



CITY OF PITTSBURG PLANNING COMMISSION AGENDA

APRIL 14, 2026

**CITY HALL COUNCIL CHAMBER
65 CIVIC AVENUE, PITTSBURG, CA**

**REGULAR MEETING
7:00 PM**

Planning Commission Members

**Donna Smith, Chair
Elissa Robinson, Vica-Chair
Jennifer Ingram, Commissioner
Deandra Stokes, Commissioner
Ivelina Popova, Commissioner
Reilly Kent, Commissioner
Sarah Foster, Commissioner**

Any member of the public who wishes to address the Commission should complete a Speaker's Card, available on the public counter below the dais. Please note on the card the agenda item number, or, for items not listed on this agenda, a brief description of the issue on which you would like to address the Commission. Give the completed form to the Minutes Clerk or a staff member, who will give the card to the Commission Chair. The Chair will invite the speaker(s) to the podium at the appropriate time during the meeting. Each individual will be given three minutes to address the Commission, unless additional time is allowed as provided for spokespersons. Prior to speaking, each speaker is requested to state his or her name and business and city of residence in a clear and audible tone of voice. For items listed under the "Public Hearings" or "Commission Consideration" portions of this agenda, the public hearing or public comment period will follow a brief presentation on the item by Planning Department staff and/or the project applicant.

A decision by the Planning Commission is not final until the appeal period expires 10 calendar days after the date the decision occurred. The applicant, City Council member(s), City Manager, or any affected person may appeal the denial, approval, recommendation, or any condition of approval of an item within the 10-day appeal period. A completed appeal form and the applicable filing fee must be filed with the City Planner, 65 Civic Avenue, Pittsburgh. The appeal form must include the name and address of the appellant and state the reasons for the appeal. The appeal will be set for City Council consideration and appropriate public notification given.

The Commission requests that you refrain from disruptive conduct during the meeting and that you observe the order and decorum of the Council Chamber. Please turn off or set to vibrate all cellular phones, and refrain from making personal, impertinent or slanderous remarks. Boisterous or disruptive behavior while the Commission is in session, and the display of signs in a manner that violates the rights of others or prevents others from watching or fully participating in the Planning Commission meeting is considered counterproductive and will not be tolerated, and the Commission Chair can order any person who engages in such conduct to leave the Council Chamber.

This agenda was posted in City Hall on Friday, April 10, 2026

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

CONSENT

PUBLIC HEARINGS

1. Recommending the City Council: (1) Adopt a Resolution Finding that an Addendum to the 2040 General Plan FEIR Has Been Prepared and Considered in Compliance with CEQA; (2) Adopt a Resolution Amending the General Plan Map; and (3) Adopt an Ordinance Amending the Zoning Map and Establishing a Limited Overlay District to Implement the 2040 General Plan, AP-26-0009 (GP, RZ).

This is a City-initiated project to amend approximately 96.15 acres of the General Plan Map and Zoning Map for properties located within the North Central River Subarea of the 2040 General Plan. The proposed amendments are intended to support the implementation of the City's 2040 General Plan and economic development objectives and applicable State law.

A Final Environmental Impact Report (FEIR) was prepared and certified in accordance with CEQA to evaluate the environmental impacts of approval and implementation of the 2040 General Plan. On May 6, 2024, the Pittsburg City Council adopted the 2040 General Plan and certified the FEIR in Resolution Nos. 24-14463 and 24-14464, making the required findings under CEQA (State Clearinghouse No. 2022040427). The project analyzed in the FEIR was the City of Pittsburg's 2040 General Plan Map and General Plan which is a comprehensive update of the policies of the City's 2020 General Plan and includes new or revised policies that address:

Updates to the City's Subareas, Land Use Map and Land Use Designations
Core Values of Sustainability Equity, Community Health and Environmental Justice

Commitment to Enhancing Community Character

Mobility, Circulation, Active Transportation and Access to Regional Transportation

Support for Quality Education and Recreation Services and Opportunities

Business Attraction, Retention and Promotion

Access to Parks, Recreation and Entertainment

Commitment to Arts, Culture, Community Services and Resources

Safety and Resiliency Element, including Climate Adaptation

Inclusion of Measurable Implementation Actions

Updates to State Law (SB 1000, SB 743, AB 2923, AB 2097, etc.)

As described in Section 15162 (b), the Lead Agency (City of Pittsburg) has

determined that an Addendum is the appropriate course to address potential environmental impacts associated with these new proposed amendments. The City has determined that no new or significant environmental effects, no substantial changes to circumstances or to previously identified significant effects, no significant revisions to mitigation measures and no new mitigation measures or alternatives would be associated with the new proposed amendments. The proposed Addendum (Attachment 3) must be considered by the Planning Commission for Planning Application No. AP-26-0009 (GP, RZ).

ZONING ADMINISTRATOR REPORTS

STAFF COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

HISTORIC RESOURCES COMMISSION MEETING

CALL TO ORDER

ROLL CALL

REORGANIZATION

COMMENTS FROM THE AUDIENCE

CONSENT

2. Minutes

Minutes of March 25, 2025

STAFF COMMUNICATIONS

ADJOURNMENT OF HISTORIC RESOURCES COMMISSION

NOTICE TO PUBLIC

GENERAL INFORMATION

Copies of the open session agenda packets, as distributed to the City Council, are on file in the office of the City Clerk, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning 72 hours in advance, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except City holidays). Full agenda packets are also located on the City's website at www.pittsburgca.gov. If any reports or documents, which are public records, are distributed to the City Council less than 72 hours before the meeting, those reports or documents will be available for public inspection in the City Clerk's Office and on the day of the meeting in the Council Chamber at the public counter area below the dais.

SPEAKER'S CARD

Members of the audience who wish to address the City Council on issues that are not scheduled for the agenda and on any items listed as part of the agenda should complete a Speaker's Card available at the dais. Please read the card carefully in order to fill out the card properly. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins. Individuals will be given up to three minutes to address the Council unless additional time is allowed as provided for spokespersons. Speakers are not permitted to yield their time to another speaker. Prior to speaking, each member of the public shall state their name and business and City of residence in a clear and audible tone of voice. Pursuant to the Brown Act, no action may be taken by the City Council on items not already scheduled on the agenda; however, the City Council may refer your comments/concerns to staff or request that the item be placed on a future agenda.

PUBLIC HEARINGS

Persons who wish to speak on Public Hearings listed on the agenda will be heard when the Public Hearing is opened, except on Public Hearing items previously heard and closed to public comment. After the public has commented, the item is closed to public comment and brought to the Council/Agency level for discussion and action. Further comment from the audience will not be received unless requested by the Council/Agency.

There is a 90-day limit for the filing of a challenge in the Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence, and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting, regardless of whether it is a regular or special meeting.

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The Council requests that you observe the order and decorum of our Council Chamber by turning off or setting to vibrate all cellular telephones and electronic devices, and that you refrain from making personal, impertinent, or slanderous remarks. Boisterous and disruptive behavior while the Council is in session, and the display of signs in a manner which violates the rights of others or prevents others from watching or fully participating in the Council meeting, is a violation of our Municipal Code and any person who engages in such conduct can be ordered to leave the Council Chamber by the Mayor.

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**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
April 14, 2026**

ITEM: Recommending the City Council: (1) Adopt a Resolution Finding that an Addendum to the 2040 General Plan FEIR Has Been Prepared and Considered in Compliance with CEQA; (2) Adopt a Resolution Amending the General Plan Map; and (3) Adopt an Ordinance Amending the Zoning Map and Establishing a Limited Overlay District to Implement the 2040 General Plan, AP-26-0009 (GP, RZ).

ORIGINATED BY: City of Pittsburg, 65 Civic Avenue, Pittsburg CA 94565

SUBJECT: This is a City-initiated project to amend approximately 96.15 acres of the General Plan Map and Zoning Map for properties located within the North Central River Subarea of the 2040 General Plan. The proposed amendments are intended to support the implementation of the City's 2040 General Plan and economic development objectives and applicable State law.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a Resolution (Attachment 1) recommending City Council (1) Adopt a Resolution Finding that an Addendum to the 2040 General Plan FEIR Has Been Prepared and Considered in Compliance with CEQA; (2) Adopt a Resolution Amending the General Plan Map; and (3) Adopt an Ordinance Amending the Zoning Map and Establishing a Limited Overlay District to Implement the 2040 General Plan, AP-26-0009 (GP, RZ).

BACKGROUND:

On May 6, 2024, a Final Environmental Impact Report (FEIR) was certified in accordance with the California Environmental Quality Act (CEQA) to evaluate the environmental impacts of approval and implementation of the 2040 General Plan. The Pittsburg City Council certified the FEIR in Resolution Nos. 24-14463 and 24-14464, making the required findings under CEQA (State Clearinghouse No. 2022040427).

On July 15, 2024, the City Council adopted the first addendum to the 2040 General Plan Final Environmental Impact Report (FEIR) in connection with Planning Application No. 24-0033 (Rezone).

On July 16, 2024, in compliance with Sections 21152 and 21108 of the Public Resources Code, a Notice of Determination (NOD) for the addendum was filed with the Contra Costa County Clerk-Recorder's Office and the Governor's Office of Land Use and Climate Innovation (LCI). The addendum's filing confirmed that the proposed City-initiated rezones were reviewed for consistency with the 2040 General Plan. It further concluded

that none of the conditions described in CEQA Guidelines Section 15162, which require preparation of a subsequent Environmental Impact Report (EIR) or Negative Declaration (ND), were met, and that no additional environmental review is required.

On September 24, 2024, the City Council adopted the second addendum to the 2040 General Plan FEIR in connection with Planning Application No. 24-0080 (Rezone).

On September 26, 2024, in compliance with Sections 21152 and 21108 of the Public Resources Code, an NOD for the addendum was filed with the Contra Costa County Clerk-Recorder's Office and LCI. The addendum's filing confirmed that the proposed City-initiated rezones were reviewed for consistency with the 2040 General Plan. It further concluded that none of the conditions described in CEQA Guidelines Section 15162, which require preparation of a subsequent EIR or ND, were met, and that no additional environmental review is required.

On January 20, 2026, City staff filed Planning Application No. 26-0009 (GP, RZ), proposing a General Plan Map and Zoning Map Amendment to implement the goals, policies, and actions of the 2040 General Plan Land Use Map. The City is proposing this Zoning Map Amendment while preparing a larger, comprehensive update to the Zoning Ordinance, which includes the City's Zoning Regulations and Zoning Map (Title 18, Pittsburg Municipal Code [PMC]). The comprehensive update will include additional consistency amendments to fully implement 2040 General Plan land use designations, policies and implementation actions.

CEDD SUBCOMMITTEE:

On March 12, 2026, this item was presented to the Community and Economic Development Department (CEDD) Subcommittee. The Subcommittee acknowledged the changing market conditions for future development of the site and expressed favorable optimism regarding the site's potential to support future job growth. While comments were largely supportive, some Subcommittee members discussed the options and potential for public access along the waterfront side of the property. Consistent with the General Plan trail alignment (map and associated policies), as well as requirements established by the East Bay Regional Park District (EBRPD) and the Great California Delta Trail (GCDT), public access remains a key priority for the City's waterfront. As development opportunities emerge, ensuring public access will continue to be a central objective and focal point for all projects moving forward. Overall, the Subcommittee supported staff's recommendations and recommended that staff forward the item to the Planning Commission for consideration and a recommendation to the City Council.

The proposed General Plan Map and Zoning Map Amendments do not indicate a decision by the City to approve or disapprove any specific development project.

PROJECT DESCRIPTION:

This is a City-initiated project to amend the General Plan Land Use Map and Zoning Map for properties within the North Central River Subarea of the General Plan. The Subarea includes the former NRG brownfield site and surrounding properties and represents one of the City's most significant long-term revitalization opportunities. The parcels within the broader project boundary total approximately 637 acres and are located at the northwest corner of the City limits, north of Willow Pass Road. The proposed General Plan Map and Zoning Map Amendments, however, apply only to approximately 96.15 acres within that larger area.

General Plan Map Amendment

The proposed General Plan Map Amendment is necessary to achieve consistency between the 2040 General Plan Land Use Map and goals, policies, and actions included therein. The proposed project site lies within the "North Central River" Subarea of the 2040 General Plan and currently includes the following land use designations within its parcel boundaries: Marina Commercial, Employment Center Industrial, Open Space, Medium Density Residential, High Density Residential, Very High Density Residential, Park, and Utility/ROW. This General Plan Map Amendment would modify all land use designations within the project site, except for Open Space, Employment Center Industrial, Park, and Utility/ROW. All remaining designations would be consolidated and redesignated as Employment Center Industrial.

Details specific to the proposed General Plan Map Amendment, including Assessor Parcel Numbers (APNs), acreage, existing and proposed General Plan Map designations, and maps can be found within the proposed Resolution Exhibit B(i).

Zoning Map Amendment

This item includes a Zoning Map Amendment to amend approximately 96.15 acres of land within the North Central River Subarea of the General Plan from CW-O (Waterfront Commercial with a Limited Overlay District) RM-O (Medium Density Residential with Limited Overlay District), RS-4-O/RS-5-O (Single Family Residential 4,000 - 5,000 Square Foot Minimum Lot Size with Limited Overlay District), and RH-O (High Density Residential with Limited Overlay District), to IL-O (Limited Industrial with Limited Overlay District),

The proposed IL-O Zoning District Overlay would allow for applicable base district uses (IL Zoning Regulations per PMC 18.54.010) and Employment Center Industrial (ECI) uses, including uses such as data centers, technology and innovation developments, and clean energy uses and infrastructure consistent with the 2040 General Plan.

Details specific to the proposed Zoning Map Amendment, including Assessor Parcel Numbers (APNs), acreage, existing and proposed Zoning designations, and maps can be found within the proposed Resolution Exhibit B(i). Recommended land use and

property development regulations for the proposed IL-O Zoning District Overlay (e.g., Overlay Plan) are provided in Resolution Exhibit B(ii).

GENERAL PLAN/CODE COMPLIANCE:

City of Pittsburg 2040 General Plan:

This General Plan Map Amendment proposes to amend all General Plan land use designations within the parcel boundaries, with the exceptions of Open Space, Employment Center Industrial, Park, and Utility/ROW. All other General Plan land use designations are proposed to be amended to Employment Center Industrial.

Proposed General Plan Land Use Designations and Their Intent:

1. *Employment Center Industrial (ECI)*: Properties within the *ECI* designation are intended to foster vibrant, diverse, and dynamic employment hubs that accommodate technology, advanced manufacturing, logistics, and other sectors that generate substantial employment opportunities; uses may also include administrative, financial, business, professional, medical and public offices, business incubators, research and development, custom and light manufacturing, limited assembly, warehousing and distribution, data centers, technology and innovation, energy, hospitals and large-scale medical facilities, services, light and heavy automobile services, and supporting commercial uses.
2. *Open Space*: Properties designated as *Open Space* include areas constrained by environmental and safety factors, such as riparian corridors, sensitive habitats, and wetlands. No construction is allowed on land unsuitable for development due to safety constraints or protected natural resources. Although the boundaries of parcels proposed for amendment include areas designated as Open Space, no changes to the Open Space land use designation are proposed. The amended areas will retain split-parcel zoning, consistent with existing conditions.
3. *Park*: Properties designated as *Park* include areas identified for existing or potential future use such as parks, recreational complexes, community fields, public golf courses, stadiums, greenways, and local or regional trails. Although the boundaries of parcels proposed for amendment encompass land designated as Park, no changes to the Park land use designation are proposed. The amended areas will retain split-parcel zoning, consistent with current conditions.
4. *Utility/ROW*: Properties designated as *Utility/ROW* include areas identified for existing or future utilities, infrastructure, or road right-of-way. Although the boundaries of parcels proposed for amendment encompass land designated as Utility/ROW, no changes to the Utility/ROW land use designation are proposed. The amended areas will retain split-parcel zoning, consistent with current conditions.

The General Plan establishes the following overarching goal for the North Central River Subarea:

1. *Goal 2-17:* Transform the former NRG brownfield site into a vibrant community hub integrating river access, commercial and entertainment uses, high-quality job creation, a mix of housing types, and sustainable management of open space. Key policies (2-P-17.1) emphasize:
 - Remediation and revitalization of brownfield properties to meet or exceed State and federal environmental safety standards.
 - Development of a master-planned community that provides opportunities to work, live, and play.
 - Creation of an economic opportunity hub focused on research and development, office, sustainable energy, advanced manufacturing, and innovation.
 - Community-oriented recreation and waterfront access, including expansion of Riverview Park and development of a continuous public riverwalk.
 - A strong jobs/housing balance, encouraging a ratio of at least 2.5 jobs per household.
 - Multi-modal connectivity, including ferry service, transit connections to BART, bicycle and pedestrian facilities, and enhanced downtown connectivity.
 - Climate resilience through green infrastructure, wetland preservation, flood adaptation strategies, and sustainable site design.

Building on the 2040 General Plan's Goals, Policies, and Actions for the North Central River Subarea Goals and Policies, the proposed Amendments are also consistent with broader General Plan Goals, Policies and Actions, such as:

1. Goal-2-1: Promote optimal, orderly, well-planned, and diverse land uses, including a compact urban form within the City's projected municipal boundary that provides a mix and distribution of uses to meet Pittsburg's needs, including mixed-use development, infill development, and reuse and revitalization of underutilized and brownfield sites.
2. Policy 2-P-1.3: Ensure consistency and compatibility between the Land Use Map, land use designations, and implementing plans, ordinances, and regulations.
3. Action 2-A-1.a: Update the City's Zoning Ordinance and Subdivision Regulations to be consistent with the General Plan, including the General Plan Diagram.

4. Goal-2-4: Promote business development in a range of sectors that contribute to the local and regional economy, provide high-wage and skilled jobs for Pittsburg residents.
5. Policy 2-P-4.2: Encourage the development and intensification of employment centers, including high quality, professional office campuses, business parks, and industrial parks, along with innovation districts, related mixed-use development and open spaces. The centers shall be located in areas fully served by public facilities and services, located along major arterials with easy freeway access and with access from public transit, and accessible to bicyclists and pedestrians.
6. Goal 6-2: Facilitate attraction, retention, and expansion of businesses that meet the City's economic development objectives and maintain a desirable climate for conducting business in and with the City.
7. Policy 6-P-2.6: Facilitate the revitalization of existing shopping centers, business parks, industrial areas, and key corridors as needed in order to meet the economic development goals of the City.
8. Policy 6-P-2.7: Facilitate and encourage more efficient use of the City's industrial and employment-generating land supply, creating higher employment densities and high-quality jobs, while discouraging the use of large sites and buildings with low intensity uses and other uses that may compromise the sustainability of these areas.
9. Policy 6-P-2.14: Encourage new businesses and project development under the Employment Center Industrial land use classification.
10. Action 6-A-2.a: Review, and update as necessary, zoning and other development regulations and application review and permitting process to ensure consistency with General Plan land use policies aimed at spurring job growth and economic development. Revisions may include increased flexibility regarding use types, business operations, site development standards, reduced parking standards near transit stations, or other changes intended to reduce impediments to development consistent with the goals of this General Plan.

Pittsburg Municipal Code, Title 18, Zoning:

Chapter 18.48 PMC sets forth procedures for amendments to the Zoning Map and requires the Planning Commission to include written findings to support any recommendation it makes to the City Council to amend the Zoning Ordinance.

The proposed Zoning Map Amendments include the use of Limited Overlay Districts. The purpose of the Limited Overlay District is to:

- A. Allow for the establishment of control on an individual lot or group of individual lots that will supersede or supplement the requirements of the base district;
- B. Allow for flexibility from the normal land uses and regulations of the base district consistent with the general plan;
- C. Ensure the preservation of specific features of a particular site or area;
- D. Ensure the preservation of the character of the area in proximity to a particular site; and
- E. Provide specific development regulations in order to take advantage of the unique characteristics or location of a particular site or area that would be limited by the land use requirements of the base zoning district.

Pursuant to PMC Section 18.74.060, an Overlay Plan shall be processed in accordance with Chapter 18.48 PMC at the same time as consideration of the Zoning Map Amendment to an Overlay District. The proposed Zoning Map Amendment Overlay Plan are provided in Resolution Exhibit B(ii).

Environmental Review:

A Final Environmental Impact Report (FEIR) was prepared and certified in accordance with CEQA to evaluate the environmental impacts of approval and implementation of the 2040 General Plan. On May 6, 2024, the Pittsburg City Council adopted the 2040 General Plan and certified the FEIR in Resolution Nos. 24-14463 and 24-14464, making the required findings under CEQA (State Clearinghouse No. 2022040427). The project analyzed in the FEIR was the City of Pittsburg's 2040 General Plan Map and General Plan which is a comprehensive update of the policies of the City's 2020 General Plan and includes new or revised policies that address:

- Updates to the City's Subareas, Land Use Map and Land Use Designations
- Core Values of Sustainability Equity, Community Health and Environmental Justice
- Commitment to Enhancing Community Character
- Mobility, Circulation, Active Transportation and Access to Regional Transportation
- Support for Quality Education and Recreation Services and Opportunities
- Business Attraction, Retention and Promotion
- Access to Parks, Recreation and Entertainment
- Commitment to Arts, Culture, Community Services and Resources
- Safety and Resiliency Element, including Climate Adaptation
- Inclusion of Measurable Implementation Actions
- Updates to State Law (SB 1000, SB 743, AB 2923, AB 2097, etc.)

As described in Section 15162 (b), the Lead Agency (City of Pittsburg) has determined that an Addendum is the appropriate course to address potential environmental impacts associated with these new proposed amendments. The City has determined that no new or significant environmental effects, no substantial changes to circumstances or to previously identified significant effects, no significant revisions to mitigation measures and no new mitigation measures or alternatives would be associated with the new proposed amendments. The proposed Addendum (Attachment 3) must be considered by the Planning Commission for Planning Application No. AP-26-0009 (GP, RZ).

Required Findings – Zoning Map Amendment: PMC Section 18.16.020 identifies the Planning Commission as the advisory body to the City Council on proposed changes to the Zoning Map, and PMC Section 18.48.030(A) requires that the Planning Commission determine, prior to making its recommendation, whether or not:

- A. the change proposed is consistent with the objectives, policies, general land uses and programs specified in the General Plan and applicable Specific Plan;
- B. in the case of a Base District, Overlay District or General Land Use Regulation, the change proposed is compatible with the uses authorized in, and the regulations prescribed for, the land use district for which it is proposed;
- C. a community need is demonstrated for the change proposed; and
- D. its adoption would be in conformity with public convenience, general welfare and good zoning practice.

Required Findings – Overlay Plan: In accordance with PMC Section 18.74.060, approval of an Overlay Plan may be granted only if the Planning Commission and the City Council find that the proposed Overlay Plan:

- A. is necessary because there are special or unique characteristics of the site or improvements that require land use and development regulations that cannot be adequately accommodated or controlled by the base zoning district;
- B. conforms to the general plan; and
- C. generally complies with the land use and development regulations of the base zoning district.

Required Findings – General Plan Map Amendment: In accordance with the General Plan, while specific findings may be applied on a project-by-project basis, at a minimum the following standard findings shall be made for each proposed General Plan amendment:

- A. A community need is demonstrated for the change proposed;
- B. The amendment is consistent with the objectives of the General Plan, will not result in internal conflicts or inconsistencies, and is compatible with the rest of the General Plan;
- C. The potential impacts of the amendment have been assessed and have been determined not to be detrimental to public health, public safety, public convenience, or general welfare;
- D. Its adoption will be in conformity with good planning practice; and
- E. The amendment has been processed in accordance with the applicable provisions of the California Government Code, the California Environmental Quality Act (CEQA), and the City's Municipal Code.

City-initiated amendments, as well as amendments requested by other public agencies, are subject to the same basic process described above to ensure consistency and compatibility with the General Plan. This includes appropriate environmental review, public notice, and public hearings, leading to official action by the City Council.

Public Notice: On or prior to April 3, 2026, in accordance with Government Code Sections 65090 and 65091, and PMC Section 18.14.020, a "Notice of Public Hearing," for the April 14, 2026, public hearing on this item was published in the *East County Times*; was posted at City Hall, the Pittsburg Library, and on the "Public Notices" section of the City's website. The City also sent the notice to local service agencies whose services might be affected by the proposed City-Initiated General Plan Map and Zoning Map Amendments, and to individuals who had previously filed a written request for public hearing notices. Lastly, a copy of the notice was posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in all neighborhoods within Pittsburg City limits.

See Attachment 4 for the Notice of Public Hearing.

ANALYSIS:

City goals have previously expressed strong interest in revitalizing the waterfront and activating the project site with a mix of uses. At the same time, General Plan and Development Title update visioning workshops have emphasized the importance of maintaining Pittsburg's historic industrial identity and economic base. The proposed General Plan Map and Zoning Map Amendments seek to:

1. Strengthen opportunities for employment-generating and industrially oriented uses consistent with Pittsburg's historic economic base

2. Support long-term economic development, including high-quality job-generating uses consistent with the City's industrial heritage
3. Preserve opportunities for waterfront access, recreation, and community gathering spaces
4. Reassess the extent and location of residential land uses within the subarea
5. Facilitate future mixed-use and employment-focused development that can adapt to market conditions over time
6. Maintain flexibility to attract innovative industries while supporting public access to the waterfront and expansion of Riverview Park

The amendments are City-initiated and are not tied to a specific development proposal. Rather, they establish a regulatory framework to guide future projects consistent with the 2040 General Plan vision.

General Plan Map Amendment Findings Analysis:

Staff believes the findings to support the proposed General Plan Land Use Map Amendment can be made in the affirmative, in that:

- A. A community need is demonstrated for the proposed Map Amendments, as it facilitates the reuse of underutilized and vacant properties, supports job creation, promotes fiscal sustainability, and advances the City's economic development goals by expanding opportunities for employment-generating uses;
- B. The Map Amendments are consistent with the objectives, policies, and programs of the 2040 General Plan and will not result in internal conflicts or inconsistencies. The proposed Map Amendments reinforce key General Plan themes, including economic development, efficient land use, and orderly growth. By maintaining and improving consistency between General Plan land use designations and implementing zoning regulations, the proposed Map Amendments ensure a coherent regulatory framework. The Map Amendments support the City's long-term vision by accommodating changing economic conditions while implementing established planning policies;
- C. The potential impacts of the proposed Map Amendments have been evaluated through the preparation of a CEQA Addendum in accordance with the CEQA. The analysis concluded that the amendments would not result in any new, significant environmental impacts or substantially increase the severity of previously identified impacts. Moreover, the amendments would not be detrimental to public health, safety, convenience, or general welfare. By promoting the productive reuse of underutilized sites, the proposal reduces the likelihood of nuisance conditions and physical deterioration often associated with vacant or underutilized

properties, thereby contributing positively to community well-being. Further, the proposed Overlay Plan does not permit physical development and does not eliminate the requirement for future project-level permits or environmental review;

- D. The proposed Map Amendments are in conformity with good planning practice, as they promote efficient land use patterns, encourage reinvestment in existing urbanized areas, and align zoning with adopted General Plan policies. Additionally, the proposed Map Amendments support sustainable development patterns by establishing policies to redevelop a brownfield with access to existing infrastructure and services, thereby improving overall land use efficiency and long-term community resilience; and
- E. The proposed Map Amendments have been processed in accordance with the applicable provisions of the California Government Code, CEQA, and the City's Municipal Code, including required review, notice, and public hearing procedures.

State-mandated elements of the General Plan may be amended up to four times in each calendar year. The City Council or any person may initiate consideration of a General Plan Map Amendment. If approved by the City Council, this project AP-26-0009 marks the City's first General Plan Map Amendment for 2026.

Zoning Map Amendment Findings Analysis:

In order for the Planning Commission to recommend approval of the proposed Zoning Map Amendments to the City Council, the Planning Commission must find that the Amendments are consistent with the objectives, policies, general land uses and programs specified in the General Plan; that there is a community need; that the amendment proposed would be in conformity with public convenience, general welfare and good zoning practice, and, in the case of an Overlay District, that the change proposed is compatible with the uses authorized in, and the regulations prescribed for, the land use district for which it is proposed.

Staff believes the findings to support the proposed Zoning Map Amendments can be made. The proposed Zoning Map Amendments are consistent with the objectives, policies, general land uses, and programs specified in the 2040 General Plan, in that:

- A. They will promote optimal, orderly, well-planned, and diverse land uses, including a compact urban form within the City's projected municipal boundary that provides a mix and distribution of uses to meet Pittsburg's needs, including mixed-use development, infill development, and reuse and revitalization of underutilized and brownfield sites (Goal G-2-1);
- B. They will ensure consistency and compatibility between the Land Use Map, land use designations, and implementing plans, ordinances, and regulations (Policy 2-P-1.3);

- C. They will promote business development in a range of sectors that contribute to the local and regional economy, provide high-wage and skilled jobs for Pittsburg residents (Goal G-2-4);
- D. They will support office, business, and industrial land uses that will improve the City's employment base through high-quality, well-paid jobs that attract the technology, energy, and industrial sectors desired by the community (Policy 2-P-4.5);
- E. They will facilitate attraction, retention, and expansion of businesses that meet the City's economic development objectives and maintain a desirable climate for conducting business in and with the City (Goal G-6-2); and
- F. They will encourage new businesses and project development under the Employment Center Industrial land use classification (Policy 6-P-2.14).

The proposed Zoning Map Amendments would be consistent with the uses authorized in, and the regulations prescribed for, the land use districts for which they are proposed, in that allowable uses are permitted within the base Zoning District of IL, "Limited Industrial." The proposed Overlay Plan would require that all allowed uses and development standards follow the Overlay Plan which contains similar uses allowed in the base district.

The proposed Zoning Map Amendments would help achieve the objectives in the Economic Development Element of Envision Pittsburg by expanding business opportunities and encouraging employment growth as it improves the jobs/housing balance. The proposed Zoning Map Amendments would create additional employment opportunities within the City and generate property and sales taxes on vacant, underutilized sites to help contribute to the City's revenue stream. The proposed Zoning Map Amendment would allow for employment-generating uses that follow the prescribed development standards and design guidelines within the proposed Overlay Plan.

The proposed Zoning Map Amendments would be in conformity with the public convenience, general welfare, and good zoning practice, in that they will encourage development of employment and revenue-generating uses, which could help eradicate existing problems that come with blighted sites, such as illegal dumping and loitering.

Overlay Plan Findings Analysis:

In accordance with PMC Section 18.74.060, approval of an Overlay Plan may be granted only if the Planning Commission and the City Council find that the proposed Overlay Plan can meet all findings described below in the affirmative. Staff believes these findings can be made in the affirmative, in that:

- A. The proposed Overlay Plan is necessary because there are special or unique characteristics of the site or improvements that require land use and development regulations that cannot be adequately accommodated or controlled by the base

zoning district. The Limited Industrial (IL) zoning district is intended to provide for service-oriented commercial and limited industrial uses in transitional areas between heavy industrial and residential or commercial uses, while minimizing potential land use conflicts (PMC Section 18.54.005(B)(2)). While the IL district is appropriate as a buffer between existing residential development and heavier industrial uses to the west, it does not fully address the City's economic development objectives for the site. Due to its strategic location, size, and capacity to support modern employment-generating uses, the site is well-suited for targeted economic development. The proposed Overlay Plan establishes additional regulations not available in the base district to facilitate research and development, high-skilled jobs, and emerging industries such as data centers, which require more flexible and specialized development standards. Accordingly, the proposed Overlay Plan provides regulatory direction to advance the City's jobs-housing balance and address the site's unique characteristics in a manner that cannot be achieved through the base zoning district alone. The Overlay Plan does not permit physical development and does not eliminate the requirement for future project-level permits or environmental review;

- B. The proposed Overlay Plan conforms to the General Plan, specifically with the goals and policies of the General Plan related to economic development, job creation, revitalization of a brownfield, and improving the City's jobs-housing balance. The proposed Overlay Plan is intended to facilitate research and development uses, high-skilled employment opportunities, and emerging industries, which directly support the General Plan's policy direction to diversify and strengthen the local economy. While the existing General Plan land use designations for the site do not currently reflect these intended uses, the project includes a concurrent General Plan Map Amendment to modify the land use designation accordingly. Because the proposed Overlay Plan is consistent with the overarching goals and policies of the General Plan, and will be consistent with the land use designation upon approval of the associated General Plan Map Amendment, the proposed Overlay Plan is consistent with the General Plan; and
- C. The proposed Overlay Plan generally complies with the land use and development regulations of the base zoning district, in that it is applied in conjunction with the underlying Limited Industrial (IL) district and maintains its overall intent to accommodate employment-generating and light industrial uses in a transitional setting. The proposed regulations are consistent with the base district and primarily serve to refine permitted uses and development standards. As such, the Overlay Plan generally complies with the land use and development regulations of the base zoning district.

In conclusion, the proposed Zoning Map Amendments do not indicate a decision by the City to approve or disapprove any specific development project. All pending and future projects located on proposed General Plan Map and Zoning Map Amendment sites will be required to process individual development applications with the Department of

Community and Economic Development and undergo project-level environmental review, consistent with CEQA.

ACTION REQUIRED:

Move to adopt a Resolution Recommending the City Council (1) Adopt a Resolution Finding that an Addendum to the 2040 General Plan FEIR Has Been Prepared and Considered in Compliance with CEQA; (2) Adopt a Resolution Amending the General Plan Map; and (3) Adopt an Ordinance Amending the Zoning Map and Establishing a Limited Overlay District to Implement the 2040 General Plan, AP-26-0009 (GP, RZ).

ATTACHMENTS:

1. Proposed Planning Commission Resolution
 - A. General Plan Map Amendment Exhibit
 - i. General Plan Map Amendment Description and Map
 - B. Zoning Map Amendment Exhibit
 - i. Zoning Map Amendment Description and Map
 - ii. IL-O Overlay Plan and Land Use Regulations
2. Proposed City Council Ordinance
 - A. Zoning Map Amendment Description and Map
 - B. IL-O Overlay Plan and Land Use Regulations
3. Addendum to the FEIR for the Pittsburg 2040 General Plan Update
4. Notice of Public Hearing

Prepared by: Kelsey Gunter, Associate Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Recommending the City Council: (1) Adopt a	)	
Resolution Finding that an Addendum to the	)	Resolution No.
2040 General Plan FEIR Has Been Prepared	)	
and Considered in Compliance with CEQA;	)	
(2) Adopt a Resolution Amending the General	)	
Plan Map; and (3) Adopt an Ordinance	)	
Amending the Zoning Map and Establishing a	)	
Limited Overlay District to Implement the 2040	)	
General Plan, AP-26-0009 (GP, RZ).	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On January 20, 2026, City staff filed Planning Application No. 26-0009 (GP, RZ), proposing a General Plan Map and Zoning Map Amendment to implement the goals, policies, and actions of the 2040 General Plan Land Use Map.
- B. The City is proposing this General Plan Map and Zoning Map Amendments while preparing a larger, comprehensive update to the Zoning Ordinance, which includes the City's Zoning Regulations and Zoning Map. The comprehensive update will include additional consistency amendments to fully implement the 2040 General Plan land use designations, policies and implementation actions.
- C. The proposed General Plan and Zoning Map Amendments do not indicate a decision by the City to approve or disapprove any specific development project.
- D. The proposed General Plan and Zoning Map Amendments are governed by the applicable goals and policies of the 2040 General Plan and the Pittsburgh Municipal Code (PMC).
- E. PMC Section 18.16.020 identifies the Planning Commission as the advisory body to the City Council on proposed zoning changes, and requires that the Planning Commission determine, prior to making its recommendation, that:
 - 1. the change proposed is consistent with the objectives, policies, general land uses and programs specified in the General Plan and applicable specific plan;
 - 2. in the case of a base district, overlay district or general land use regulation, the change proposed is compatible with the uses authorized in, and the regulations prescribed for, the land use district for which it is

proposed;

3. a community need is demonstrated for the change proposed; and
 4. its adoption will be in conformity with public convenience, general welfare and good zoning practice.
- F. In accordance with the City of Pittsburg 2040 General Plan, while specific findings may be applied on a project-by-project basis, at a minimum the following standard findings shall be made for each proposed General Plan amendment:
1. A community need is demonstrated for the change proposed;
 2. The amendment is consistent with the objectives of the General Plan, will not result in internal conflicts or inconsistencies, and is compatible with the rest of the General Plan;
 3. The potential impacts of the amendment have been assessed and have been determined not to be detrimental to public health, public safety, public convenience, or general welfare;
 4. Its adoption will be in conformity with good planning practice; and
 5. The amendment has been processed in accordance with the applicable provisions of the California Government Code, the California Environmental Quality Act (CEQA), and the City's Municipal Code.
- G. On May 6, 2024, the City Council adopted Resolution Nos. 24-14464 and 24-14463 certifying a Final Environmental Impact Report (FEIR) and adopting the 2040 General Plan, (State Clearinghouse No. 2022040427).
- H. On July 15, 2024, the City Council adopted the first addendum to the 2040 General Plan Final Environmental Impact Report (FEIR) in connection with Planning Application No. 24-0033 (Rezone).
- I. On July 16, 2024, in compliance with Sections 21152 and 21108 of the Public Resources Code, a Notice of Determination (NOD) for the addendum was filed with the Contra Costa County Clerk-Recorder's Office and the Governor's Office of Land Use and Climate Innovation (LCI). The addendum's filing confirmed that the proposed City-initiated rezones were reviewed for consistency with the 2040 General Plan. It further concluded that none of the conditions described in CEQA Guidelines Section 15162, which require preparation of a subsequent Environmental Impact Report (EIR) or Negative Declaration (ND), were met, and that no additional environmental review is required.
- J. On September 24, 2024, the City Council adopted the second addendum to the

2040 General Plan FEIR in connection with Planning Application No. 24-0080 (Rezone).

- K. On September 26, 2024, in compliance with Sections 21152 and 21108 of the Public Resources Code, an NOD for the addendum was filed with the Contra Costa County Clerk-Recorder's Office and LCI. The addendum's filing confirmed that the proposed City-initiated rezones were reviewed for consistency with the 2040 General Plan. It further concluded that none of the conditions described in CEQA Guidelines Section 15162, which require preparation of a subsequent EIR or ND, were met, and that no additional environmental review is required.
- L. CEQA Guidelines Section 15164(a) provides that the lead agency or a responsible agency shall prepare an Addendum to a previously certified Environmental Impact Report (EIR) or Negative Declaration (ND) if some changes or additions are necessary but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a Subsequent EIR or ND have occurred.
- M. City staff prepared an Addendum for the proposed City-Initiated General Plan Map and Zoning Map Amendments to determine whether and to what extent the FEIR for the 2040 General Plan remains sufficient to address the potential impacts of the proposed City-Initiated General Plan Map or Zoning Map Amendments, or whether additional documentation may be required under CEQA (Public Resources Code [PRC] §§ 21000, et seq.).
- N. Based on the analysis in the Addendum, staff determined that preparation of a supplemental or Subsequent EIR or ND was not required and that an Addendum provides the required environmental clearance under CEQA for the City-Initiated General Plan Map and Zoning Map Amendments.
- O. On Friday, April 3, 2026, in accordance with Government Code Sections 65090 and 65091, and PMC Sections 18.14.020(A), (B) and (D), a "Notice of Public Hearing," for the April 14, 2026, public hearing on this item was published in the East County Times.
- P. On Friday, April 3, 2026, a "Notice of Public Hearing" was posted at City Hall, the Pittsburg Library, and on the "Public Notices" section of the City's website. The City also sent the notice to local service agencies whose services might be affected by the proposed City-Initiated General Plan Map and Zoning Map Amendments, and to individuals who had previously filed a written request for public hearing notices. Lastly, a copy of the notice was posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in all neighborhoods within Pittsburg City limits.
- Q. On Tuesday, April 14, 2026, the Planning Commission held a public hearing on Planning Application No. AP-26-0009 (GP, RZ), at which time additional oral

and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission staff report entitled “Recommending the City Council: (1) Adopt a Resolution Finding that an Addendum to the 2040 General Plan FEIR Has Been Prepared and Considered in Compliance with CEQA; (2) Adopt a Resolution Amending the General Plan Map; and (3) Adopt an Ordinance Amending the Zoning Map and Establishing a Limited Overlay District to Implement the 2040 General Plan, AP-26-0009 (GP, RZ),” dated April 14, 2026, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the public hearing, the Planning Commission finds that:

1. All recitals above are true and correct and are incorporated herein by reference.
2. City staff prepared an Addendum for the proposed City-Initiated General Plan Map and Zoning Map Amendments to determine whether and to what extent the FEIR for the 2040 General Plan remains sufficient to address the potential impacts of the proposed City-Initiated General Plan Map and Zoning Map Amendments, or whether additional documentation may be required under CEQA (Public Resources Code [PRC] §§ 21000, et seq.). Based on the analysis in the Addendum, staff determined that preparation of a supplemental or Subsequent EIR or ND was not required and that an Addendum provides the required documentation under CEQA for the proposed City-Initiated General Plan Map and Zoning Map Amendments.

General Plan Map Amendment Findings:

3. In accordance with the City of Pittsburg 2040 General Plan, while specific findings may be applied on a project-by-project basis, at a minimum, standard findings shall be made for each proposed General Plan amendment.
4. The proposed City-Initiated General Plan Map Amendments are consistent with the objectives, policies, general land uses and programs specified in the 2040 General Plan in that:
 - a. A community need is demonstrated for the proposed Map Amendments, as it facilitates the reuse of underutilized and vacant properties, supports job creation, promotes fiscal sustainability, and advances the City’s economic development goals by expanding

opportunities for employment-generating uses;

- b. The Map Amendments are consistent with the objectives, policies, and programs of the 2040 General Plan and will not result in internal conflicts or inconsistencies. The proposed Map Amendments reinforce key General Plan themes, including economic development, efficient land use, and orderly growth. By maintaining and improving consistency between General Plan land use designations and implementing zoning regulations, the proposed Map Amendments ensure a coherent regulatory framework. The Map Amendments support the City's long-term vision by accommodating changing economic conditions while implementing established planning policies;
- c. The potential impacts of the proposed Map Amendments have been evaluated through the preparation of a CEQA Addendum in accordance with the CEQA. The analysis concluded that the amendments would not result in any new, significant environmental impacts or substantially increase the severity of previously identified impacts. Moreover, the amendments would not be detrimental to public health, safety, convenience, or general welfare. By promoting the productive reuse of underutilized sites, the proposal reduces the likelihood of nuisance conditions and physical deterioration often associated with vacant or underutilized properties, thereby contributing positively to community well-being. Further, the proposed Overlay Plan does not permit physical development and does not eliminate the requirement for future project-level permits or environmental review;
- d. The proposed Map Amendments are in conformity with good planning practice, as they promote efficient land use patterns, encourage reinvestment in existing urbanized areas, and align zoning with adopted General Plan policies. Additionally, the proposed Map Amendments support sustainable development patterns by establishing policies to redevelop a brownfield with access to existing infrastructure and services, thereby improving overall land use efficiency and long-term community resilience; and
- e. The proposed Map Amendments have been processed in accordance with the applicable provisions of the California Government Code, CEQA, and the City's Municipal Code, including required review, notice, and public hearing procedures.

Zoning Map Amendment Findings:

- 5. Pursuant to PMC Section 18.16.020, before the Planning Commission

makes its recommendation on an application for (1) a change of zoning district applicable to the subject property or (2) a change in the text of a land use regulation, it shall make specific written findings in accordance with PMC 18.48.030.

6. The proposed City-Initiated Zoning Map Amendments are consistent with the objectives, policies, general land uses and programs specified in the 2040 General Plan, in that:
 - a. They will promote optimal, orderly, well-planned, and diverse land uses, including a compact urban form within the City's projected municipal boundary that provides a mix and distribution of uses to meet Pittsburg's needs, including infill development and reuse and revitalization of underutilized and brownfield sites (Goal G-2-1);
 - b. They will ensure consistency and compatibility between the Land Use Map, land use designations, and implementing plans, ordinances, and regulations (Policy 2-P-1.3);
 - c. They will promote business development in a range of sectors that contribute to the local and regional economy, provide high-wage and skilled jobs for Pittsburg residents (Goal G-2-4);
 - d. They will support office, business, and industrial land uses that will improve the City's employment base through high-quality, well-paid jobs that attract the technology, energy, and industrial sectors desired by the community (Policy 2-P-4.5);
 - e. They will facilitate attraction, retention, and expansion of businesses that meet the City's economic development objectives and maintain a desirable climate for conducting business in and with the City (Goal G-6-2); and
 - f. They will encourage new businesses and project development under the Employment Center Industrial land use classification (Policy 6-P-2.14).
7. The proposed City-Initiated General Plan Map and Zoning Map Amendments and associated Overlay Plan are compatible with the uses authorized in, and the regulations prescribed for, the land use districts for which they are proposed, in that allowable uses are permitted within the proposed base District and the proposed individual Overlay Plans would require that all allowed uses and development standards follow the Overlay Plan which contains similar uses allowed in the proposed base District.

8. There is a community need for the proposed City-Initiated General Plan Map and Zoning Map Amendments in that they would help achieve the objectives in the Economic Development Element of the 2040 General Plan by expanding business opportunities and encouraging employment growth as it improves the jobs/housing balance. The proposed City-Initiated General Plan Map and Zoning Map Amendments would create additional employment opportunities within the City and generate property and sales taxes on vacant, underutilized sites to help contribute to the City's revenue stream. The proposed City-Initiated General Plan Map and Zoning Map Amendments would allow for employment-generating uses that follow the prescribed development standards and design guidelines in the proposed Overlay Plan.
9. The proposed City-Initiated General Plan Map and Zoning Map Amendments would be in conformity with the public convenience, general welfare, and good zoning practice, in that they would encourage development of employment and revenue-generating uses, which could help eradicate existing problems that come with blighted sites, such as illegal dumping and loitering.

Overlay Plan Findings:

10. In accordance with PMC Section 18.74.060, approval of an Overlay Plan may be granted only if the Planning Commission and the City Council find that the proposed Overlay Plan can meet all findings described below in the affirmative. The proposed Overlay Plan is consistent with PMC Section 18.74.060, in that:
11. The proposed Overlay Plan is necessary because there are special or unique characteristics of the site or improvements that require land use and development regulations that cannot be adequately accommodated or controlled by the base zoning district. The Limited Industrial (IL) zoning district is intended to provide for service-oriented commercial and limited industrial uses in transitional areas between heavy industrial and residential or commercial uses, while minimizing potential land use conflicts (PMC Section 18.54.005(B)(2)). While the IL district is appropriate as a buffer between existing residential development and heavier industrial uses to the west, it does not fully address the City's economic development objectives for the site. Due to its strategic location, size, and capacity to support modern employment-generating uses, the site is well-suited for targeted economic development. The proposed Overlay Plan establishes additional regulations not available in the base district to facilitate research and development, high-skilled jobs, and emerging industries such as data centers, which require more flexible and specialized development standards. Accordingly, the proposed Overlay Plan provides regulatory direction to advance the City's jobs-housing

balance and address the site's unique characteristics in a manner that cannot be achieved through the base zoning district alone. The Overlay Plan does not permit physical development and does not eliminate the requirement for future project-level permits or environmental review;

12. The proposed Overlay Plan conforms to the General Plan, specifically with the goals and policies of the General Plan related to economic development, job creation, revitalization of a brownfield, and improving the City's jobs-housing balance. The proposed Overlay Plan is intended to facilitate research and development uses, high-skilled employment opportunities, and emerging industries, which directly support the General Plan's policy direction to diversify and strengthen the local economy. While the existing General Plan land use designations for the site do not currently reflect these intended uses, the project includes a concurrent General Plan Map Amendment to modify the land use designation accordingly. Because the proposed Overlay Plan is consistent with the overarching goals and policies of the General Plan, and will be consistent with the land use designation upon approval of the associated General Plan Map Amendment, the proposed Overlay Plan is consistent with the General Plan; and
 13. The proposed Overlay Plan generally complies with the land use and development regulations of the base zoning district, in that it is applied in conjunction with the underlying Limited Industrial (IL) district and maintains its overall intent to accommodate employment-generating and light industrial uses in a transitional setting. The proposed regulations are consistent with the base district and primarily serve to refine permitted uses and development standards. As such, the Overlay Plan generally complies with the land use and development regulations of the base zoning district.
- B. The Staff Report entitled, "Recommending the City Council: (1) Adopt a Resolution Finding that an Addendum to the 2040 General Plan FEIR Has Been Prepared and Considered in Compliance with CEQA; (2) Adopt a Resolution Amending the General Plan Map; and (3) Adopt an Ordinance Amending the Zoning Map and Establishing a Limited Overlay District to Implement the 2040 General Plan, AP-26-0009 (GP, RZ)," dated April 14, 2026, is referenced hereto as additional support for findings.

Section 3. Decision

Based on the findings and the authority set forth above, the Planning Commission hereby recommends that the City Council (1) Adopt a Resolution Finding that an Addendum to the 2040 General Plan FEIR Has Been Prepared and Considered in Compliance with CEQA; (2) Adopt a Resolution Amending the General Plan Map; and (3) Adopt an Ordinance Amending the Zoning Map and Establishing a Limited Overlay

District to Implement the 2040 General Plan, as described below:

- A. Amend the General Plan Map of approximately 96.15 acres of land located at the northwest corner of the City limits, north of Willow Pass Road, as substantially presented in Exhibit A of this resolution from Marina Commercial, Medium Density Residential, High Density Residential, Very High Density Residential, to Employment Center Industrial; and
- B. Amend the Zoning Map on approximately 96.15 acres of land located at the northwest corner of the City limits, north of Willow Pass Road, as substantially presented in Exhibit B of this resolution from CW-O (Waterfront Commercial with a Limited Overlay District) RM-O (Medium Density Residential with Limited Overlay District), RS-4-O/RS-5-O (Single Family Residential 4,000 - 5,000 Square Foot Minimum Lot Size with Limited Overlay District), and RH-O (High Density Residential with Limited Overlay District), to IL-O (Limited Industrial with Limited Overlay District).

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 14th day of April, 2026, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution was adopted by the Planning Commission of the City of Pittsburg on April 14, 2026.

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

AP-26-0009 (GP, RZ) City Initiated General Plan and Zoning Map Amendment
Attachment 1, Exhibit A(i)
General Plan Map Amendment Description and Map

The proposed General Plan Map Amendment project area totals approximately 637 acres and are within the North Central River Subarea, located at the northwest corner of the City limits, north of Willow Pass Road. Although the total parcel acreage is 637 acres, the proposed Zoning Map Amendment would only amend approximately 96.15 acres in total.

The proposed project includes a General Plan Map Amendment from Very High Density Residential, Employment Center Industrial, Marina Commercial, Medium Density Residential, Park, Open Space, Utility/ROW to Park, Open Space, Employment Center Industrial, Utility/ROW.

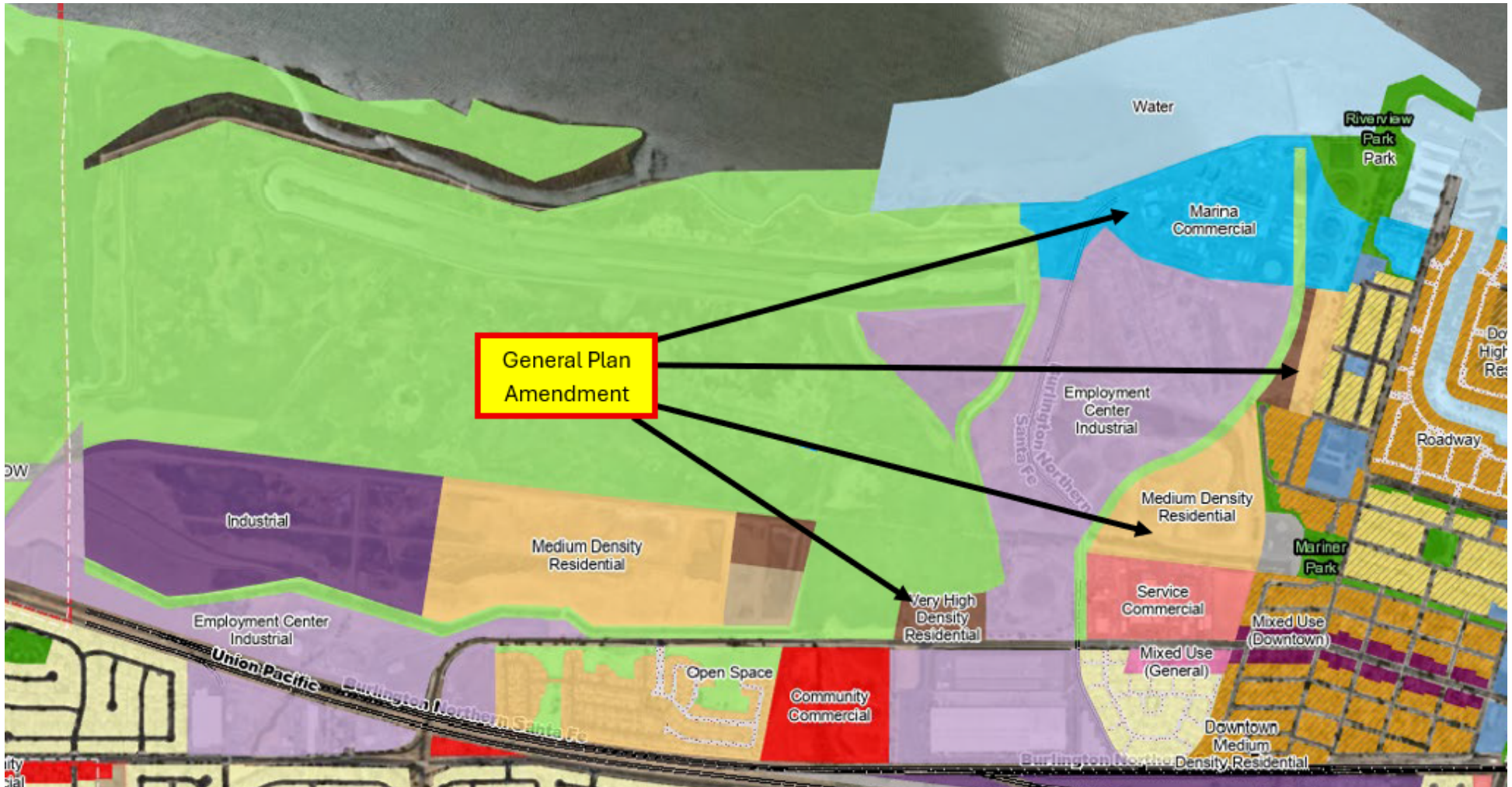
Employment Center Industrial (ECI) uses include uses such as data centers, technology, and innovation developments, battery storage facilities, and clean energy uses and infrastructure. Open Space, Park, and Utility/ROW Districts would not be amended and would follow the Pittsburg Municipal Code and General Plan for applicable regulations.

Details specific to the proposed General Plan Map Amendment, including existing and proposed General Plan designations, parcel sizes, and locations can be found in the table below.

APN	Total Approximate Acreage	Existing General Plan	Proposed General Plan	Current Use
096-100-032	497	Marina Commercial, Open Space, Employment Center Industrial	Open Space, Employment Center Industrial	Cooling water canal and three cooling towers (not in use); is the western portion of former Power Plant industrial area.
096-100-033	24	Marina Commercial, Open Space, Employment Center Industrial	Open Space, Employment Center Industrial	Formerly used as the Power Plant industrial area. Industrial structures exist on site.
096-100-034	116	Very High Density Residential, Employment Center Industrial, Marina Commercial, Medium Density Residential, Park, Open Space, Utility/ROW	Park, Open Space, Employment Center Industrial, Utility/ROW	Formerly used as a tank farm.

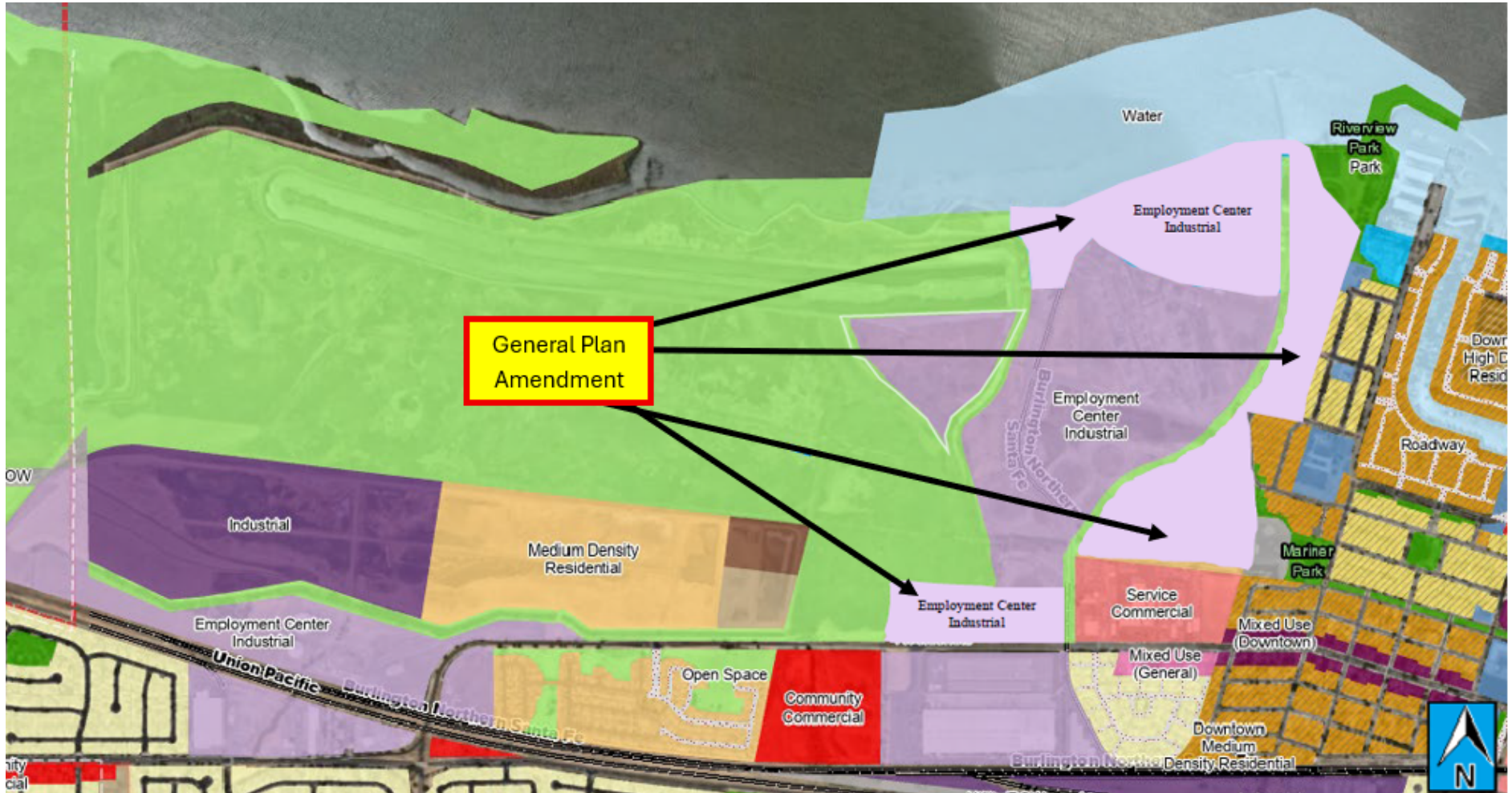
AP-26-0009 (GP, RZ) City Initiated General Plan and Zoning Map Amendment
Attachment 1, Exhibit A(i)
General Plan Map Amendment Description and Map

Fig. 1: Existing General Plan Designations



AP-26-0009 (GP, RZ) City Initiated General Plan and Zoning Map Amendment
Attachment 1, Exhibit A(i)
General Plan Map Amendment Description and Map

Fig. 2: Proposed General Plan Designations



AP-26-0009 (GP, RZ) City Initiated General Plan and Zoning Map Amendment
Attachment 1, Exhibit B(i)
Zoning Map Amendment Description and Map

The proposed Zoning Map Amendment project area totals approximately 637 acres and are within the North Central River Subarea, located at the northwest corner of the City limits, north of Willow Pass Road. Although the total parcel acreage is 637 acres, the proposed Zoning Map Amendment would only amend approximately 96.15 acres in total.

The proposed project includes a Zoning Map Amendment from Governmental and Quasipublic (GQ); Open Space, Waterfront Commercial with a Limited Overlay (CW-O); Limited Industrial with a Limited Overlay (IL-O); High Density Residential with a Limited Overlay (RH-O) to Open Space (OS); Governmental and Quasipublic (GQ); Limited Industrial with a Limited Overlay (IL-O)

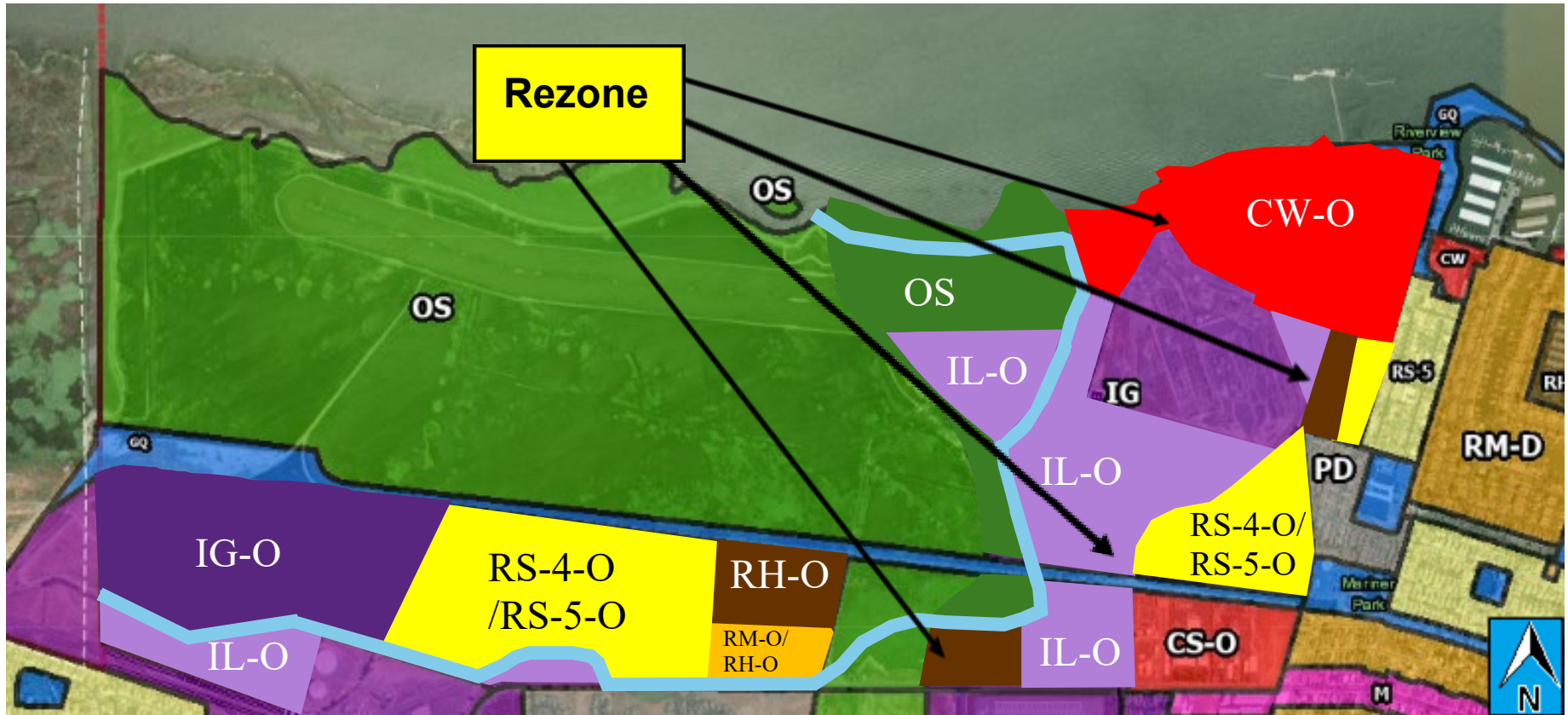
IL-O Zoning District Overlay would allow for applicable Limited Industrial base district uses and Employment Center Industrial (ECI) uses, including uses such as data centers, technology, and innovation developments, battery storage facilities, and clean energy uses and infrastructure. OS and GQ Zoning Districts would follow the Pittsburg Municipal Code for applicable regulations.

Details specific to the proposed Zoning Map Amendment, including existing and proposed Zoning designations, parcel sizes, and locations can be found in the table below.

APN	Total Approximate Acreage	Existing Zoning	Proposed Zoning	Current Use
096-100-032	497	Open Space (OS); Governmental and Quasipublic (GQ); Waterfront Commercial with a Limited Overlay (CW-O); Limited Industrial with a Limited Overlay (IL-O)	Open Space (OS); Governmental and Quasipublic (GQ); Limited Industrial with a Limited Overlay (IL-O)	Cooling water canal and three cooling towers (not in use); is the western portion of former Power Plant industrial area.
096-100-033	24	Waterfront Commercial with a Limited Overlay (CW-O); Limited Industrial with a Limited Overlay (IL-O)	Limited Industrial with a Limited Overlay (IL-O)	Formerly used as the Power Plant industrial area. Industrial structures exist on site.
096-100-034	116	Governmental and Quasipublic (GQ); Waterfront Commercial with a Limited Overlay (CW-O); Limited Industrial with a Limited Overlay (IL-O); Single Family Residential 4,000 - 5,000 square foot minimum lot size with a Limited Overlay (RS-4-O/RS-5-O); High Density Residential with a Limited Overlay (RH-O)	Governmental and Quasipublic (GQ); Limited Industrial with a Limited Overlay (IL-O)	Formerly used as a tank farm.

**AP-26-0009 (GP, RZ) City Initiated General Plan and Zoning Map Amendment
Attachment 1, Exhibit B(i)
Zoning Map Amendment Description and Map**

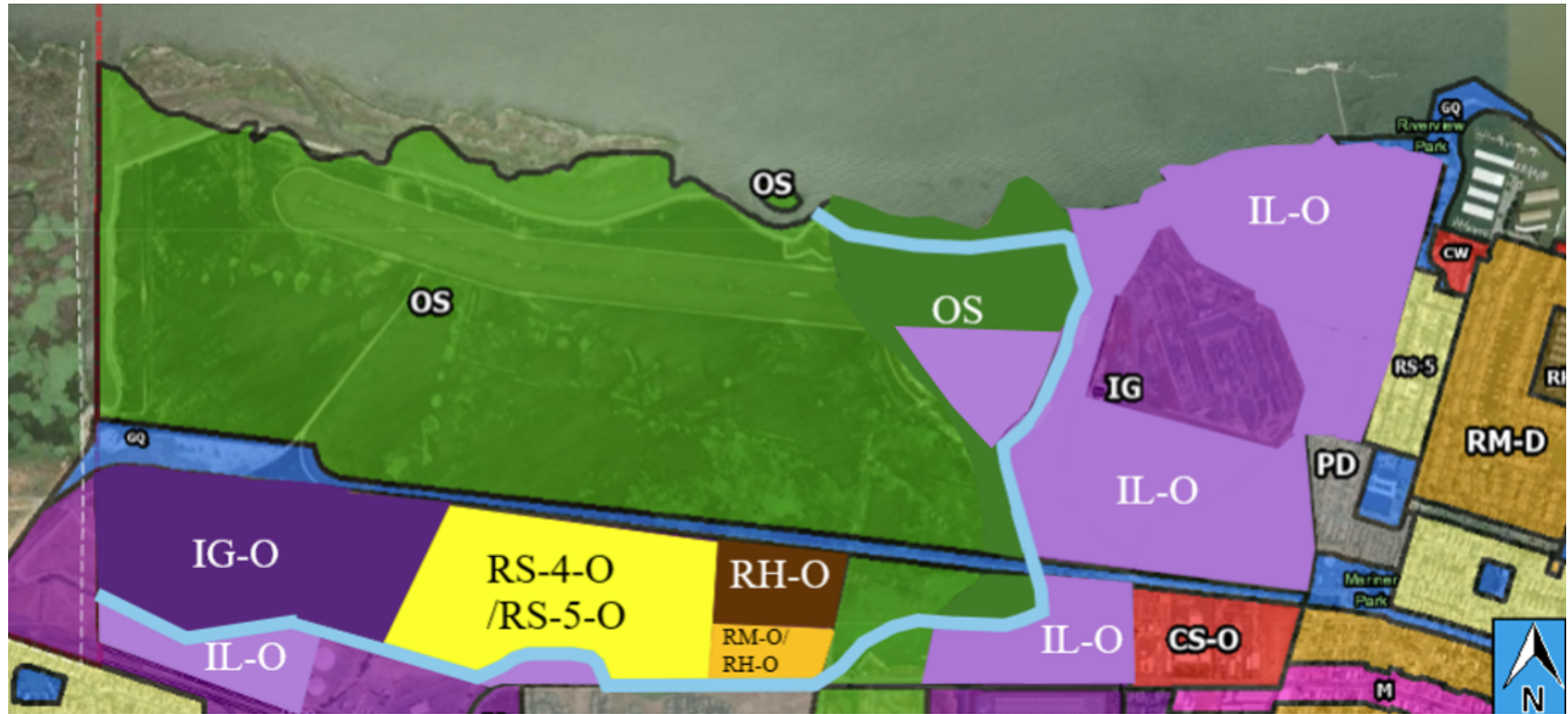
Fig. 1: Existing Zoning Districts



- | | | |
|--|--|--|
| OS – Open Space | GQ - Governmental & Quasipublic | RH-O High Density Residential with a Limited Overlay |
| RS-4-O/RS-5-O Single-Family Residential, 4,000 - 5,000 square foot lot minimum | | |
| IL-O – Limited Industrial with a Limited Overlay | IG-O – General Industrial with a Limited Overlay | |
| CW-O – Waterfront Commercial with a Limited Overlay | Willow Creek | |
| RM-O/RH-O – Medium to High Density Residential with a Limited Overlay | IG – General Industrial | |

AP-26-0009 (GP, RZ) City Initiated General Plan and Zoning Map Amendment
Attachment 1, Exhibit B(i)
Zoning Map Amendment Description and Map

Fig. 2: Proposed Zoning Districts



- | | | |
|---|---|--|
| OS – Open Space | GQ - Governmental & Quasipublic | RH-O High Density Residential with a Limited Overlay |
| RS-4-O/RS-5-O Single-Family Residential, 4,000 - 5,000 square foot lot minimum | | |
| IL-O – Limited Industrial with a Limited Overlay | IG-O – General Industrial with a Limited Overlay | |
| CS-O – Service Commercial with a Limited Overlay | Willow Creek | |
| RM-O/RH-O – Medium to High Density Residential with a Limited Overlay | IG – General Industrial | |

AP-26-0009 (GP, RZ) City Initiated General Plan and Zoning Map Amendment
Attachment 1, Exhibit B(ii)
Proposed IL-O Overlay Plan and Land Use Regulations

Limited Industrial with Limited Overlay (IL-O) District

IL-O District Land Use Regulations

Land Use Regulations for the IL-O District shall be the same as those of the base Limited Industrial (IL) District pursuant to Pittsburg Municipal Code (PMC) Section 18.54.010, with the addition of Administrative, Business, and Professional Offices, Data Center, Energy, Financial Offices, Government/Public Offices, Medical Offices and Medical Testing, Research and Development Services and Production, Manufacturing (Custom and Limited), Warehouse and Distribution (Interior and Exterior Storage) as defined in this Overlay District Ordinance.

The Zoning Administrator shall review Land Use proposed as part of a development application and provide a determination for consistency with the IL-O District and prescribe applicable review procedure, and conditionally issue approval.

IL-O District Property Development Regulations

Property Development Regulations for the IL-O District shall be the same as those of the base Limited Industrial (IL) District pursuant to PMC Section 18.54.115, unless superseded by any applicable Condition of Approval, Specific Plan, Mater Plan, or as determined by the Zoning Administrator.

Applicants must submit a development application to the Community and Economic Development Department – Planning Division pursuant to PMC Section 18.12.010 and Chapter 18.32 for review and conformity with the standards listed therein and design review guidelines listed within PMC Section 18.36.200. The Zoning Administrator shall review the package and provide a determination for consistency with the IL-O District, prescribe applicable review procedure, and conditionally issue approval.

The Zoning Administrator shall be responsible for administering the provisions of this Overlay District and shall have authority to review and approve the permitted uses and determine if specific uses are consistent with the objectives and provisions of the IL-O District.

IL-O Additional Land Use Regulations

Use Classifications	Definitions
Administrative, Business, and Professional Offices	Establishment engaged in the provision of executive, management, administrative, consulting, or professional services, such as architectural, design, engineering, real estate, information technology and technology support, insurance, investment, legal, secretarial, accounting, graphic arts, typesetting, desktop publishing, advertising, marketing, title insurance, bail bonds, travel, entertainment, collection, or personnel agency. This classification includes health program administration or management offices and workspaces created for business incubators/incubation.
Data Center	A facility providing for the storage of networked computer servers and related hardware equipment typically used by organizations for the remote storage, processing, or distribution of large amounts of data.
Energy	A facility primarily comprised of mechanical and electrical spaces that will house energy production, energy conversion, and energy distribution equipment.
Financial Offices	Financial institution, including credit union office or check cashing service, that provides retail banking services to individuals and businesses. This classification includes only those institutions engaged in the on-site circulation of cash money.

Government/Public Offices	Administrative, clerical, or public contact office of a federal, state or local government agency, including postal facilities, together with incidental storage and maintenance of vehicles.
Hospitals and Large-Scale Medical Facilities	Facility providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons, primarily on an inpatient basis. This classification includes incidental facilities for out-patient treatment, as well as training, research, and administrative services for patients and employees.
Medical Offices and Medical Testing	Offices of state-licensed firms or organizations that provide human physical and psychological health services and resources, such as physicians, dentists, chiropractors, physical therapists, psychiatrists, psychologists, counseling and family planning services, optometrists, or acupuncturists. This classification includes only those facilities intended for outpatient medical services, and may include medical/dental laboratory incidental to the office use.
Research and Development Services and Production	Research and Development Services establishments are primarily engaged in industrial or scientific research, including limited product testing. This classification includes electronic research firm or pharmaceutical research laboratory. Research and Development Productions establishments are primarily engaged in the research, development, testing, and controlled production and wholesale of high-technology electronic, industrial, or scientific products or commodities within an enclosed building, but does not include uses that may be objectionable by reason of production of offensive odor, dust, noise, vibration, or storage of hazardous materials. Uses include biotechnology, film, and nontoxic electronic and computer component manufacturers.
Manufacturing (Custom and Limited)	An industrial activity involving the making of goods or products by manual labor or machine process, including incidental and related processing, storage, wholesaling and distribution. Limited. Establishment engaged in the fabrication, assembly, processing, treatment, or packaging of finished parts or products from previously prepared materials within an enclosed building, excluding food and drug processing. Custom. Establishment primarily engaged in on-site production of goods by hand manufacturing involving the use of hand tools and small-scale equipment. This classification may include the incidental direct sale to consumers of only those products produced on-site. Typical uses include ceramic studio, candle-making, boatwright, custom jewelry manufacture, ornamental iron works, cabinet shop, or stained/leaded glass studio.
Warehouse and Distribution (Interior and Exterior Storage)	Establishment engaged in the wholesale, distribution and warehousing of goods. Uses in this category provide storage space for bulk quantities of commercial goods, or sell or arrange the sale of goods from suppliers to other wholesalers or retailers. Establishments under this classification may sort, package and label products for distribution, but do not display merchandise or accommodate walk-in retail customers. With Interior Storage. Storage and handling of goods and equipment is entirely within an enclosed building. With Exterior Storage. Storage and handling of goods and equipment is entirely or partially outdoors, even if screened from public view. This classification does not include junk or vehicle dismantling yard, or disposal facility.

Proposed

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Amending the Zoning Map and Establishing)
 a Limited Overlay District to Implement Land)
 Use Designations consistent with the 2040)
General Plan, AP-26-0009 (GP, RZ).)

ORDINANCE NO. 26-

WHEREAS, on May 6, 2024, a Final Environmental Impact Report (FEIR) was certified in accordance with the California Environmental Quality Act (CEQA) to evaluate the environmental impacts of approval and implementation of the 2040 General Plan. The Pittsburg City Council certified the FEIR in Resolution Nos. 24-14463 and 24-14464, making the required findings under CEQA (State Clearinghouse No. 2022040427); and

WHEREAS, on July 15, 2024, the City Council adopted the first addendum to the 2040 General Plan Final Environmental Impact Report (FEIR) in connection with Planning Application No. 24-0033 (Rezone); and

WHEREAS, on July 16, 2024, in compliance with Sections 21152 and 21108 of the Public Resources Code, a Notice of Determination (NOD) for the addendum was filed with the Contra Costa County Clerk-Recorder's Office and the Governor's Office of Land Use and Climate Innovation (LCI). The addendum's filing confirmed that the proposed City-initiated rezones were reviewed for consistency with the 2040 General Plan. It further concluded that none of the conditions described in CEQA Guidelines Section 15162, which require preparation of a subsequent Environmental Impact Report (EIR) or Negative Declaration (ND), were met, and that no additional environmental review is required; and

On September 24, 2024, the City Council adopted the second addendum to the 2040 General Plan FEIR in connection with Planning Application No. 24-0080 (Rezone); and

On September 26, 2024, in compliance with Sections 21152 and 21108 of the Public Resources Code, an NOD for the addendum was filed with the Contra Costa County Clerk-Recorder's Office and LCI. The addendum's filing confirmed that the proposed City-initiated rezones were reviewed for consistency with the 2040 General Plan. It further concluded that none of the conditions described in CEQA Guidelines Section 15162, which require preparation of a subsequent EIR or ND, were met, and that no additional environmental review is required; and

WHEREAS, on January 20, 2026, City staff filed Planning Application No. 26-0009 (GP, RZ), proposing a General Plan Map and Zoning Map Amendment to implement the goals, policies, and actions of the 2040 General Plan Land Use Map. The City is proposing this initial set of Zoning Map Amendments while preparing a larger, comprehensive update to the Zoning Ordinance, which includes the City's Zoning Regulations and Zoning Map (Title 18, Pittsburg Municipal Code [PMC]). The comprehensive update will include

additional consistency amendments to fully implement 2040 General Plan land use designations, policies and implementation actions; and

WHEREAS, on March 12, 2026, this item was presented to the Community and Economic Development Department (CEDD) Subcommittee. The Subcommittee acknowledged the changing market conditions for future development of the site and expressed favorable optimism regarding the site's potential to support future job growth. While comments were largely supportive, some Subcommittee members discussed the options and potential for public access along the waterfront side of the property. Consistent with the General Plan trail alignment (map and associated policies), as well as requirements established by the East Bay Regional Park District (EBRPD) and the Great California Delta Trail (GCDT), public access remains a key priority for the City's waterfront. As development opportunities emerge, ensuring public access will continue to be a central objective and focal point for all projects moving forward. Overall, the Subcommittee recommended that staff forward the item to the Planning Commission for consideration and a recommendation to the City Council; and

WHEREAS, Pittsburg Municipal Code (PMC) section 18.16.020 identifies the Planning Commission as the advisory body to the City Council on proposed Zoning Amendments; and

WHEREAS, on April 14, 2026, after conducting a duly noticed public hearing, the Planning Commission adopted Resolution No. _____, recommending City Council adoption of the proposed amendment as presented; and

WHEREAS, in order to approve a Zoning Amendment, the City Council must find (in accordance with PMC Sections 18.16.020 and 18.48.030) that:

1. the amendments are consistent with the objectives, policies, general land uses and programs in the General Plan;
2. the land use regulation is compatible with uses and regulations of the land use district for which it is proposed;
3. there is a community need for the change proposed; and
4. the change will be in conformity with the public convenience, general welfare, and good zoning practice; and

WHEREAS, in order to approve an Overlay Plan, the City Council must find (in accordance with PMC Section 18.74.060) that the proposed Overlay Plan:

1. Is necessary because there are special or unique characteristics of the site or improvements that require land use and development regulations that cannot be adequately accommodated or controlled by the base zoning district;
2. Conforms to the general plan; and

3. Generally complies with the land use and development regulations of the base zoning district; and

WHEREAS, on or prior to _____, 2026, in accordance with Government Code Sections 65090 and 65091, and PMC Section 18.14.020, a “Notice of Public Hearing,” for the _____, 2026, public hearing on this item was published in the *East County Times*; was posted at City Hall, the Pittsburg Library, and on the “Public Notices” section of the City’s website. The City also sent the notice to local service agencies whose services might be affected by the proposed City-Initiated General Plan Map and Zoning Map Amendments, and to individuals who had previously filed a written request for public hearing notices. Lastly, a copy of the notice was posted on www.nextdoor.com (“Nextdoor”) and was sent directly to all subscribed residents in all neighborhoods within Pittsburg City limits; and

WHEREAS, on _____, 2026, the City Council held a public hearing on Planning Application No. 26-0009, at which time oral and/or written testimony was considered.

NOW, THEREFORE, the City Council of the City of Pittsburg does ORDAIN as follows:

SECTION 1: Findings.

1. Based on the Planning Commission staff report entitled “Recommending the City Council: (1) Adopt a Resolution Finding that an Addendum to the 2040 General Plan FEIR Has Been Prepared and Considered in Compliance with CEQA; (2) Adopt a Resolution Amending the General Plan Map; and (3) Adopt an Ordinance Amending the Zoning Map and Establishing a Limited Overlay District to Implement the 2040 General Plan, AP-26-0009 (GP, RZ),” dated April 14, 2026, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the public hearing, the Planning Commission finds that:
 1. All recitals above are true and correct and are incorporated herein by reference.
 2. City staff prepared an Addendum for the proposed City-Initiated General Plan Map and Zoning Map Amendments to determine whether and to what extent the FEIR for the 2040 General Plan remains sufficient to address the potential impacts of the proposed City-Initiated General Plan Map and Zoning Map Amendments, or whether additional documentation may be required under CEQA (Public Resources Code [PRC] §§ 21000, et seq.). Based on the analysis in the Addendum, staff determined that preparation of a supplemental or Subsequent EIR or ND was not required and that an Addendum provides the required documentation under CEQA for the proposed City-Initiated General Plan Map and Zoning Map Amendments.

3. The proposed City-Initiated Zoning Map Amendments are consistent with the objectives, policies, general land uses and programs specified in the 2040 General Plan in that:
- a. They will promote optimal, orderly, well-planned, and diverse land uses, including a compact urban form within the City's projected municipal boundary that provides a mix and distribution of uses to meet Pittsburg's needs, including infill development and reuse and revitalization of underutilized and brownfield sites (Goal G-2-1);
 - b. They will ensure consistency and compatibility between the Land Use Map, land use designations, and implementing plans, ordinances, and regulations (Policy 2-P-1.3);
 - c. They will promote business development in a range of sectors that contribute to the local and regional economy, provide high-wage and skilled jobs for Pittsburg residents (Goal G-2-4);
 - d. They will support office, business, and industrial land uses that will improve the City's employment base through high-quality, well-paid jobs that attract the technology, energy, and industrial sectors desired by the community (Policy 2-P-4.5);
 - e. They will facilitate attraction, retention, and expansion of businesses that meet the City's economic development objectives and maintain a desirable climate for conducting business in and with the City (Goal G-6-2); and
 - f. They will encourage new businesses and project development under the Employment Center Industrial land use classification (Policy 6-P-2.14).
 - g. The proposed City-Initiated General Plan Map and Zoning Map Amendments and associated Overlay Plan are compatible with the uses authorized in, and the regulations prescribed for, the land use districts for which they are proposed, in that allowable uses are permitted within the proposed base District and the proposed individual Overlay Plans would require that all allowed uses and development standards follow the Overlay Plan which contains similar uses allowed in the proposed base District.
 - h. There is a community need for the proposed City-Initiated General Plan Map and Zoning Map Amendments in that they would help achieve the objectives in the Economic Development Element of the 2040 General Plan by expanding business opportunities and encouraging employment growth as it improves the jobs/housing balance. The proposed City-Initiated General Plan Map and Zoning Map Amendments would create additional

employment opportunities within the City and generate property and sales taxes on vacant, underutilized sites to help contribute to the City's revenue stream. The proposed City-Initiated General Plan Map and Zoning Map Amendments would allow for employment-generating uses that follow the prescribed development standards and design guidelines in the proposed Overlay Plan.

- i. The proposed City-Initiated General Plan Map and Zoning Map Amendments would be in conformity with the public convenience, general welfare, and good zoning practice, in that they would encourage development of employment and revenue-generating uses, which could help eradicate existing problems that come with blighted sites, such as illegal dumping and loitering.

4. The proposed Overlay Plan:

- a. The proposed Overlay Plan is necessary because there are special or unique characteristics of the site or improvements that require land use and development regulations that cannot be adequately accommodated or controlled by the base zoning district. The Limited Industrial (IL) zoning district is intended to provide for service-oriented commercial and limited industrial uses in transitional areas between heavy industrial and residential or commercial uses, while minimizing potential land use conflicts (PMC Section 18.54.005(B)(2)). While the IL district is appropriate as a buffer between existing residential development and heavier industrial uses to the west, it does not fully address the City's economic development objectives for the site. Due to its strategic location, size, and capacity to support modern employment-generating uses, the site is well-suited for targeted economic development. The proposed Overlay Plan establishes additional regulations not available in the base district to facilitate research and development, high-skilled jobs, and emerging industries such as data centers, which require more flexible and specialized development standards. Accordingly, the proposed Overlay Plan provides regulatory direction to advance the City's jobs-housing balance and address the site's unique characteristics in a manner that cannot be achieved through the base zoning district alone. The Overlay Plan does not permit physical development and does not eliminate the requirement for future project-level permits or environmental review;
- b. The proposed Overlay Plan conforms to the General Plan, specifically with the goals and policies of the General Plan related to economic development, job creation, revitalization of a brownfield, and improving the City's jobs-housing balance. The proposed Overlay Plan is intended to facilitate research and

development uses, high-skilled employment opportunities, and emerging industries, which directly support the General Plan's policy direction to diversify and strengthen the local economy. While the existing General Plan land use designations for the site do not currently reflect these intended uses, the project includes a concurrent General Plan Map Amendment to modify the land use designation accordingly. Because the proposed Overlay Plan is consistent with the overarching goals and policies of the General Plan, and will be consistent with the land use designation upon approval of the associated General Plan Map Amendment, the proposed Overlay Plan is consistent with the General Plan; and

- c. The proposed Overlay Plan generally complies with the land use and development regulations of the base zoning district, in that it is applied in conjunction with the underlying Limited Industrial (IL) district and maintains its overall intent to accommodate employment-generating and light industrial uses in a transitional setting. The proposed regulations are consistent with the base district and primarily serve to refine permitted uses and development standards. As such, the Overlay Plan generally complies with the land use and development regulations of the base zoning district.

SECTION 2: CEQA.

1. A Final Environmental Impact Report (FEIR) was prepared and certified in accordance with CEQA to evaluate the environmental impacts of approval and implementation of the 2040 General Plan. On May 6, 2024, the Pittsburg City Council adopted the 2040 General Plan and certified the FEIR in Resolution Nos. 24-14463 and 24-14464, making the required findings under CEQA (State Clearinghouse No. 2022040427). The project analyzed in the FEIR was the City of Pittsburg's 2040 General Plan which is a comprehensive update of the policies of the City's 2020 General Plan.
2. The City has determined that no new or significant environmental effects, no substantial changes to circumstances or to previously identified significant effects, no significant revisions to mitigation measures and no new mitigation measures or alternatives would be associated with the proposed project. As described in Section 15162 (b), the Lead Agency (City of Pittsburg) has determined that an Addendum is the appropriate course to address potential environmental impacts associated with the proposed project. The Addendum must be considered by the City Council for Planning Application No. AP-26-0009 (GP, RZ).

SECTION 3. Zoning Map Amendment.

Based on the findings set forth above, the City Council hereby amends the Zoning Map, as referenced in Pittsburg Municipal Code, Title 18 (Zoning Ordinance) Section 18.04.020, to change the zoning of approximately 96.15 acres of land located at the

northwest corner of the City limits, north of Willow Pass Road, as substantially presented in Exhibit A of this Ordinance from CW-O (Waterfront Commercial with a Limited Overlay District) RM-O (Medium Density Residential with Limited Overlay District), RS-4-O/RS-5-O (Single Family Residential 4,000 - 5,000 Square Foot Minimum Lot Size with Limited Overlay District), and RH-O (High Density Residential with Limited Overlay District), all to IL-O (Limited Industrial with Limited Overlay District) with accompanying Overlay Regulations, as further described in Exhibit B to this Ordinance.

SECTION 4. Publication.

The Ordinance shall be posted and published in accordance with the California Government Code.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pittsburg held on _____, 2026, and was adopted and ordered published at a regular meeting of the City Council held on _____, 2026, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Dionne Adams, Mayor

ATTEST:

Alice E. Evenson, City Clerk

AP-26-0009 (GP, RZ) City Initiated General Plan and Zoning Map Amendment
Attachment 2, Exhibit A
Zoning Map Amendment Description and Map

The proposed Zoning Map Amendment project area totals approximately 637 acres and are within the North Central River Subarea, located at the northwest corner of the City limits, north of Willow Pass Road. Although the total parcel acreage is 637 acres, the proposed Zoning Map Amendment would only amend approximately 96.15 acres in total.

The proposed project includes a Zoning Map Amendment from Governmental and Quasipublic (GQ); Open Space, Waterfront Commercial with a Limited Overlay (CW-O); Limited Industrial with a Limited Overlay (IL-O); High Density Residential with a Limited Overlay (RH-O) to Open Space (OS); Governmental and Quasipublic (GQ); Limited Industrial with a Limited Overlay (IL-O)

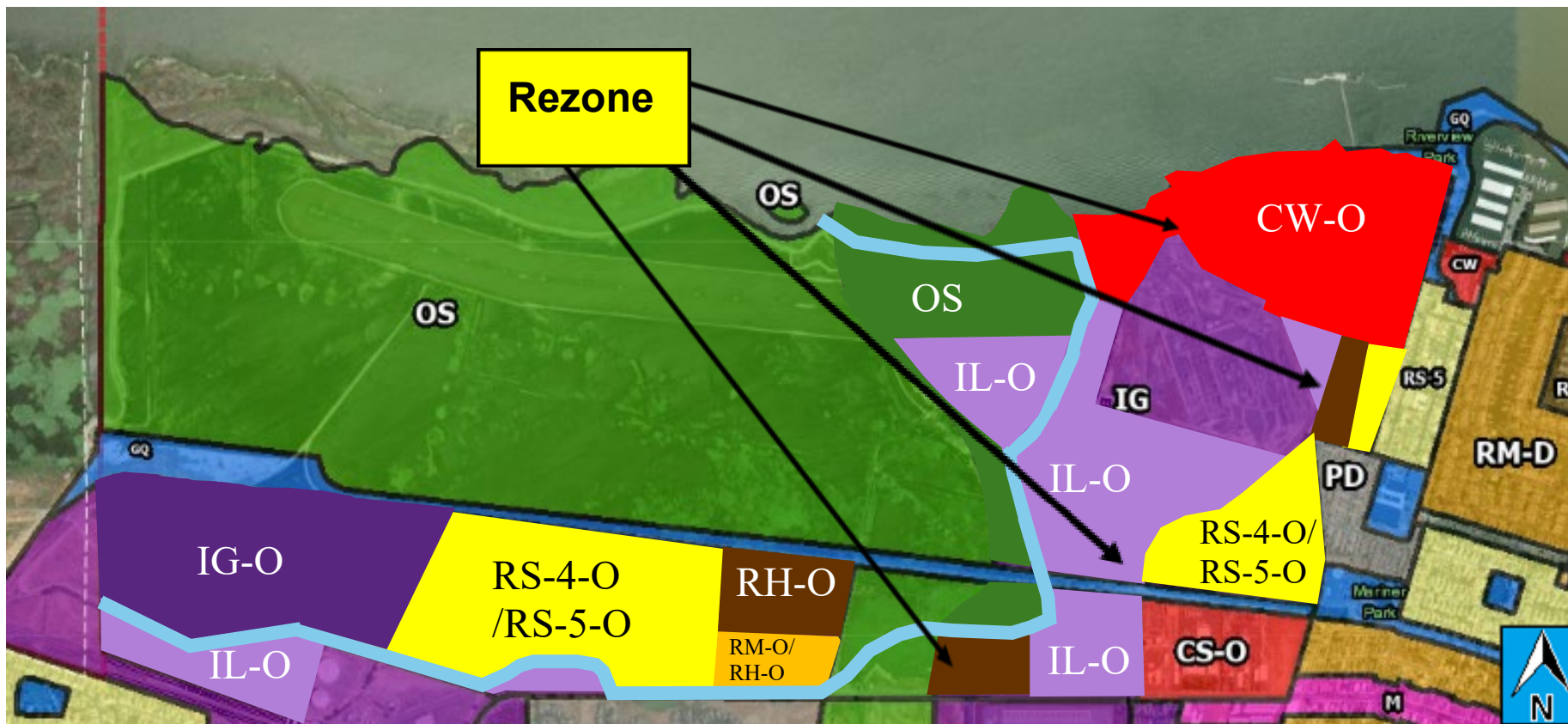
IL-O Zoning District Overlay would allow for applicable Limited Industrial base district uses and Employment Center Industrial (ECI) uses, including uses such as data centers, technology, and innovation developments, battery storage facilities, and clean energy uses and infrastructure. OS and GQ Zoning Districts would follow the Pittsburg Municipal Code for applicable regulations.

Details specific to the proposed Zoning Map Amendment, including existing and proposed Zoning designations, parcel sizes, and locations can be found in the table below.

APN	Total Approximate Acreage	Existing Zoning	Proposed Zoning	Current Use
096-100-032	497	Open Space (OS); Governmental and Quasipublic (GQ); Waterfront Commercial with a Limited Overlay (CW-O); Limited Industrial with a Limited Overlay (IL-O)	Open Space (OS); Governmental and Quasipublic (GQ); Limited Industrial with a Limited Overlay (IL-O)	Cooling water canal and three cooling towers (not in use); is the western portion of former Power Plant industrial area.
096-100-033	24	Waterfront Commercial with a Limited Overlay (CW-O); Limited Industrial with a Limited Overlay (IL-O)	Limited Industrial with a Limited Overlay (IL-O)	Formerly used as the Power Plant industrial area. Industrial structures exist on site.
096-100-034	116	Governmental and Quasipublic (GQ); Waterfront Commercial with a Limited Overlay (CW-O); Limited Industrial with a Limited Overlay (IL-O); Single Family Residential 4,000 - 5,000 square foot minimum lot size with a Limited Overlay (RS-4-O/RS-5-O); High Density Residential with a Limited Overlay (RH-O)	Governmental and Quasipublic (GQ); Limited Industrial with a Limited Overlay (IL-O)	Formerly used as a tank farm.

AP-26-0009 (GP, RZ) City Initiated General Plan and Zoning Map Amendment
Attachment 2, Exhibit A
Zoning Map Amendment Description and Map

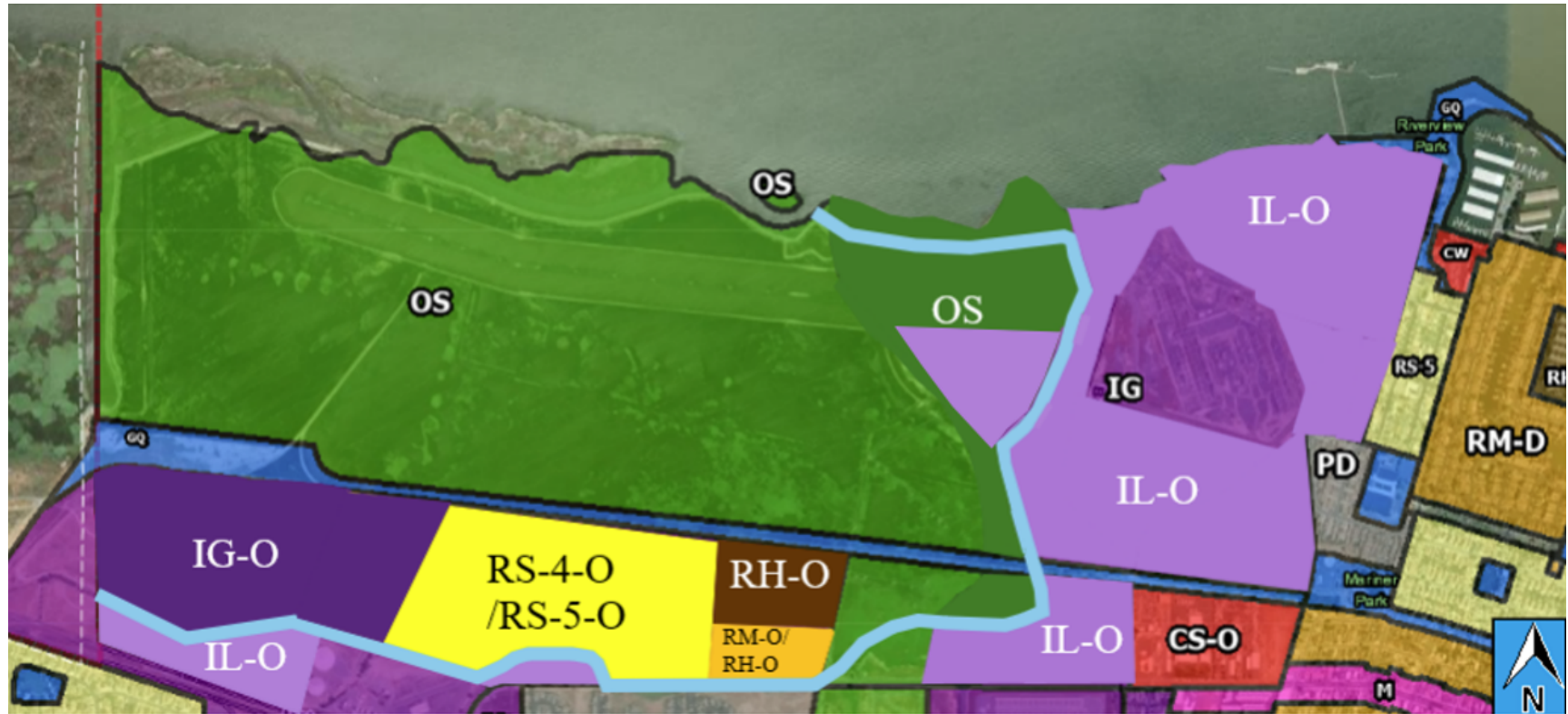
Fig. 1: Existing Zoning Districts



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|--|--|--|
| OS – Open Space | GQ - Governmental & Quasipublic | RH-O High Density Residential with a Limited Overlay |
| RS-4-O/RS-5-O Single-Family Residential, 4,000 - 5,000 square foot lot minimum | | |
| IL-O – Limited Industrial with a Limited Overlay | IG-O – General Industrial with a Limited Overlay | |
| CW-O – Waterfront Commercial with a Limited Overlay | Willow Creek | |
| RM-O/RH-O – Medium to High Density Residential with a Limited Overlay | IG – General Industrial | |

**AP-26-0009 (GP, RZ) City Initiated General Plan and Zoning Map Amendment
Attachment 2, Exhibit A
Zoning Map Amendment Description and Map**

Fig. 2: Proposed Zoning Districts



- | | | |
|--|--|--|
| OS – Open Space | GQ - Governmental & Quasipublic | RH-O High Density Residential with a Limited Overlay |
| RS-4-O/RS-5-O Single-Family Residential, 4,000 - 5,000 square foot lot minimum | | |
| IL-O – Limited Industrial with a Limited Overlay | IG-O – General Industrial with a Limited Overlay | |
| CS-O – Service Commercial with a Limited Overlay | Willow Creek | |
| RM-O/RH-O – Medium to High Density Residential with a Limited Overlay | IG – General Industrial | |

AP-26-0009 (GP, RZ) City Initiated General Plan and Zoning Map Amendment
Attachment 2, Exhibit B
Proposed IL-O Overlay Plan and Land Use Regulations

Limited Industrial with Limited Overlay (IL-O) District

IL-O District Land Use Regulations

Land Use Regulations for the IL-O District shall be the same as those of the base Limited Industrial (IL) District pursuant to Pittsburg Municipal Code (PMC) Section 18.54.010, with the addition of Administrative, Business, and Professional Offices, Data Center, Energy, Financial Offices, Government/Public Offices, Medical Offices and Medical Testing, Research and Development Services and Production, Manufacturing (Custom and Limited), Warehouse and Distribution (Interior and Exterior Storage) as defined in this Overlay District Ordinance.

The Zoning Administrator shall review Land Use proposed as part of a development application and provide a determination for consistency with the IL-O District and prescribe applicable review procedure, and conditionally issue approval.

IL-O District Property Development Regulations

Property Development Regulations for the IL-O District shall be the same as those of the base Limited Industrial (IL) District pursuant to PMC Section 18.54.115, unless superseded by any applicable Condition of Approval, Specific Plan, Mater Plan, or as determined by the Zoning Administrator.

Applicants must submit a development application to the Community and Economic Development Department – Planning Division pursuant to PMC Section 18.12.010 and Chapter 18.32 for review and conformity with the standards listed therein and design review guidelines listed within PMC Section 18.36.200. The Zoning Administrator shall review the package and provide a determination for consistency with the IL-O District, prescribe applicable review procedure, and conditionally issue approval.

The Zoning Administrator shall be responsible for administering the provisions of this Overlay District and shall have authority to review and approve the permitted uses and determine if specific uses are consistent with the objectives and provisions of the IL-O District.

IL-O Additional Land Use Regulations

Use Classifications	Definitions
Administrative, Business, and Professional Offices	Establishment engaged in the provision of executive, management, administrative, consulting, or professional services, such as architectural, design, engineering, real estate, information technology and technology support, insurance, investment, legal, secretarial, accounting, graphic arts, typesetting, desktop publishing, advertising, marketing, title insurance, bail bonds, travel, entertainment, collection, or personnel agency. This classification includes health program administration or management offices and workspaces created for business incubators/incubation.
Data Center	A facility providing for the storage of networked computer servers and related hardware equipment typically used by organizations for the remote storage, processing, or distribution of large amounts of data.
Energy	A facility primarily comprised of mechanical and electrical spaces that will house energy production, energy conversion, and energy distribution equipment.
Financial Offices	Financial institution, including credit union office or check cashing service, that provides retail banking services to individuals and businesses. This classification includes only those institutions engaged in the on-site circulation of cash money.

Government/Public Offices	Administrative, clerical, or public contact office of a federal, state or local government agency, including postal facilities, together with incidental storage and maintenance of vehicles.
Hospitals and Large-Scale Medical Facilities	Facility providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons, primarily on an inpatient basis. This classification includes incidental facilities for out-patient treatment, as well as training, research, and administrative services for patients and employees.
Medical Offices and Medical Testing	Offices of state-licensed firms or organizations that provide human physical and psychological health services and resources, such as physicians, dentists, chiropractors, physical therapists, psychiatrists, psychologists, counseling and family planning services, optometrists, or acupuncturists. This classification includes only those facilities intended for outpatient medical services, and may include medical/dental laboratory incidental to the office use.
Research and Development Services and Production	Research and Development Services establishments are primarily engaged in industrial or scientific research, including limited product testing. This classification includes electronic research firm or pharmaceutical research laboratory. Research and Development Productions establishments are primarily engaged in the research, development, testing, and controlled production and wholesale of high-technology electronic, industrial, or scientific products or commodities within an enclosed building, but does not include uses that may be objectionable by reason of production of offensive odor, dust, noise, vibration, or storage of hazardous materials. Uses include biotechnology, film, and nontoxic electronic and computer component manufacturers.
Manufacturing (Custom and Limited)	An industrial activity involving the making of goods or products by manual labor or machine process, including incidental and related processing, storage, wholesaling and distribution. Limited. Establishment engaged in the fabrication, assembly, processing, treatment, or packaging of finished parts or products from previously prepared materials within an enclosed building, excluding food and drug processing. Custom. Establishment primarily engaged in on-site production of goods by hand manufacturing involving the use of hand tools and small-scale equipment. This classification may include the incidental direct sale to consumers of only those products produced on-site. Typical uses include ceramic studio, candle-making, boatwright, custom jewelry manufacture, ornamental iron works, cabinet shop, or stained/leaded glass studio.
Warehouse and Distribution (Interior and Exterior Storage)	Establishment engaged in the wholesale, distribution and warehousing of goods. Uses in this category provide storage space for bulk quantities of commercial goods, or sell or arrange the sale of goods from suppliers to other wholesalers or retailers. Establishments under this classification may sort, package and label products for distribution, but do not display merchandise or accommodate walk-in retail customers. With Interior Storage. Storage and handling of goods and equipment is entirely within an enclosed building. With Exterior Storage. Storage and handling of goods and equipment is entirely or partially outdoors, even if screened from public view. This classification does not include junk or vehicle dismantling yard, or disposal facility.

**Planning Application No. AP-26-0009 (GP, RZ), City-Initiated
General Plan Map and Zoning Map Amendment**

**CEQA Addendum #3 to the Final Environmental Impact Report for the
Pittsburg 2040 General Plan Update (SCH# 2022040427) adopted by the
Pittsburg City Council on May 6, 2024, under Resolution Nos. 24-14463
and 24-14464.**

Prepared by Kelsey Gunter, Associate Planner

April 2026

Original Project

The City of Pittsburg (City) adopted the 2040 General Plan Update Final Environmental Impact Report (FEIR) on May 6, 2024, under Resolution Nos. 24-14463 and 24-14464.

Proposed Project

The project analyzed in this third Addendum to the General Plan FEIR includes a City-Initiated General Plan Map and Zoning Map Amendment (proposed “project”) of approximately 96 acres of land located within the North Central River Subarea of the General Plan. Pursuant to Government Code 65860, the City is required to ensure consistency between land use designations in the 2040 General Plan and the Zoning Map.

Addendum to the 2024 FEIR

This Addendum addresses the potential for any environmental impacts associated with the proposed project.

An Addendum is defined by CEQA as follows:

15164. Addendum to an EIR or Negative Declaration

- a. The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- b. An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- c. An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

- d. The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- e. A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

Section 15164 (b) specifically indicates an Addendum may be prepared if none of the conditions described in Section 15162 do not exist requiring a subsequent Negative Declaration, as described below:

15162. Subsequent EIRs and Negative Declarations

- a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
 - 1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - 2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
 - 3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

- D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

- b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

In this case, none of the conditions described in Section 15162 (a) exist, as described in this Addendum. The City has determined that no new or significant environmental effects, no substantial changes to circumstances or to previously identified significant effects, no significant revisions to mitigation measures and no new mitigation measures or alternatives would be associated with the proposed project. As described in Section 15162 (b), the Lead Agency (City of Pittsburgh) has determined that an Addendum, consistent with Section 15164, is the appropriate course to address potential environmental impacts associated with the proposed project.

2040 General Plan Environmental Impact Report

On May 6, 2024, the Pittsburgh City Council certified the Final Environmental Impact Report (Program FEIR) (SCH# 2022040427). The project analyzed in the Program FEIR is the City of Pittsburgh 2040 General Plan (Envision Pittsburgh), which is a comprehensive update of the policies of the City's 2020 General Plan and includes new or revised policies that address:

- Updates to the City's Subareas, Land Use Map and Land Use Designations
- Core Values of Sustainability and Equity, Community Health and Environmental Justice
- Commitment to Enhancing Community Character
- Mobility, Circulation, Active Transportation and Access to Regional Transportation
- Support for Quality Education and Recreation Services and Opportunities
- Business Attraction, Retention and Promotion
- Access to Parks, Recreation and Entertainment
- Commitment to Arts, Culture, Community Services and Resources
- Safety and Resiliency Element, including Climate Adaptation
- Inclusion of Measurable Implementation Actions
- Updates to State Law (SB 1000, SB 743, AB 2923, AB 2097, etc.)

The FEIR identified potentially significant impacts to the following elements: air quality, greenhouse gas emissions, climate change and energy, noise, transportation and circulation, and utilities and service systems. As discussed in the 2040 General Plan DEIR and this Addendum, these impacts are minimized to the greatest extent feasible through General Plan Policies and Actions.

The FEIR is available here:

<https://www.pittsburgca.gov/home/showpublisheddocument/16112/638485347808600000>

Checklist Analysis of Project Revision

The following sections assess the proposed project according to the checklist contained in Appendix G of the 2026 CEQA Guidelines and the degree to which, if any, the proposed project would change the findings of the 2040 General Plan FEIR.

1. Aesthetics

2040 General Plan DEIR Findings

Chapter 3, Section 1, Aesthetics and Visual Resources, of the 2040 General Plan DEIR evaluates the aesthetic effects resulting from General Plan implementation by providing information about the environmental and regulatory setting, the significance criteria, any applicable 2040 General Plan policies and implementation programs, the analysis methodology, and a detailed environmental impact evaluation.

The 2040 General Plan FEIR concluded that the City-wide effects of implementation would not:

- Have a substantial adverse effect on a scenic vista;
- Substantially damage scenic resources;
- Substantially degrade the existing visual character or quality of public views and surroundings in non-urbanized areas;
- Conflict with applicable zoning and other regulations governing scenic quality in urbanized areas; and
- Create new sources of substantial light or glare which would adversely affect day or nighttime views in the area.

Mitigation Required: None.

Proposed Project Impacts

The proposed project does not include any textual changes or map changes that would result in a new effect on the visual character or scenic quality throughout the City because the physical form of new development would be subject to future Design Review regulations to determine compatibility. Further, the proposed General Plan Map and Zoning Map Amendments do not permit any structures. The locations proposed for amendments under this Project are primarily industrial in nature, with some areas of the parcels containing remnants of the former Pittsburg Power Plant. Therefore, these proposed map amendments will be largely unchanged in terms of basic parameters related to building bulk, mass and siting; therefore, there would be no new or substantially more severe impacts on the existing visual character and quality throughout the City compared to those analyzed in the 2040 General Plan FEIR. The proposed project will allow for development consistent with the General Plan, which was anticipated and analyzed in the 2040 General Plan DEIR.

Conclusion

The proposed project would not alter the conclusions of the 2040 General Plan FEIR with respect to aesthetics, substantially increase the severity of previously identified aesthetics impacts, or result in any new significant impacts on aesthetics. Furthermore, new projects that could contribute to light and glare impacts would be required to go through the City's Design Review process, land use entitlement processes, and project-level CEQA analysis once project-specific information is available. Therefore, the impacts of the proposed project are less than significant and no new mitigation would be required.

2. Agricultural and Forest Resources

2040 General Plan DEIR Findings

Chapter 3, Section 2, Agricultural and Forest Resources, of the 2040 General Plan DEIR evaluates the effects to agricultural and forestry resources resulting from implementation by providing information about the environmental and regulatory setting, the significance criteria, any applicable 2040 General Plan policies and implementation programs, the analysis methodology, and a detailed environmental impact evaluation.

The 2040 General Plan FEIR concluded that the City-wide effects of implementation would not:

- Result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use;
- Conflict with existing zoning for agricultural use, or a Williamson Act contract;
- Conflict with existing zoning for, or cause rezoning of, forest land or timberland;
- Result in the loss of forest land or conversion of forest land to non-forest use; and
- Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.

Mitigation Required: None.

Proposed Project Impacts

The proposed project does not include any textual changes or map changes that would result in a new effect on the agricultural or forest resources throughout the City because no forest lands, timber lands or Farmland (Prime Farmland, Unique Farmland, or Farmland of Statewide Importance) are located or designated within the Pittsburg Planning Area. Therefore, there would be no new or substantially more severe impacts to agricultural and forest resources throughout the City compared to those analyzed in the 2040 General Plan FEIR. The proposed project will allow for development consistent with the General Plan which was anticipated and analyzed in the 2040 General Plan DEIR.

Conclusion

The proposed project would not alter the conclusions of the 2040 General Plan FEIR with respect to agricultural and forest resources, substantially increase the severity of previously identified agricultural and forest resources impacts, or result in any new

significant impacts on agricultural and forest resources. Therefore, the impacts of the proposed project are less than significant and no new mitigation would be required.

3. Air Quality

2040 General Plan DEIR Findings

Chapter 3, Section 3, Air Quality, of the 2040 General Plan DEIR evaluates the air quality effects of growth resulting from implementation by providing information about the environmental and regulatory setting, the significance criteria, any applicable 2040 General Plan policies and implementation programs, the analysis methodology, and a detailed environmental impact evaluation.

While the 2040 General Plan FEIR concluded that the City-wide effects of General Plan implementation would not conflict with or obstruct implementation of any applicable air quality plans, it also identified that implementation could potentially:

- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard;
- Expose sensitive receptors to substantial pollutant concentrations; and
- Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

However, implementation of 2040 General Plan goals, policies, and actions and compliance with the required air quality regulatory framework would reduce potential air quality impacts associated with future operational emissions, reduce the exposure to sensitive receptors to pollutant concentrations and address potential conflicts in land uses that could result in odor complaints.

Mitigation Required: Minimized to the greatest extent feasible through 2040 General Plan Policies and Actions.

Proposed Project Impacts

The proposed project was developed to implement the adopted 2040 General Plan land use policies and actions and does not include any changes to 2040 General Plan goals, policies or implementation actions for regulatory framework concerning air quality impacts, nor does the proposed project change any development regulations in Pittsburg Municipal Code with regard to air quality, emissions, health risks, or odors.

Conclusion

The proposed project would not alter the conclusions of the 2040 General Plan FEIR with respect to air quality, substantially increase the severity of previously identified air quality impacts, or result in any new significant impacts on air quality because the project implements 2040 General Plan policies designed to reduce air quality emissions and would not result in any changes that would increase air quality emissions. Any future application would be subject to project-level CEQA analysis and City entitlement review processes. No new mitigation would be required.

4. Biological Resources

2040 General Plan DEIR Findings

Chapter 3, Section 4, Biological Resources, of the 2040 General Plan DEIR evaluates the impacts to biological resources resulting from implementation by providing information about the environmental and regulatory setting, the significance criteria, any applicable 2040 General Plan policies and implementation programs, the analysis methodology, and a detailed environmental impact evaluation.

Chapter 3, Section 4, of the 2040 General Plan DEIR included discussion of Biological Resources and found potential impacts could occur from General Plan implementation but that such impacts would be reduced to *less than significant* because all future development and infrastructure projects are required to comply with:

- 2040 General Plan Policies and Actions,
- Applicable federal site-specific biological resources assessments
- Title 18 of the Pittsburg Municipal Code (“Zoning Ordinance”), including requirements for Geotechnical Investigations and development of Geotechnical Reports,
- CEQA,
- provisions of the California Building Standards Commission and California Building Code,
- Regional Water Quality Control Board Regulations, including requirements for development of project-specific Storm Water Pollution Prevention Plans, and
- California Health and Safety Code Section 19100 et seq. (Earthquake Protection Law).

Based on these requirements, the 2040 General Plan FEIR concluded that implementation of the 2040 General Plan would not:

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service;
- Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural

Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Mitigation Required: None.

Proposed Project Impacts

The proposed project does not involve any changes to land use designations, land use regulations, development standards, or any other regulations developed for the protection of biological resources in the City (e.g., Open Space). In addition, the proposed project would not allow development on land not allowed for development under the adopted General Plan assessed in the 2040 General Plan EIR, and therefore, would not result in additional biological resources impacts beyond those identified in the 2040 General Plan EIR.

Conclusion

The proposed project would not alter the conclusions of the 2040 General Plan FEIR with respect to biological resources, substantially increase the severity of previously identified biological resource impacts or result in any new significant impacts on biological resources because the project implements 2040 General Plan policies designed to protect biological resources and would not result in any changes that would lead to a substantial adverse effect on biological resources. Future development would be subject to project-level CEQA analysis and would be required to undergo City entitlement review processes. These proposed amendments do not permit any physical development of the project site. No new mitigation would be required.

5. Cultural and Tribal Resources

2040 General Plan DEIR Findings

Chapter 3, Section 5, Cultural and Tribal Resources, of the 2040 General Plan DEIR evaluates the impacts to cultural and tribal resources resulting from implementation by providing information about the environmental and regulatory setting, the significance criteria, any applicable 2040 General Plan policies and implementation programs, the analysis methodology, and a detailed environmental impact evaluation.

While the 2040 General Plan does not directly propose any adverse changes to any historic, tribal cultural or archaeological resources, future development allowed under the General Plan could affect known historic, tribal cultural or archaeological resources or unknown historic, tribal cultural or archaeological resources which have not yet been identified.

As future development and infrastructure projects are considered by the City, each project would be evaluated for conformance with the City's 2040 General Plan, Municipal Code, and other applicable State and local regulations. Subsequent development and infrastructure projects would also be analyzed for potential environmental impacts, consistent with the requirements of CEQA.

The 2040 General Plan includes policies and actions which, when combined with adopted CEQA review requirements, would ensure that adverse effects on significant tribal cultural, historic and archaeological resources are reduced to a less than significant level.

Based on these requirements, the 2040 General Plan FEIR concluded that implementation of the 2040 General Plan would not:

- Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5;
- Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5;
- Disturb any human remains, including those interred outside of formal cemeteries; or
- Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
 - Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)
 - A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resources to a California Native American tribe.

Mitigation Required: None.

Proposed Project Impacts

The proposed project is intended to achieve consistency between the City's recently adopted 2040 General Plan and the applicable goals, policies, and actions included therein. The proposed project does not involve changes to land use designations, policies, or action programs of the General Plan, nor does it modify any provisions of the City's Zoning Ordinance (PMC Title 18) pertaining to the protection of cultural resources.

Conclusion

The proposed project would not alter the conclusions of the 2040 General Plan FEIR with respect to historic, tribal cultural or archaeological resources, would not substantially increase the severity of previously identified historic, tribal cultural or archaeological resources impacts, or result in any new significant historic, tribal cultural or archaeological resources impacts. Future development applications would be subject to project-level CEQA analysis and City entitlement review processes. These proposed amendments do not permit any physical development of the project site. No new mitigation would be required.

6. Geology and Soils

2040 General Plan DEIR Findings

Chapter 3, Section 6, Geology and Soils, of the 2040 General Plan DEIR evaluates the impacts to geology and soil resources resulting from implementation by providing information about the environmental and regulatory setting, the significance criteria, any applicable 2040 General Plan policies and implementation programs, the analysis methodology, and a detailed environmental impact evaluation.

Chapter 3, Section 6, Geology and Soils, of the 2040 General Plan DEIR included discussion of geology and soil resources and found potential impacts could occur from General Plan implementation but that such impacts would be reduced to *less than significant* because all future development and infrastructure projects are required to comply with:

- 2040 General Plan Policies and Actions,
- Title 18 of the Pittsburg Municipal Code (“Zoning Ordinance”), including requirements for Geotechnical Investigations and development of Geotechnical Reports,
- CEQA,
- provisions of the California Building Standards Commission and California Building Code,
- Regional Water Quality Control Board Regulations, including requirements for development of project-specific Storm Water Pollution Prevention Plans, and
- California Health and Safety Code Section 19100 et seq. (Earthquake Protection Law).

Based on these requirements, the 2040 General Plan FEIR concluded that implementation of the 2040 General Plan would not:

- Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - Rupture of a known earthquake fault, as delineated on the most recent Alquist Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42;
 - Strong seismic ground shaking;
 - Seismic-related ground failure, including liquefaction; or
 - Landslides.
- Result in substantial soil erosion or the loss of topsoil;
- Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse;
- Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property;

- Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water; or
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Mitigation Required: None.

Proposed Project Impacts

The proposed project is intended to achieve consistency between the City's recently adopted 2040 General Plan and the goals, policies, and actions included therein. The proposed project does not involve changes to land use designations, policies, or action programs of the General Plan specific to geology and soils, nor does it modify any provisions of the City's Zoning Ordinance (PMC Title 18) pertaining to geology and soils.

Conclusion

The proposed project would not alter the conclusions of the 2040 General Plan FEIR with respect to geology, soils, and seismicity, substantially increase the severity of previously identified significant effects on geology, soils, and seismicity, or result in any new significant impacts because the project implements General Plan policies designed to reduce geologic, seismic, and erosion risks and would not result in any changes that would lead to increased geologic, seismic, or erosion risks. Future development would be subject to project-level CEQA analysis. No new or substantially more severe impacts would occur, and no new mitigation would be required.

7. Greenhouse Gas Emissions, Climate Change and Energy

Chapter 3, Section 7, Greenhouse Gas Emissions, Climate Change and Energy, of the 2040 General Plan DEIR evaluates the effects of growth on greenhouse gas emissions, climate change and energy, resulting from implementation by providing information about the environmental and regulatory setting, the significance criteria, any applicable 2040 General Plan policies and implementation programs, the analysis methodology, and a detailed environmental impact evaluation.

The 2040 General Plan FEIR concluded that City-wide effects of implementation would have a significant and unavoidable impact on greenhouse gas emissions and conflict with or obstruct implementation of any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. However, the 2040 General Plan's proposed land use plan and policy framework would provide for future development that would support placement of land uses in proximity to each other and to transit; reduce vehicle trips; and address potential health-related impacts associated with new development, amongst others. All future development and infrastructure projects within the City would be subject to the 2040 General Plan goals, policies, and actions, which would contribute to the reduction of GHG impacts.

The 2040 General Plan FEIR also concluded that City-wide effects of implementation

would not result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, or conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Mitigation Required: Minimized to the greatest extent feasible through General Plan Policies and Actions.

Proposed Project Impacts

The proposed project would not result in an increase in growth beyond that allowed by the adopted 2040 General Plan assessed in the 2040 General Plan DEIR, or change any land use designations, development standards, and regulations designed to reduce GHG emissions and energy consumption.

Conclusion

The proposed project would not alter the conclusions of the 2040 General Plan FEIR with respect to GHG emissions and energy consumption, substantially increase the severity of previously identified significant effects on GHG emissions and energy consumption, or result in any new significant impacts because the project implements General Plan policies and actions designed to reduce GHG emissions and energy consumption and would not result in any changes that would increase GHG emissions or energy consumption. Future development would be subject to project-level CEQA analysis. No new or substantially more severe impacts would occur, and no new mitigation would be required.

8. Hazards and Hazardous Materials

2040 General Plan DEIR Findings

Chapter 3, Section 8, Hazards and Hazardous Materials, of the 2040 General Plan DEIR evaluates the impacts of hazards and hazardous materials resulting from implementation by providing information about the environmental and regulatory setting, the significance criteria, any applicable 2040 General Plan policies and implementation programs, the analysis methodology, and a detailed environmental impact evaluation.

The 2040 General Plan FEIR concluded that the City-wide effects of implementation would not:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;
- Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment;

- For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area;
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or
- Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

Mitigation Required: None.

Proposed Project Impacts

The proposed project is intended to achieve consistency between the City's recently adopted 2040 General Plan and the goals, policies, and actions included therein. The proposed project does not involve changes to land use designations, policies, or action programs of the General Plan pertaining to the reduction of hazards and hazardous materials, nor does it modify any provisions of the City's Zoning Ordinance (PMC Title 18) pertaining to the reduction of hazards and hazardous materials.

Conclusion

The proposed project would not alter the conclusions of the 2040 General Plan FEIR with respect to hazards and hazardous materials, substantially increase the severity of previously identified hazards and hazardous waste impacts, or result in any new significant hazards and hazardous waste impacts because the project implements General Plan policies designed to reduce these hazards and would not result in any changes that would lead to increased hazards or releases of hazardous materials into the environment. Future development of the project area would be subject to project-level environmental analysis. No new or substantially more severe impacts would occur, and no new mitigation would be required.

9. Hydrology and Water Quality

2040 General Plan DEIR Findings

Chapter 3, Section 9, Hydrology and Water Quality, of the 2040 General Plan DEIR evaluates the hydrology and water quality effects resulting from implementation by providing information about the environmental and regulatory setting, the significance criteria, any applicable 2040 General Plan policies and implementation programs, the analysis methodology, and a detailed environmental impact evaluation.

The 2040 General Plan FEIR concluded that the City-wide effects of implementation would not:

- Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.
- Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.

- Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.
- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
 - Result in substantial erosion or siltation on- or off-site;
 - Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;
 - Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;
 - Impede or redirect flood flows.
- In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation.

Mitigation Required: None.

Proposed Project Impacts

The proposed project does not approve any specific development project and therefore would not change the severity of impacts to hydrology and water quality. The proposed project does not change any land use designations, land use regulations, development standards, or other regulations designed to reduce hydrology and water quality impacts. Through implementation of 2040 General Plan policies and actions, Pittsburg Municipal Code requirements related to stormwater management and discharge control (Chapter 13.28 PMC) and grading, erosion and sediment control (Chapter 15.88 PMC), compliance with mandatory federal and state regulations, and compliance with the existing regulations for the Kirker Creek-Frontal Suisun Bay Estuaries, Suisun Bay Estuaries, Suisun Bay Islands, and Markley Canyon-San Joaquin River watersheds, impacts to drainage patterns and water quality would be mitigated to a less than significant level.

Conclusion

The proposed project would not alter the conclusions of the 2040 General Plan FEIR with respect to hydrology and water quality, substantially increase the severity of previously identified hydrology or water quality impacts, or result in any new significant hydrology or water quality impacts because the project implements General Plan policies designed to reduce hydrology and water quality impacts and would not result in any changes that would lead to increased hydrology and water quality impacts. Future development would be subject to project-level CEQA analysis. No new mitigation would be required.

10. Land Use and Planning/Population and Housing

2040 General Plan DEIR Findings

Chapter 3, Section 10, Land Use Planning and Population/Housing, of the 2040 General Plan DEIR evaluates the land use planning and population/housing effects resulting from implementation by providing information about the environmental and regulatory setting, the significance criteria, any applicable 2040 General Plan policies and implementation

programs, the analysis methodology, and a detailed environmental impact evaluation.

The 2040 General Plan FEIR concluded that the City-wide effects of implementation would not:

- Physically divide an established community;
- Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect;
- Induce substantial unplanned 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); or
- Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

Mitigation Required: None.

Proposed Project Impacts

The proposed project is intended to achieve consistency between the City's recently adopted 2040 General Plan and the applicable goals, policies, and actions included therein. The proposed project does not involve changes to policies or action programs of the General Plan. The proposed project does involve changes to land use designations pertaining to land use and planning and population/housing. However, entitled and pending residential development ensure attainment of the City's Regional Housing Needs Allocation (RHNA). Further, the project site was zoned and General Plan mapped for Industrial uses prior to 2018. Provisions such as "no net housing loss" does not apply to these amendments. No new mitigation would be required.

Conclusion

The proposed project would not alter the conclusions of the 2040 General Plan FEIR with respect to land use and planning or population/housing, substantially increase the severity of previously identified land use and planning or population/housing impacts or result in any new significant land use and planning or population/housing impacts because the project implements General Plan policies designed to reduce land use and planning and population/housing impacts and would not result in any changes that would lead to increased land use and planning or population/housing impacts. Future development would require project-level CEQA analysis. No new mitigation would be required.

11. Mineral Resources

2040 General Plan DEIR Findings

Chapter 3, Section 11, Mineral Resources, of the 2040 General Plan DEIR evaluates the mineral resources effects resulting from implementation by providing information about the environmental and regulatory setting, the significance criteria, any applicable 2040 General Plan policies and implementation programs, the analysis methodology, and a

detailed environmental impact evaluation.

The 2040 General Plan FEIR concluded that the City-wide effects of implementation would not:

- Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or
- Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

Mitigation Required: None.

Proposed Project Impacts

The proposed project would have no impact on mineral resources because the project would not change 2040 General Plan policies protecting mineral resources and would carry forward current regulations related to mineral resources.

Conclusion

The proposed project would not alter the conclusions of the 2040 General Plan FEIR with respect to mineral resources, substantially increase the severity of previously identified mineral resources impacts or result in any new significant impact on mineral resources because the project implements General Plan policies designed to protect mineral resources and would not result in any changes that would result in the loss of availability of a known mineral resource or important mineral resource recovery site. No new mitigation would be required.

12. Noise

2040 General Plan DEIR Findings

Chapter 3, Section 12, Noise, of the 2040 General Plan DEIR evaluates the noise effects resulting from implementation by providing information about the environmental and regulatory setting, the significance criteria, any applicable 2040 General Plan policies and implementation programs, the analysis methodology, and a detailed environmental impact evaluation.

The 2040 General Plan FEIR concluded that the City-wide effects of implementation would not:

- Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;
- Generate excessive groundborne vibration or groundborne noise levels; or
- For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, expose people residing or working in the project area to excessive noise levels.

The 2040 General Plan FEIR concluded that City-wide effects of implementation would result in an increase in construction noise sources. However, the proposed 2040 General Plan includes policies and actions that are intended to reduce noise associated with construction noise. Specifically, Policy 13-P-1.7 would reduce noise associated with construction noise.

Mitigation Required: Minimized to the greatest extent feasible through General Plan Policies and Actions.

Proposed Project Impacts

The proposed project is intended to achieve consistency between the City's recently adopted 2040 General Plan and the applicable goals, policies, and actions included therein. The proposed project does not involve changes to land use designations, policies, or action programs of the General Plan pertaining to noise, nor does it modify any provisions of the City's Zoning Ordinance (PMC Title 18) pertaining to noise.

Conclusion

The proposed project would not alter the conclusions of the 2040 General Plan FEIR with respect to noise, substantially increase the severity of previously identified noise impacts, or result in any new significant impacts because the proposed project implements General Plan policies designed to reduce potential noise impacts in the City and would not result in any changes that would increase noise impacts. Future development would require project-level CEQA analysis. No new mitigation would be required.

13. Public Services and Recreation

2040 General Plan DEIR Findings

Chapter 3, Section 13, Public Services and Recreation, of the 2040 General Plan DEIR evaluates impacts to Public Services and Recreation resulting from General Plan implementation by providing information about the environmental and regulatory setting, the significance criteria, any applicable 2040 General Plan policies and implementation programs, the analysis methodology, and a detailed environmental impact evaluation.

The 2040 General Plan FEIR concluded that the City-wide effects of implementation would not result in:

- 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:
 - Fire Protection;
 - Police Protection;
 - Schools;
 - Parks; and

- Other public facilities.
- An increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or
- If it includes recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Mitigation Required: None.

Proposed Project Impacts

No aspect of the proposed project would substantially increase the demand for public services and recreational facilities beyond what was analyzed in the 2040 General Plan EIR.

Conclusion

The proposed project would not alter the conclusions of the 2040 General Plan FEIR with respect to public services or recreation, substantially increase the severity of previously identified public service and recreation impacts, or result in any new significant impacts because the project implements General Plan policies designed to provide adequate public services, facilities, and recreational opportunities in the City and would not result in any changes that would negatively affect agencies' ability to provide adequate public services, facilities, and recreational opportunities. Future development would require project-level CEQA analysis. No new mitigation would be required.

14. Transportation and Circulation

2040 General Plan DEIR Findings

Chapter 3, Section 14, Transportation and Circulation, of the 2040 General Plan DEIR evaluates the transportation and circulation effects resulting from implementation by providing information about the environmental and regulatory setting, the significance criteria, any applicable 2040 General Plan policies and implementation programs, the analysis methodology, and a detailed environmental impact evaluation.

The 2040 General Plan FEIR concluded that the City-wide effects of implementation would:

- Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b),
- Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities,
- Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment), or
- Result in inadequate emergency access.

However, implementation of 2040 General Plan goals, policies, and actions, the City's Active Transportation Plan and the City's Sustainability Plan would reduce vehicle travel

and vehicle miles traveled (VMT) through encouraging non-vehicle transportation modes, expanding transit services, and developing TDM program requirements including measures to reduce VMT associated with any new development. Additionally, future development would be required to comply with the City's design standards, Traffic Impact Analysis Guidelines, Traffic Mitigation Impact Fee Program, the Highway Safety Manual, as well as traffic investigations and the City's Neighborhood Traffic Calming Program.

Mitigation Required: Minimized to the greatest extent feasible through General Plan Policies and Actions.

Proposed Project Impacts

The proposed project is intended to achieve consistency between the City's recently adopted 2040 General Plan and the applicable goals, policies, and actions included therein. The proposed project does not involve changes to land use designations, policies, or action programs of the 2040 General Plan, nor does it modify any provisions of the City's Zoning Ordinance (PMC Title 18) pertaining to transportation or circulation. Future development of the project site would require project-level CEQA analysis. No new mitigation would be required.

Conclusion

The project would not alter the conclusions of the 2040 General Plan FEIR with respect to transportation or traffic, substantially increase the severity of previously identified transportation or traffic impacts or result in any new significant transportation or traffic impacts. This is because the project implementation of General Plan policies are designed to provide for all modes of travel and would not result in any changes that would result in a conflict with policies/plans for all modes of travel or an increase in VMT. All future projects would be required to undergo project-level CEQA analysis. No new or substantially more severe impacts would occur, and no new mitigation would be required.

15. Utilities and Service Systems

2040 General Plan DEIR Findings

Chapter 3, Section 15, Utilities and Service Systems, of the 2040 General Plan DEIR evaluates the impacts to utilities and service systems resulting from implementation by providing information about the environmental and regulatory setting, the significance criteria, any applicable 2040 General Plan policies and implementation programs, the analysis methodology, and a detailed environmental impact evaluation.

While the 2040 General Plan FEIR concluded that City-wide effects of implementation would not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunication facilities, it also identified that implementation would have a significant and unavoidable impact on the sufficiency of water supplies available to serve the City and reasonably foreseeable future development during normal, dry and multiple dry years.

Mitigation Required: Minimized to the greatest extent feasible through General Plan Policies and Actions.

Proposed Project Impacts

As future development and infrastructure projects are considered by the City, each project would be evaluated for conformance with the 2040 General Plan, Municipal Code, and other applicable regulations. Subsequent development and infrastructure projects would also be analyzed for potential environmental impacts, consistent with the requirements of CEQA. Therefore, the proposed project would not result in additional impacts to utilities and service systems, including wastewater treatment.

Conclusion

The proposed project would not alter the conclusions of the 2040 General Plan FEIR with respect to this resource or result in any new significant utilities and service systems impacts. No new mitigation would be required.

16. Wildfires

2040 General Plan DEIR Findings

Chapter 3, Section 16, Wildfires, of the 2040 General Plan DEIR evaluates the wildfire effects resulting from implementation by providing information about the environmental and regulatory setting, the significance criteria, any applicable 2040 General Plan policies and implementation programs, the analysis methodology, and a detailed environmental impact evaluation.

The 2040 General Plan FEIR concluded that the City-wide effects of implementation would not:

- Substantially impair an adopted emergency response plan or emergency evacuation plan,
- Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.
- Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.
- Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

Mitigation Required: None.

Proposed Project Impacts

The proposed project is intended to achieve consistency between the City's recently adopted 2040 General Plan and the goals, policies, and actions included therein. The proposed project does not involve changes to land use designations, policies, or action

programs of the General Plan, nor does it modify any provisions of the City's Zoning Ordinance (PMC Title 18) pertaining to wildfires.

Conclusion

No aspect of the proposed project would alter the conclusions of the 2040 General Plan FEIR with respect to wildfires, substantially increase the severity of previously identified wildfire impacts, or result in any new significant wildfire impacts. The proposed project would not result in an increase in development or density in very high fire hazard severity zones. The impact associated with exposing people or structures to a significant risk of loss, injury, or death involving wildland fires would remain less than significant. No new mitigation would be required.

CEQA Findings and Determination

Based on the whole of the administrative record, including the Pittsburg 2040 General Plan Final Environmental Impact Report (SCH# 2022040427), this Addendum, and the supporting technical information, the City finds that the proposed City-initiated General Plan Map and Zoning Map Amendments do not result in substantial changes to the project, substantial changes in circumstances, or new information of substantial importance that would require major revisions to the prior FEIR under CEQA Guidelines section 15162.

The analysis in this third Addendum demonstrates that the proposed amendments would not create any new significant environmental impacts, would not substantially increase the severity of any previously identified significant impacts, and would not require new or substantially revised mitigation measures or alternatives. The proposed amendments do not authorize specific physical development and remain within the scope of environmental effects previously analyzed in the Pittsburg 2040 General Plan FEIR.

Accordingly, pursuant to CEQA Guidelines sections 15162 and 15164, preparation of a subsequent or supplemental EIR is not required, and this third Addendum to the Pittsburg 2040 General Plan FEIR is the appropriate environmental document for the proposed project. The decision-making body has considered this third Addendum together with the certified FEIR prior to taking action on the proposed project.



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Community and Economic Development Department – Planning Division

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **PLANNING COMMISSION** of the City of Pittsburg will conduct a public hearing on:

DATE: April 14, 2026
TIME: 7:00 P.M.
PLACE: City Council Chamber at City Hall (3rd Floor)
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

City-Initiated Zoning Map and General Plan Map Amendment, AP-26-0009 (GP, RZ): This is a City-initiated project to amend the General Plan Map and Zoning Map of approximately 96.15 acres of land within the North Central River Subarea of the General Plan. The public hearing for this item is a request for Planning Commission recommendation to the City Council for approval of the Zoning Map and General Plan Map Amendment. The proposed amendments are intended to support the implementation of the City's 2040 General Plan and economic development objectives and applicable State law. The Pittsburg City Council adopted the 2040 General Plan and certified the Final Environmental Impact Report on May 6, 2024, under Resolution Nos. 24-14464 and 24-14463. To ensure compliance with current CEQA Guidelines, the City is preparing an addendum to the 2040 General Plan.

The proposed Zoning Map and General Plan Amendments do not indicate a decision by the City to approve or disapprove any specific development project. All pending and future projects located on proposed rezone and General Plan map amendment sites will be required to process individual development applications with the Department of Community and Economic Development and undergo environmental review consistent with the California Environmental Quality Act (CEQA).

The complete file for this project is available for public inspection; please contact the project planner listed below to make necessary arrangements. Any persons requiring additional accommodation to review this notice, including visually impaired persons, may contact the Planning Main Line at (925) 252-4920.

Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public hearing. Any written correspondence delivered to the Planning Division before the hearing body's action on the matter will become a part of the administrative record.

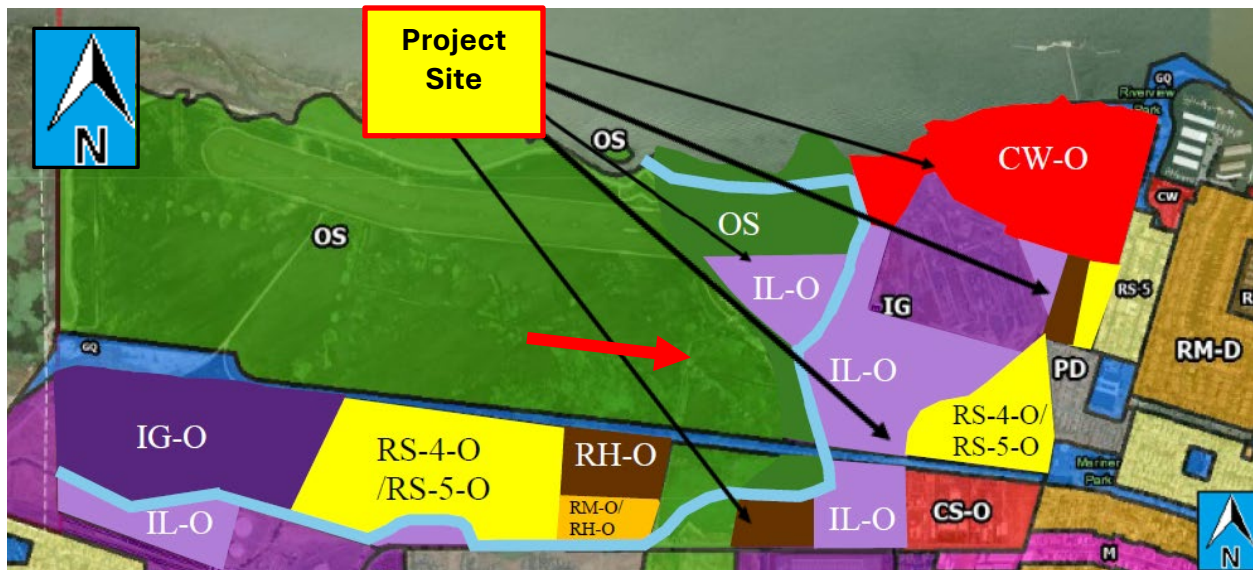
Environmental Determination: A Final Environmental Impact Report (FEIR) was prepared and certified in accordance with CEQA to evaluate the environmental impacts of approval and implementation of the 2040 General Plan. The Pittsburg City Council certified the FEIR in Resolution Nos. 24-14463 and 24-14464 on May 6, 2024, making the required findings under CEQA (State Clearinghouse No. 2022040427). An Addendum to the certified FEIR has been prepared in accordance with CEQA Guidelines Section 15164 to address the proposed City-Initiated Zoning Map and General Plan Map Amendments. The Addendum must be considered by the Planning Commission for Planning Application No. AP-26-0009 (GP, RZ).

For further details on this matter, contact Kelsey Gunter, Associate Planner, at 65 Civic Avenue, Pittsburg, by telephone at (925) 252-4824, through e-mail at kgunter@pittsburgca.gov, or by fax at (925) 252-4814.

*Para información en
español:
(925) 252-4920*


JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: City-Initiated Zoning Map and General Plan Map Amendment, AP-26-0009 (GP, RZ)
Location: Parcels within the North Central River Subarea of the General Plan, Pittsburg, CA 94565



City of Pittsburg

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

NOTICE OF PUBLIC HEARING

**MINUTES
OF A REGULAR MEETING
OF THE
PITTSBURG HISTORIC RESOURCES COMMISSION**

March 25, 2025

A meeting of the Pittsburg Historic Resources Commission was called to order by Acting Chair Popova at 8:20 p.m. on Tuesday, March 25, 2025, following the Planning Commission meeting in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Foster, Vice-Chair Smith, Gordon, Kent, Popova, Stokes

Absent: Commissioner Robinson

Staff: Assistant Director of Community and Economic Development John Funderburg,
Administrative Analyst I Candace Hatch

REORGANIZATION

Per the by-laws, as the current sitting Planning Commissioner Chair, Commissioner Foster assumed the role of Chair for the Historic Resources Commission.

Chari Foster requested Commissioners to nominate another Commissioner or themselves for the role of Vice-Chair for the Historic Resources Commission.

Vice-Chair Smith of the Planning Commission nominated herself for the role of Vice-Chair for the Historic Resources Commission.

On a motion by Commissioner Popova, seconded by Commissioner Stokes to nominate Donna Smith as Vice-Chair of the Historical Resources Committee and carried unanimously.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdraws or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT

1. Minutes
Minutes of March 14, 2023
Minutes of March 12, 2024

On motion by Commission Popova, seconded by Commissioner Kent to approve the consent items a carried by the following vote:

AYES: Foster, Kent, Popova, Smith, Stokes
NAYES: None
ABSTAIN: Gordon
ABSENT: Robinson

STAFF COMMUNICATIONS

There were no staff communications.

ADJOURNMENT

The meeting was adjourned at 8:28 p.m. to an undetermined date at this time.

Respectfully Submitted,

John Funderburg, Secretary