



# City of Pittsburg

Community and Economic Development Department – Planning Division  
65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

## NOTICE OF DETERMINATION

**TO:**

Office of Planning and Research  
P.O. Box 3044  
1400 Tenth Street, Room 222  
Sacramento, CA 95812-3044

**FROM:**

City of Pittsburg  
Community and Economic Development  
Department - Planning Division  
65 Civic Avenue  
Pittsburg, CA 94565

County Clerk  
County of Contra Costa  
555 Escobar Street  
Martinez, CA 94553

**Subject:** Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

**Project Title and File No.:** Faria/Southwest Hills Annexation Project, AP-10-717 (GPA, RZ, DA, ANNEX)

**Applicant:** Discovery Builders, Inc. on behalf of Faria Land Investors, LLC;  
4021 Port Chicago Highway  
Concord CA, 94520  
Tel: (925) 603-2610

**Project Location:** The project site is located in the hills southwest of the existing city limits and is commonly known as the Faria property. APNs 091-040-002, 092-010-002 & -006, 092-020-002 & -003, 092-040-008, 092-050-002, and a portion of 092-030-012.

**SCH#:** 2017032027

**Lead Agency Contact:** John Funderburg, Assistant Director of Planning  
City of Pittsburg, Community and Economic Development Department  
Tel: (925) 252-4043  
Email: [jfunderburg@pittsburgca.gov](mailto:jfunderburg@pittsburgca.gov)

**Project Description:** The proposed Faria/Southwest Hills Annexation Project (proposed project) is located just southwest of the municipal boundary of the City of Pittsburg, within the Southwest Hills planning subarea of the Pittsburg General Plan. The project site is an approximately 606-acre site generally bounded by vacant rolling hills with Bailey Road just beyond to the east, the Concord City Limits and the closed Concord Naval Weapons Station (CNWS) to the south and west, and existing residential development (San Marco and Vista Del Mar subdivisions) to the north and northeast with State Route (SR) 4 beyond. The project is for the future development of up to 1,500 single-family dwelling units, 341 acres of residential development and 265 acres of open space.

The Pittsburg City Council adopted a resolution certifying the Revised and Updated Final Environmental Impact Report, adopted a related mitigation monitoring and reporting program, and made findings pursuant to the provisions of the California Environmental Quality Act, Public Resources Code 21000 *et seq.* The City Council also (1) adopted a resolution initiating proceedings for the annexation of the site into the City of Pittsburg City Limits, the Contra Costa Water District (CCWD) service area and the sanitation district Delta Diablo (DDSD) service area, (2) adopted a resolution approving General Plan mapping and text amendments for the reclassification of the site from HPD (Hillside Planned Development) and OS (Open Space) rezoning districts, to RS-4-P (Single Family Residential, with 4,000 sf minimum lots sizes) and OS-P rezoning and modifying two goals and two policies relevant to the project site, removing an existing General Plan goal and several policies, and changing the existing General Plan land use patterns for the project site to match the proposed Faria SW Hills Master Plan Map, (3) introduced and passed to second reading an ordinance approving the Draft Faria/Southwest Hills Master Plan, including a Master Plan Overlay District, a Land Use Map, development regulations, design review guidelines, and a definition of the proposed circulation system, (4) introduced and passed to second reading an ordinance approving a development agreement.

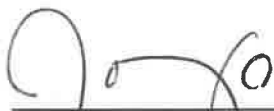
This notice is to advise that on April 17, 2023, the City of Pittsburg as Lead Agency certified the Environmental Impact Report for the above described project, pursuant to the California Environmental Quality Act (CEQA). The City of Pittsburg also made the following determinations regarding the project:

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report (EIR) was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were incorporated into issuance of approvals for this project and were made a condition of the approval of the project.
4. A mitigation monitoring and reporting program was adopted for this project.
5. A Statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Revised and Updated Final EIR with comments and responses and the overall record of project proceedings is available to the general public at:

City: City of Pittsburg  
Hall: Community and Economic Development Department  
65 Civic Avenue  
Pittsburg, CA 94565

Online: <https://www.pittsburgca.gov/home/showpublisheddocument/14798/638133687789870000>



**John Funderburg**  
Assistant Director of Planning

April 19, 2023  
**Date**