

1.0 INTRODUCTION

INTRODUCTION

This introduction is intended to provide the reader with important information regarding (1) the purpose of an environmental impact report (EIR); (2) a description of the environmental review process conducted for this project to date; (3) the lead, responsible, and trustee agencies for the project; and (4) the organization of this EIR.

PURPOSE AND LEGAL AUTHORITY

This Draft EIR evaluates the potential environmental effects that could result from the implementation of the proposed Montreux Residential Subdivision project. The proposed project would result in the development of a total of 356 new residences, with associated roads, infrastructure and detention basins. Residential lots would average approximately 7,668 square feet in size. The proposed project also includes the establishment of a large open space buffer on the southern portion of the main project site, a water tank located in the north-central portion of the main project site, and a detention basin located on an off-site parcel adjacent to the northwest corner of the main project site. The water tank is located partially on the adjacent off-site parcel. Implementation of the proposed project would require grading in the central portion of the main project site primarily for the planned water tank pursuant to the City's Water Master Plan, resulting in the northern ridgeline being vastly reconfigured. Grading would include cuts to the hill slopes of approximately 75 vertical feet in some locations and fills of between 10 to 85 feet of soil in the low portions of the site.

This Draft EIR has been prepared in accordance with the California Environmental Quality Act (CEQA) and the *State CEQA Guidelines*, and applicable City procedures for implementing CEQA and the *State CEQA Guidelines* (Title 18, Chapter 32 of the Pittsburg Municipal Code [PMC]), including applicable City CEQA documentation procedures and requirements. This EIR identifies and discusses potential project-specific and cumulative environmental impacts that may occur should the proposed project be implemented. The intent of this EIR is to (1) be an informational document, which serves to inform public agency decision makers and the general public of the potential environmental impacts of the project; (2) identify possible ways to minimize or avoid any potential significant impacts either through mitigation or the adoption of alternatives; and (3) disclose to the public required agency approvals.

The principal use of an EIR is to provide input and information to the comprehensive planning analysis undertaken for this project. Given the important role of the EIR in this planning and decision-making process, it is important that the information presented in the EIR be factual, adequate, and complete.

The standards for adequacy of an EIR, defined in Section 15151 of the *State CEQA Guidelines*, are as follows:

An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection but for adequacy, completeness, and a good faith effort at full disclosure.

This EIR has been prepared in accordance with the above standards for adequacy of an EIR under CEQA.

SCOPE AND CONTENT

On March 29, 2013, a Notice of Preparation (NOP) along with an Initial Study was published for the proposed Montreux Residential Subdivision project. The purpose of the NOP was to solicit early comments from public agencies with expertise in subjects that would be discussed in the Draft EIR. The 30-day comment period ended on April 29, 2013. The NOP and Initial Study, along with comments received during the NOP review period are contained in **Appendix 1.0** of this Draft EIR. The City also held a public scoping meeting on the proposed project to solicit oral and written comments from the public and public agencies. The public scoping meeting was held on April 23, 2013.

Based on the Initial Study and the comments received at the scoping meeting and in response to the NOP, it was determined that the following environmental topics would be evaluated in further detail in the EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Public Services
- Transportation and Traffic

All of the specific-resource related scoping comments received on the NOP are summarized and discussed in **Appendix 1.0**.

LEAD, RESPONSIBLE, AND TRUSTEE AGENCIES

The public agency that has the principal responsibility for carrying out or approving a project is designated as the Lead Agency under CEQA. For this project, the City of Pittsburg is the Lead Agency, and is responsible for ensuring that the EIR satisfies the procedural and substantive requirements of

CEQA and for considering and certifying the adequacy and completeness of the EIR prior to making any decision regarding the project.

“Responsible Agency” means a public agency, which proposes to carry out or approve a project, for which the Lead Agency is preparing or has prepared an EIR or Negative Declaration. For purposes of CEQA, the term Responsible Agency includes all public agencies other than the Lead Agency having discretionary approval authority over the project. The Contra Costa Local Agency Formation Commission, California Department of Fish and Wildlife, California Regional Water Quality Control Board, US Army Corps of Engineers, and US Bureau of Reclamation are Responsible agencies for this project. During the NOP review period, no other public agency identified itself as a Responsible Agency.

“Trustee Agency” means a state agency having jurisdiction by law over natural resources affected by a project, which are held in trust for the people of the State of California. During the NOP review period, no public agency identified itself as a Trustee Agency.

EIR REVIEW PROCESS

This Draft EIR will be circulated for a 45-day public review and comment period. During this period, written comments concerning the adequacy of the Draft EIR may be submitted by any interested person and/or affected agency, to the City of Pittsburg Planning Department, Civic Center, 65 Civic Avenue, Pittsburg, California 94565, Attention: Kristin Pollot, Associate Planner.

Following the public review period, all oral and written comments will be responded to in writing, and incorporated into a final EIR. At least 10 days prior to a hearing to certify the final EIR, the City’s responses to comments on the Draft EIR will be sent to those who provided comment, as required by CEQA. The final EIR will then be considered by the City of Pittsburg Planning Commission and City Council, which will determine whether to certify the adequacy and completeness of the document in accordance with CEQA. No aspect of the proposed project would be approved until after the final EIR is certified.

REPORT FORMAT

As stated, a principal objective of CEQA is that the environmental review process be public. In meeting this objective, the EIR must inform members of the general public, responsible and trustee agencies, and the decision makers of the physical impacts associated with a proposed project. To this end, specific features have been incorporated into this EIR to make it more understandable for non-technically oriented reviewers, yet provide the technical information necessary for agency personnel.

A description of the organization of this EIR and the content of each section is provided below to assist the reader in using this EIR as a source of information about the proposed project. Chapters of the Draft EIR following this introduction are organized as follows:

Chapter 2.0, Summary, includes a general description of the environmental setting, project description, and alternatives to the proposed project. Environmental impacts and mitigation measures are summarized in a tabular form.

Chapter 3.0, Project Description, presents a detailed description of the proposed project as required by the *State CEQA Guidelines*. Topics addressed in this chapter include the project objectives and the characteristics of the project.

Chapter 4.0, Plans and Policies, identifies plans, policies, and factors applicable to the specific development on the site.

Chapter 5.0, Environmental Setting, Impacts, and Mitigation Measures, contains analysis of each of the environmental topics addressed in this EIR. Each topic is addressed in separate subsections; these are, environmental setting, project impacts, cumulative impacts, mitigation measures, and residual impacts after mitigation.

Chapter 6.0, Alternatives, provides analysis of alternatives to the proposed project. As required by the *State CEQA Guidelines*, the reasons for selecting the analyzed alternatives are discussed, in addition to a comparative analysis of each alternative with the project.

Chapter 7.0, Other CEQA Considerations, provides a discussion of the project's cumulative effects, significant and unavoidable impacts, significant irreversible changes which would be caused if the project were to be implemented, the potential for growth inducement from the project, and a brief description of the environmental effects that were found not to be significant and, therefore, not evaluated in further detail.

Chapter 8.0, Report Preparation, provides a list of the individuals involved in the preparation of this Draft EIR.

Appendices to this EIR include the NOP, Initial Study as well as selected technical reports and data used or generated during preparation of the Draft EIR.