



ENVISION  
Pittsburg

# Notice of Preparation

2040 General Plan Update

Draft Program Environmental Impact Report

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**Date:** April 20, 2022

**To:** State Clearinghouse, Agencies, Organizations and Interested Parties

**From:** City of Pittsburg Community and Economic Development Department

**Subject:** Notice of Preparation and Scoping Meeting for the Envision Pittsburg 2040 General Plan Update Environmental Impact Report

**Scoping Meeting:** May 5, 2022 11:00 a.m. (via Zoom – see pg.2 for information)

**Comment Period:** April 20, 2022 to May 20, 2022

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The City of Pittsburg (City) will serve as Lead Agency in the preparation of a programmatic Environmental Impact Report (EIR) for the adoption and implementation of the Envision Pittsburg 2040 General Plan Update (2040 General Plan).

The purpose of this notice is (1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the State CEQA Guidelines Section 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project, and (3) to notice the public scoping meeting. The proposed project is a long-term General Plan consisting of policies that will guide future development activities and City actions. Information regarding the project description, project location, and topics to be addressed in the Draft EIR is provided below. Additional project documents and information are available at the City of Pittsburg, Community Development Department located at 65 Civic Avenue and on-line at:

<https://pittsburg.generalplan.org/>.

For questions regarding this notice, please contact John Funderburg, Assistant Director of Planning at (925)252-4043, or by email [jfunderburg@pittsburgca.gov](mailto:jfunderburg@pittsburgca.gov).

## Notice of Preparation 30-Day Comment Period

The City, as Lead Agency, requests that responsible and trustee agencies, and the Office of Planning and Research, respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. Pursuant to Public Resources Code Section 21080.4, responsible agencies, trustee agencies and the Office of Planning and Research must submit any comments in response to this notice no later than 30 days after receipt. In accordance with the time limits established by CEQA, the NOP public review period will begin on April 20, 2022 and end on May 20, 2022.



In the event that the City does not receive a response from any Responsible or Trustee Agency by the end of the review period, the City may presume that the Responsible Agency or Trustee Agency has no response to make (State CEQA Guidelines Section 15082(b)(2)). All comments in response to this notice must be submitted in writing at the address below, or via email, by the close of the 30-day NOP review period, which is 5:00 PM on May 20, 2022:

John Funderburg, Assistant Director of Planning  
City of Pittsburg Community and Economic Development Department  
65 Civic Avenue  
Pittsburg, CA 94565  
[jfunderburg@pittsburgca.gov](mailto:jfunderburg@pittsburgca.gov)

### *Scoping Meeting*

The City will hold a scoping meeting to provide an opportunity for agency representatives and the public to assist the City in determining the scope and content of the EIR.

The scoping meeting will be held on May 5, 2022, at 11:00 a.m. via Zoom.

The Zoom meeting link is provided below.

#### **Envision Pittsburg General Plan Draft EIR Scoping Meeting**

May 5, 2022 at 11:00 AM

Planning Division is inviting you to a scheduled Zoom meeting.

#### **Join Zoom Meeting**

<https://us02web.zoom.us/j/6032260951>

Meeting ID: 603 226 0951

One tap mobile

+16699009128,,6032260951# US (San Jose)

+13462487799,,6032260951# US (Houston)

Dial by your location

+1 669 900 9128 US (San Jose)

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 603 226 0951

Find your local number: <https://us02web.zoom.us/u/kdeF11i4AR>

For comments before or after the meeting or additional information, please contact John Funderburg, Assistant Director of Planning at (925) 252-4043, or by email [jfunderburg@pittsburgca.gov](mailto:jfunderburg@pittsburgca.gov).

## Project Location and Setting

Pittsburg is a city in eastern Contra Costa County and is bordered by Suisun Bay to the north and Solano County to the north, the City of Antioch and unincorporated Contra Costa County to the east, the City of Concord to the west, and unincorporated Contra Costa County to the south. See Figure 1, Regional Location Map.

Pittsburg is well-connected within the Bay Area region with access to all modes of transportation from regional rail services, airports, state routes and more, including Pittsburg/Bay Point BART and the extension of eBART services to eastern Contra Costa County. State Route 4 (SR-4) provides the regional motor vehicle access to the other major cities and towns in the Bay Area. This part of the region is characterized by rolling hills and proximity to the San Francisco Bay and Sacramento River Delta.

Pittsburg's early growth centered around industrial development. The growth of the Bay Area has brought many changes to the Pittsburg region, including residential, commercial development and marina development. Pittsburg has grown outward from the downtown area since the 1990s. Residential development continues in the southwestern portion of the City, generally south of Leland Road. Infill commercial development continues to occur along Highway 4. The expansion of BART to serve Pittsburg, with the Bay Point station opening in 1996 and the Pittsburg Center station opening in 2018, has encouraged transit-oriented development, including new retail, commercial offices, restaurants, and residential uses around the stations.

## *Planning Area*

In addition to the lands within the City boundaries, state law requires that a municipality adopt a General Plan that addresses “any land outside its boundaries which in the planning agency’s judgment bears relation to its planning (California Government Code §65300).” The City’s Planning Area is the extent of the area addressed by the General Plan. The Planning Area includes lands within the City, the City’s Sphere of Influence (SOI), and lands outside of the SOI. The Planning Area includes the unincorporated community of Bay Point to the northwest, west and a much larger area south of the City that predominantly includes open space uses. See Figure 2, Draft Land Use Map.

## Project Description

State law requires the City to adopt a comprehensive, long-term general plan for the physical development of its planning area. The Plan must include land use, circulation, housing, conservation, open space, noise, and safety elements, and address environmental justice and climate adaptation, as specified in Government Code Section 65302, to the extent that the issues identified by State law exist in the City’s planning area. Additional elements that relate to the physical development of the city may also be addressed in the Plan. The degree of specificity and level of detail of the discussion of each Plan Element need only reflect local conditions and circumstances.

Upon adoption, the 2040 General Plan will replace the City’s existing 2020 General Plan, which was adopted in 2001 with subsequent updates to various elements.

The City is also updating the Housing Element, which will address the City's Regional Housing Needs Allocation and the 2023-2031 planning period, in a process separate from the General Plan Update.

The City will implement the General Plan by requiring development, infrastructure improvements, and other projects to be consistent with its policies and by implementing the actions included in the Plan, including subsequent project-level environmental review, as required under CEQA.

Other project information and related General Plan documentation is available at the City's General Plan Update website: <https://pittsburg.generalplan.org/>.

### *Project Objectives*

The Envision Pittsburg General Plan Update addresses issues of concern identified through the visioning and community outreach efforts, including but not limited to:

- maintaining and enhancing Pittsburg's character;
- managing the location, type, and amount of growth and ensuring that the community's infrastructures and services are planned to keep pace with growth;
- providing for high-quality employment opportunities;
- providing recreation, entertainment, shopping, restaurants, and services for the City's households, with an emphasis on increasing opportunities for the City's youth;
- addressing environmental justice, including identifying and reducing any adverse effects to disadvantaged communities and identifying opportunities to improve equity and access to resources and amenities necessary for a high quality of life; and
- conserving natural resources; and addressing environmental effects, including methods to adapt to the effects of a changing climate and sea level rise.

### *Envision Pittsburg General Plan Contents*

The Envision Pittsburg General Plan will include a comprehensive set of goals, policies, and implementation measures, as well as a revised Land Use Map (Figure 2).

- A goal is a description of the general desired result that the City seeks to create through the implementation of the General Plan.
- A policy is a specific statement that guides decision-making as the City works to achieve its goals. Once adopted, policies represent statements of City regulations. The General Plan's policies set out the standards that will be used by City staff, the Planning Commission, and the City Council in their review of land development projects, resource protection activities, infrastructure improvements, and other City actions. Policies are on-going and don't necessarily require specific action on behalf of the City.
- An implementation measure is an action, procedure, technique, or specific program to be undertaken by the City to help achieve a specified goal or implement an adopted policy. The City must take additional steps to implement each action in the General Plan. An action is something that can and will be completed.

A General Plan covers a wide range of social, economic, infrastructure, and natural resource issues. The Envision Pittsburgh General Plan will include goals, policies and implementation programs to address the state-mandated topics and will continue to have components that address optional topics, including growth management, urban design, downtown, education, economic development, youth and recreation, and public facilities.

Land Use Element

The Land Use Element establishes the framework for the goals, policies, and implementation Programs that will shape the physical form of Pittsburgh. The Land Use Element addresses the intensity and distribution of land uses and identifies areas of the City where change will be encouraged and those areas where the existing land use patterns will be maintained and enhanced.

The Land Use Element establishes the land use designations, including the allowed uses, intensities, and densities of development, established by the Land Use Map, shown in Figure 2. Table 1 shows the total acreages for each land use designation shown on the proposed Land Use Map.

**Table 1: Envision Pittsburgh General Plan Land Use Designations by Acreage**

Land Use Designation	City	SOI	Planning Area	Total
<b>Residential Designations</b>				
Hillside Low Density Residential	146.1	66.2	0	212.3
Low Density Residential	2,842.6	1,054.0	0	3,896.6
Medium Density Residential	511.9	45.3	0	557.2
High Density Residential	214.6	159.5	0	374.1
Very High Density Residential	18.7	0	0	18.7
Downtown Low Density Residential	50.6	0	0	50.6
Downtown Medium Density Res.	111.3	0	0	111.3
Downtown High Density Residential	14.1	0	0	14.1
<b><i>Subtotal Residential</i></b>	<b><i>3,909.8</i></b>	<b><i>1,325</i></b>	<b><i>0</i></b>	<b><i>5,234.9</i></b>
<b>Mixed Use Designations</b>				
Mixed Use (Community Commercial)	21.3	0	0	21.3
Mixed Use (Downtown)	18.5	0	0	18.5
Mixed Use (General)	30.2	0	0	30.2
Mixed Use (P/BP BART)	52.7	0	0	52.7
Mixed Use (Railroad Ave SPA)	110.1	0	0	110.1
<b><i>Subtotal Mixed Use</i></b>	<b><i>232.8</i></b>	<b><i>0</i></b>	<b><i>0</i></b>	<b><i>232.8</i></b>
<b>Commercial and Industrial Designations</b>				
Community Commercial	181.1	56.0	0	237.1
Downtown Commercial	8.9	0	0	8.9
Employment Center Industrial	691.7	16.9	0	708.6
Industrial	981.6	382.9	0	1,364.5
Marina Commercial	89.8	51.5	0	141.3
Regional Commercial	174.9	0	0	174.9
Service Commercial	115.8	0	0	115.8
<b><i>Subtotal Commercial and Industrial</i></b>	<b><i>2,243.8</i></b>	<b><i>507.3</i></b>	<b><i>0</i></b>	<b><i>2,751.1</i></b>

Land Use Designation	City	SOI	Planning Area	Total
<b>Other Designations</b>				
Landfill	0	0	195.7	195.7
Public/Institutional	457.3	725.0	0	1,182.3
Park	1,258.1	176.2	1,431.8	2,866.1
Open Space	1,521.6	1,771.3	5,354.1	8,647.0
Roadway	62.1	6.0	0	68.1
Utility/ROW	161.9	109.5	387.8	659.2
Water	221.7	351.0	0	572.7
<i>Subtotal Other</i>	<i>3,682.7</i>	<i>3,139.0</i>	<i>7,369.4</i>	<i>14,191.1</i>
<b>TOTAL</b>	<b>10,069.9</b>	<b>4,971.3</b>	<b>7,369.4</b>	<b>22,409.9</b>

Source: Contra Costa County GIS/Assessor Data, City of Pittsburg, De Novo Planning Group, 2022

Table 2 lists each land use designation and overlay and provides the density and FAR requirements for each designation, including any modifications associated with each land use alternative.

**Table 2: Envision Pittsburg General Plan Land Use Designations by Acreage**

General Plan Land Use Designation or Overlay	Proposed Envision Pittsburg General Plan Density and FAR
<b>Residential Designations</b>	
<p><b>Hillside Low Density Residential</b> Allows single-family (attached or detached) residential development in the southern hills. Maximum densities should be allowed only in flatter, natural slope areas or non-environmentally sensitive level areas. An open, natural character is encouraged by clustering homes and minimizing cut-and-fill of natural hillsides.</p>	<p>Density: Less than 5 units per gross acre FAR: -</p>
<p><b>Low Density Residential</b> Allows detached single-family dwellings, but attached single-family units in selected or all areas may be permitted, provided that each unit has ground-floor living area, and private or common outdoor open space.</p>	<p>Density: 1-7 units per gross acre FAR: -</p>
<p><b>Medium Density Residential</b> Allowed housing types may include one- or two-story garden apartments, townhouses, and attached or detached single-family residences. The Zoning Ordinance may permit zero lot-line or small-lot detached residential units in some or all areas.</p>	<p>Density: 8-16 units per gross acre FAR: -</p>
<p><b>High Density Residential</b> Allows a wide range of housing types, from single-family attached units to multi-family complexes are permitted. Subject to design review by the Planning Commission, additional discretionary density increases, up to a maximum project</p>	<p>Density: 17-30 units per gross acre; up to 40 units per acre for projects that fulfill community objectives FAR: -</p>

General Plan Land Use Designation or Overlay	Proposed Envision Pittsburgh General Plan Density and FAR
density of 40 units per gross acre, may be granted to projects that fulfill community objectives.	
<b>Very High Density Residential</b> Allows multi-family housing and attached single family housing types, such as apartments and condominiums.	31-40 units per acre 0.15 FAR for neighborhood-serving commercial, services, and office uses
<b>Downtown Low Density</b> Housing types may include attached or detached single-family housing.	Density: 4-12 units per gross acre FAR: -
<b>Downtown Medium Density Residential</b> Housing types may include attached or detached single family townhouses, garden apartments, and other forms of multi-family housing.	Density: 12-18 units per gross acre FAR: -
<b>Downtown High Density Residential</b> Housing types may include attached single family townhouses, apartments, and other forms of multi-family housing. New high-density projects within Downtown should have transit-oriented amenities (such as covered bus stops at project entrance, where appropriate) and reduced parking requirements to encourage use of alternative modes of transportation. Subject to design review by the Planning Commission, additional discretionary density increases, up to a maximum project density of 40 units per gross acre, may be granted to projects that fulfill community objectives.	Density: 18-30 units per gross acre FAR: -
<b>Mixed Use Designations</b>	
<b>Mixed Use (P/BP BART)</b> Applied to the approximately 54-acre area west of the Oak Hills Shopping Center, including the Pittsburg/Bay Point BART station parking lot. Allows for residential and non-residential uses up to the maximum permitted density and FAR.	Density: 15-65 units per gross acre FAR: Non-residential: 1.0
<b>Mixed Use (Railroad Ave)</b> Applied to the approximately 97-acre area located within approximately ½-mile of the Railroad Avenue/State Route 4 intersection. Allows for residential and non-residential uses up to the maximum permitted density and FAR.	Density: 15-65 units per acre Non-residential: 0.25 to 1.0
<b>Mixed Use (Downtown)</b> Encompasses approximately 20 acres located in and near the Downtown. Allows for residential and non-residential uses up to the maximum permitted density and FAR.	Density: 12-30 units per acre FAR: Non-residential: W. 10th St - 0.6 Railroad Ave - 1.0 Maximum Residential and Non-Residential Total FAR: 2.0
<b>Mixed Use (General)</b>	Density: 6-16 units per acre Maximum Residential and Non-Residential Total FAR: 1.0

General Plan Land Use Designation or Overlay	Proposed Envision Pittsburgh General Plan Density and FAR
Accommodates mixed uses with a focus on providing community-serving retail, dining, office, and other uses in conjunction with residential development.	
<b>Mixed Use (Community Commercial)</b> Accommodates mixed uses with a focus on providing community-serving retail, dining, office, and other uses in conjunction with residential development.	Density: 6-16 units per acre Maximum Residential and Non-Residential Total FAR:1.0
<b>Commercial and Industrial Designations</b>	
<b>Regional Commercial</b> Provides commercial acreage for large-scale retailers and big-box retail centers and auto dealerships, designed to attract shoppers from a wide market area.	FAR: Non-residential <sup>1</sup> : 0.5 Residential <sup>1</sup> : 0.25
<b>Community Commercial</b> Intended to provide sites for retail shopping areas (primarily in shopping centers) containing a wide variety of businesses, including retail stores, eating and drinking establishments, commercial recreation, service stations, automobile sales and repair services, financial, business and personal services, motels, educational and social services. The Zoning Ordinance may limit certain commercial areas to neighborhood stores or non-automotive establishments	Density: Not specified FAR: Non-residential <sup>1</sup> : 0.5 Residential <sup>1</sup> : 0.25
<b>Downtown Commercial</b> Accommodates specialty retail, personal services, restaurants, offices, financial organizations, institutions, and other businesses serving the daily needs of Downtown residents. Upper-story residential and mixed commercial/residential ground-floor uses are permitted, subject to appropriate design standards. Limitations on the size and location of parking, coupled with building orientation and design standards, will ensure that a pedestrian-oriented environment is created.	Density: Not specified FAR: Non-residential: Minimum 1.0 Non-residential and residential: 2.0
<b>Marina Commercial</b> Recreational and visitor-oriented uses, including privately operated recreation complexes (sports complexes, aquatic centers, etc.), and experience-oriented entertainment or recreation, business and professional services, offices, convenience sales, restaurants, public marketplaces, repair services, specialty retail (such as boat sales and repair), hotel/motel with a coastal orientation, recreational facilities, research and development, custom manufacturing, and marinas are all accommodated.	Density: 8-20 FAR: 0.5 for retail, recreation, and restaurant uses; 1.0 for offices; 1.5 for hotels; no separate FAR for residential
<b>Service Commercial</b>	Density: No residential FAR:



General Plan Land Use Designation or Overlay	Proposed Envision Pittsburgh General Plan Density and FAR
<p>Intended to provide sites for commercial business not appropriate in other commercial areas because of high volumes of vehicle traffic and potential adverse impacts on other uses. Also, residential uses may be permitted above ground floor commercial uses (such as office and retail). Allowable uses include automobile sales and services, building materials, nurseries, equipment rentals, contractors, wholesaling, warehousing, storage, and similar uses. Offices, retail uses, restaurants, and convenience stores should be allowed as ancillary uses.</p>	<p>Non-residential: 0.5</p>
<p><b>Employment Center Industrial</b>            Intended to provide sites for administrative, financial, business, professional, medical, and public offices, business incubators, research and development, custom and light manufacturing, limited assembly, warehousing and distribution, technology and innovation, energy, hospitals and large-scale medical facilities, services, and supporting commercial uses. Development standards and buffering requirements will prevent significant adverse effects on adjacent residential uses. Performance standards in the Draft General Plan will minimize potential environmental impacts, particularly in relation to ECI development proximate to residential, schools, other uses with sensitive receptors, and disadvantaged communities.</p>	<p>Density: No residential            1.5 FAR; accommodate professional, office, medical, research/technology, business park, service commercial, and warehousing uses; industrial uses allowed subject to performance standards</p>
<p><b>Industrial</b>            Manufacturing, wholesale, warehousing and distribution, commercial and business services, research and development, and storage uses are permitted, in addition to agricultural, food and drug, and industrial processing. Only small restaurant and ancillary commercial uses would be appropriate, subject to appropriate design standards. Performance standards in the Zoning Ordinance will minimize potential environmental impacts.</p>	<p>Density: -            FAR:            Non-residential: 0.5, except 1.0 allowed for low-employment-intensity uses</p>
<b>Other Designations</b>	
<p><b>Public/Institutional</b>            Intended to provide for schools, government offices, transit sites, public utilities, other facilities that have a unique public or quasi-public character, such as cultural facilities, religious institutions, fraternal organizations, and similar uses.</p>	<p>Total residential and non-residential FAR: 0.6</p>
<p><b>Parks/Recreation</b>            Provides for parks, recreation complexes, community fields, public golf courses, stadiums, greenways, and local and regional trails.</p>	<p>Density: -            FAR:            None specified</p>
<p><b>Open Space</b></p>	<p>Density: 1 unit per 20-acre or larger parcel on agricultural and</p>

General Plan Land Use Designation or Overlay	Proposed Envision Pittsburg General Plan Density and FAR
<p>Accommodates existing and future greenbelts and/or urban buffer areas that may be designated in the future. Greenbelts are open space, parkland, and agricultural areas located outside urban areas, as opposed to urban parks located within developed areas. Generally, there are two primary criteria that identify lands as open space:  <u>Resource Conservation</u>. Includes sites with environmental and/or safety constraints, such as riparian corridors, sensitive habitats, and wetlands. Development is limited to one housing unit per existing legal parcel, and no construction is allowed on land within the parcel that is unsuitable for development.  <u>Agriculture and Resource Management</u>. Includes orchards and cropland, grasslands, incidental agricultural or related sales, and very low-density rural residential areas. One housing unit may be built on each existing parcel of 20 or more acres, and agriculture is allowed with fewer restrictions on keeping animals than in the residential classifications. Permitted residential development may be clustered in locations with little or no environmental constraints.</p>	<p>resource management land            FAR: None specified</p>
<p><b>Utility/ROW</b>            Intended to designate land area dedicated to utilities, infrastructure, or road right-of-way.</p>	<p>Density: -            FAR:            None specified</p>
<b>Overlays</b>	
<p><b>BART TOD</b>            New overlay designation applied to Bay Area Rapid Transit (BART)-owned parcels to implement minimum density and maximum FAR standards required by State law (Assembly Bill 2923).</p>	<p>Minimum 75 units/acre;            Maximum residential and non-residential FAR - 3.0</p>
<p><b>PG&amp;E Conversion Corridor</b>            New overlay designation applied to the PG&amp;E transmission line corridor extending from the Pittsburg PG&amp;E Power Plant through the City to the Contra Costa Canal. This overlay designation is intended to provide for the relocation of the power plant and the conversion of the transmission line corridor to urban and recreation uses.</p>	<p>Based on underlying land use designation</p>

Note: 1 Density and/or FAR based on implementing zoning district(s)

Source: City of Pittsburg, De Novo Planning Group, 2021

### Growth Management Element

The Growth Management Element will continue to establish goals, policies and implementation programs that will be used to manage and mitigate the impacts of future growth and development within Pittsburg upon local streets and services, particularly local, regional and countywide transportation systems.

### Urban Design Element

The Urban Design Element will continue to provide hillside and ridgeline preservation policies, identify local views and city edges, outline improvement strategies for key corridors within the City, and provide policies relating to design and development of residential neighborhoods.

### Downtown Element

The Downtown Element will continue to describe the development strategy, streetscape design, waterfront access, historical resources, and off-street parking for the City's Downtown.

### Economic Development Element

The Economic Development Element will continue to provide a policy framework for ensuring Pittsburg's long-term economic competitiveness in the region. This element reflects business trends and available resources, and outlines the City's economic development objectives to ensure that economic decision-making is integrated with other aspects of the City's development.

### Housing Element

The Housing Element will continue to provide and develop local housing programs to meet its fair share of existing and future housing needs for all income groups. The Housing Element is being prepared separately from the General Plan Update and is anticipated to be completed following the 2040 General Plan.

### Circulation Element

The Circulation Element will continue to address the City's long-term transportation system, primarily through policies and standards to encourage active transportation, complete streets, adequate capacity, and linkages to further an integrated multi-modal transportation system, including walking, cycling, transit, and ferry access.

### Environmental Justice Element

The Environmental Justice Element will address environmental justice and disadvantaged communities' concerns, including reducing pollution exposure, promoting public facilities in disadvantaged communities, promoting food access, promoting safe and sanitary homes in disadvantaged communities, promoting opportunities for physical activity, reducing unique and compounded health risks, and encouraging resident engagement in the City's decision-making process.

### Recreation and Youth

The Recreation and Youth Element will provide the policy approach to developing parks, active open spaces, and trails, in addition to supporting recreational, cultural, and educational programs and facilities.

Resource Conservation Element

The Resource Conservation Element will establish the policy approach to resource- and energy-conscious growth, addressing biological resources and habitat conservation, drainage and erosion, water quality, air quality, greenhouse gas emissions, and historical resources conservation.

Health, Safety, and Noise Element

The Health, Safety, and Noise Element will continue to address risks posed by geologic and seismic conditions, prevent man-made risks stemming from use and transport of hazardous materials, and ensure that local emergency response agencies are prepared for potential disaster relief. This element will also include new policies and implementation measures to address climate adaptation; and take proactive steps to prepare for vulnerabilities and risks associated with climate change impacts.

Public Facilities Element

The Public Facilities Element will continue to address the provision of public services and facilities, including water supply and distribution, wastewater collection and treatment, solid waste collection and disposal, fire protection in urban and wildland areas, and public utility corridors.

***Growth and Development***

The General Plan will accommodate future growth in Pittsburg, including new businesses, expansion of existing businesses, and new residential uses consistent with the Land Use Designations (Table 1) and Land Use Map (Figure 2). Table 3 summarizes projects in the City’s development project pipeline and additional new development potential under the proposed Envision Pittsburg General Plan.

The actual amount of development that will occur throughout the planning horizon of the General Plan is based on many factors outside of the City’s control. Actual future development would depend on future real estate and labor market conditions, property owner preferences and decisions, site-specific constraints, and other factors. New development and growth are largely dictated by existing development conditions, market conditions, and land turnover rates. Very few communities in California actually develop to the full potential allowed in their respective General Plans during the planning horizon.

As shown in Table 3, approximately 15,576 new residential units and 26,089,499 square feet of non-residential uses would be accommodated under General Plan buildout conditions. This new growth would result in a population increase of approximately 20,470 persons, assuming 3.34 persons per household based on U.S. Census 2016-2020 American Community Survey household size data, and approximately 24,659 new jobs, based on U.S. Energy Information Administration 2012 Commercial Buildings Energy Consumption Survey data released March 18, 2016.

**Table 3: Envision Pittsburg General Plan New Development Potential**

Residential Units or Nonresidential Square Footage	Project Pipeline	New Development Potential	Total Growth
<b>Residential Units</b>			
Single-Family Residential	4,190	2,255	6,445
Multiple-Family Residential	1,883	7,228	9,111
Live Work Units	20	-	20

Residential Units or Nonresidential Square Footage	Project Pipeline	New Development Potential	Total Growth
<b>TOTAL</b>	<b>6,093</b>	<b>9,483</b>	<b>15,576</b>
<b>Nonresidential Square Footage</b>			
Retail	195,515	1,470,217	1,665,732
Service	159,200	3,125,937	3,285,137
Office	-	1,819,034	1,819,034
Commercial Recreation	41,486	310,872	352,358
Hotel	109,071	339,699	448,770
Institutional	8,320	43,070	51,390
Heavy Industrial	733,723	5,691,166	6,424,889
Light Industrial	4,734,100	5,377,187	10,111,287
Public/Quasi-Public	6,632	1,924,270	1,930,902
<b>TOTAL</b>	<b>5,988,047</b>	<b>20,101,452</b>	<b>26,089,499</b>

Source: Contra Costa County GIS/Assessor Data, City of Pittsburg, De Novo Planning Group, 2022

## Program EIR Analysis

The City, as the Lead Agency under the California Environmental Quality Act (CEQA), will prepare a Program EIR for the Envision Pittsburg 2040 General Plan Update. The EIR will be prepared in accordance with CEQA, the CEQA Guidelines (Guidelines), relevant case law, and City procedures. No Initial Study will be prepared pursuant to Section 15063(a) of the CEQA Guidelines.

The EIR will analyze potentially significant impacts associated with adoption and implementation of the General Plan. In particular, the EIR will focus on areas that have development potential. The EIR will evaluate the full range of environmental issues contemplated under CEQA and the CEQA Guidelines as set forth in CEQA Guidelines Appendix G, except for specific topics identified below as having no impact. Where potentially significant or significant impacts are identified, the EIR will discuss mitigation measures to address the impact. At this time, the City anticipates that EIR sections will be organized in the following topical areas:

- **Aesthetic Resources** - The Program EIR will describe the aesthetic implications of 2040 General Plan implementation, including visual relationships to the surrounding vicinity and potential impacts on scenic vistas and resources, such as rolling grassy hills to the south and Suisun Bay/Sacramento River Delta to the north, potential to conflict with regulations governing scenic quality, and light or glare impacts.
- **Agriculture Resources** - The Program EIR will describe the potential of the 2040 General Plan implementation on agricultural resources.

- Air Quality - The Program EIR will describe the potential short- and long-term impacts of 2040 General Plan implementation on local and regional air quality and air quality plans based on methodologies issued by the Bay Area Air Quality Management District (BAAQMD).
- Biological Resources - The Program EIR will identify any potential impacts of 2040 General Plan implementation on biological resources, including special-status plant and animal species, riparian habitats, wetlands, other sensitive natural communities, migratory movement, and protected trees.
- Historic, Cultural and Tribal Cultural Resources - The Program EIR will describe any potential 2040 General Plan implementation impacts and mitigation associated with historic, archaeological, and tribal cultural resources.
- Geology, Soils, and Mineral Resources - The Program EIR will describe the potential geotechnical implications of 2040 General Plan implementation, including adverse effects associated with seismic activity, substantial soil erosion or loss of topsoil, stable, potentially unstable geologic units, and destruction of unique paleontologic resources or unique geological features. The Program EIR will identify the effects of 2040 General Plan implementation on any known valuable or important mineral resources.
- Greenhouse Gases, Climate Change, and Energy - The Program EIR will include a greenhouse gas emissions analysis using the BAAQMD's methodology and thresholds for evaluating a project's greenhouse gas emissions and will address the potential for the 2040 General Plan to conflict with an adopted plan or other regulations adopted for the purpose of reducing greenhouse gases. This section will also address anticipated energy consumption associated with buildout of the 2040 General Plan, as well as proposed and or potential energy conservation measures.
- Hazards and Hazardous Materials - The Program EIR will describe any existing and anticipated hazardous material activities and releases and any associated impacts of 2040 General Plan implementation. Potential hazards impacts resulting from future construction will also be described.
- Hydrology and Water Quality - The Program EIR will describe the effects of 2040 General Plan implementation on storm drainage, water quality, groundwater resources, and the potential for flooding.
- Land Use and Planning - The Program EIR will describe the potential impacts of 2040 General Plan implementation related to land use and planning, including impacts due to conflict with land use plans, policies, or regulations adopted to avoid or mitigate an environmental effect.
- Noise - The Program EIR will describe noise impacts and related mitigation needs associated with short-term construction and long-term operation (i.e., traffic, mechanical systems, etc.) associated with buildout of the 2040 General Plan.
- Population and Housing - The Program EIR will describe the anticipated effects of 2040 General Plan implementation inducing unplanned population growth or displacing existing people or housing.

- Public Services and Recreation - The Program EIR will describe the potential for 2040 General Plan implementation to result in substantial adverse physical impacts on public services, including police, fire, and emergency medical services, schools, parks and recreation facilities, and other public facilities.
- Transportation - The Program EIR will describe the transportation and circulation implications of 2040 General Plan implementation, including impacts on the circulation system including transit, roadways, pedestrian and bicycle facilities, potential effects related to vehicle miles travelled, design or incompatible use hazards, and adequate emergency access.
- Utilities/Service Systems - The Program EIR will describe the 2040 General Plan implementation effects related to new or expanded water supply, sewer and wastewater treatment, storm drainage, solid waste and recycling, electric, natural gas, and telecommunication infrastructure.
- In addition to the potential environmental impacts noted above, the Program EIR will evaluate potential cumulative impacts and potential growth-inducing effects associated with 2040 General Plan implementation. The Program EIR will also compare the impacts of the proposed 2040 General Plan to a range of reasonable alternatives, including a No Project alternative, and will identify an environmentally superior alternative. The Program EIR will analyze the Land Use Map, Circulation Diagrams, goals, policies, and implementation programs for the proposed 2040 General Plan and alternatives to the proposed 2040 General Plan.

#### Environmental Topics Scoped from Further Analysis




There is no designated forest or timber land in the City and Planning Area. Therefore, the 2040 General Plan would have no impact related to forestry resources, as identified by CEQA Guidelines Appendix G, Section II, paragraphs c) and d) and this issue will not be analyzed further in the EIR.

The Planning Area does not have lands classified as very high fire hazard severity zones by Cal Fire and is not adjacent to such lands. Therefore, no impact related to Wildfire, as identified by CEQA Guidelines Appendix G, Section XX, Wildfire, is anticipated and this topic will not be analyzed further in the EIR.

Figure 1:

# REGIONAL LOCATION MAP

## Legend

-  City of Pittsburg
-  Other Incorporated Areas
-  County Boundary

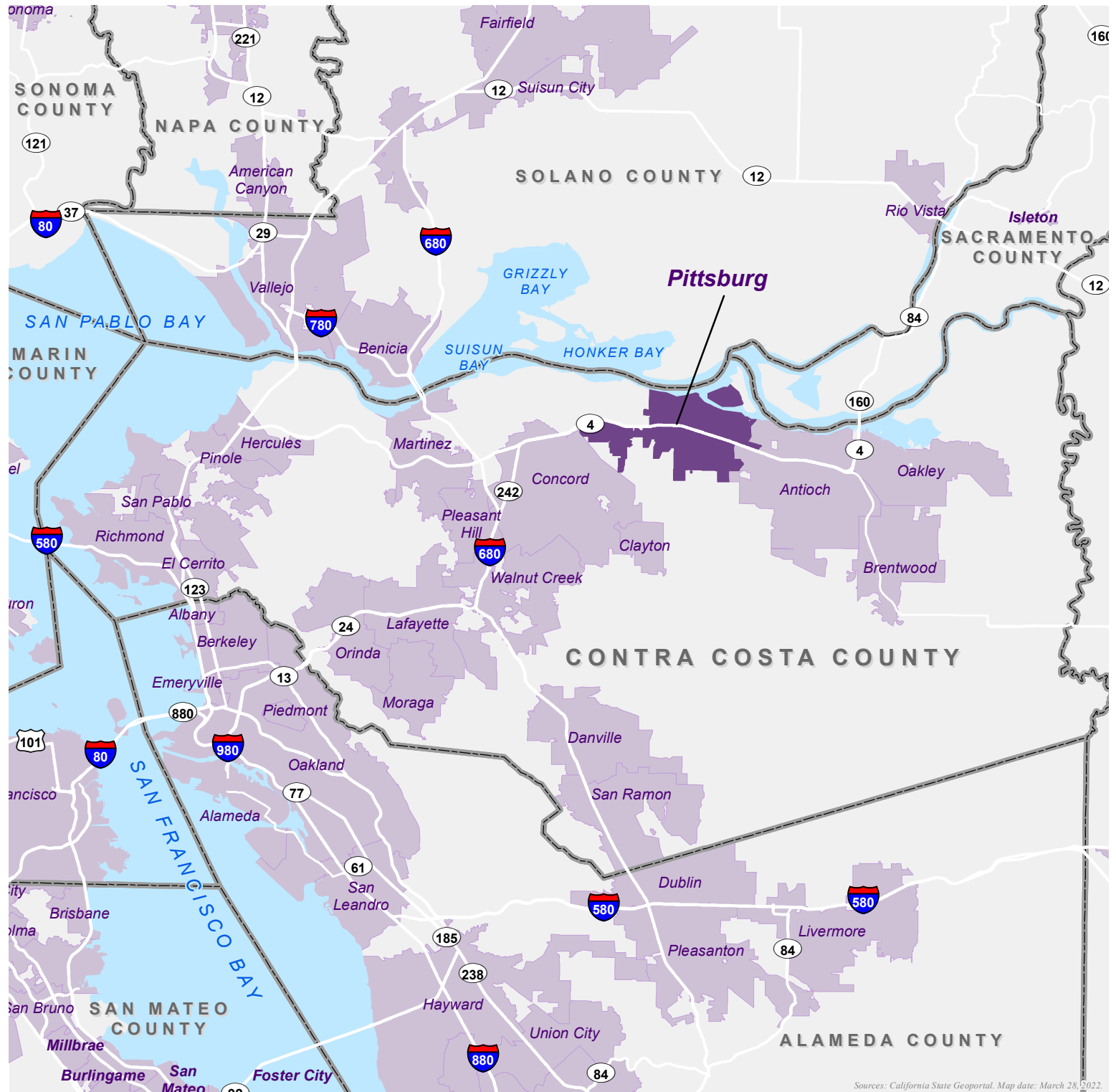




Figure 2:

# ENVISION PITTSBURG DRAFT LAND USE MAP

## Legend

- Pittsburg City Limits
- Pittsburg Sphere of Influence
- Downtown Sub-Area
- Planning Area
- Neighboring City
- General Plan Land Use Designation**
- Hillside Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Very High Density Residential
- Regional Commercial
- Service Commercial
- Community Commercial
- Mixed Use (General)
- Mixed Use (Community Commercial)
- Mixed Use (Downtown)
- Mixed Use (P/BP BART)
- Mixed Use (Railroad Ave SPA)
- Marina Commercial
- Employment Center Industrial
- Industrial
- Landfill
- Open Space
- Park
- Public/Institutional
- Utility/ROW
- Downtown Low Density Residential
- Downtown Medium Density Residential
- Downtown High Density Residential
- Downtown Commercial
- Water
- PG&E Corridor Conversion Overlay
- BART TOD Overlay
- Park/Greenway
- Future Park

