishes procedures for responding to emergency situations, including management of communication systems, provision of medical assistance, and maintenance of local financing structures and government leadership roles in the aftermath of a significant emergency event. The proposed project would not modify any provision of the EOP. Therefore, there would be no impact with regard to the emergency evacuation or response plan.

-
- h) Would the project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?
-

The project involves a change in land use from Business Commercial to Medium Density Residential, and the conversion of an existing structure with only minor expansions. The project site is approximately

one-quarter mile from areas identified as large open spaces where wildland fires would likely occur (City of Pittsburg General Plan, 11-17). However, the proposed project site is currently developed, and is surrounded by existing development on every side, and does not abut grasslands which pose the threat of wildland fires (City of Pittsburg General Plan, 11-17; Google Earth). In addition, the project site is located within the 1.5 mile response radius for fire services (General Plan Figure 11-2). Therefore, there would be no impact anticipated relative to wildland fires.

IX. HYDROLOGY AND WATER QUALITY:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The entire 1.51 acre parcel is currently developed, with existing development on all sides (Site Visit and Google Earth). Construction activities of the proposed project would not require any grading activities, and the disturbance footprint would not exceed the one-acre threshold that triggers the National Pollutant Discharge Elimination System (NPDES) requirement to prepare and implement a storm water pollution prevention plan (SWPPP) (PMC section 15.88).

Additionally, the proposed project includes a Stormwater Control Plan, which specifies how stormwater run-off from the site during and post-construction would be treated and minimized (The Reserve at Woodland Hills Stormwater Control Plan, February 2015).

As stated under section VII.a above, under the proposed new zoning for the site, no more than 22 units could be constructed on the 1.51 acre parcel, which is half the number of units that could potentially be constructed under the current zoning.

Since fewer residential units may be permitted under the proposed zoning, potential sources of stormwater pollutants, including: heavy metals and oils/greases from routine vehicle storage, potential dumping of wash water or other liquids into storm drain inlets, sidewalks and parking lots, indoor and outdoor pest control chemicals, fertilizers and pesticides used in home and garden maintenance, and spillage within outdoor trash enclosure and trash compactor areas, are estimated to be reduced. Therefore, the impact would be considered less than significant.

- b) Would the project 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 (e.g., 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)?
-
-

The project involves a change in land use from business commercial to medium density residential, and the conversion of an existing structure with only minor building expansions and remodeling. The entire 1.51 acre parcel is currently developed, with existing development on all sides (Site Visit and Google Earth). The proposed project site does not substantially contribute to the recharge of groundwater supplies, which are taken from groundwater wells in City Park and at Dover/Frontage (Pittsburg General Plan: Existing Conditions and Planning Issues, 208).

The proposed 18 new residential lots have the potential to increase the population of Pittsburg by approximately 56 people, and thus, theoretically may increase water demand and pumping at existing wells. The total population for the City of Pittsburg based on the most recent U.S. Census estimates was 66,703 (U.S. Census 2013 American Community Survey 1-Year Estimates, <http://www.census.gov/>, accessed on March 9, 2015). The proposed project would potentially increase the City's population by less than one percent (see Section XIII.a, below); however, the change in land use designation and zoning would reduce the potential number of residential units that could be built under current land use and zoning designations (see Section VII.a, above), therefore reducing the overall potential increase in the city's population.

Additionally, the project would increase the amount of pervious surface by 1,778 square feet, allowing for more areas where water may penetrate to provide groundwater recharge. Therefore, the proposed project would have a less than significant impact on aquifer volume or groundwater supplies.

- c) Would the project 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?
-
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There are no streams or rivers on or within the boundaries of the project site (site visit, General Plan,

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Figure 2-2). The project involves a change in land use from business commercial to medium density residential, and the conversion of an existing structure with only minor building expansions and remodeling. The entire 1.51 acre parcel is currently developed, with existing development on all sides (Site Visit and Google Earth). Roof stormwater runoff would be directed to pervious landscaped areas surrounding the perimeter of the building. All other water would continue to drain into existing storm water drainage facilities (*The Reserve at Woodland Hills Preliminary Drainage Plan*, March 2015). In addition, the proposed project includes a Stormwater Control Plan, which specifies how stormwater runoff from the site during and post-construction would be treated and minimized (*The Reserve at Woodland Hills Stormwater Control Plan*, February 2015). Therefore, development of the project site as proposed would not substantially change existing drainage patterns or alter existing rivers or streams on site or in the vicinity resulting in substantial erosion, and would induce no impact.

d) Would the project 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 that would result in flooding on- or off-site?

See Section IX.c, above.

e) Would the project 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?

See Section IX.c, above.

f) Would the project 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?

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See Section IX.a-b, above. The project involves a change in land use from commercial to medium density residential, and the conversion of an existing structure with only minor building expansions and remodeling. The entire 1.51 acre parcel is currently developed, with existing development on all sides (Site Visit and Google Earth). The proposed change in land use and building remodel and conversion would not create additional impervious surfaces that would increase stormwater runoff to an extent that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Additionally, the project would increase the amount of pervious surface by 1,778 square feet, allowing for more areas where water may penetrate to provide groundwater recharge.

The proposed project includes a Stormwater Control Plan, which specifies how stormwater run-off from the site during and post-construction would be collected, treated, and minimized (The Reserve at Woodland Hills Stormwater Control Plan, February 2015). Therefore, the project is not expected to result in additional stormwater runoff that would exceed the capacity limitations of the existing system and the impact would be considered less than significant.

g) Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

The project site is located outside of the 100-year flood hazard area; therefore, the project would result in no impact relative to flooding (Flood and Insurance Rate Map, Panel 119, Map No. 06013C0307F, June 16, 2009). There is no impact.

h) Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

See Section IX.g, above.

i) Would the project 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?

The project site is located within Flood Hazard Area Zone X, an area with a minimal flood hazard, as

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shown on the June 16, 2009 FEMA Flood Insurance Rate Map (FIRM). There are no levees or dams located upstream of the project site with the potential to inundate the site as the result of failure, resulting in no impact (Bay Area Dam Failure Inundation Maps, Association of Bay Area Governments, <http://www.abag.ca.gov/bayarea/eqmaps/dfpickc.html>, accessed on March 9, 2015).

j) Would the project lead to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not vulnerable to inundation by a seiche or tsunami in that the project site is approximately 2¾ miles away from the Suisun Bay, where there is only a slight possibility of small events impacting the area (Pittsburg General Plan Update: Existing Conditions and Planning Issues, 285). In addition, the project site is generally flat and surrounded by development, and would therefore not be subject to mudflow (Pittsburg General Plan Update: Existing Conditions and Planning Issues, 285). Therefore, the project would have no impact relative to inundation by seiche, tsunami or mudflow.

X. LAND USE AND PLANNING:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project involves a change in land use from business commercial to medium density residential, and the conversion of an existing structure with only minor building expansions and remodeling. The entire 1.51 acre parcel is currently developed, with existing development on all sides (Site Visit and Google Earth). The project site is primarily surrounded by existing residential development. Located to the north, northwest and northeast, and across Buchanan Road, there are existing single family homes of various ages. To the immediate west, south and southwest, there is an existing apartment complex, Woodland Hills, with additional single family homes beyond. To the east across Kirker Pass Road, there two single family homes located on two separate parcels totaling just over one and one-half acres. Both properties include primary access onto Kirker Pass Road. While there are existing single family homes on these two parcels, the area has a General Plan land use designation of Business Commercial and is zoned PD (Planned Development, Ordinance No. 96-1114) District. The PD zoning allows for flexible use of the two residential parcels (allowing either residential or commercial office uses).

The land use change to allow medium density residential at the site would not be out of character for

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the neighborhood and would not physically divide the community (Staff determination). As such, the proposed project would result in no impact related to physically dividing an established community.

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- b) Would the project conflict with any applicable land use plan, policy, or regulation 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 an environmental effect?
-

As stated in the project description, the applicant is seeking a General Plan amendment and Rezoning to designate the project site as medium density residential. The property is currently designated within the General Plan as Business Commercial and zoned CO (Office Commercial). Multifamily residential is a permitted use in the CO District, provided the residences are located above or adjacent to ground floor office, restaurant or retail use on the same site, subject to design review (PMC Section 18.52.010). The applicant is seeking this General Plan amendment and rezoning to allow medium density residential to be permitted on the project site without the establishment of a commercial or office use.

The project site has a General Plan land use designation of Business Commercial, which is intended to be developed to a maximum 1.0 FAR and to provide sites for commercial developments such as administrative, financial, business, professional, medical, research and development, and public offices, as well as light industrial uses such as custom manufacturing, limited assembly, light manufacturing, warehousing, and distribution (Pittsburg General Plan, 2-20). Multiple General Plan goals and policies call for the retention of existing Business Commercial land for economic and job development purposes within the City (General Plan Goal 2-G-2; Policy 2-P-10; Policy 2-P-11; and, Policy 2-P-48). Specifically, General Plan Policy 2-P-11 requires that the city not allow sites designated for Business Commercial uses to be changed to another land use designation unless it is determined that adequate sites are available elsewhere to meet the City's office and business development objectives (General Plan Page 2-30). These policies were adopted during the Pittsburg General Plan Update in 2001, and at that time, approximately 300 acres within the city limits were devoted to Business Commercial land uses (Page 2-41). Therefore, the baseline by which policy 2-P-11 can be measured would be a minimum of 300 acres of land that must be maintained with a Business Commercial designation in order to ensure there are adequate available sites in the city. The Railroad Avenue Specific Plan (RASP), adopted by the City Council in 2009, designated an additional approximate 8.53 acres of land as Business Commercial (Railroad Avenue Specific Plan, Page 67), and specified that these areas allow up to 1.0 FAR, and permit light industrial, commercial and retail uses (Railroad Avenue Specific Plan, Page 89). While the RASP designated this additional Business Commercial acreage within its boundaries, these areas have been identified within the General Plan Land Use Map as Mixed-Use, and were therefore not counted toward

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the approximate 300 acres of existing devoted Business Commercial land. The development standards and permitted uses of the RASP's Business Commercial land use designation are in clear alignment with those of the General Plan's Business Commercial designation; however, even though these uses are aligned, the RASP's Business Commercial description is also considered consistent with the underlying general plan designation for the entire RASP project area, as Mixed Use. The RASP is consistent with the General Plan; however, the discrepancy between the RASP Business Commercial designations and the General Plan's overall Mixed Use designation has resulted in an unaccounted for surplus of approximately 8.53 acres of Business Commercial land within the city.

The proposed General Plan Amendment and rezoning project would re-designate 1.51 acres of Business Commercial to Medium Density Residential. In addition, on October 13, 2013, the Pittsburg City Council adopted Ordinance No. 13-1378, approving a General Plan Amendment to re-designate a 4.40 acre parcel from Business Commercial to Medium Density Residential. Both of these projects combined would total 5.91 acres of land removed from the existing general plan Business Commercial land bank. However, according to the discussion provided above, there is an existing surplus of 8.53 acres. Removal of 5.91 acres from the existing surplus would still leave a surplus of 2.62 acres. Therefore, the proposed General Plan Amendment does not conflict with General Plan Policy 2-P-11.

Additionally, the Business Commercial designation for this site is generally intended for economic and job development purposes rather than for the purpose of avoiding or mitigating environmental impacts. The current land use designation and zoning does allow medium density residential development as part of a mixed use development; therefore, the proposed project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. This is a less than significant impact.

-
- c) Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?
-

See Section IV.a, above.

XI. MINERAL RESOURCES:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project 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"/>	<input checked="" type="checkbox"/>

There are no known mineral resources or deposits identified in the vicinity of the project site; therefore, the proposed project would have no impact (Pittsburg General Plan Update: Existing Conditions and Planning Issues, Figure 12-3).

b) Would the project 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"/>	<input checked="" type="checkbox"/>
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See Section XI.a, above.

XII. NOISE:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project 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"/>	<input checked="" type="checkbox"/>

The project involves a change in land use from business commercial to medium density residential, and the conversion of an existing structure with only minor building expansions and remodeling. Residential uses are generally identified as noise sensitive uses, not noise generating uses (Pittsburg General Plan, Chapter 12.1, *Noise Measurement*), so the land use change proposed would actually have a beneficial

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impact on surrounding ambient noise levels since the possibility of siting an intensive, noise generating commercial use would be eliminated. Therefore, there is no impact.

-
- b) Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
-

See Section XII.a, above.

-
- c) Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
-

See Section XII.a, above.

-
- d) Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
-

The proposed project involves a General Plan amendment and rezoning from commercial to medium density residential use to allow for the conversion of an existing 13,591 square foot commercial building with an addition of 3,516 square feet of floor space construction (17,107 square feet total) into 18 apartment units. The proposed conversion would also require modifications to the existing structure's interior. As described in Section VII.a, fewer residential units would be permitted under the proposed zoning, resulting in a reduction in potential sources of ambient noise associated with the site, which would be considered a less than significant impact.

-
- 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?
-

The project site is not located within an airport land use plan nor is it located within two miles of an

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airport (Contra Costa County Airports, <http://www.cccounty.us/4694/Airports>, accessed on March 9, 2015).

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"/>	<input checked="" type="checkbox"/>
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The project site is not located within an airport land use plan nor is it within two miles of an airport (Contra Costa County Airports, <http://www.cccounty.us/4694/Airports>, accessed on March 9, 2015).

XIII. POPULATION AND HOUSING:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project involves a change in land use from business commercial to medium density residential, and the conversion of an existing structure with only minor building expansions and remodeling. The proposed project would result in 18 new multifamily residential units. The most recent Census estimates for average household size for renter-occupied units in the City of Pittsburg is 3.11 persons (U.S. Census 2013 American Community Survey 1-Year Estimates, <http://www.census.gov/>, accessed on March 9, 2015), which means the proposed 18 new residential units have the potential to increase the population of Pittsburg by approximately 56 people. The total population for the City of Pittsburg based on the most recent U.S. Census estimates was 66,703 (U.S. Census 2013 American Community Survey 1-Year Estimates, <http://www.census.gov/>, accessed on March 9, 2015), which means the proposed project would potentially increase the City’s population by less than one percent.

As discussed under Section VII.a above, the proposed the maximum number of units that could be constructed under the current land use regulations would be 44 units, which would equate to approximately 137 people. Since the potential population increase associated with this project would be less than what would be permitted under the current land use regulations, the impact on potential population growth would be considered less than significant.

b) Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

There are no residential uses that would be displaced as a result of construction on the project site; therefore, the project would not result in the need for construction of replacement housing elsewhere (Google Earth).

c) Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

See Section XII.b, above.

XIV. PUBLIC SERVICES:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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:				
1) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project is located within the 1.5 mile response radii of Fire Station 84 located at 1903 Railroad Avenue (General Plan, Figure 11-2). While the proposed multifamily residence could result in increased risk of fire in the area due to additional people residing on the site, the proximity of the site to

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the fire station would ensure that the project would not cause an increase in response times and would not significantly impact acceptable service ratios for the surrounding fire stations (Staff Determination).

2) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project site is within the jurisdiction of the Pittsburg Police Department. The proposed development would potentially result in additional population; however, the number of residents assumed to be associated with this proposed project (56 people, see section XIII.a above) would be less than what would be permitted under the current land use regulations (137 people, see section XIII.a above); therefore, the impact would be less than significant.

3) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Development under the proposed project would be required to pay school development fees, as dictated by state law, prior to the issuance of a building permit. The maximum developer fees that the Pittsburg Unified School District currently collects are \$2.97 per square foot for new residential construction and \$0.47 per square foot for new commercial and industrial construction. According to Government Code Section 65996, payment of such fees constitutes full mitigation of any school impacts under CEQA. Therefore, any resulting increase in school enrollment would be offset by the required payment of the PUSD's development fees. This impact is considered less than significant.

4) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The conversion of the project site from commercial uses to residential uses would result in additional people living in the City, thereby increasing demand for park services. Each multifamily rental housing project is subject to the park land dedication requirements prescribed by PMC 17.32.020 because apartments contribute to increased demand for community and neighborhood parks in the same manner as condominiums and single-family housing. The applicant must dedicate land or pay a fee, or dedicate land and pay a fee in combination as provided by PMC 17.32.020(G). Fees required pursuant to this subsection are calculated according to a schedule adopted by the City Council by resolution or ordinance and are payable at the time a building permit is issued. Developer compliance mandated by these requirements is adequate to mitigate impacts relative to provision of parks, and this impact is considered less than significant.

5) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There are no other foreseeable governmental services that would be necessary to serve the project; therefore, there would be no impact related to the project to other public facilities.

XV. RECREATION:

	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 checked="" type="checkbox"/>	<input type="checkbox"/>

The project involves a change in land use from business commercial to medium density residential, and the conversion of an existing structure with only minor building expansions and remodeling. The proposed project would result in 18 new multifamily residential units. As noted in Section XIV.a.4, development of the project site with residential uses would result in additional people living in the City, thereby increasing demand for park services; however, compliance with the PMC chapter 17.32 and section 18.50.125.B would ensure that impacts to City parks from additional usage are adequately addressed, and no additional project specific mitigation is necessary. Further, the number of residents assumed to be associated with this proposed project (56 people, see section XIII.a above) would be less than what would be permitted under the current land use regulations (137 people, see section XIII.a above); therefore, the impact would be less than significant.

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"/>	<input checked="" type="checkbox"/>
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The project involves a change in land use from business commercial to medium density residential, and the conversion of an existing structure with only minor building expansions and remodeling. The

proposed project would result in 18 new multifamily residential units, and does not propose new or expanded recreational facilities.

XVI. TRANSPORTATION/TRAFFIC:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project contains a requested General Plan amendment and rezoning from commercial to residential uses to allow for the conversion of an existing 13,591 square foot commercial building with an addition of 3,516 square feet of floor space construction (17,107 square feet total), into 18 apartments. As described in section VII.a, the proposed project would result in fewer residential units than what would be allowed under current land use regulations and would eliminate the potential for any vehicular trips associated with a commercial development on the site.

At full build-out under the current General Plan and zoning ordinance designations, the project site would be permitted up to a 0.75 FAR (or up to a 49,005 total square feet of development) with between 25% and 75% (12,251-36,753 square feet) of the total allowed square footage devoted to residential uses. This could potentially result in between 14 and 44 multi-family residential units (assuming an average 843 square foot unit based on the average unit of the proposed) (PMC Table 18.52.115; Staff Determination based on project plans submitted March 19, 2015). According to the trip generation rates identified by the Institute of Transportation Engineers (ITE), the possible development of 44 apartment units (ITE Code 220) together with 12,252 square feet of general office building space (ITE Code 710) would potentially result in maximum daily trip generation totals of 295.68 and 134.89, respectively.

Under the proposed zoning, the minimum lot area per unit is 3,000 square feet (PMC Table 18.50.105); this means that under the proposed zoning, no more than 22 units could be constructed on the 1.51 acre parcel. According to the trip generation rates identified by the ITE, the development of 22 apartment units (ITE Code 220) would potentially result in a maximum of 147.84 daily trips.

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Since the proposed land use change would result in a net reduction of the maximum potential daily trips associated with the site, it is anticipated that impacts on the existing circulation system associated with the land use change proposed would be proportionately reduced and therefore there would be no impact.

-
- b) Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards standard established by the county congestion management agency for designated roads or highways?
-
-

See Section XVI.a, above.

-
- c) Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?
-
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The project site is not located within an airport land use plan nor is it within two miles of an airport (Contra Costa County Airports, <http://www.cccounty.us/4694/Airports>, accessed on July 24, 2014).

-
- d) Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
-
-

The project involves a change in land use from business commercial to medium density residential, and the conversion of an existing structure with only minor building expansions and remodeling. Vehicular access to and from the site would utilize the same access points that are currently present, and which were designed in accordance with the City's standard details for site development. Since there will be no change from current conditions, there would be no impact.

e) Would the project Result in inadequate emergency access?

The proposed project must comply with all building, fire, and safety codes and would be subject to review and approval by the City of Pittsburg Engineering Division, Public Works Department, and the Contra Costa County Fire Protection District (CCCFPD). Review by the City of Pittsburg Engineering Division has determined that the proposed circulation system for the project site would provide adequate emergency access. In addition, the proposed project would not cause any permanent or temporary closures to any roadway. There would be no impact with respect to this criterion.

f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

The proposed project is located at the southwest corner of Railroad Avenue and Buchanan Road. There are existing sidewalks adjacent to the site and there are two Tri-Delta Transit lines that pass this intersection: Weekday Route 380 and Weekend Routes 393 (Tri-Delta Transit System Map, http://www.trideltatransit.com/local_bus.aspx, accessed on March 9, 2015). Redevelopment of the proposed project would not modify any existing sidewalks, bike lanes or conflict with existing bus transit facilities or routes. Rather, locating additional residential units at the site in close proximity to the routes would provide a benefit to a greater number of potential residents under the proposed new land use designation for the site, thereby resulting in a beneficial impact for existing alternate transportation systems.

XVII. UTILITIES AND SERVICE SYSTEMS:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project involves a change in land use designation, from business commercial to medium density

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residential. Future wastewater that may be generated on the site would be conveyed to and treated at the Delta Diablo Sanitation District (DDSD) wastewater treatment plant, located north of the Pittsburg-Antioch Highway in the City of Antioch (City of Pittsburg General Plan, 11-9). Due to the change in land use proposed, future wastewater would include sanitary flow only and would not include flows from heavy commercial or manufacturing operations that generate large wastewater flows. Therefore, potential future flows are not anticipated to result in the treatment plant exceeding its treatment requirements of the applicable Regional Water Quality Control Board (RWQCB).

-
- b) Would the project 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?
-

Water Facilities:

Raw (untreated) water supplies for the City of Pittsburg are provided by the Contra Costa Water District (CCWD) and supplemented by two municipal wells (City of Pittsburg General Plan, 11-3). Raw water supplies are treated at the City's Water Treatment Plant. The most recent Pittsburg Water System Master Plan (2010) considered development of the site under the Business Commercial General Plan land use classification and determined that the existing treatment plant has the capacity to serve the project site (Water System Master Plan, Akel Engineering Group, 2010, Figure 3.1, General Plan Land Use). The proposed project contains a requested General Plan amendment and rezoning from commercial to residential uses to allow for the conversion of an existing 13,591 square foot commercial building with an addition of 3,516 square feet of floor space (17,107 square feet total), into 18 apartments. Because the proposed project involves a land use change, it was not considered, as it is proposed, in the City' Water System Master Plan.

Despite the fact that the Water System Master Plan did not account for the proposed land use change, the City of Pittsburg General Plan and Zoning allow multi-family residential uses above or adjacent to ground floor office and retail uses in the CO (Office Commercial) Zone District with an increase of up to 0.25 FAR over that allowed in the applicable base district, provided, that the residential floor area comprises no less than 25% and no more than 75% of the total square footage of building developed on site (City of Pittsburg General Plan, 2-19; PMC section 18.52.010). At full build-out under the current General Plan and Zoning designations, the project site would be permitted up to a 0.75 FAR (or up to a 49,005 total square feet of development) with between 25% and 75% of the total allowed square footage (12,251-36,753 square feet) devoted to residential uses. This would potentially result in between 14 and 44 multi-family residential units (assuming an average 843 square foot unit based on the average unit of the proposed) (PMC Table 18.52.115; Staff Determination based on project plans submitted March 19, 2015). Therefore, the City' Water System Master Plan based on the current

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General Plan and Zoning designations have identified that there is adequate water supply for up to 44 units or 36,753 square feet of residential space. Since the proposed project includes construction of 18 residential units, with a maximum of 22 allowed, anticipated water usage would be less than what was assumed in the City's Water System Master Plan, resulting in a less than significant impact related to water demand.

Wastewater Facilities:

Wastewater generated in the City of Pittsburg is conveyed to and treated at DDSD's wastewater treatment plant, which has an average dry weather flow capacity of 16.5 million gallons per day (mgd). DDSD collects Capital Facility Capacity Charges to build capacity as new connections are added to its conveyance system. Capacity is provided through facilities constructed by DDSD as prescribed in the Conveyance and Treatment Master Plans, which use General Plan land use data for the communities in the DDSD service area. The project site is identified in the City of Pittsburg 2007 Wastewater Collection System Master Plan (Amendment No. 2) as sewer sub-basin DP421 (Figure 2.1). The proposed project contains a requested General Plan amendment and rezoning from commercial to residential uses to allow for the conversion of an existing 13,591 square foot commercial building with an addition of 3,516 square feet of floor space (17,107 square feet total), into 18 apartments..

The anticipated sewer flow from commercial development is 1,000 gallons per day per acre (gpd/ac) and the anticipated sewer flow from residential development is 220 gallons per day per unit (General Plan, Table 11-2, Wastewater Flow Projections). Existing flows associated with the current commercial structure equate to 1,510 gallons per day; however, maximum development of the site under current zoning, as described in paragraph two of Section XVII.b, above, could result in 9,961 gallons per day (assuming 12,252 sq. ft. of commercial development and 44 multi-family residential units). Since the proposed project would result in less sewer flow than what could be permitted under current land use regulations, the impact would be less than significant related to wastewater treatment facilities.

-
- c) Would the project 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?
-

As noted in Section IX (Hydrology/Water) above, the proposed project would have a footprint substantially the same as existing conditions and would be covered under a Stormwater Control Plan to provide treatment and source control measures (The Reserve at Woodland Hills Stormwater Control Plan) as appropriate. Therefore, the proposed project would not result in significant environmental effects necessitating the expansion of or construction of new wastewater facilities.

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- d) Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?
-

See Section XVII.b, above.

- e) Would the project 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?
-

See Section XVII.b, above.

- f) Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
-

The proposed project would be served by Pittsburg Disposal Service, which provides solid waste pick-up and disposal services to most of Pittsburg. Solid waste generated within the City of Pittsburg is disposed of at the Potrero Hills landfill (General Plan, 11-12). The Potrero Hills landfill has a permitted capacity of 83.1 million cubic yards, with approximately 13.9 million cubic yards remaining (CalRecycle, Facility and Site Summary Details, <http://www.calrecycle.ca.gov/SWFacilities/Directory/48-AA-0075/Detail/> accessed on July 30, 2014).

As described in Section XIII.a, above, the proposed land use change has the potential to increase the population of Pittsburg by approximately 56 people. Based on a solid waste generation rate of 12 pounds per person per day, the proposed land use change could generate approximately 672 pounds of solid waste per day, representing a very small fraction of the remaining capacity of the Potrero Hill landfill (CalRecycle, Residential Development: Estimated Solid Waste Generation Rates <http://www.calrecycle.ca.gov/wastechar/wastegenrates/Residential.htm>, accessed on March 9, 2015). Thus, solid waste generated by the proposed project could be accommodated by the remaining capacity at the Potrero Hills landfill. This impact is considered less than significant.

g) Would the project comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project is not of a class of project that is generally recognized as having a potential to violate applicable statutes and regulations related to solid waste; therefore, there would be no impact.

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"/>	<input checked="" type="checkbox"/>

The project involves a change in land use from business commercial to medium density residential, and the conversion of an existing structure with only minor building expansions and remodeling. The site is identified as part of the urban development area (East Contra Costa County Habitat Conservation Plan, Figure 3-3 and 9-1), and is not located on a potential infill development site that could support wildlife (East Contra Costa County Habitat Conservation Plan, Figure 9-1). In addition, there are no species identified as candidate, sensitive or special status known to occur in the immediate area (City of Pittsburg General Plan, Figure 9-1 and Table 9-1).

The proposed project site is currently developed, with existing development on all sides (Site Visit and Google Earth), and there is no evidence that there are important examples of major periods of California history on the proposed site. Therefore, there are no overall environmental impacts associated with the proposed project.

- 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)?
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The proposed project does not have impacts that are individually limited, but would be cumulatively considerable. The proposed project site is currently developed and surrounded by existing development on all sides, and would not require expansion of existing utilities beyond the boundaries of existing urbanized areas. The proposed project is not anticipated to contribute to cumulative traffic impacts in the vicinity of the site; would increase the amount of pervious surface and mitigate any stormwater related impacts from the change in land use as outlined in the proposed Stormwater Control Plan; and, would not be expected to contribute significantly to Air Quality or Greenhouse Gas emissions due to the small size of the project. The project would not require an expansion of emergency response service areas or contribute to an incremental decrease in an agricultural or mineral resource; therefore, these cumulative impacts related to the project would be mitigated to a level of less than significant.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?
-
-

The project involves a change in land use from business commercial to medium density residential, and the conversion of an existing structure with only minor building expansions and remodeling. The project would not generate Hazardous Materials, would not emit odors and would not interfere with approved emergency services response times. In addition, the site is not located in an area that is susceptible to floods, landslides or earthquakes. No other impacts were identified due to the project that would have a substantial adverse effect on human beings.

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