# City of Pittsburg

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


## NOTICE OF PREPARATION

To: State Clearinghouse
1400 Tenth Street
Sacramento, California 95814

From: City of Pittsburg, Planning Department
65 Civic Avenue
Pittsburg, California 94565

To: Responsible & Trustee Agencies;
Interested Parties

**Subject: AP-21-1557 Notice of Preparation of a Draft Environmental Impact Report for the Proposed Bay Walk Mixed Use Project**

The City of Pittsburg is the lead agency for the preparation of an Environmental Impact Report (EIR) for the proposed Bay Walk Mixed Use Project. The scope of the EIR has been proposed based upon a determination by the City. The City has directed the preparation of an EIR in compliance with the California Environmental Quality Act (CEQA).

Once a decision is made to prepare an EIR, the lead agency must prepare a Notice of Preparation (NOP) to inform all responsible and trustee agencies that an EIR will be prepared (CEQA Guidelines Section 15082). The purpose of the NOP is to provide agencies with sufficient information describing both the proposed project and the potential environmental effects to enable the agencies to make a meaningful response as to the scope and content of the information to be included in the EIR. The City is also soliciting comments on the scope of the EIR from interested persons.

**Project Title**: Bay Walk Mixed Use Project

**Project Applicant**: Integral Communities

Date October 26, 2022

Signature

Title Assistant Director of Planning

Telephone (925) 252-4043

Email: JFunderburg@pittsburgca.gov

*Reference: California Code of Regulations, Title 14, (California Environmental Quality Act Guidelines) Sections 15082(a), 15103, 15375.*

## PUBLIC SCOPING MEETING AND COMMENT SUBMITTAL

Two scoping meetings, open to the public, agencies, and stakeholders, will be held to receive public comments and suggestions on the project. At these meetings, staff will give a brief presentation of the EIR process and will take public comment on the proposed EIR. The scoping meetings will be open to the public and held at the following locations:

An in-person scoping meeting will be held:

**Date:** Tuesday, November 15, 2022
**Time:** 5:30 PM
**Location:** Pittsburg City Hall Council Chambers, 3rd floor, 65 Civic Avenue, Pittsburg, California 94565

A Zoom scoping meeting will be held:

**Date:** Wednesday, November 16, 2022
**Time:** 11:00 AM
**Zoom Link:** https://us02web.zoom.us/j/85059369240?pwd=RmZtTVFjWHhDT2M0aDBDbEpEcHhkUT09
**Meeting ID:** 870 5936 9240
**Passcode:** 486006

The purpose of the EIR is to provide information about potential significant physical environmental impacts of the Bay Walk Mixed Use Project (proposed project), to identify possible ways to minimize those significant impacts, and to describe and analyze possible alternatives to the proposed project if potential significant impacts are identified. Preparation of an NOP or EIR does not indicate a decision by the City to approve or disapprove the project. However, prior to making any such decision, the City Council must review and consider the information contained in the EIR.

Written comments on the scope of the EIR are encouraged. **Please submit comments by 5:00 PM on Tuesday, November 29, 2022**. Written comments should be sent to John Funderburg, Assistant Director of Planning, at 65 Civic Avenue, Pittsburg, California 94565, or via email at JFunderburg@pittsburgca.gov, or via fax at (925) 252-4814. The NOP is also available on-line at Public Environmental Reviews | City of Pittsburg (pittsburgca.gov)

Questions concerning the environmental review of the proposed project should be directed to John Funderburg at jfunderburg@pittsburgca.gov. To be considered during preparation of the EIR, comments must be received in writing by the deadline identified above.

## PROJECT LOCATION AND SETTING

The approximately 1,046.8-acre project site is located north of Willow Pass Road and south of Honker Bay in the City of Pittsburg, California (see Figure 1 and Figure 2). The project site consists of approximately 519 acres of wetlands located in the center of the site, approximately 254 acres of land located south and east of the wetlands which was previously used by the Pittsburg Power Plant, and vacant grassland/ruderal vegetated land which is traversed by unpaved roads, an inactive buried fuel oil pipeline, and a former railroad right of way, which makes up the remaining acreage of the site.

**Figure 1**
**Regional Location Map**

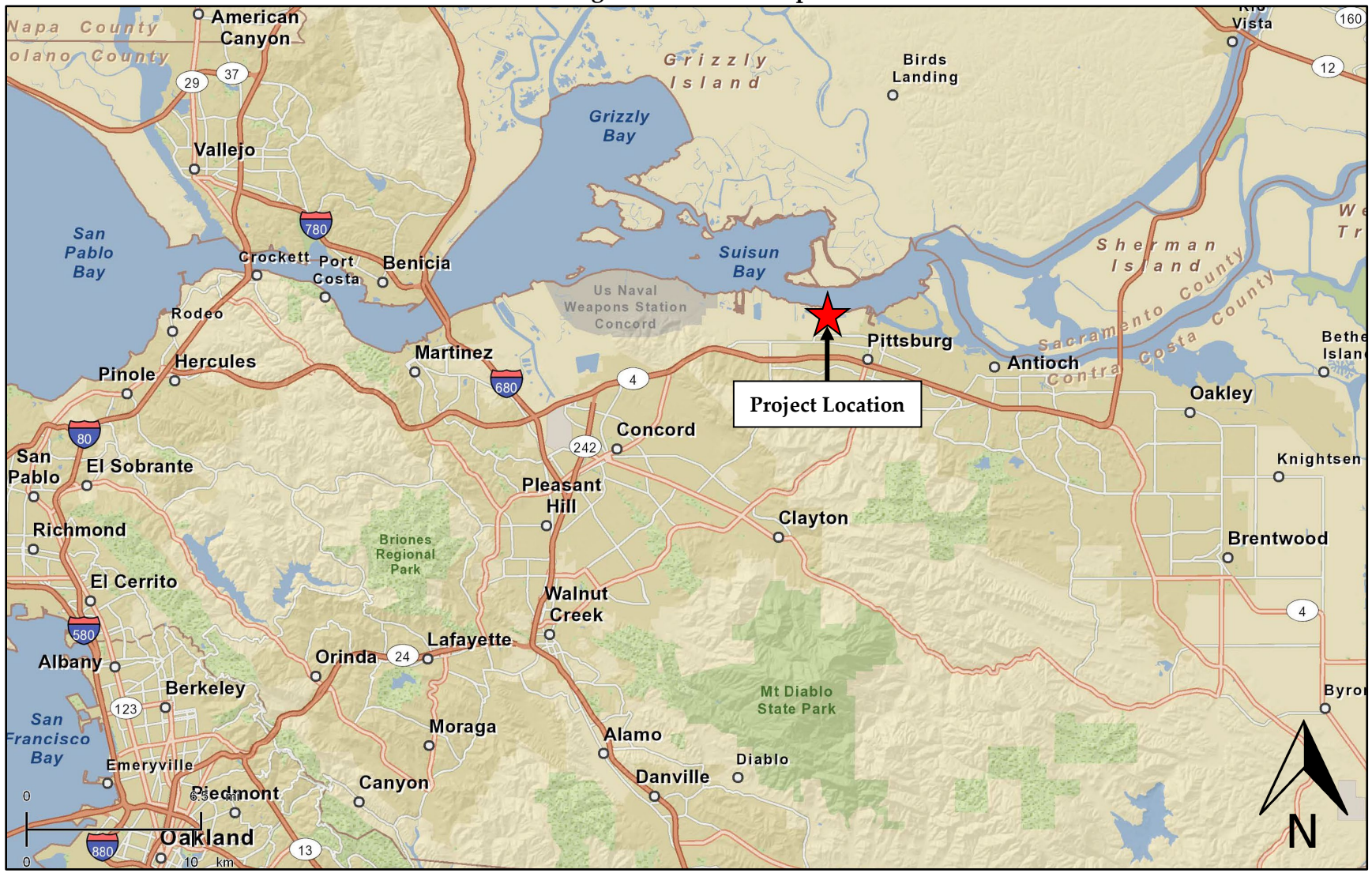
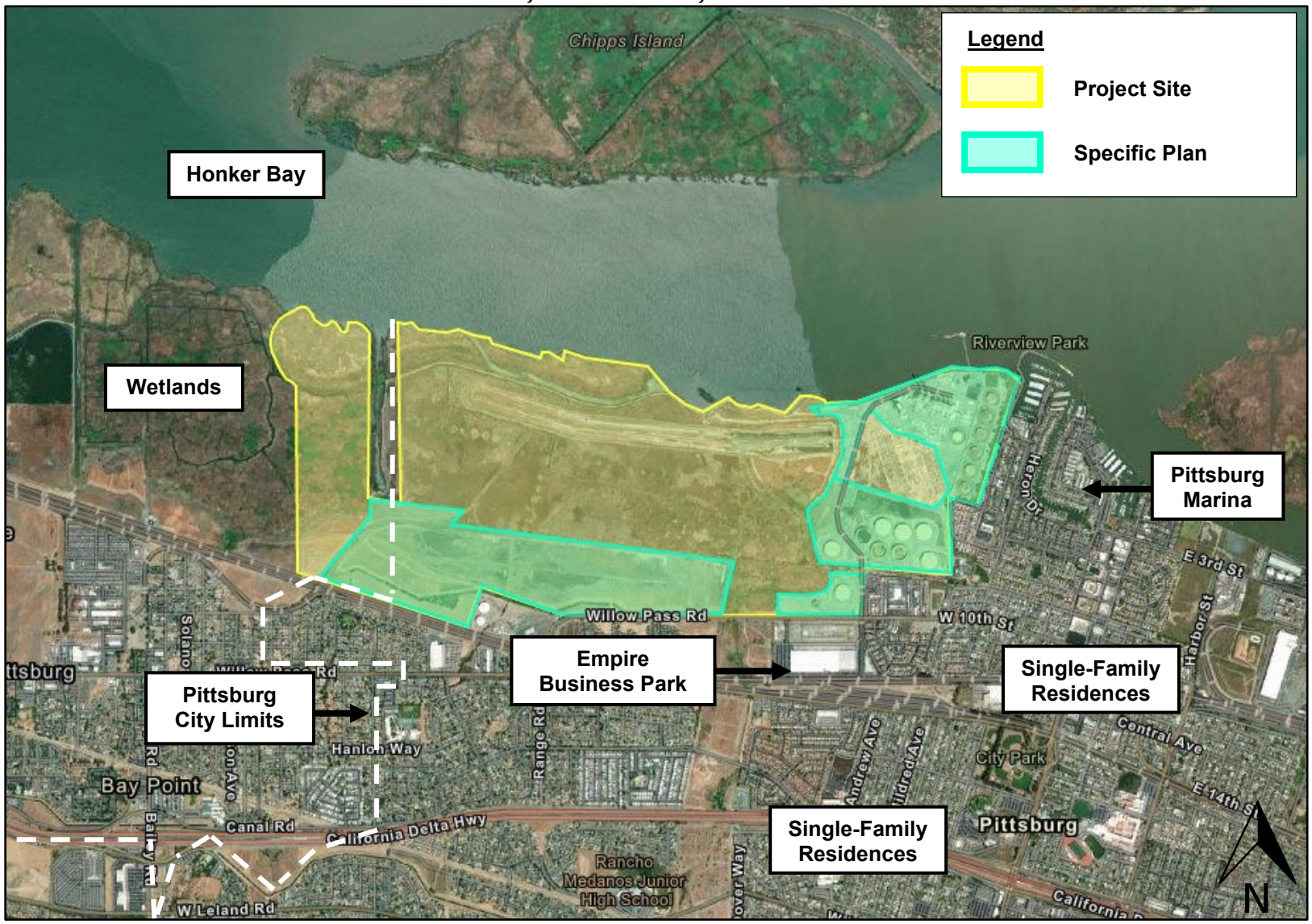


**Figure 2**
**Project Site and Adjacent Uses**




***Project Site Boundaries and Master Plan Area Boundaries are approximate.***

An approximately 38-acre Pacific Gas and Electric (PG&E) switching station is located in the eastern portion of the site and is not included as part of the proposed project.

The site elevation is approximately nine feet above mean sea level, is generally flat, and slopes towards Honker Bay, adjacent to the site to the north. The site is identified by Contra Costa County Assessor's Parcel Numbers (APNs) 096-100-015-5, 096-100-029-6, 096-100-031-2, 096-100-032-0, 096-100-033-8, 096-100-034-6, and 096-100-035-3.

The now vacant Pittsburg Power Plant site includes administrative, warehouse, and maintenance buildings, as well as former power generating units, a cooling water canal, oily water treatment and inactive ponds, an inactive buried fuel oil pipeline, and a total of 16 bulk fuel oil tanks which are located within two separate tank farms in the northeast and southeast portions of the project site. It should be noted that the southeast tank farms are currently in the process of being demolished for property management purposes not related to the project. In addition, the 38-acre switching station (APN 096-100-035-3), owned by PG&E, is located adjacent to the eastern portion of the site and is still active. The PG&E switching station delivers electricity to multiple overhead power lines throughout the project site that transmit and distribute electricity through the east bay area. The existing transmission lines and towers would remain in place following development of the proposed project.

The site is bound to the north by Honker Bay, which is located between the confluence of the Sacramento and San Joaquin Rivers and the San Francisco Bay. To the east of the proposed project site is Old Town Pittsburg, which includes the Pittsburg marina and Riverview Park, as well as various commercial and residential uses. The site is bound by Willow Pass Road to the south, beyond which is a portion of the Union Pacific Railroad (UPRR) railroad tracks, including a switch station, and the Empire Business Park. Land uses located further south include residential neighborhoods and various parks and schools. The parcel immediately west of the project site is vacant and contains primarily wetland habitat. It should be noted that the City of Pittsburg City Limits bounds the western edge of the project site, and approximately 13 acres of the site that are proposed for development are located outside the City Limits.

The City of Pittsburg General Plan designates the site as Industrial, Utility/ROW, and Open Space. The site is zoned General Industrial-Limited Overlay (IG-O), General Industrial (IG), Governmental and Quasi Public (GQ), and Open Space (OS).

It should be noted that the 13-acre portion of the project site proposed for development that is located outside the City limits does not have a City zoning designation. However, this portion of the site is designated Open Space by the City's General Plan, is designated Heavy Industrial (HI), Public Services (PS) and Open Space (OS) by the Contra Costa County General Plan, and is zoned Heavy Industrial (H-I) by the County.

**Project Site Background**

The northeastern portion of the project site was purchased by PG&E in 1951 for development as the Pittsburg Power Plant. Construction between 1951 and 1954 included the development of Power Generation Units (Units) 1 to 4, the marine terminal, and six fuel oil aboveground storage tanks (ASTs) (Nos. 1 through 6). Plant operations initiated in 1954. Units 5 and 6 were constructed and operational in 1960 and 1961, respectively. PG&E continued to acquire surrounding properties for incorporation into the power plant between 1972 and 1979, and the power plant, cooling towers, and storage tanks were constructed between 1951 and 1980. In 1972, Unit 7 was added to the project site along with the cooling water canal. The cooling towers were constructed between 1974 and 1980. Ten additional fuel oil ASTs

(Units 7 through 16) were constructed between 1972 and 1974. The Pittsburg Power Plant and associated open areas historically occupied over 2,000 acres.

Historical site operations involved power generation, system maintenance, and administrative activities. Cooling water for generating Units 1 to 6 was formerly drawn from Honker Bay. Unit 7 was cooled using water from the on-site canal in a closed-loop system. Wastewater was historically discharged to the on-site lined treatment ponds, which are currently closed/inactive with the exception of the oily water pond that treats storm water from the power generation areas of the project site through physical oil separation.

Southern Energy Delta, LLC, a subsidiary of Southern Company, acquired the project site from PG&E in 1999. The sale included the power generating plant, all site buildings, fuel oil tank farms, power generating equipment, the cooling water circulation canal, cooling towers, and open space/wetlands to the west of the power plant. PG&E retained the switching station located in the northeastern portion of the site, as well as the property to the west of the project site. The area west of the site included the PG&E Shell Pond and Carbon Black Area, which are not a part of the project site.

In 2001, Southern Energy Delta, LLC, became Mirant Corporation/Mirant Delta, LLC (Mirant). RRI Energy and Mirant merged to form GenOn Energy, Inc., in 2010. In 2012, NRG Energy Inc. (NRG) merged with GenOn doing business under NRG's name. GenOn officially separated from NRG in December 2018 and was the owner of the site through March 2021. GenOn ceased operating the Pittsburg Power Plant on December 31, 2016, and the project site has not generated power since. Units 1 to 4 were decommissioned in 2004 and Units 5 to 7 were decommissioned in January 2017. The electrical switching station owned by PG&E has remained active and the project site has been connected to electrical power through the high-voltage switching station and several active transformers that have been maintained in place. In March 2021, the current owner, The Pittsburg Owner, LPV, LLC, purchased the site.

**Previous and Current Remediation**

The site is a closed hazardous waste facility that was permitted under the federal Resource Conservation and Recovery Act (RCRA). RCRA requires corrective action to be conducted to address any releases of hazardous wastes or constituents from a permitted hazardous waste facility. The lead regulatory agency for the RCRA corrective action is the Department of Toxic Substances Control (DTSC). DTSC and the project applicant have executed a Corrective Action Consent Agreement (Consent Agreement) to set forth the protocols for the completion of corrective action and the ultimate issuance of Corrective Action Complete Determination by DTSC.

The majority of known chemicals and hazardous materials from past site activities have been removed from the facility through completed decommissioning and or remedial actions that have previously taken place on-site. The power unit lubricant oil systems have been drained, and tanks that were emptied have been certified closed, although some contain residual liquids or sludges that could not be readily removed. Three of the fuel oil tanks have been emptied and cleaned. The other 13 fuel oil tanks and the cutter stock tank have residual oils remaining inside, which are currently being drained and sold to a recycler.

## PROJECT COMPONENTS

The proposed project is comprised of two components: (1) remedial activities, and (2) new development within the project site. Remedial activities would include demolition of the vacant Pittsburg Power Plant and all associated structures and other remaining structures on the project site. The project also includes remediation activities implementing a remedy for various media (i.e., soil, soil vapor and groundwater) to

be detailed in a separate Corrective Measures Study for each development area reviewed and approved by the DTSC. It should be noted that the 38-acre PG&E switching station (which is adjacent to but not part of the project site) would remain as-is following development of the proposed project.

A Specific Plan is being prepared to define the potential development of the project site (see Figure 2). Overall, the proposed Specific Plan could result in the development of a range of uses including approximately 1,999 residential units, 18.8 acres of Employment Center Industrial (ECI) uses, 6.5 acres of mixed-use development, a 120-room hotel, and various park, recreation, and open space areas (see Figure 3). The proposed development would be constructed in three phases.

The demolition and remediation activities of the remedial component of the proposed project, as well as the three development phases associated with the new development component of the proposed project, are discussed in further detail below.

**Demolition Activities**

Because the Pittsburg Power Plant is inactive, various obsolete facility components and structures will be removed or demolished, such as certain tanks and piping, consistent with sound industrial property management practices and in compliance with applicable fire, health and safety requirements. As such, by the time project construction activities are proposed to commence in the Development Phase II Area, almost all of the above grade facility components and features (e.g., Tanks 8 through 17, and including Tanks 5 and 6 in Development Phase III) would be removed. However, most of the components and structures in the Development Phase III Area will not yet have been demolished or removed. The proposed project, therefore, includes abatement and demolition of all facility components and structures, including aboveground storage tanks, remaining at the project site at the time of the commencement of the proposed project. Because facility components are not present in the Development Phase I Area, the remaining facility components and structures requiring demolition as part of the proposed project are primarily in the Development Phase III Area, and the cooling water canal area. All lead-based paint, polychlorinated biphenyl (PCB)-containing material, and asbestos containing material (ACM) encountered at the project site would be abated, and all remaining structures and associated equipment, including ASTs, the power plant, the water intake structure, retention basins, and below grade improvements within the project boundary would be demolished or abandoned. Features to be removed as part of demolition activities are shown in Figure 4 and Figure 5.

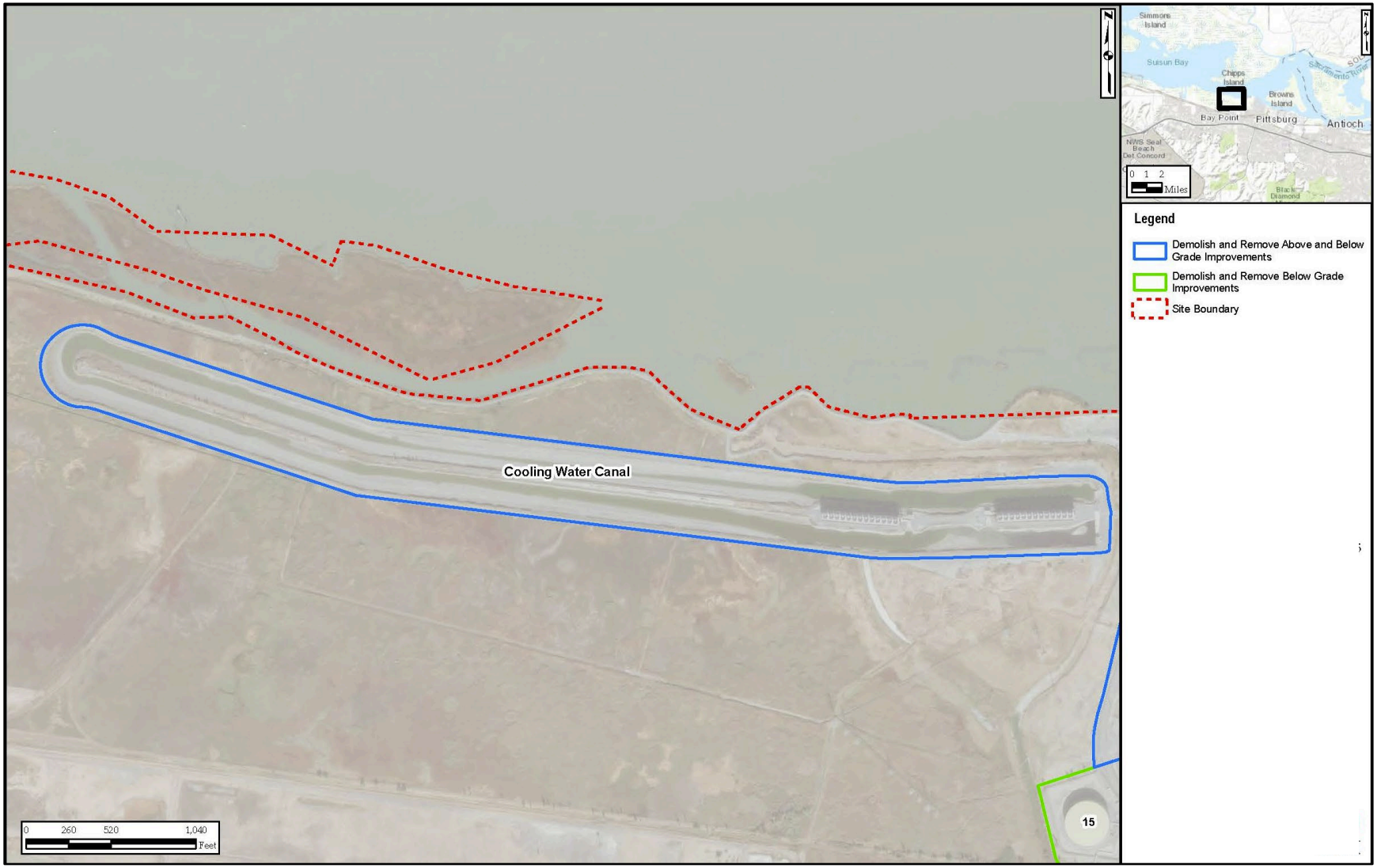
The primary demolition activities would include the following:

- Demolition of the power-generating units and all outbuildings and appurtenant structures including:
    - Removal of boilers. Boiler removal may be performed via implosion if the Bay Area Air Quality Management District (BAAQMD) and the City of Pittsburg provide approvals for this method. If approvals for implosion are not obtained, boilers may be dismantled.
    - Removal of stacks, turbines, and turbine buildings.
    - Demolition of administration building, office trailers, carport canopies, and equipment sheds.
    - Demolition of load centers, water treatment equipment, and chemical storage tanks.
    - Demolition of remaining structures, equipment, pedestals, etc. within the project boundary.

**Figure 3**
**Preliminary Overall Site Plan**

**Figure 4**
**Demolition Plan (1)**

**Figure 5**
**Demolition Plan (2)**



- Cleaning, removal and or abandonment in place and backfilling to grade all retention basins and below grade structures within the project boundary. Clean fill material imported to raise the elevation of the site during remediation activities would be blended with clean, crushed concrete to backfill all basins and below grade structures.
- Closure of the oily water collection pond, in accordance with the Class II Oily Water Collection Pond Closure Plan required by Waste Discharge Requirement (WDR) Order R2-2006-0057. If liquids are present in the pond at time of closure, liquids would be discharged according to National Pollutant Discharge Elimination System Permit (NPDES) Permit No. CA0004880 prior to resumption of pond closure. Pond materials including high-density polyethylene (HDPE) liner material, concrete, and piping would be removed and disposed of at appropriate off-site disposal facilities.
- Purging and decontamination of any ASTs with remaining material, appurtenant piping systems, pumps, valves and other system components associated with the ASTs. Work includes installation of any temporary pipeline pigging (a cleaning tool) stations, access points, and other ancillary construction necessary to complete the work
- Demolition of any remaining steel ASTs, appurtenant piping systems, pumps, valves and other system components associated with the ASTs.
- Permanent capping of any remaining pipelines, cut at the project boundary.
- Demolition of slabs, foundations, below grade utilities, and other below grade improvements including but not limited to sumps, pits, basements, water intake structures, and other site improvements to eight feet below grade. Backfill and compact all subgrade voids and pits.
- Removal or slurry filling of below grade water intake tunnels on land. Slurry filling of below grade water discharge piping on land.
- Removal of above grade structures associated with the cooling water canal.
- Removal of pavements, curbs, and sidewalks.
- Grinding of asphalt pavement and stockpile asphalt on site. Crushing of non-impacted concrete removed during the work and stockpiling on site.
- Transportation and off-site disposal of demolition-related wastes.
- Transportation and scrapping of ferrous and non-ferrous metals generated by demolition activities.

Overall, demolition activities would be conducted over a two- to three-year period. Demolition activities would occur during daylight hours only, five to six days per week, approximately ten hours per day, and would use various types of construction equipment, typical of demolition activities.

Remediation Activities

The proposed project would include environmental remediation activities to address hazardous waste and constituents released at the site during the more than 70-year operation as a power generating station. The site is a closed hazardous waste facility that was permitted under the federal RCRA. RCRA requires corrective action to be conducted to address any releases of hazardous wastes or constituents from a permitted hazardous waste facility. The releases requiring corrective action at the site include: total petroleum hydrocarbons (TPH) in soil; TPH and polynuclear aromatic hydrocarbons (PAHs) in groundwater; volatile organic compounds (VOCs) in groundwater; and metals in groundwater. As discussed above, DTSC and the project applicant have executed a Consent Agreement for the completion of corrective action.

The DTSC Consent Agreement divides the site into five Operating Units (OUs) consisting of OUs A through E (see Figure 6).

**Figure 6**
**OU Location Map**

The remediation areas and corresponding remediation phases include:

- OU A (Remediation Phase I);
- OU B (Remediation Phase II);
- OU C (Remediation Phase III);
- OU D (Undeveloped Area); and
- OU E (Former Cooling Water Canal).

The corrective action process established by the Consent Agreement involves review and approval by the DTSC of a Corrective Measures Study (CMS) for each OU which selects a proposed remedy for soil, soil vapor, and groundwater. The proposed remedy would be based on the results of site investigation and risk assessment activities. Risk criteria for multiple potential land-use scenarios and redevelopment plans would be considered to determine potential remedial actions for each location exceeding risk criteria. The selected remedy for each OU would be designed to allow the proposed land uses covered by that OU.

The soil remedies may consist of one or more of the following components:

- Excavation of impacted soil and off-site disposal at a licensed landfill or treatment and reuse on-site;
- Soil cover through installation of an engineered cover or imported clean fill to separate future site users from impacted soils;
- Recordation of a Land Use Covenant (LUC) for the site with restrictions and prohibitions as needed to prevent exposure to residual concentrations of site chemicals of potential concern (COPCs); and
- Preparation of a Media Management Plan to manage residual concentrations of site COPCs in soil, groundwater, and soil vapor.

The groundwater remedies may consist of one or more of the following components:

- Groundwater monitoring for natural attenuation;
- If needed, in situ treatment of impacted groundwater by reagent mixing and/or reagent injections; and
- Recordation of a LUC for the site with restrictions on the use of site groundwater.

The soil and groundwater remedies are expected to mitigate any soil vapor impacts; however, the potential soil vapor remedies may also consist of:

- Installation and operation of a vapor intrusion mitigation system (VIMS); and
- Installation and operation of a soil vapor extraction (SVE) system.

*Institutional Controls*

The remedy for one or more of the OUs is likely to include institutional controls. Institutional controls are legal documents such as LUCs that would govern future use of the property, restricted activities, operation and maintenance activities (as applicable), and monitoring requirements, as appropriate. An LUC may also prohibit certain uses of a site without prior approval from DTSC (e.g., uses other than open space in OUs D and E), and may require annual inspections and five-year reviews and reporting to evaluate the

effectiveness of the remedy to protect human health and the environment. An LUC may also include prohibiting the beneficial use of groundwater underlying the site.

*Anticipated Physical Activities to Implement the Environmental Remedies*

The following physical environmental remediation activities would be included as part of the proposed project:

- Excavation, temporary stockpiling, and off-site disposal of approximately 30,500 to 81,000 cubic yards of contaminated soil from OUs A, B, C, D, and E;
- Dewatering of portions of the site;
- Transportation and disposal of excavated soil generated as part of the cleanup to appropriate offsite disposal facilities;
- Import of clean soil to backfill excavations, as necessary;
- Reagent mixing in excavation bottoms to treat COPCs in groundwater (if needed);
- Injections of reagent into the ground to treat COPCs in groundwater;
- Construction of an SVE System; and
- Construction of a VIMS.

Remediation activities for each OU (A, B, C, D, and E) would take approximately 3 to 8 months of continuous work to complete.

**Development Activities**

Development activities would occur over three Phases, which are each discussed in detail below. Development activities in each development phase area would commence after remediation in the phase area is completed. Construction and occupancy of one development phase area may take place prior to the completion of remediation in other development phase areas and prior to completion of remediation in the Undeveloped Area and the Former Cooling Water Canal.

No development activities are planned for the Undeveloped Area (OU D) or the Former Cooling Water Canal (OU E), but remediation activities may be conducted in those areas as part of the corrective action program under the DTSC Consent Agreement as described above.

<u>Development Phase I</u>

Phase I of the proposed project would be generally located in the southwest corner of the project site, north of the UPRR tracks and Willow Pass Road. Phase I would total approximately 80.5 acres, and would be designed to avoid existing wetlands. Approximately 698 residential units would be developed, split between 15 sub-phases (Phase 1A through 1N). Figure 7 shows the proposed land uses which would be developed under Phase I. Table 1 provides a more detailed breakdown of the residential units proposed for development during Phase I of the project.

*Access and Circulation*

Primary access to the Phase I area would be provided through a new roadway, which would be developed as part of Phase I, and would be connected to Willow Pass Road by way of two bridges which would be constructed across Kirker Creek, located within the Phase I area.

**Figure 7**
**Phase I Site Plan**

| Table 1<br>Phase I Residential Acreage Summary | | | |
|---|---|---|---|
| **Sub-Phase** | **Product/Lot Sizes** | **Acreage** | **Number of Units** |
| 1A | 36′x55′ (36′x60′) | 6.6 | 78 |
| 1A.1 | 42′x60′ | 1.7 | 11 |
| 1B | 50′x80′ | 12.2 | 89 |
| 1C | 42′x60′ | 3.8 | 46 |
| 1D | -- | -- | -- |
| 1E | 36′x55′ (36′x60′) | 2.8 | 36 |
| 1F | 36′x55′ (36′x60′) | 2.3 | 23 |
| 1G | 42′x60′ | 5.0 | 54 |
| 1H | 42′x70′ | 4.5 | 36 |
| 1I | 46′x80′ | 7.2 | 79 |
| 1J | 46′x80′ | 7.8 | 45 |
| 1K | 55′x80′ | 9.2 | 69 |
| 1L | 50′x80′ | 9.6 | 62 |
| 1M | 42′x70′ | 7.8 | 70 |
| 1N | -- | -- | -- |
| | **Total:** | **80.5** | **698** |

An internal roadway network would be developed throughout the Phase I area, which would provide access to each of the sub-phases. A third bridge across Kirker Creek would be constructed in the southwest corner of the project site as part of the internal roadway network.

*Landscaping*

Phase I would include a total of approximately 472,030 square feet (sf) of landscaping throughout the Phase I area, including 74,000 sf of parkway and median landscaping, 142,000 sf of buffer landscaping, and 92,230 sf of community parks. Landscaping provided throughout the project site would include new trees, shrubs, grasses, vines, and ground cover.

*Utilities*

Water and sewer service would be provided by the City through connections to the existing water and sewer mains in the project vicinity. Phase I of the proposed project would include the construction of new eight- and 10-inch water and sewer lines to provide service to the proposed residences. The project site would include on-site stormwater facilities to provide water quality treatment and management for on-site runoff. In general, the storm drain system would include new 12-inch, 18-inch, and 24-inch storm drain lines throughout the site, as well as 163,800 sf of on-site bioretention facilities.

*Off-Site Improvements*

Development of the Phase I area would also include approximately 6,000 linear feet (LF) of off-site improvements to Willow Pass Road, which would extend east from the Phase I frontage to connect to the Phase II frontage. Off-site roadway improvements to Willow Pass Road would include pavement and sidewalk improvements as well as sign and roadway striping. Furthermore, a 12-inch off-site water line would be required along Willow Pass Road during development of Phase I, and approximately 1,600 LF of existing overhead utilities located along the roadway would be undergrounded.

Development Phase II

Phase II of the proposed development would be generally located north of Willow Pass Road and south of the existing PG&E switching station, in the southeast portion of the project site. Phase II would total approximately 59.5 acres, and would develop approximately 445 residential units on a total of 40.7 acres, as well as 18.8 acres of land designated Employment Center Industrial (ECI). Figure 8 shows the proposed land uses which would be developed under Phase II. Table 2 provides a more detailed breakdown of the residential units proposed for development during Phase II of the project.

**Table 2**
**Phase II Residential Acreage Summary**

| Sub-Phase | Product/Lot Sizes | Acreage | Number of Units |
|---|---|---|---|
| 2A | 70'x48' Duets | 7.7 | 106 |
| 2B | Paseo | 12.0 | 118 |
| 2C | 32'x70' Alley | 9.2 | 90 |
| 2D | Quad | 11.8 | 131 |
| | **Total:** | **40.7** | **445** |

Specific development within the 18.8 acres of land designated as ECI could include professional office, medical, research/technology, business park, service commercial, and warehousing uses at a floor-area-ratio (FAR) of 1.5. The analysis included in this EIR will assume a reasonable worst-case scenario development conditions for the ECI area. Therefore, for the purposes of the CEQA analysis the proposed project is assumed to include up to 600,000 sf of ECI uses consisting of employment generating uses such as distribution warehousing, light manufacturing, or other related uses and logistical services

*Access and Circulation*

Primary access to the Phase II area would be provided through a new roadway which would be developed on-site as part of Phase II, and would be connected to Willow Pass Road through a driveway access in the southeast corner of the site. An internal roadway network would be developed throughout the Phase II area, which would provide access to each of the sub-phases.

*Landscaping*

Phase II would include a total of approximately 1,404,450 sf of landscaping throughout the project site, including 89,650 sf of parkway and median landscaping, 55,520 sf of buffer landscaping, and 49,180 sf of community parks. In addition, the 26.07 acre Grand Park would be developed as part of Phase II. Landscaping provided throughout the project site would include new trees, shrubs, grasses, vines, and ground cover.

*Utilities*

Water and sewer service would be provided by the City through connections to the existing water and sewer mains in the project vicinity. Phase II of the proposed project would include the construction of new eight- and 10-inch water and sewer lines on-site to provide service to the Phase II area. The project site would include on-site stormwater facilities to provide water quality treatment and management for on-site runoff. In general, the storm drain system would develop new 12-inch, 18-inch, and 24-inch storm drain lines throughout the site, as well as 74,100 sf of on-site bioretention facilities.

**Figure 8**
**Phase II Site Plan**

*Off-Site Improvements*

Development of Phase II of the proposed project would include approximately 1,500 LF of off-site improvements to West 10th Street and Beacon Street to the Commerce Center Entrance Road, located east of the Phase II area.

Off-site roadway improvements to West 10th Street and Beacon Street would include pavement and sidewalk improvements as well as sign and roadway striping.

Development Phase III

Phase III of the proposed development would be located north of the existing PG&E switching station and south of Honker Bay, in the northeast corner of the project site. Phase III would include approximately 561 residential units on 55.5 acres, as well as a 6.5-acre mixed use area, which would include the development of 295 additional units and 60,000 sf of commercial uses, and a 120-room hotel on approximately 1.6 acres. Figure 9 shows the proposed land uses which would be developed under Phase III. Table 3 provides a more detailed breakdown of the development proposed for Phase III of the project.

**Table 3**
**Phase III Acreage Summary**

| Sub-Phase | Product/Lot Sizes | Acreage | Number of Units |
|---|---|---|---|
| 3A | 42'x70' | 6.3 | 76 |
| 3B | 42'x60' | 9.0 | 92 |
| 3C | Hotel | 1.6 | 120 Rooms |
| 3D | Mixed-Use | 6.5 | 295 |
| 3E | Paseo | 6.6 | 73 |
| 3F | Quad | 9.1 | 120 |
| 3G | 36'x55' (36'x60') | 2.7 | 28 |
| 3H | 32'x70' Alley | 7.7 | 98 |
| 3I | 36'x55' (36'x60') | 6.0 | 74 |
| | **Total:** | **55.5** | **856 Units/120 Rooms** |

*Access and Circulation*

Primary access to the Phase III area would be provided through a new roadway, which would be extended north from the Phase II area as part of Phase III development, and would be connected to Willow Pass Road by way of the roadway developed as part of Phase II of the proposed project, as discussed above. An internal roadway network would be developed throughout the Phase III area, which would provide access to each of the sub-phases.

*Landscaping*

Phase III would include a total of approximately 572,350 sf of landscaping throughout the project site, including 120,950 sf of parkway and median landscaping, 77,700 sf of buffer landscaping, and 65,200 sf of community parks. In addition, the 6.83-acre Bay Front Park would be developed as part of Phase III of the proposed project. Landscaping provided throughout the project site would include new trees, shrubs, grasses, vines, and ground cover.

**Figure 9**
**Phase III Site Plan**

*Utilities*

Water and sewer service would be provided by the City through connections to the existing water and sewer mains in the project vicinity. Phase III of the proposed project would include the construction of new eight- and 10-inch water and sewer lines to provide service to the Phase III area. The project site would include on-site stormwater facilities to provide water quality treatment and management for on-site runoff.

In general, the storm drain system would develop new 12-inch, 18-inch, and 24-inch storm drain lines throughout the site, as well as 11,150 sf of on-site bioretention facilities.

**City Approvals**

The project would require approval of a Specific Plan; initiation of annexation proceedings into the City of Pittsburg City Limits for the 13-acre portion of the project site proposed for development that is located outside the City limits; and a Prezone/Rezone; and may require a General Plan Amendment; a Development Agreement; and/or approval of Vesting Tentative Maps.

**Discretionary Actions**

The proposed project may require the following discretionary actions by the City of Pittsburg:

- Certification of the EIR;
- Initiation of annexation proceedings into the City of Pittsburg City Limits for the 13-acre portion of the project site proposed for development which is located outside of the City Limits;
- Approval of a Prezone/Rezone;
- Approval of a General Plan Amendment;
- Approval of a Specific Plan;
- Approval of a Development Agreement; and
- Approval of Vesting Tentative Maps.

In addition, the following agency permits and approvals may be required in order to implement the proposed project:

- Bay Area Air Quality Management District (BAAQMD) – The Air District would approve construction permits;
- California Department of Fish and Wildlife (CDFW) – The CDFW would approve the required Streambed Alteration Agreement for crossings over Kirker Creek;
- Contra Costa Local Agency Formation Commission (LAFCo) – Contra Costa LAFCo approval would be required for the annexation to the City of Pittsburg.
- Department of Toxic Substance Control (DTSC) – The DTSC would approve selected cleanup remedy, including:
    - Soil boring, soil vapor extraction well, and soil vapor monitoring point permits with Contra Costa County;
    - Stockpile permit with the City of Pittsburg;
    - Construction General Permit for stormwater discharge;

    - Permit to operate an SVE treatment system with the BAAQMD. A BAAQMD permit for VIMS operation may be necessary if the volume of vapor removed by depressurization points exceeds BAAQMD trigger levels;
    - Demolition permit with City of Pittsburg; and
    - AST cleaning permit and submitting an asbestos and demolition notification to BAAQMD
- East Contra Costa County Habitat Conservancy (ECCCHC) – The ECCCHC would approve any East Contra Costa County Habitat Conservancy Plan/Natural Community Conservation Plan (ECCCHCP/NCCP) fees and permit requirements.
- Regional Water Quality Control Board (RWQCB) – The RWQCB would approve Waste Discharge Requirements, as well as a National Pollutant Discharge Elimination System (NPDES) permit required during construction operations;
- United States Bureau of Reclamation - Approval of the application for inclusion into the CCWD's contractual service area for Central Valley Project (CVP) water would be required through this federal agency;
- United States Army Corps of Engineers (USACE) – The USACE would approve the required Section 404 of the Clean Water Act permit should there be any impacts to any on-site wetlands.

## DISCUSSION OF POTENTIAL IMPACTS

The environmental analysis for the proposed project will focus on the following areas: Aesthetics; Air Quality, GHG Emissions, and Energy; Biological Resources; Cultural and Tribal Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning Population/Housing; Noise; Public Services and Utilities/Service Systems; and Transportation. In addition, the EIR prepared for the proposed project will include a discussion of Effects Not Found to be Significant; Statutorily Required Sections; and Alternatives to the Proposed Project. The following section describes each of the technical Chapters of the EIR in further detail.

Information will be drawn from the City of Pittsburg General Plan and General Plan EIR, technical studies prepared, and any other information pertinent to the project area. Consistent with CEQA and the requirements of the City of Pittsburg, each environmental chapter will include an introduction, existing environmental setting, regulatory context, and impacts and mitigation measures.

The EIR will include a project-level analysis for all phases of development proposed as part of the project, and will address the environmental impacts associated with the proposed project in its entirety. The EIR will be used for processing approvals by the City of Pittsburg (as the lead agency), as well as the County Local Agency Formation Commission (LAFCo) for the annexation process, and ultimate issuance of Corrective Action Complete Determination by DTSC, as well as review and approval by the DTSC of a CMS for each OU which selects a proposed remedy for soil, soil vapor, and groundwater.

**Aesthetics**

The Aesthetics chapter of the EIR will summarize existing regional and project site aesthetics and the visual setting. The chapter will describe project-specific aesthetic issues regarding buildout of the project site such as scenic vistas, trees, historic buildings, existing visual character or quality of the site, as well as light and glare. Photo simulations of key vantage points, showing both pre- and post-project views, will be assessed to determine whether the proposed project could result in a substantial change in site characteristics.

Consistent with CEQA case law, the key vantage points are recommended to be focused on public viewpoints rather than views only available to private properties.

**Air Quality, Greenhouse Gas Emissions, and Energy**

The Air Quality, Greenhouse Gas (GHG) Emissions, and Energy chapter of the EIR will summarize the regional air quality setting, including climate and topography, existing ambient air quality, regulatory setting, and presence of any sensitive receptors near the project site. The air quality impact analysis will include a quantitative assessment of short-term (i.e., demolition, site remediation, project construction) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., ROG, $NO_X$, $PM_{2.5}$, and $PM_{10}$) and be based upon modeling performed using the California Emission Estimator Model (CalEEMod) and technical analyses prepared for the project. The project's cumulative contribution to regional air quality will be discussed, based in part on the modeling conducted at the project level.

A Health Risk Assessment (HRA) will be conducted to assess health risks associated with site cleanup, project construction, and project operations, due to the project's proximity to sensitive receptors. The HRA will include an analysis of acute, chronic, carcinogenic, and non-carcinogenic health hazards, due to exposure of TACs. The significance of health risk impacts will be determined in comparison to the criteria identified in the California Office of Environmental Health Hazard Assessment ("OEHHA") Guidelines. The significance of carcinogenic health risk impacts will be expressed in terms of cancer cases per one million individuals. Non-carcinogenic health risk impacts will be determined using BAAQMD's recommended Hazard Index. Mitigation measures will be incorporated, if necessary, to reduce any identified significant health risk impacts.

The GHG Emissions analysis will include a discussion of the existing regulatory setting and context related to GHG Emissions, including Assembly Bill (AB) 32 and Senate Bill (SB) 32, and an impacts and mitigation section with quantitative data showing the project's contribution to the generation of GHGs both during construction and the operational phase of the project. The significance of air quality and GHG impacts will be determined in comparison to the recommended BAAQMD significance thresholds. It should be noted that the BAAQMD GHG thresholds were recently changed. In order to comply with the new BAAQMD thresholds, a project must either: (A) not include natural gas appliances or plumbing and achieve a reduction of vehicle miles travelled (VMT) that is 15 percent below existing VMT per capita or (B) be consistent with a qualified local GHG reduction strategy. Mitigation measures will be incorporated to reduce any significant air quality impacts, and anticipated reductions in emissions associated with proposed mitigations measures will be quantified to the extent feasible.

Based upon the results of the GHG emission modeling outlined above, a GHG Reduction Plan for the proposed project will be prepared. The GHG Reduction Plan will include an executive summary, background, GHG emissions, plan summary, and emission reduction plan justification. GHG emissions resulting from the proposed project will be compared to the newly adopted BAAQMD GHG emissions thresholds. In coordination with the City, project features and efficiency measures that are proposed to reduce GHG emissions will be developed.

An additional analysis will be included as to whether the proposed project could result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

**Biological Resources**

The Biological Resources chapter will include a description of the potential effects to plant communities, wildlife, and wetlands, including adverse effects on rare, endangered, candidate, sensitive, and special-status species from implementation of the proposed project. Specifically, the chapter will address the proposed project's environmental effects on the existing on-site wetlands. The chapter will be based upon a Biological Resources Report and Wetland Delineation Report to ensure that all CEQA issues have been adequately and accurately addressed. Applicability of, and consistency with, the ECCCHCP/NCCP will be evaluated in the EIR.

**Cultural and Tribal Cultural Resources**

The Cultural and Tribal Cultural Resources chapter of the EIR will summarize the setting and briefly describe the potential effects to any on-site historical, archaeological, paleontological, and/or tribal cultural resources due to implementation of the proposed project. A Cultural Resource Report prepared for the proposed project will be the basis of analysis done in the Cultural and Tribal Cultural Resources chapter of the EIR. Pursuant to the passage of AB 52 and SB 18, pertinent Native American tribes will be consulted.

**Geology and Soils**

The Geology and Soils chapter of the EIR will include review of geophysical information and evaluation of the project's potential for changes in topography or unstable soil conditions due to excavating, grading or filling, and changes in wind or water erosion of soils, seismic effects such as ground shaking from earthquakes, as well as identify any unique geological features within the project area. The EIR will rely on a Geology and Soils report prepared for the proposed project to ensure that all CEQA requirements have been adequately and accurately addressed.

**Hazards & Hazardous Materials (including Wildfire)**

The Hazards and Hazardous Materials chapter will summarize the project site setting and describe any potential for existing or possible hazardous materials within the project area, including any lead or asbestos associated with the existing on-site structures, as well as subsurface contamination due to hazardous chemicals associated with the former Pittsburg Power Plant. The proposed project would include environmental remediation activities to address hazardous waste and constituents released at the site during the more than 70-year operation as a power generating station. DTSC and the project applicant have executed a Consent Agreement for the completion of corrective action. As a result, coordination with DTSC will occur to address environmental impacts associated with remediation activities to address contaminated soil, soil vapor and groundwater (if necessary), which may include excavation, containment, extraction, treatment and transport of contaminated materials to ensure consistency with the DTSC analysis and process. The EIR will rely on studies and reports prepared for PG&E and the applicant reviewed by DTSC to ensure the impacts of the proposed project would be evaluated in compliance with the requirements of CEQA. A discussion of the proposed project's potential to expose people or structures, either directly or indirectly, to the risk of loss, injury or death involving wildland fires will also be included in the chapter.

**Hydrology and Water Quality**

The Hydrology and Water Quality chapter will summarize the project site setting information and identify potential impacts on irrigation drainage, storm water drainage, flooding, groundwater, and water quality. A discussion of potential impacts related to sea level rise will be included within the chapter. A Drainage Report prepared for the proposed project will be the basis of analysis done in the Hydrology and Water Quality chapter of the EIR to address potential impacts to hydrology and water quality related to site cleanup, construction, and project operations.

**Land Use and Planning/Population and Housing**

The Land Use and Planning portion of the chapter will evaluate the consistency of the proposed project with the City of Pittsburg's adopted plans and policies. The EIR will analyze the consistency of the proposed project entitlements with the City's General Plan and Zoning Ordinance, LAFCo policies and standards, and any other relevant planning documents. The chapter will further assess the compatibility of the proposed project with the surrounding land uses, both existing and proposed, as well as any potential incompatibilities with adopted plans and policies related to land use. The impacts will be measured against the thresholds of significance and appropriate mitigation measures, and monitoring strategies that are consistent with City of Pittsburg policies will be identified. The Population and Housing portion of the chapter, relying on information from the California Department of Finance, General Plan Housing Element, and the Association of Bay Area Governments, will discuss if the proposed project would directly or indirectly lead to substantial unplanned population growth; or if the project would result in the displacement of substantial numbers of existing people or housing.

**Noise**

The Noise chapter of the EIR will be based on a Noise Report and will include an analysis and evaluation of the existing noise level environment and traffic noise impacts associated with the project site. The Noise Report will quantify existing noise levels due to nearby transportation noise sources and use the Federal Highway Administration (FHWA) traffic noise prediction model for the prediction of traffic noise levels. Direct inputs to the traffic model will include traffic data, existing posted speed limits, and 24-hour traffic split data. In addition, a noise survey will be conducted within the project site to quantify existing background noise levels. The noise survey will consist of short-term noise level measurements and continuous 24-hour noise level measurements. The chapter will also include an analysis of the noise and vibration impacts associated with the demolition of the power plant, remediation, and construction of the project at existing sensitive receptors in the project vicinity. The EIR will compare the proposed project's exterior noise levels for compliance with the exterior and interior noise level criteria contained within the City of Pittsburg General Plan Noise Element and Noise Ordinance, as well as to existing levels. Feasible mitigation measures and monitoring strategies will be developed, as appropriate.

**Public Services and Utilities/Service Systems (including Recreation)**

The Public Services and Utilities/Service Systems chapter will summarize project site setting information and identify the potential new demand for public services, including water, sewer, energy, fire, police, schools, and parks. It is anticipated that the project EIR will rely upon information from the forthcoming City of Pittsburg General Plan and General Plan EIR, as well as the General Plan Update Background Report. The EIR chapter will also evaluate the project's potential impacts to the City of Pittsburg's public services and whether the project's increased demand for service would result in the need for new or

physically altered governmental facilities in order to maintain the acceptable service ratios, response times, and other performance objectives of the City of Pittsburg's public services, as well as whether the proposed project would lead to the increased use of existing recreational facilities, or include or require construction or expansion of recreational facilities.

Additionally, the chapter will evaluate the proposed project's potential new demand for water distribution and supply, wastewater conveyance and treatment, solid waste generation, and electric and natural gas utilities. The chapter will evaluate the receiving landfill's capacity to accommodate the increase in solid waste associated with the proposed project. The chapter will be based on a Water Supply Assessment (WSA) prepared for the proposed project, as well as existing information from the City of Pittsburg Public Works Department and information obtained from direct consultation with appropriate service providers.

**Transportation**

The Transportation chapter of the EIR will evaluate potential impacts to the surrounding roadway network as well as site access. Since July 1, 2020, the metric of analysis to determine whether a project's transportation impact(s) would be significant under CEQA is vehicle miles travelled (VMT). According to CEQA Guidelines Section 15064.3, VMT is the most appropriate measure of transportation impacts. VMT refers to the amount and distance of automobile travel attributable to a project. The Transportation chapter of the EIR will be based on a Traffic Impact Analysis (TIA) that will evaluate both VMT and level of service (LOS). Where the VMT analysis will be used for CEQA impact determination purposes, the LOS analysis will be used to determine the project's consistency with the City of Pittsburg's adopted LOS standards. Consistent with SB 743 requirements, the chapter will include an estimation of project daily VMT using the Contra Costa Transportation Authority (CCTA) Travel Demand Model, as well as the trip generation estimates for the industrial, retail, and residential portions of the project. Total daily VMT will be converted into VMT per household and resident estimates.

The chapter will include analysis of AM (7:00 to 9:00 AM) and PM (4:00 to 6:00 PM) peak period intersection turning movement counts at the following study intersections:

1. Willow Pass Road/Bayview Boulevard;
2. West 10th Street/Montezuma Street;
3. East 10th Street/Railroad Avenue;
4. Railroad Avenue/Civic Avenue;
5. Railroad Avenue/Center Drive;
6. Railroad Avenue/State Route 4 (SR 4) Westbound Ramps;
7. Railroad Avenue/SR 4 Eastbound Ramps;
8. Railroad Avenue/Bliss Avenue;
9. Willow Pass Road/Range Road/Parkside Drive;
10. Willow Pass Road/Bailey Road;
11. Willow Pass Road/SR 4 Westbound Ramps; and
12. Willow Pass Road/SR 4 Eastbound Ramps.

The proposed project's impacts to alternative modes such as pedestrian, bicycle and transit facilities will be assessed based on their significance criteria contained in the adopted City of Pittsburg guidelines. The EIR chapter will also include an analysis of the proposed project's potential impacts related to conflicting with applicable programs, policies, and ordinances addressing the circulation system, vehicle safety

hazards, and emergency access. Feasible and appropriate mitigation measures to avoid or reduce adverse impacts will be identified, as needed.

**Effects Not Found to be Significant**

Section 15128 of the CEQA Guidelines states that an EIR shall contain a brief statement indicating the reasons that various possible significant effects of a project were determined not to be significant and were, therefore, not discussed in detail in the EIR. Accordingly, the Effects Not Found to be Significant chapter of the EIR will include abbreviated discussions of impacts determined not to be significant, which could include, but not be limited to, agriculture & forestry resources and mineral resources.

**Statutorily Required Sections**

The Statutorily Required Sections chapter of the EIR will summarize potentially significant, unavoidable, significant irreversible, growth-inducing, and cumulative impacts. The chapter will summarize the cumulative impacts that will be contained in each technical chapter and will be qualitative in nature.

**Alternatives to the Proposed Project**

In accordance with Section 15126.6(a) of the CEQA Guidelines, the EIR will include an alternatives analysis. The Alternatives chapter will evaluate, at a minimum, three alternatives, including the No Project Alternative. Alternatives will be selected when more information related to project impacts is available so the alternatives can be designed to reduce significant project impacts. Any additional alternatives will be developed during preparation of the EIR to respond to identified significant impacts. The Alternatives chapter will describe the alternatives and identify the environmentally superior alternative. The alternatives will be analyzed at a level of detail less than that of the proposed project; however, the analyses will include sufficient detail to allow a meaningful comparison of the impacts. The Alternatives chapter will also include a section of alternatives considered but dismissed. A matrix comparing the impacts of the proposed project to the three alternatives will also be included.