



Notice of Availability

Harbor View Project

Draft Environmental Impact Report

State Clearinghouse No. 2022080303
March 15, 2023

REVISED PUBLIC REVIEW AND COMMENT END-DATE: Pursuant to CEQA Guidelines Section 15105(a), the public review and comment period for the Harbor View DEIR will end on Monday, May 15, 2023.

PROJECT LOCATION: The project site consists of approximately 20.5 acres and is located at 420 East 3rd Street, southwest of the intersection of East 3rd Street and Harbor Street, approximately one mile north of State Route (SR) 4 in the City of Pittsburg, California. The project site is generally bound by East 3rd Street to the north, Harbor Street to the east, and the 8th Street Greenbelt to the south. A 3.46-acre berm area runs north-to-south along the eastern boundary of the project site.

Project Site Boundaries



*Project Site boundaries are approximate.

PROJECT DESCRIPTION: The proposed project would include the subdivision of the project site and subsequent construction of 227 residential units, as well as associated internal roadways, bioretention facilities, and open space/landscaping. The 20 northernmost lots, which generally front East 3rd Street, would be developed with mixed-use live/work duplexes. The ground floor of each unit would provide approximately 420 square feet (sf) of commercial space and/or private work space, ultimately up to the discretion of the property owner. Immediately

south of the proposed live/work units would be 101 generally 36-foot by 55-foot single-family lots, south of which would be 106 generally 42-foot by 55-foot single-family lots.

Site access would be provided by one new 27-foot driveway located off of East 3rd Street from the north, and one new 26-foot driveway located off of Harbor Street from the east. A stormwater detention basin is proposed west of the driveway entrance from Harbor Street, with two additional detention basins proposed to the north and south of the driveway entrance. The northern basin would extend from East 3rd Street along the berm area to the driveway entrance, while the southern basin would extend south along the berm area from the driveway entrance to the southernmost residential unit.

Implementation of the proposed project would require the following discretionary actions by the City of Pittsburg:

- Certification of the Environmental Impact Report;
- Rezone of the project site to modify the existing Limited Overlay;
- Vesting Tentative Map;
- Design Review; and
- Master Sign Program

Refer to Chapter 3.0 of the EIR for a more detailed description of the proposed project, the project area, and the existing environmental setting.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The proposed project would result in potentially significant impacts related to Air Quality, Cultural and Tribal Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, and Transportation. All impacts, with the exception of Greenhouse Gas Emissions and Transportation, would be reduced to less-than-significant levels through implementation of identified mitigation measures. Significant and unavoidable impacts related to Greenhouse Gas Emissions and Transportation are identified in the EIR.

HAZARDOUS MATERIALS AND HAZARDOUS WASTE SITES: The project site is included on the DTSC Envirostor database as a hazardous materials release site.

PUBLIC COMMENT PERIOD: Written public comments on the Draft EIR for the Harbor View Project will be accepted during the public review period, beginning on **Wednesday, March 15, 2023**, and continuing through **Monday, May 15, 2023**. Written comments may be mailed or faxed to the attention of Kelsey Gunter, Associate Planner, at the address and fax number listed above, or comments may be sent via email to kgunter@pittsburgca.gov. **All comments must be received no later than 5:00 PM, on Monday, May 15, 2023.**

PUBLIC MEETING: The City of Pittsburg, acting as Lead Agency for the project, will also accept comments on the Draft EIR at a **Zoom Meeting on Thursday, April 13, 2023 at 10:30 AM** (Zoom log-in information below), and at an **in-person meeting on Thursday, April 13, 2023 at 6:30 PM** in the Council Chambers, located on the third floor of City Hall at 65 Civic Avenue, Pittsburg, CA, 94565.

AVAILABILITY OF THE DRAFT EIR: Copies of the Draft EIR are available for review at the following locations: 1) City of Pittsburg, Planning Division, 65 Civic Avenue, Pittsburg CA. 94565; and 2) Pittsburg Library, 80 Power Drive, Pittsburg, CA 94565. The Draft EIR may also be found online at:

<https://www.pittsburgca.gov/services/community-development/planning/public-reviews>