

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2017032027

Project Title: Faria/Southwest Hills Annexation Project

Lead Agency: City of Pittsburg, Planning Department Contact Person: Hector Rojas
Street Address: 65 Civic Avenue Phone: 925-252-6941
City: Pittsburg Zip: 94565 County: Contra Costa

Project Location: County: Contra Costa City/Nearest Community: Pittsburg
Cross Streets: Bailey Road & San Marco Boulevard Zip code: 94565
Lat./Long/: 38 ° 00 ' 04.10 " N / 121 ° 57 ' 45.04 " W Total Acres: 607
Assessor's Parcel No. 097-180-006, -200-002, -230-006, -240-002, and -190-002 Section: 22 Twp: 2N Range: 1W Base: MDBM
Within 2 miles: State Hwy#: SR 4 Waterways: Markley Creek, Los Medanos Basin, West and East Kirker Creek, Suisun Bay
Airports: N/A Railways: BART Schools: Delta View Elementary

Document Type:

CEQA: [ ] NOP [ ] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[ ] Mit Neg Dec [X] Other: Partially Recirculated DEIR [ ] FONSI

Local Action Type:

[ ] General Plan Update [ ] Specific Plan [X] Rezone [X] Annexation
[X] General Plan Amendment [X] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division [X] Other: Development Agreement
(Subdivision, etc.)

Development Type:

[X] Residential: Units 1,500 Acres 606 [ ] Water Facilities: Type MGD
[ ] Office: Sq.ft. Acres Employees [ ] Transportation: Type
[ ] Commercial: Sq.ft. Acres Employees [ ] Mining: Mineral
[ ] Industrial: Sq.ft. Acres Employees [ ] Power: Type MW
[ ] Educational: Type MGD
[ ] Recreational: Type MGD
[ ] Other: Type

Project Issues That May Have a Significant or Potentially Significant Impact:

[ ] Aesthetic/Visual [ ] Fiscal [ ] Public Services/Facilities [X] Traffic/Circulation
[ ] Agricultural Land/Forest [ ] Flood Plain/Flooding [ ] Recreation/Parks [ ] Vegetation
[ ] Air Quality [ ] Forest Land/Fire Hazard [ ] Schools/Universities [ ] Water Quality
[ ] Archeological/Historical [ ] Geologic/Seismic [ ] Septic Systems [ ] Water Supply/Groundwater
[ ] Biological Resources [ ] Greenhouse Gas Emissions [ ] Sewer Capacity [ ] Wetland/Riparian
[ ] Coastal Zone [ ] Minerals [ ] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ ] Drainage/Absorption [ ] Noise [ ] Solid Waste [ ] Land Use
[ ] Economic/Jobs [ ] Population/Housing Balance [ ] Toxic/Hazardous [ ] Cumulative Effects
[ ] Other:

Present Land Use/Zoning/General Plan Designation: With the exception of two isolated single-family residences and a small grazing operation, the project site consists of vacant rolling hills. The project site is prezoned Hillside Planned Development (HPD) and Open Space (OS), and the City's General Plan designates the site as Low Density Residential and Open Space. The site is located within the Spheres of Influence for the City of Pittsburg, Delta Diablo Sanitation District (DDSD), and Contra Costa Water District (CCWD), and is within the Pittsburg Voter-Approved Urban Limit Line.

Project Description: The proposed project is the Draft Faria/Southwest Hills Master Plan (Draft Master Plan). The purpose of the Draft Master Plan is to define the potential development of the 606-acre project site as part of a request for annexation of the site into the City of Pittsburg, as well as the CCCWD and DDSD service areas, and reclassification of the site from HPD and OS pre zoning districts to RS-4P and OS-P pre zoning overlay districts. The project would require approval of a General Plan Amendment and Development Agreement.

**Reviewing Agencies Checklist**

*continued*

*Lead Agencies may recommend State Clearinghouse distribution by marking agencies below.*

- |  |   |
|--|---|
| <input type="checkbox"/> Air Resources Board                     | <input type="checkbox"/> Office of Emergency Services             |
| <input type="checkbox"/> Boating & Waterways, Department of      | <input type="checkbox"/> Office of Historic Preservation          |
| <input checked="" type="checkbox"/> California Highway Patrol    | <input type="checkbox"/> Office of Public School Construction     |
| <input checked="" type="checkbox"/> Caltrans District # <u>4</u> | <input type="checkbox"/> Parks & Recreation                       |
| <input type="checkbox"/> Caltrans Division of Aeronautics        | <input type="checkbox"/> Pesticide Regulation, Department of      |
| <input type="checkbox"/> Caltrans Planning (Headquarters)        | <input checked="" type="checkbox"/> Public Utilities Commission   |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy  | <input type="checkbox"/> Reclamation Board                        |
| <input type="checkbox"/> Coastal Commission                      | <input type="checkbox"/> Regional WQCB # <u>2</u>                 |
| <input type="checkbox"/> Colorado River Board Commission         | <input type="checkbox"/> Resources Agency                         |
| <input type="checkbox"/> Conservation, Department of             | <input type="checkbox"/> S.F. Bay Conservation & Development      |
| <input type="checkbox"/> Corrections, Department of              | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & |
| <input type="checkbox"/> Delta Protection Commission             | <input type="checkbox"/> Mountains Conservancy                    |
| <input type="checkbox"/> Education, Department of                | <input type="checkbox"/> San Joaquin River Conservancy            |
| <input type="checkbox"/> Office of Public School Construction    | <input type="checkbox"/> Santa Monica Mountains Conservancy       |
| <input type="checkbox"/> Energy Commission                       | <input type="checkbox"/> State Lands Commission                   |
| <input type="checkbox"/> Fish & Game Region # <u>3</u>           | <input type="checkbox"/> SWRCB: Clean Water Grants                |
| <input type="checkbox"/> Food & Agriculture, Department of       | <input type="checkbox"/> SWRCB: Water Quality                     |
| <input type="checkbox"/> Forestry & Fire Protection              | <input type="checkbox"/> SWRCB: Water Rights                      |
| <input type="checkbox"/> General Services, Department of         | <input type="checkbox"/> Tahoe Regional Planning Agency           |
| <input type="checkbox"/> Health Services, Department of          | <input type="checkbox"/> Toxic Substances Control, Department of  |
| <input type="checkbox"/> Housing & Community Development         | <input type="checkbox"/> Water Resources, Department of           |
| <input type="checkbox"/> Integrated Waste Management Board       | <input type="checkbox"/> Other:                                   |
| <input type="checkbox"/> Native American Heritage Commission     | <input type="checkbox"/> Other:                                   |

**Local Public Review Period**

Starting Date October 18, 2019 Ending Date December 2, 2019

<b>Lead Agency</b> (Complete if applicable):	<b>Applicant:</b> <u>Louis Parsons, Discovery Builders</u>
Consulting Firm: <u>Raney Planning &amp; Management, Inc.</u>	Address: <u>4061 Port Chicago, Suite H</u>
Address: <u>1501 Sports Drive, Suite A</u>	City/State/Zip: <u>Concord, CA 94520</u>
City/State/Zip: <u>Sacramento, CA 95834</u>	Phone: ( <u>925</u> ) <u>682-6458</u>
Contact: <u>Cindy Gnos, AICP</u>	
Phone: ( <u>916</u> ) <u>372-6100</u>	

**Signature of Lead Agency Representative:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.