

"Kristin Vahl" <KVahl@ci.pittsburg.ca.us>

05/08/2009 11:50 AM

To

"Lou Ann Texeira" <LTexe@lafco.cccounty.us>

Subject

Comments on Initial Study

Hi Lou Ann,

For the sake of time, I hand wrote my comments on the corresponding pages of the initial study and I just scanned those pages in for you to review. My comments are in red and since it is my handwriting, please let me know if you have any troubles reading any of it or interpreting what my comment was!

Thank you and Happy Friday!

Kristin Vahl

Associate Planner

City of Pittsburg

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Comments on IS_5.08.09.pdf

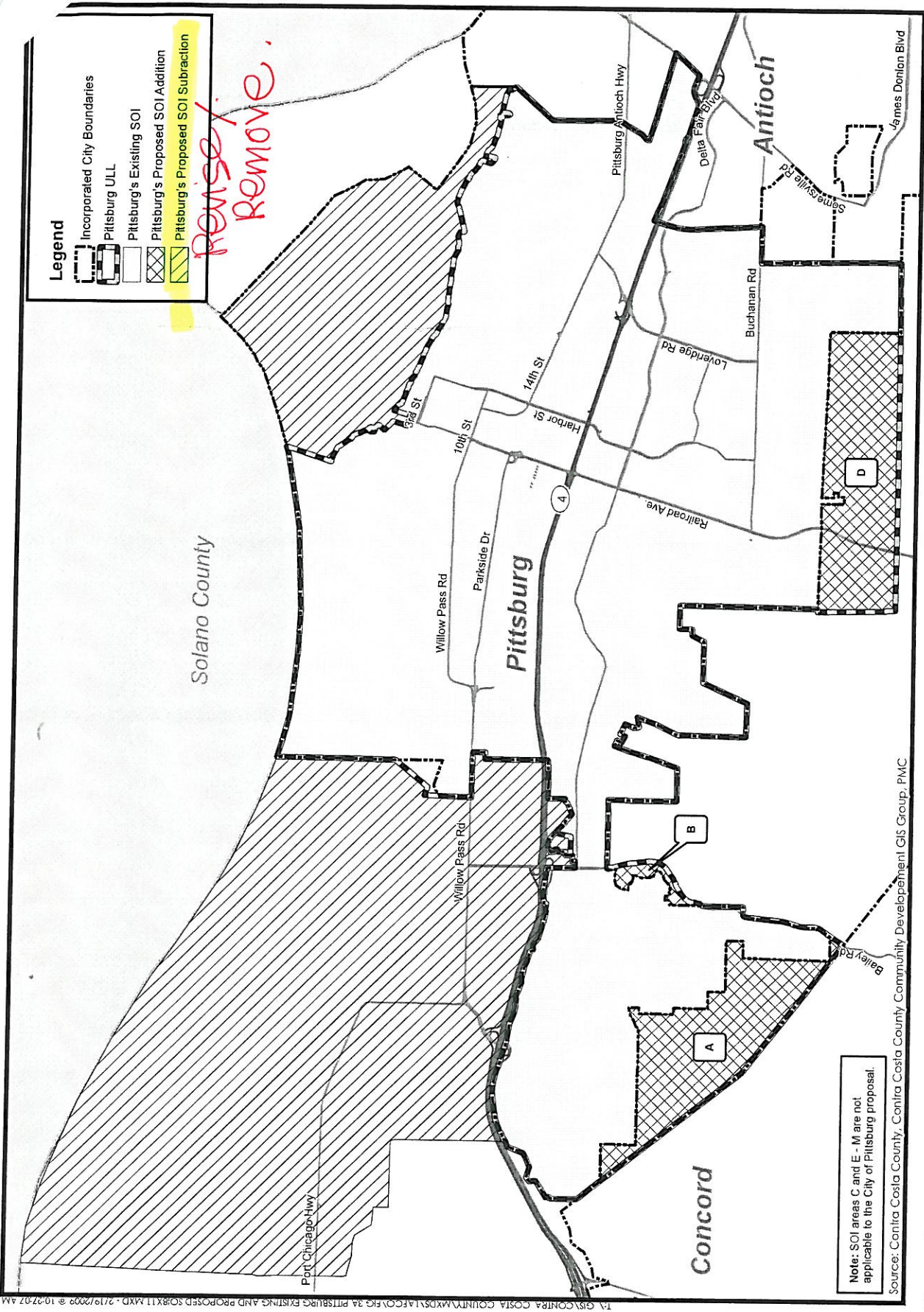


Figure 3a
City of Pittsburg Existing and Proposed SOI
PMC

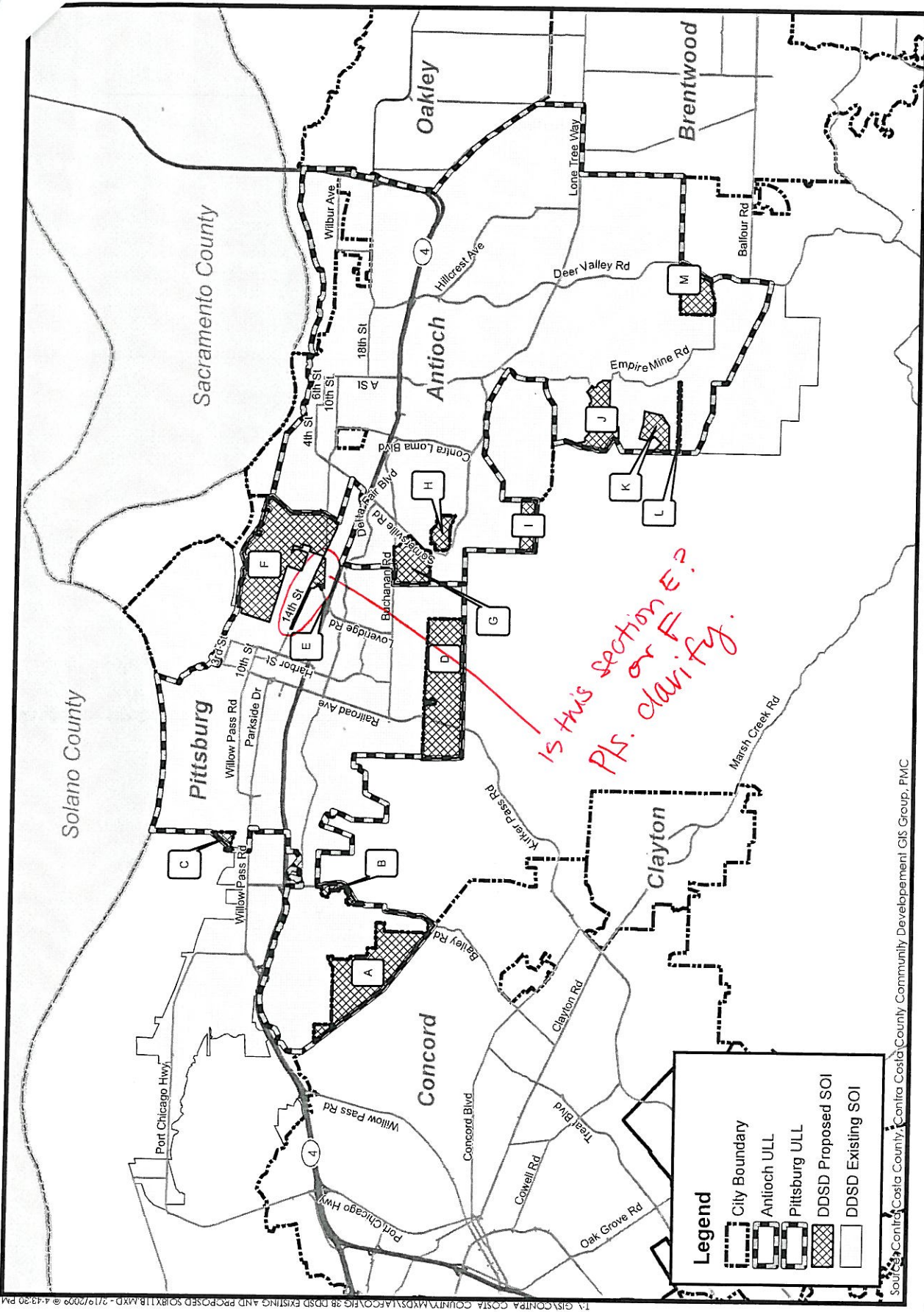


Figure 3b
DDSD Existing and Proposed SOI
PMC

1. GIS\CONTRA COSTA COUNTY\KADSY\ACOVG 38 DDSD EXISTING AND PROPOSED SOI\8118\AKXD - 2/19/2023 @ 4:43:30 PM

Source: Contra Costa County, Contra Costa County Community Development GIS Group, PMC



6. GEOLOGY & SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) 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? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis/Conclusions/Mitigation:

a-e) According to the Contra Costa County General Plan, the project area contains Hard Marine sandstone and shale overlain with non-marine sandstone (Pleistocene). According to Figure 8-5, Soil Resource Areas of the Contra Costa County General Plan, the project area is dominated by Upland soil associations. Upland soil associations are generally highly expansive and corrosive with moderate to slow permeability and have a generally low potential for liquefaction.

The region has been subjected to numerous seismic events. Six major Bay Area earthquakes have occurred since 1800 that have impacted the County, including Alamo. The major State legislation regarding earthquake fault zones is the Alquist-Priolo Special Studies Zones Act. The purpose of the Act is to regulate development near active faults to mitigate the hazard of surface fault rupture. The County must regulate certain development projects within earthquake fault zones designated by the State Geologist. There are nine faults zones currently designated within Contra Costa County: Byron Hot Springs, Clayton, Diablo, Dublin, Mare Island, Richmond, Tassajara, Vine Hill (formerly Port Chicago), and Walnut Creek fault zones. Within the project area there are Strike Slip and normal faults in the vicinity of SOI Area A according to Figure 10-2, Mapped Earthquake Faults of the Contra Costa County General Plan. According to Figure 10-2 of the City of Pittsburg General Plan, there are approximately ~~five~~ ²⁻³ minor faults located within SOI Area A.

The Seismic Hazards Mapping Act of 1990 directs the California Geological Survey to delineate seismic hazard zones to reduce the threat to public health and safety and to minimize the loss of life and property by identifying and mitigating seismic hazards. Projects that fall under the authority of the Seismic Hazards Act are subject to the outcome of comprehensive geotechnical studies. The official Seismic Hazard Maps of Contra Costa County have not yet been issued. According to Figure 10-4, Estimated Seismic Ground Response of the Contra Costa County General Plan the portion of the project area that is made up of hard bedrock has the lowest susceptibility for earthquake damage, the areas made up of Pliocene bedrock and older Alluvium have moderately low damage susceptibility, and the areas made up of younger (Holocene) Alluvium have moderate damage susceptibility. According to Figure 10-1 of the City of

are located within the City of Pittsburg General Plan planning area, and SOI Areas G through M are located within the City of Antioch General Plan planning area. The City of Pittsburg has designated portions of SOI Areas A and D for 'Open Space', 'Low Density Residential', and 'Hillside Low Density Residential' land uses and pre-zoned these areas accordingly. SOI Area C is designated for 'Industrial' land uses and with a 'General Industrial' zoning district. The City of Antioch has designated SOI Areas G, K, L and M as part of Focus Areas. SOI Area G is identified as Somersville Road Corridor Focus Area, a portion of SOI Area H and SOI Area K are part of the Sand Creek Focus Area, SOI Area L is part of the Roddy Ranch Focus Area and SOI Area M is part of the Ginocchio Focus Area.

SOI Area A – SOI Area A is unincorporated land within Contra Costa County that is also located within the Southwest Hills Subarea of the City of Pittsburg General Plan planning area and the voter approved ULL. This area consists of undeveloped rolling hills that are bounded by existing residential development to the north and northeast; undeveloped rolling hills to the northwest; the Concord Naval Weapons Station to the west, southwest, and south; and Bailey Road and undeveloped rolling hills to the southeast and east. According to the Contra Costa County General Plan and Zoning Map, SOI Area A is designated for 'agricultural land', and 'open space' land uses as shown in **Figure 6a** and is located within 'A-2 - General Agricultural', and 'A-4 - Agricultural Preserve' zoning districts as shown on **Figure 6b**. Since SOI Area A is located within the City of Pittsburg's planning area, it is anticipated that this area would eventually be included in the City of Pittsburg's SOI and/or city limits. According to the City of Pittsburg General Plan and Zoning Map, SOI Area A is designated for 'Low Density Residential (1-7 un/ac)', 'Hillside Low Density Residential (<5 un/ac)', and 'Open Space' land uses as shown in **Figure 7a** and is pre-zoned as 'Hillside Planning District', and 'Open Space' as shown in **Figure 7b**.

SOI Area B - SOI Area B is unincorporated land within Contra Costa County that is also located within the Southwest Hills Subarea of the City of Pittsburg General Plan planning area, east of the existing Oak Hills Subdivision, and within the voter approved ULL. The area consists of undeveloped rolling hills that are bounded by existing residential development to the north and west; and Bailey Road and undeveloped rolling hills to the east and south. According to the Contra Costa County General Plan and Zoning Map, SOI Area B is designated for 'open space' land uses as shown in **Figure 6a** and is located within 'A-3 – Heavy Agricultural' zoning district as shown on **Figure 6b**. Since SOI Area B is located within the City of Pittsburg's planning area, it is anticipated that this area would eventually be included in the City of Pittsburg's SOI and/or city limits. According to the City of Pittsburg General Plan, SOI Area B is designated for 'Open Space' land uses as shown in **Figure 7a** and is not currently pre-zoned.

SOI Area C – SOI Area C is unincorporated land within Contra Costa County that is also located within the City of Pittsburg's SOI, General Plan planning area, and voter approved ULL. Area C is located north of the railroad tracks and Pullman Avenue, which are north of Willow Pass Road. The area consists of undeveloped flat grassland that is bounded by existing industrial development to the east; Suisun Bay to the North; undeveloped grassland and marshland to the west; and railroad tracks and low density residential uses to the south. According to the Contra Costa County General Plan and Zoning Map, SOI Area C is designated for "Heavy Industrial" land uses as shown in **Figure 6a**, and is located within 'H-I-X – Heavy Industrial' zoning district as shown on **Figure 6b**. Since this area is located within the City of Pittsburg's planning area and existing SOI, it is anticipated that this area would eventually be annexed to the City of Pittsburg. According to the City of Pittsburg General Plan, SOI Area C is designated for 'Industrial' land uses as shown in **Figure 7a**, and is located within an 'IG-General Industrial' zoning district as shown in **Figure 7b**.

prezoned as

SOI Area D - SOI Area D is unincorporated land within Contra Costa County that is located within the Woodlands, Black Diamond and Buchanan Subareas of the City of Pittsburg General Plan planning area, and voter approved ULL. This area is undeveloped rolling hills that is bounded by existing residential development within the Buchanan and Woodland Subareas to the north; and undeveloped rolling hills to the west, east and south. According to the Contra Costa County General Plan and Zoning Map, SOI Area D is designated for 'open space' land uses as shown in **Figure 6a**, and is located within 'A-4 - Agricultural Preserve' zoning district as shown on **Figure 6b**. Since SOI Area D is located within the City of Pittsburg's planning area, it is anticipated that this area would eventually be included in the City of Pittsburg's SOI and/or city limits. According to the City of Pittsburg General Plan and Zoning Map, SOI Area D is designated for 'Low Density Residential (1-7 un/ac)', 'Hillside Low Density Residential (<5 un/ac)', and 'Open Space' land uses as shown in **Figure 7a** and is pre-zoned as 'Hillside Planning District', and 'Open Space' as shown in **Figure 7b**. Approximately 686 acres of SOI Area D are designated as 'Williamson Act - Non-Prime Agricultural Land' of which, 162 acres are designated as 'Williamson Act - Non Prime Agricultural Land in Non-Renewal', as shown in **Figure 5, Williamson Act Land**.

SOI Area E - SOI Area E is located within the City of Pittsburg's Loveridge Subarea, city limits, voter approved ULL and SOI. *Avenue.* The area consists of vacant land and contains the Loveridge Road/State Route 4 interchange that is bounded by California Road to the north, Loveridge Road to the east, State Route 4 to the south, and State Route 4 on ramp to the west. *California Road* According to the City of Pittsburg General Plan and Zoning Map, SOI Area E is designated for 'Vacant/Utility/ROW' and 'General Industrial' land uses as shown in **Figure 7a**, and is located within 'General Industrial' and 'Service Commercial zoning district as shown in **Figure 7b**. *do not match ??*

SOI Area F - SOI Area F is located within the City of Pittsburg's Loveridge and Northeast River Subareas, city limits, voter approved ULL, and SOI. The area consists of large-scale heavy industrial and large industrial land uses and vacant land. Some of the large scale heavy industrial land uses include: USS-Posco, Dow Chemical, and the Delta Diablo Wastewater Treatment Plant. Wetlands comprise a small portion of the northeastern corner at the confluence of Kirker Creek and the Sacramento River. This area is bounded by the New York Slough to the north, the City of Antioch to the east; regional commercial, industrial and low density residential land uses to the south; and downtown Pittsburg to the west. According to the City of Pittsburg General Plan and Zoning Map, SOI Area F is designated for 'General Industrial' land uses as shown in **Figure 7a**, and is located within 'General Industrial' and 'Service Commercial' zoning district as shown in **Figure 7b**.

SOI Area G - *to the southwest.* SOI Area G is located within the unincorporated land of Contra Costa County that is also located within the City of Antioch General Plan planning area boundary, voter approved ULL and SOI. This area is primarily undeveloped with some existing industrial use along Buchanan Road. Area G is bounded by residential development to the north, east, south and west, with vacant land designated for a business park to the southeast. According to the Contra Costa County General Plan and Zoning Map, SOI Area G is designated for 'Industrial', and 'Agriculture' land uses as shown in **Figure 6a**, and is located within 'H-I - Heavy Industrial' zoning district as shown on **Figure 6b**. Since SOI Area G is located within the City of Antioch's planning area and SOI, it is anticipated that this area would eventually be annexed to the City of Antioch. According to the City of Antioch General Plan, SOI Area G is located within the City of Antioch's 'Somerville Road Corridor Focus Area', which is designated for commercial, regional commercial, business park, residential, highway right-of-way, and high density residential

SOI Area M - SOI Area M is located within the unincorporated land of Contra Costa County that is also located within the City of Antioch General Plan planning area boundary and voter approved ULL. This area consists of undeveloped rolling hills that are bounded by more undeveloped rolling hills. However, according to the City of Antioch General Plan, the 'Roddy Ranch Focus Area', located to the southwest and the 'Sand Creek Focus Area', is anticipated as a future growth area. According to the Contra Costa County General Plan and Zoning Map, SOI Area M is designated for 'Agricultural Land' land use as shown in **Figure 6a** and is located within 'A-4 -Agricultural Preserve' zoning district as shown in **Figure 6b**. Since SOI Area M is located within the City of Antioch's planning area, it is likely that this area would eventually be annexed into the City of Antioch's SOI and/or city limits. According to the City of Antioch General Plan, SOI Area M is designated as 'Ginocchio Focus Area' land use, which is designated for 'Mixed Use Planned Community/Resort' as shown in **Figure 8**. According to the City of Antioch Zoning Map, this area is not currently zoned. All of SOI Area M is designated as 'Williamson Act - Non Prime Agricultural Land in Non-Renewal', as shown in **Figure 5, Williamson Act Land**.

Potential Buildout

According to the City of Pittsburg General Plan as amended by Measure P, and City of Antioch General Plan as amended by Measure K, the maximum potential buildout for the project area (all subareas) would be 3,919 dwelling units. There would be ~~3,275~~ dwelling units within the City of Pittsburg's SOI as shown in **Table 2**, ~~3,915~~ dwelling units within the DDS's SOI as shown in **Table 3** and ~~3,279~~ dwelling units within the CCWD's SOI as shown in **Table 4**. This maximum potential buildout analysis is primarily based on the land use and zoning designations identified within the General Plans for each jurisdiction as summarized in **Exhibit 1**. Potential buildout of all of the proposed SOI expansion areas was analyzed as part of the environmental review process for the General Plans because they are located within the planning areas of the cities of Pittsburg and Antioch. Measures P and K further reduced potential buildout of these areas as anticipated in the General Plans.

Revise
~~2583~~
2587?

1,943

1947

2583

**Table 2
City of Pittsburg SOI Expansion Areas**

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
D	City of Pittsburg General Plan/Measure P	697.46 575.1	1,775 443
Totals		1,359.25	3,275 1,943

Notes: Data based on City of Pittsburg General Plan as amended by Measure P and summarized in Exhibit 1.

147.55 of land designated for residential development → Max DU =
369 to 443 units
@ 2.5 du/ac → @ 3 du/ac

Table 3
DDS D SOI Expansion Areas

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	1,775 443
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 2,583

Notes: Data based on City of Pittsburg General Plan as amended by Measure P, City of Antioch General Plan as amended by Measure K and summarized in Exhibit 1.

Table 4
CCWD SOI Expansion Areas

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
D	City of Pittsburg General Plan/ Measure P	697.46	1,775 443
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
Totals		1,798.83	3,279 1,94

Notes: Data based on City of Pittsburg General Plan as amended by Measure P, City of Antioch General Plan as amended by Measure K and summarized in Exhibit 1.

All existing policies, ordinances and regulations would remain in effect and applicable to the SOI expansion areas, and these documents would limit the amount of development allowed within the SOI expansion areas. Therefore, the proposed project would be consistent with all existing land use plans and policies. Once the cities of Pittsburg and Antioch and the service districts propose annexation of these areas into their city limits and/or service districts, their policies, ordinances and regulations would go into effect. As part of the annexation process, the applicable City's General Plan Map and the Contra Costa County General Plan Map would be amended, which would be subject to subsequent environmental

Analysis/Conclusions/Mitigation:

a-f) Noise in Contra Costa County is primarily generated by vehicular traffic on freeways and major arterials. However, other noise contributors include: rail noise from Bay Area Rapid Transit (BART), the Atchison Topeka, Santa Fe, and Southern Pacific railroad corridors; air noise from existing air traffic activity; noise generated from industrial plants; and ~~Camp Parks Reserve Forces Training Area.~~ No airports, airport influence zones or railways are located within the vicinity of the proposed SOI expansion areas. Within the project area vehicle traffic on Highway 4, Bailey Road, Kirker Pass and Deer Valley Road would be the primary source of noise. The Contra Costa County General Plan, City of Pittsburg General Plan, and City of Antioch General Plan address noise issues by providing goals and policies to protect future residents from the negative impact of noise.

All existing County plans, policies, ordinances and regulations related to noise would remain in place. All future development and/or annexation proposed within the project area would be subject to subsequent environmental review. The proposed SOI expansion would not expand or intensify existing land uses and would not introduce any new uses or noise sources that would exceed existing County standards. No mitigation necessary, as **no impacts** or changes to existing conditions would occur.

12. POPULATION & HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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)? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting:

In 2000, the number of people living within the vicinity of the project area was approximately 162,032, with approximately 71,500 people living within the City of Pittsburg planning area and 90,532 people living with the City of Antioch. Both cities and the County are required to participate in and comply with the Regional Housing Needs Assessment (RHNA) process under the San Francisco Bay Area Housing Needs Plan 2007-2014, which is conducted every five years. This process is required by State law for purposes of planning for the regional fair share allocation of future overall and affordable housing. In addition, Section 6, Housing Elements of the Contra Costa County General Plan, City of Pittsburg Gen-

2000 census
shows Pitts.
pop. at 56,769

147,301 (according to 2000 census)

SOI Expansions for the City of Pittsburg, DDS and CCWD
Initial Study

eral Plan and City of Antioch General Plan provide housing needs assessment, constraints, resources, accomplishments, goals and policies.

Analysis/Conclusions/Mitigation:

a-c) As noted in **Tables 2, 3 and 4** above, the project area (all SOI areas) would have a maximum yield of ~~3,919~~ dwelling units. The City of Pittsburg SOI expansion area would have a maximum yield of ~~3,275~~ dwelling units and there would be approximately 644 dwelling units within the DDS and/or CCWD SOI expansion areas that are located within the City of Antioch's planning area. Based on the U.S. Census Bureau, the City of Pittsburg had an average household size of 3.17 persons per dwelling unit during the 2000 Census and 3.23 persons per dwelling unit during the 2005-2007 survey; and the City of Antioch had an average household size of 3.07 persons per dwelling unit during the 2000 Census and 3.11 persons per dwelling unit during the 2005-2007 survey. To be conservative we estimated the future increase in population within the SOI expansion areas based on the 2005-2007 survey data. Based on a maximum yield of ~~3,275~~ dwelling units and an average household size of 3.23 persons per dwelling unit, there would be a potential increase in population ~~10,578~~ persons associated with future development within SOI Areas A and D. Based on a maximum yield of 644 dwelling units and an average household size of 3.11 persons per dwelling unit, there would be a potential increase in population 1,990 persons associated with future development within SOI Areas G and I and M. Combined, future development of the SOI expansion area could increase the population of the SOIs by ~~12,578~~ persons.

All existing County and city plans, policies, ordinances and regulations related to population and housing in the project area, including the RHNA, would remain in place. The proposed SOI expansion does not propose any development, would not expand or intensify existing uses, and would not introduce any new uses or policies that would induce population growth or the need for more housing other than what is already anticipated and already analyzed in the City of Pittsburg General Plan and the City of Antioch General Plan as amended by Measure P and K, respectively. No mitigation would be necessary, as **no impacts** or physical changes to existing conditions or housing policies would occur. All future development and/or annexation proposed within the project area would be subject to subsequent environmental review.

13. PUBLIC SERVICES

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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:

2587
(see pg. 71)
1943
1943

6,276
8,266?

According to the East Contra Costa County Sub-Regional MSR, actual average response times during the 2006-07 Fiscal Year were 4 to 5 minutes for emergency calls and 15 to 20 minutes for priority non emergency calls. The sworn officer to population ratio is currently 1.2. Therefore, the City of Pittsburg Police Department is not meeting its Performance Standard of five- to eight- minutes for priority non emergency calls and 1.8 sworn police officers per 1,000 residents under existing conditions. Potential buildout of SOI Areas A, B and D would increase the population by approximately ~~10,578~~, which would result in an increased need for approximately ~~19~~ sworn police officers and would further lengthen the average response times if additional facilities were not provided as development was proposed. However, the City of Pittsburg General Plan includes policies to ensure adequate police protection services are provided, which are as follows:

revise.

6276

Policies

- 10-P-36 Maintain, modernize, and designate new sites for emergency response facilities, including fire and police stations, as needed to accommodate population growth.
- 10-P-39 Strive to maintain a ratio of 1.8 sworn police officers per 1,000 residents.

City of Antioch Planning Area (SOI Areas G-M)

The performance standards for public services are briefly summarized below:

- Provide an average response time for emergency calls of between seven and eight minutes from the time the call is received to the time an officer arrives.
- Maintain a force level within a range of 1.2 to 1.5 officers including community service officers assigned to community policing and prisoner custody details, per 1,000 population.

According to the East Contra Costa County Sub-Regional MSR, the City is currently meeting their performance standards. However, future development proposed within SOI Areas G, I and M could increase these average response times if additional facilities were not provided as development is proposed. The City of Antioch General Plan includes policies to ensure adequate police protection services are provided, which are as follows:

Policies

- 3.5.9.2.a. Ensure that discretionary development projects comply with the City's performance standards, by approving such projects only after making one or more of the following findings.
 - The City's adopted performance standards will be maintained following project occupancy; or
 - Project-specific mitigation measures or conditions of approval have been incorporated into the project.
- 3.5.9.2.b. Require new development to fund public facilities and infrastructure, either directly or through participation in a land-based financing district, as necessary to mitigate the impacts of new development on public services and facilities.
- 3.5.9.2.c. Levy mitigation requirements in proportion to each development's anticipated impacts. Where infrastructure is required to be installed in excess of a development's proportional mitigation requirement, utilize benefit districts over the area to be benefited by the infrastructure or provide reimbursement to the development for excess cost.

c) Schools

Environmental Setting

City of Pittsburg Planning Area (SOI Areas A-F)

According to the City of Pittsburg General Plan, SOI Areas A and B are located within the Mt. Diablo Unified School District (MDUSD) and SOI Area D is located within Pittsburg Unified School District (PUSD).

According to the City of Pittsburg General Plan, MDUSD facilities include three elementary schools (grades K-5), one middle school (grades 6-8), and one continuation school. Several MDUSD schools within the Pittsburg Planning Area have reached or are nearing capacity. The PUSD currently operates seven elementary schools (grades K-5), two middle schools (grades 6-8), and one high school (grades 9-12). Additionally, the school district provides adult education programs, independent study, home teaching, and special education. Many of the schools within PUSD have reached or are nearing capacity. On average, PUSD is operating at 113 percent of capacity.

Los Medanos Community College, opened in 1974 as Contra Costa Community College District's third campus, serves as a valuable educational and recreational resource to local residents.

City of Antioch Planning Area (SOI Areas G-M)

According to the City of Antioch General Plan, the planning area is located within the boundaries of the Brentwood Union School District (BUSD) and the Liberty Union High School District (LUHSD). Antioch Unified School District (AUSD) has a K-12 enrollment of approximately 20,000 students. The District which district? includes 13 elementary schools, four middle schools, two comprehensive high schools, two specialized high schools, and one K-8 school. Most school aged children associated with future development within SOI Areas G – M would attend schools within the AUSD. The BUSD serves Kindergarten through 8th grade students with an enrollment of approximately 8,100 students. Presently, there are seven K-5 elementary campuses and three 6-8 middle schools. SOI Areas L and M may be located within the Krey Elementary boundary and the Adams Middle School boundary. The LUHSD includes Heritage High located at 101 American Avenue, Brentwood, California. Future student within SOI Area M may attend this school.

Analysis:

City of Pittsburg Planning Area (SOI Areas A-F)

Future development proposed within SOI Areas A and D could increase the number of school aged children within MDUSD and PUSD. According to the City of Pittsburg General Plan, expansion of residential development into the southern hills will result in the need for additional MDUSD school sites within city limits. Proposed schools include San Marco Elementary School, and potential conversion of an existing school site within the Planning Area to a high school facility. **Buldout of the General Plan will require two additional elementary schools and one high school.** Additional school sites may be identified through negotiations with the school districts to accommodate population growth within the Southwest Hills subarea (SOI Area A). In addition, the City of Pittsburg General Plan includes policies to ensure adequate school facilities are provided, which are as follows:

ITW currently under construction
** no. high school is being rebuilt to accommodate increased capacity.*

this is the Maxima DeltaView elementary and it is already built and open

lic planter beds, public art, and over 31 miles of public trails. Parks maintenance, as well as new improvements, are provided to 33 City parks ranging from small neighborhood parks to the 99-acre Prewett Family Water Park. These parks comprise approximately 322 acres. The Parks Division also collaborates with the AUSD for shared park maintenance equipment and storage buildings. New projects include maintenance of the 'Memorial Grove' and participation in the 'Tree City USA' program, for which the City has received an award the past three years.

Analysis:

City of Pittsburg Planning Area (SOI Areas A-F)

The performance standards for public services are briefly summarized below:

- Provide a ratio of five acres of community and neighborhood parkland per 1,000 residents. Ensure that residential developers dedicate parkland in accordance with this standard.
- Pursue the development of park and recreation facilities within reasonable walking distance of all residents.
- Ensure that all new park sites consist of level, usable recreation space by requiring a minimum of 80% of the park site to have slopes of less than 3%.
- Limit minimum park acreage dedications in new residential neighborhoods to generally no less than two acres.

Potential buildout of SOI Areas A, B and D ^{wise.} would increase the population by approximately 10,578, ⁶²⁷⁶ which would result in an increased need for ~~52.9~~ acres of park land. However, according to the *City of Pittsburg General Plan*, there are six more parks proposed that total of 65 acres. According to the East Contra Costa County Sub-Regional MSR, the City of Pittsburg meets the park standard (5 acres per 1,000 population) with a total of 340 acres (317.5 acres required); however 190 acres of this total is Stoneman Park, which is mostly undeveloped (see determination #8 - p. VI-25 of the East County Sub-regional MSR). In addition, the *City of Pittsburg General Plan* includes the following policies to ensure adequate park services:

Policies

- 8-P-1 Maintain a neighborhood and community park standard of 5 acres of public parkland per 1,000 residents.
- 8-P-2 Pursue the development of park and recreation facilities within reasonable walking distance of all homes.
- 8-P-3 Develop public parks and recreational facilities that are equitably distributed throughout the urbanized area, and provide neighborhood recreation facilities in existing neighborhoods where such facilities are presently lacking.
- 8-P-5 Maintain park and recreation facility standards for new development to serve both residents and employees, attainable through dedication of parkland or payment of in-lieu fees. The demand by new residential development for parks and open space facilities is a well-known calculation among Californian cities, but the additional demands on park facilities by employees of local businesses (for example, eating lunch in a park or jogging along the waterfront after work) who are not residents must also be considered.
- 8-P-6 Revise the City's Park Dedication Ordinance to define useable area for parkland dedication requirements. Proposed park sites should be:

This does not include Norton Valley does it?

SOI Expansions for the City of Pittsburg, DDSD and CCWD
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- 8.9.2.e. Provide passive and active elements within neighborhood and community parks to meet the needs of citizens of all ages and interests, and thereby ensure that the need for lands for athletics and team sports is an equal to the provision of tranquil settings for picnicking, walking, and relaxation.
- 8.9.2.g. Encourage the preservation of significant natural features and development of landscaped parkways and trail systems in new developments in addition to required park development.
- 8.9.2.n. Require the provision of private play space for children in small lot single family subdivisions and attached residential developments.

e) Other

Library

The Pittsburg Branch Library (Vincent A. Davi Memorial Library) is located at 80 Power Avenue adjacent to the City Civic Center. The Pittsburg Branch is part of the County Library System and is located in an approximate 10,000 square foot building that opened in 1966. The City owns the library building and the library is operated by the Contra Costa County Library. With supplemental funding from the City (\$88,000 per year), the library is open 6-days a week from six to 10 hours per day. Existing facilities are undersized and over used. A new 15,000 square foot library has been proposed as part of the mid-rise office building to be located adjacent to the Civic Center.

The Antioch Branch Library is located at 501 W. Eighteenth Street. The Antioch Branch is part of the County Library System and is located in an approximate 11,000 square foot building that has been recently remodeled. → usage stats?

Community Development Services Dept. → specify Pittsburg here?

The Planning Department is responsible for monitoring the General Plan. Since the Plan was adopted in 2001, a number of projects have been completed that assist in implementing the General Plan. These include: the Redevelopment Agency establishing Unified Development Areas (UDA's) for the Marine Commercial Area and the East Tenth Street Corridor; upgrading the Subdivision and Historic Resources Ordinances; and development of the Railroad Avenue Specific Plan. Currently underway is the Sign Ordinance update and the Downtown Streetscape Master Plan. ← not "complete"

Dev. Services

The Building Division is part of the ~~Engineering~~ Department and is responsible for processing building permit applications, plan checks of all residential and commercial projects for code compliance, conducts inspections during construction and is responsible for the Residential Rental Property Inspection Program (RIP). Building Permit activity has been relatively stable over the past eight years averaging 300 new single-family home construction permits and eight commercial permits per year. Residential and commercial remodel projects make up a major portion of the actual permits issued, averaging over 1,200 permits per year. According to the East Contra Costa County Sub-Regional MSR, the total annual building permits issued has topped 2,000 per year with a total annual permit valuation of almost one billion dollars. Due to the current economic situation, it is anticipated near term building permits issued will be lower than previous years. In 2008, there were only 74 residential permits issued as opposed to 559 residential permits in 2007.

The Pittsburg Housing Authority provides rental subsidies to assist low-income families with their rent. This Section 8 program is federally funded and currently provides assistance to 948 families. However, there is a current waiting list of approximately 1,800 people. The Housing Rehabilitation Loan Program is administered by the Community Access Department and provides low interest loans to City residents of low to moderate income. This program is funded by Community Development Block Grant (CDBG) funds and program income (repayment of loans).

The Economic Development Department is actively involved in business attraction and retention activities. Through the Department's GIS-Properties Online service, prospective businesses can research available commercial and retail properties. This department is also involved in the City's Enterprise Zone, the Small Business Growth Center, and a Business Incentive Program.'

The Pittsburg Redevelopment Agency (RDA) is a significant participant in City revitalization, capital improvements, affordable housing, City infrastructure, and financial assistance. Current programs include Commercial Rehabilitation Loans, First Time Homebuyer Loans, the Enterprise Zone, and the West Boulevard Housing Rehabilitation Loans. The Agency is currently involved in a number of projects in the 'Old Town' area including the Gateway Mixed Use Building, California Theater Project, Enean Theater Project, Marina Bed and Breakfast Project, Mariner Walk Subdivision, New Marina School Project, and Vidrio Mixed Use Project. With an annual budget of \$56.5 million, the RDA is able to participate in a number of development projects and capital improvements simultaneously. Due to the current economic situation, some redevelopment projects are temporarily on hold.

Conclusions:

No change in these services is proposed as part of the SOI expansion. All levels of service and service ratios would remain unchanged. Therefore, the proposed project, itself, would not require the need for new facilities or the expansion of existing facilities. The project would expand SOI boundaries for the City of Pittsburg, DDS and CCWD, which could be seen as removing a potential obstacle for these areas to be annexed by the City and/or service districts and eventually developed. This could be considered growth inducing according to CEQA Guidelines Section 15126.2(d). Future development proposed within the SOI expansion areas would likely require expansion of the some municipal services. Since the amount and timing of future development is uncertain at this time, it would be speculative to identify which public services would require expansions of their facilities to accommodate development. All future development proposed within the SOI expansion areas would be subject to subsequent environmental review during the annexation process. In addition, specific policies have been put in place to ensure acceptable levels of service for public services within the City of Pittsburg and the City of Antioch. All adopted policies, ordinances and regulations regarding public services would remain in place and applicable to future development. These policies would ensure that future development pays their fair share towards necessary improvements and that all performance standards are met. For these reasons, there would be **no impact** on fire or police protection services, emergency medical services, schools, parks or other public services.

tional facilities. No mitigation would be necessary, as **no impacts** or physical changes to existing conditions would occur with regard to parks and recreation facilities.

15. TRANSPORTATION/ TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis/Conclusions/Mitigation:

Local Roadway System

Several routes of regional significance provide access to ^{the} project area: State Route 4, Pittsburg-Antioch Highway, Kirker Pass Road, Bailey Road, Leland Road, and Willow Pass Road. State Route 4, which

In addition, to the SOI areas to be annexed into the cities, these areas would also be required to be annexed into the CCWD in order for these SOI expansion areas to be serviced by CCWD water supplies, which would be subject to review and approval by the LAFCO. Additionally, inclusion of these areas into the CVP contractual service area must be approved by the U.S. Bureau of Reclamation (USBR). CCWD annexation is normally included as part of a reorganization application by the City to the LAFCO. USBR's review of the inclusion application includes meeting federal statutes and regulations, including the Endangered Species Act.

Section 5.04.120 B.1 of CCWD Code of Regulations states that no water shall be provided by the District to annexed lands unless and until a water supply is available for use on said lands, as confirmed in writing by the District. In order for either City to obtain a Confirmation Letter (of water supply) from CCWD for any proposed annexation areas, CCWD needs: (1) inclusion approval from USBR, and (2) issuance of a de minimus determination that the cumulative increase in water demand does not exceed 5 percent of the projected buildout water demands as presented in the Los Vaqueros Project (LVP) EIR/S (1993). The projected buildout water demands for the proposed SOI areas currently outside the LVP Planning Area is 930 af/y or half of one percent (0.005) of LVP critical year buildout demand. This demand, when combined with other known projects, currently falls within the acceptable five percent deviation; however, development timing with respect to other future projects will be a factor for issuance of de minimus determinations for future projects.

Analysis/Conclusion/Mitigation:

Wastewater

The proposed project would expand the DDS's SOI area by approximately 3,161 acres to include SOI Areas A through M. The DDS provides sewer treatment service to the cities of Antioch and Pittsburg, as well as the community of Bay Point. The proposed SOI areas are not currently serviced by DDS or within any wastewater service agencies' SOI.

DDS uses standard multipliers for estimating residential and commercial wastewater demand. The standard multiplier for residential base wastewater flow is 220 gallons/day and 1,000 gallons/day/acre for commercial users. According to Measure K, SOI Area L (Roddy Ranch Focus Area) would have maximum buildout of 425,000 square feet (9.76 acres) of commercial use and SOI Area G (Somerville Road Corridor Focus Area) would have a maximum buildout of 1,581,690 square feet (36.31 acres) of commercial use. According to the City of Pittsburg General Plan, the entire 870.20 acres of SOI Area F is designated for commercial use and some of this area is already developed. According to the City of Antioch General Plan, the Sand Creek Focus Area, which contains SOI Area K and a portion of SOI Area J, would have a maximum buildout of 1,240,000 square feet of commercial space; however, these SOI areas are designated specifically for open space. The areas of the Sand Creek Focus Area that would allow commercial development are located within DDS's existing SOI. Therefore, implementation of the proposed project would add approximately 916.27 acres of commercial use to DDS's SOI. Based on a maximum potential buildout of 3,279 dwelling units and 916.27 acres of commercial, future development within the proposed SOI area would increase the wastewater flow by approximately 1.6 mgd. According to the Water and Wastewater Municipal Services Review for East Contra Costa County (LAFCO 2007), the wastewater treatment plant has a design and permit capacity of 16.5 mgd, with an average dry weather flow (ADWF) of 12.9 mgd. The wastewater treatment plant has a planned capacity of 22.7 mgd with an outfall capacity of 27.0 mgd.

Commercial/
Industrial
* this area is
primarily
Industrial

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Although the project would expand the potential service area for DDS, it would not expand or intensify existing uses and would not introduce any new uses that would increase the demand on the wastewater treatment or collection system. All adopted policies, ordinances and regulations regarding wastewater collection and treatment would remain in place. Furthermore, annexation into the service is not proposed at this time and future annexations would be subject subsequent environmental, and to comply with existing policies that would ensure adequate water. No mitigation would be necessary, as **no impacts** or physical changes to existing conditions would occur.

to
review
would have to

Water

SOI Areas E, F and M are located within the SOI for Contra Costa Water District (CCWD). The proposed project would expand the CCWD's SOI area by approximately 1,799 acres to include SOI Areas A, B, D, I, J, K and L.).

Although the proposed project would expand the potential service area for CCWD, it would not expand or intensify existing uses and would not introduce any new uses that would increase the demand on the water treatment or distribution system. All adopted policies, ordinances and regulations regarding water supply and quality would remain in place. Furthermore, annexation into the service is not proposed at this time and future annexations would be subject subsequent environmental, and to comply with existing policies that would ensure adequate water. No mitigation would be necessary, as no impacts or physical changes to existing conditions would occur.

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review
would have

Stormwater

Contra Costa County Flood Control and Water Conservation District (CCCFCWCD) works with the surrounding cities to implement regional drainage plans. The CCCFCWCD is managed and staffed by Contra Costa County Public Works Department. Storm drainage service would continue to be provided by CCCFCWCD.

The stormwater trunk lines discharge to channels owned and maintained by both the cities the CCCFCWCD. The CCCFCWCD releases stormwater from the channels to the San Joaquin River and is the holder of a National Pollution Discharge Elimination System (NPDES) permit. Contra Costa County Clean Water Program staff monitors the quality of the released water to comply with the specifications of the NPDES permit. Maintenance fees for the system come from the assessment fees collected through the Contra Costa County Clean Water Program. The Central Valley Regional Water Quality Control Board regulates stormwater discharged from the cities.

All adopted policies, ordinances and regulations regarding storm water drainage would remain in place. The project would not expand or intensify existing uses and would not introduce any new uses that would increase the demand on the storm drainage system. No mitigation would be necessary, as no impacts or physical changes to existing conditions would occur.

f-g) Solid Waste

Environmental Setting:

Solid waste collection (garbage service) is provided under a City franchise by Pittsburg Disposal Service (a private company), 180 E. Leland Road, Pittsburg. Residential and commercial solid waste is presently transported to the Potrero Hills Landfill located east of Suisun for disposal. Non-recyclable industrial waste is disposed at the Keller Canyon Landfill adjacent to the City. Pittsburg Disposal also operates a