

Contra Costa LAFCO

Proposed SOI Modifications

Delta Diablo Sanitation District
Contra Costa Water District
City of Pittsburg

Wednesday July 8, 2009

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Presentation Overview

- Project Description
- Project Areas
- CEQA Process
- Project Assumptions
- Comment Letters
- Conclusion

Project Description

- Expansion of the existing SOIs for the City of Pittsburg, DDSD and CCWD to coincide with the voter approved ULLs for the cities of Pittsburg and Antioch;
- Focus on expansions, MSR recommends some reductions to DDSD and CCWD as well (not included).

Acreage of Project Area

SOI Expansion Areas		City of Pittsburgh	DDSD	CCWD
SOI Area A	620.15	620.15	620.15	620.15
SOI Area B	41.63	41.63	41.63	41.63
SOI Area C	26.46	N/A	26.46	N/A
SOI Area D	697.47	697.47	697.47	697.47
SOI Area E	0.74	N/A	0.74	N/A
SOI Area F	870.20	N/A	870.20	N/A
SOI Area G	195.40	N/A	195.40	N/A
SOI Area H	78.29	N/A	78.29	N/A
SOI Area I	104.06	N/A	104.06	104.06
SOI Area J	209.89	N/A	209.89	209.89
SOI Area K	107.02	N/A	107.02	107.02
SOI Area L	18.61	N/A	18.61	18.61
SOI Area M	191.49	N/A	191.49	N/A
Totals:	3,161.41	1,359.25	3,161.41	1,798.83

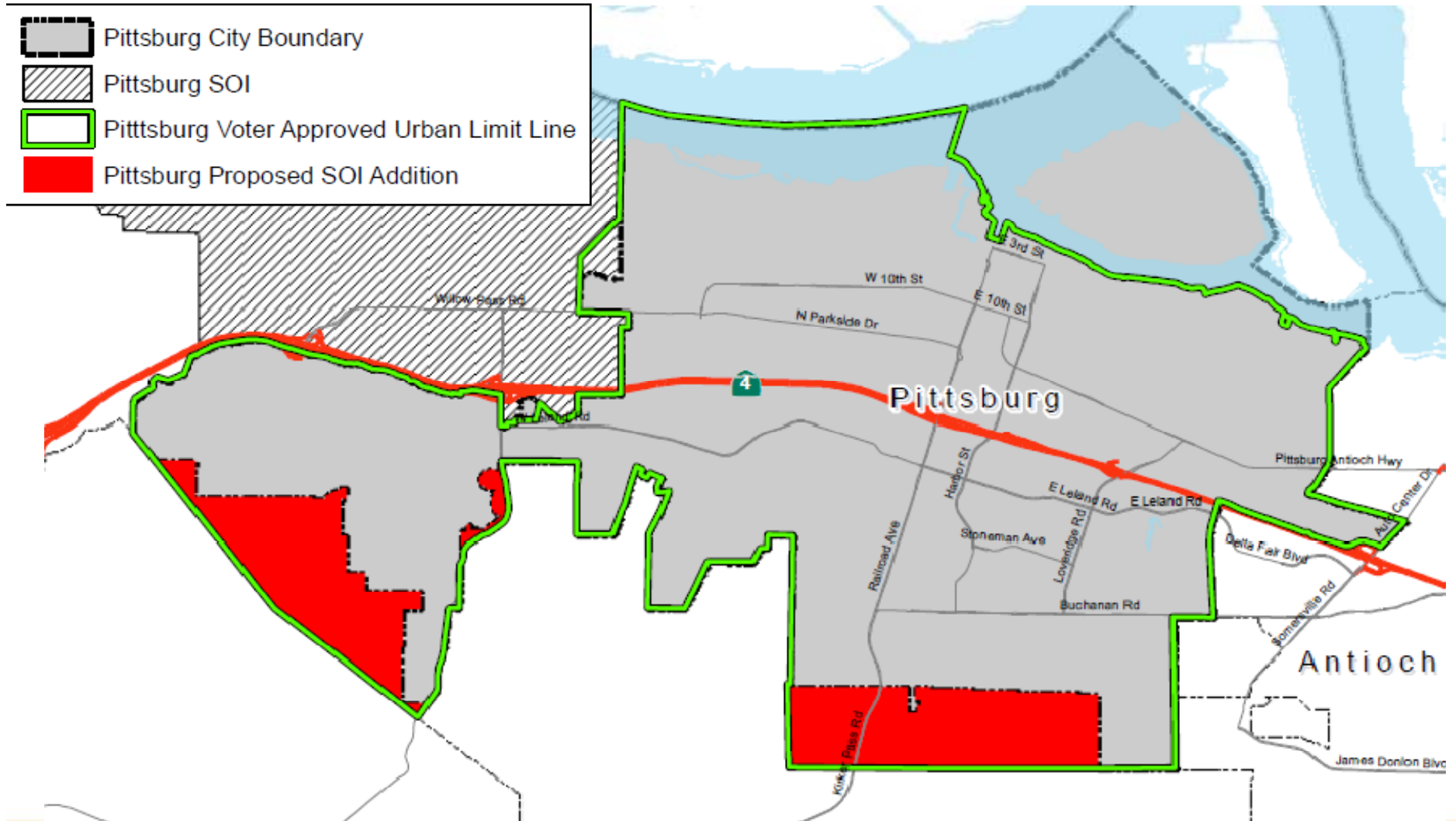
SOI Areas – Existing Boundaries

SOI Area	Jurisdiction	City		
		Planning Area	SOI	ULL
A	Unincorporated Contra Costa County	Pittsburg	None (Proposed)	Pittsburg
B	Unincorporated Contra Costa County	Pittsburg	None (Proposed)	Pittsburg
C	Unincorporated Contra Costa County	Pittsburg	Pittsburg	Pittsburg
D	Unincorporated Contra Costa County	Pittsburg	None (Proposed)	Pittsburg
E	City of Pittsburg	Pittsburg	Pittsburg	Pittsburg
F	City of Pittsburg	Pittsburg	Pittsburg	Pittsburg
G	Unincorporated Contra Costa County	Antioch	Antioch	Antioch
H	Unincorporated Contra Costa County	Antioch	Antioch	Antioch
I	City of Antioch	Antioch	Antioch	Antioch
J	City of Antioch	Antioch	Antioch	Antioch
K	City of Antioch	Antioch	Antioch	Antioch
L	Unincorporated Contra Costa County	Antioch	None	Antioch
M	Unincorporated Contra Costa County	Antioch	None	Antioch

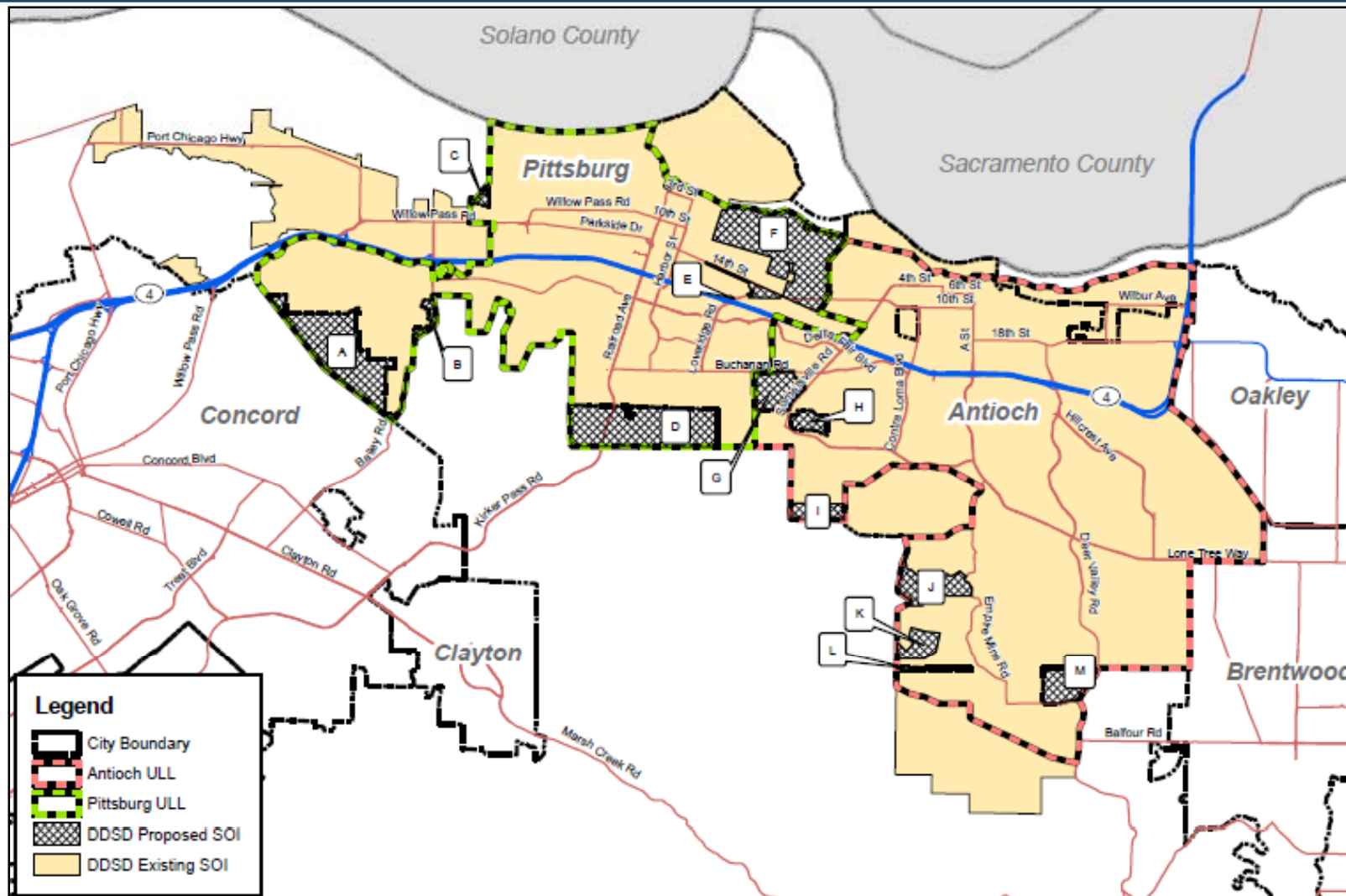
Project Area



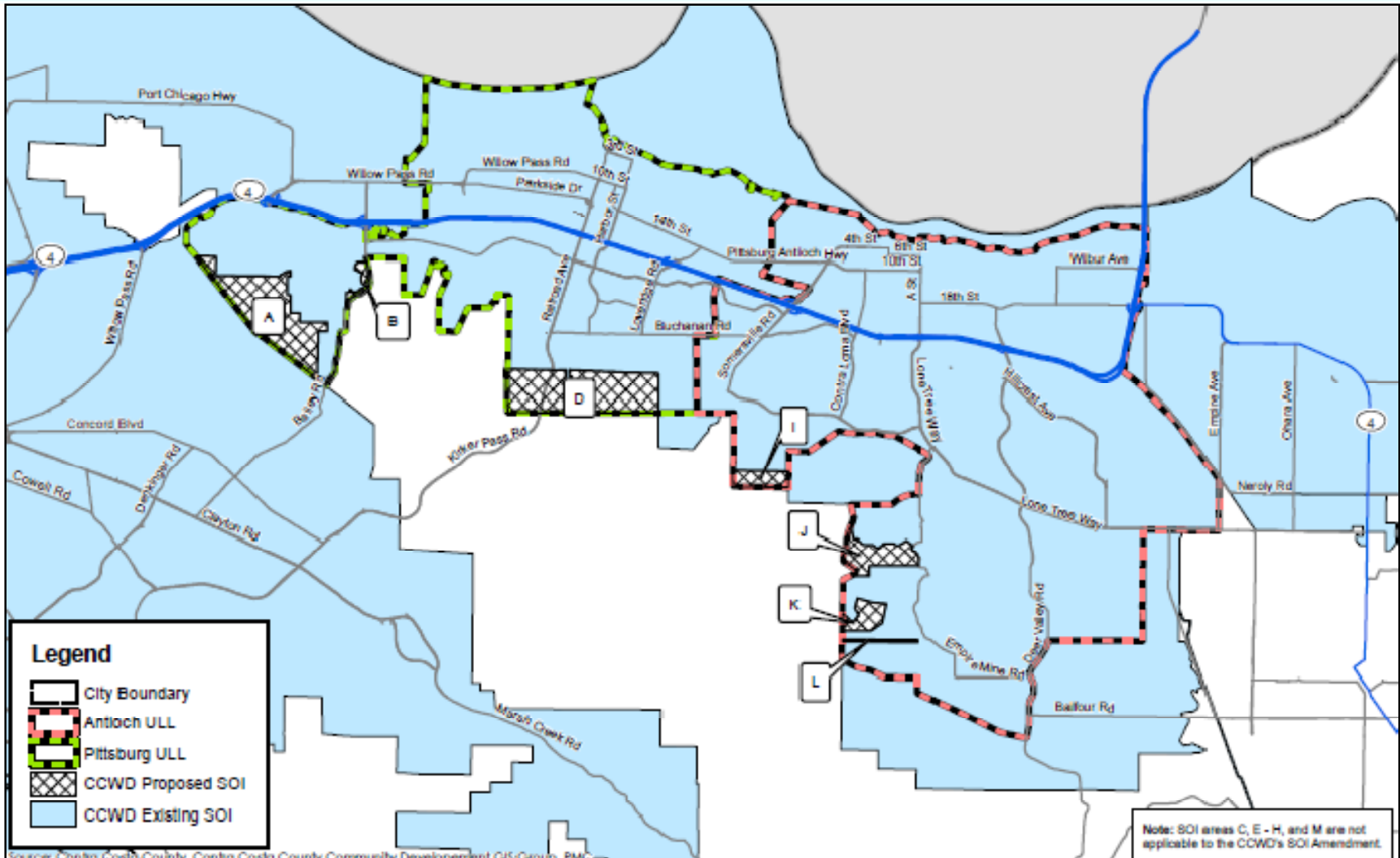
Pittsburg SOI



DDSD Proposed and Existing SOI



CCWD Existing and Proposed SOI



CEQA Process

- Purpose: To determine if the project may have a significant effect on the environment.
- Results in decision to prepare negative declaration, mitigated negative declaration, or environmental impact report.
- The lead agency may prepare a negative declaration if the lead agency determines that a project “would not have a significant impact on the environment.” (Pub. Res. Code, § 21080, subd. (c).)
- A mitigated negative declaration is prepared for a project when the initial study has identified potentially significant effects on the environment, but those effects can be reduced to a less than significant level with mitigations.
- If significant impacts are identified, an EIR would need to be prepared.

CEQA Process

aesthetics

agricultural resources

air quality

biological resources

cultural resources

geology/soils

hazards/hazardous materials

hydrology/water quality

land use

mineral resources

noise

population/housing

public services

recreation

transportation/traffic

utilities/service systems

Tiering

- *City of Pittsburg General Plan, City of Pittsburg in January 2001*
- *Voter Approved ULL for the City of Pittsburg (Measure P), Initial Study and Negative Declaration in January 2007, for the General Plan Amendments Related Primarily to Measure P and MOUs*
- *City of Antioch General Plan, City of Antioch, October 2003 (Draft EIR dated July 2003)*
- *Voter Approved ULL for Contra Costa County (Measure L), Contra Costa County Community Development Department Initial Study and Negative Declaration in January 2006*

Maximum Buildout Assumptions

SOI Area	Land Use Document	Acreage	Maximum Yield Dwelling Units (DU)
A	City of Pittsburg General Plan/Measure P	620.15	1,500
B	City of Pittsburg General Plan/Measure P	41.63	0
C	City of Pittsburg General Plan/Measure P	26.46	0
D	City of Pittsburg General Plan/Measure P	697.46	1,775
E	City of Pittsburg General Plan	0.74	0
F	City of Pittsburg General Plan	870.20	0
G	City of Antioch General Plan/ Measure K	195.40	240
H	City of Antioch General Plan/Measure K	78.29	0
I	City of Antioch General Plan/ Measure K	104.06	4
J	City of Antioch General Plan/ Measure K	209.89	0
K	City of Antioch General Plan/Measure K	107.02	0
L	City of Antioch General Plan/Measure K	18.61	0
M	City of Antioch General Plan/Measure K	191.49	400
Totals		3,161.41	3,915

Comment Letters Received

- City of Pittsburg
- Greenbelt Alliance
- Kathy Gleason - CNWS Neighborhood Alliance
- Raymond O'Brien (Bay Point resident)
- East Bay Regional Park District (EBRPD)
- Save Mount Diablo
- Delta Diablo Sanitation District (DDSD)
- Louis Parsons - Discovery Builders, Inc.

Major Comment Letter Topics

- *Primarily focused on areas A and D of the proposed project,*
- *Project Sets Precedent for SOI Amendment Initiated by MSR,*
- *Project is Counter to LAFCO Policy,*
- *Initial Study Improperly Tiers from the Pittsburg General Plan EIR,*
- *SOI Amendments Will Have Significant Growth Inducing Impacts*
- *Initial Study Defers Analysis of the Effects of the SOI Amendments*
- *Initial Study Fails to Identify Reasonably Foreseeable Effects*
- *No Development Proposal Received as a Component of the SOI Amendment.*
- *Alternative Land Use Proposals in the SOI Project Areas A and D*
- *Impacts to agriculture and Williamson Act properties would occur*
- *The project does not adequately address greenhouse gases or climate change*
- *Fair Argument that Significant Effects May Occur*

Conclusion

- Proposed project does not involve any new development, or physical alterations of the existing conditions;
- Potential provision of new services, which could indirectly foster population growth;
- Expansion of an agency's SOI may remove legal or procedural obstacles from undeveloped land;
- All of the SOI areas are located within the General Plan boundaries for the cities of Pittsburg and Antioch, the environmental impacts resulting from potential growth and development within the proposed SOI areas have already been analyzed at a program level during the environmental review process for those General Plans;
- No substantial evidence that expanding the SOIs for wastewater and water service districts and for the City of Pittsburg would have the potential to cause significant direct or indirect impacts to the environment beyond what was already analyzed and disclosed;
- Initial Study/Negative Declaration is appropriate.