



Community and Economic Development Department – Planning Division

Notice of Availability

H Cycle Pittsburg Renewable Hydrogen Project

Draft Environmental Impact Report (EIR)

State Clearinghouse No. 2023040173
January 22, 2024

PROJECT APPLICANT: HC (Contra Costa), LLC, 1320 Willow Pass Road, Suite 600, Concord, CA 94520

LEAD AGENCY: City of Pittsburg, 65 Civic Avenue, Pittsburg, CA 94565, planning@pittsburgca.gov, (925) 252-4920

PROJECT LOCATION: The project site is located on a 20-acre portion of the property located at 901 Loveridge Road in the City of Pittsburg, 0.9 miles northeast of the intersection of Pittsburg-Antioch Highway and Loveridge Road. The project site is at the corner of Arcy Lane where it turns west, approximately 0.4 miles north of Pittsburg-Antioch Highway. Surrounding properties generally include industrial entities to the north and south and mixed commercial and industrial uses to the east and west. Adjoining properties to the northeast and southwest of the project site are occupied by infrastructure associated with the former Dow Chemical Company and tenant spaces occupied by Corteva Agriscience, Generon, and Schlumberger (Figures 1 and 2).

The project site encompasses approximately 20 acres, including laydown and staging areas. The existing project area is graded and covered with an array of graveled ground, disturbed dirt, and concrete slabs that are primarily used for parking and storage. The project site is mostly vacant with some residual pieces of industrial equipment, a few railroad spurs, and five buildings that account for less than one acre. Four of the five buildings are used for material storage and a laboratory, and one is an empty shed which is currently unused. The remainder of the project site is unpaved and paved parking, equipment storage and vegetation. An inactive water tower is also located in the northeast corner of the project site.

PROJECT DESCRIPTION: HC (Contra Costa), LLC, is proposing to construct and operate a renewable hydrogen facility in the City of Pittsburg that would use sorted waste materials as feedstock in a non-combustion thermal conversion process (Project). The proposed facility would include the construction of an approximately 8,000-square-foot (sq. ft.) office and control building; two outdoor storage silos (approximately 4,000 sq. ft. each); 125,000-sq. ft. outdoor hydrogen purification unit; 12,000-sq. ft. waste processing plant; 20,000-sq. ft. wastewater treatment facility; 13,600-sq. ft. substation yard with electrical switch gear; 3,500 linear feet of security fencing with restricted gate access; and 110,000 sq. ft. of primary and emergency access roads. The maximum structure height is not expected to exceed 100 feet.

The proposed facility would operate 24 hours a day, 7 days a week and produce renewable hydrogen and non-hazardous vitrified slag byproduct. Hydrogen will be produced for direct use in fuel cell vehicles, particularly heavy-duty trucks and buses, and also has the potential to decarbonize the production of renewable fuels. Non-hazardous, vitrified slag byproduct could potentially be repurposed for beneficial use as a roadbed or concrete aggregate. Alternatively, the slag byproduct could be disposed of in a landfill.

Figure 1. PROJECT LOCATION and SURROUNDING LAND USES

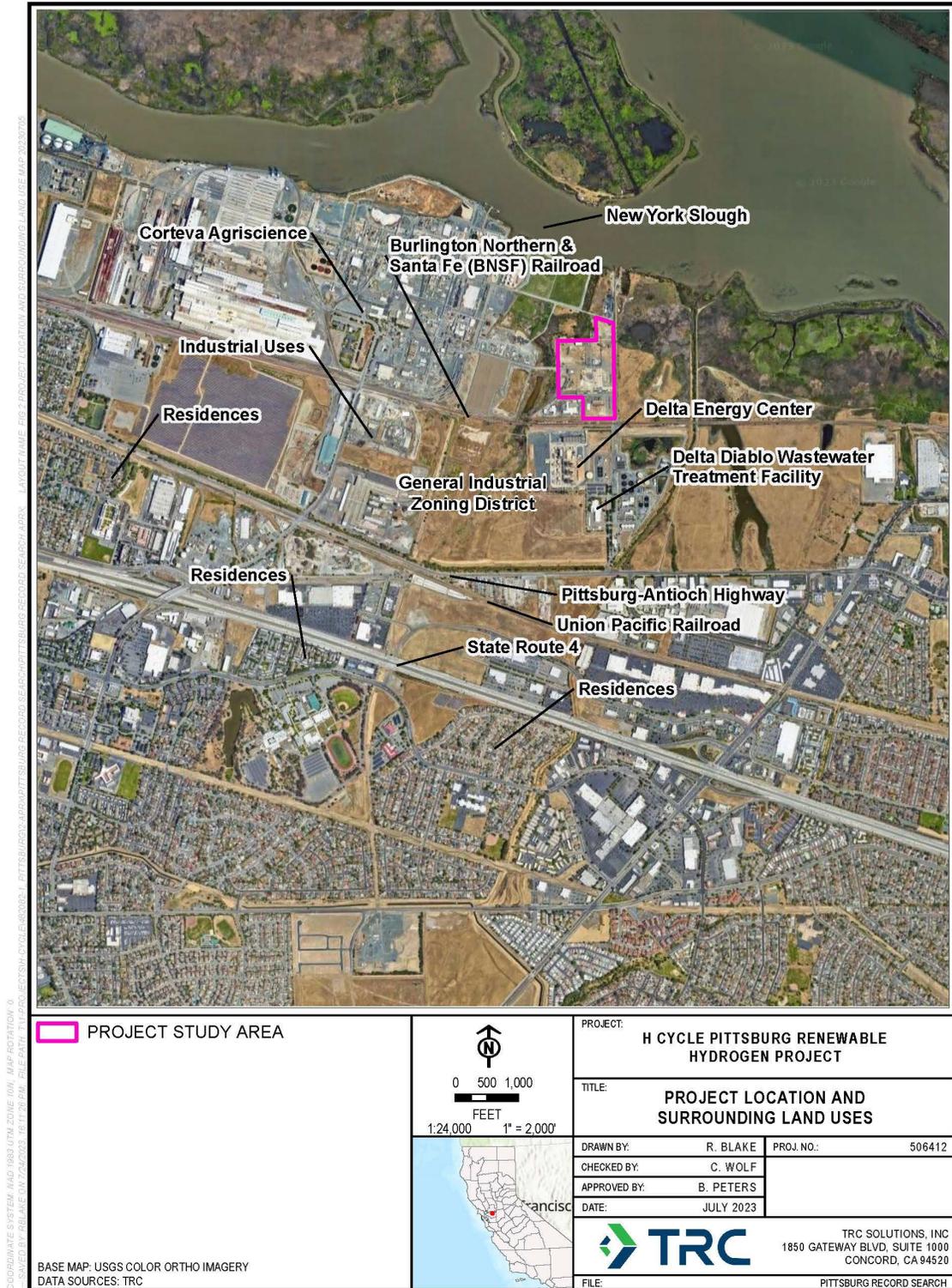
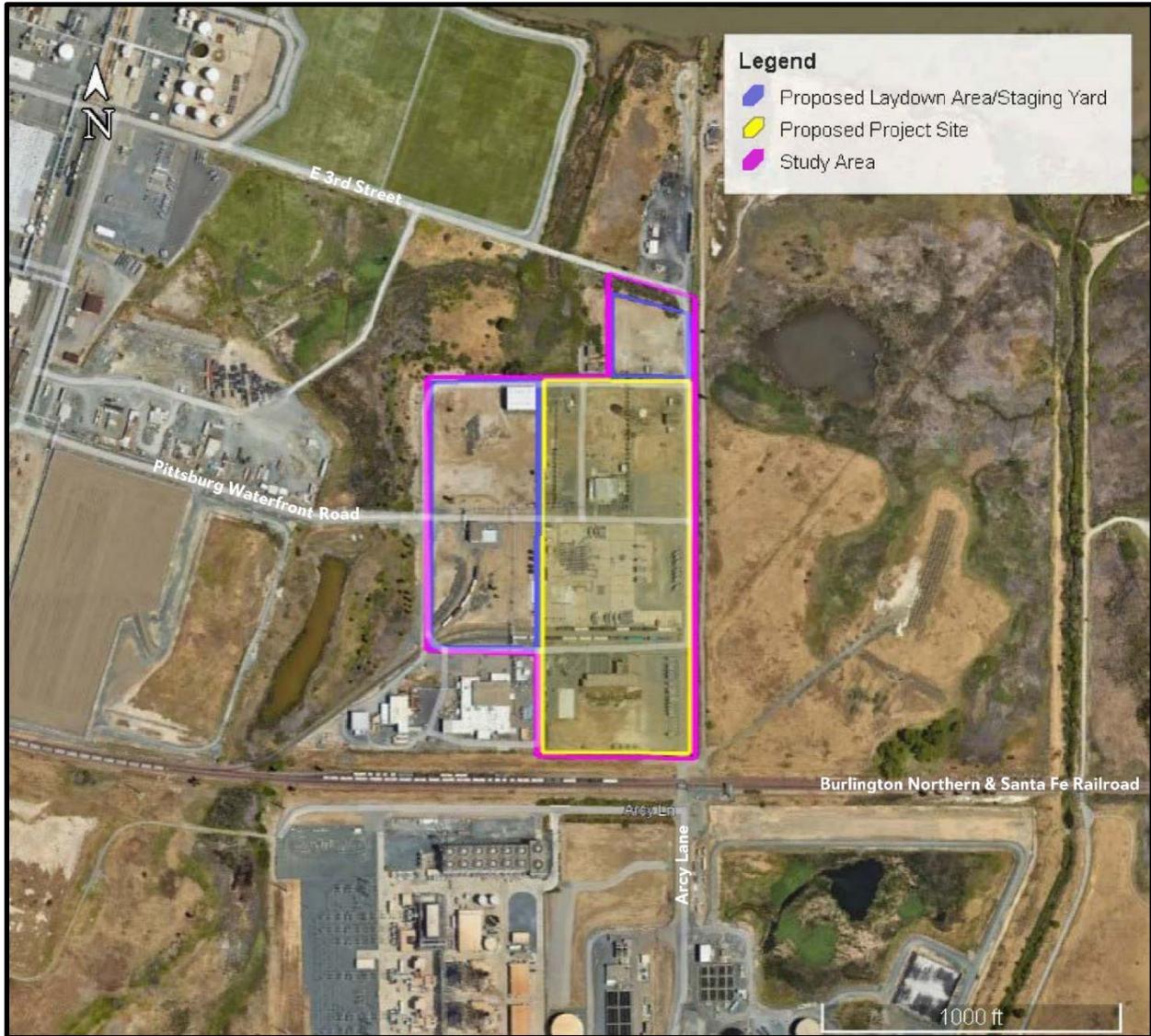


Figure 2. PROJECT SITE BOUNDARY



The proposed Project is classified “Manufacturing, Heavy” as defined in Pittsburg Municipal Code (PMC) Section 18.08.100(C)(1). Pursuant to the land use regulations for industrial districts in PMC Section 18.54.010, this use type classification requires approval of a Use Permit by the City of Pittsburg Planning Commission. The proposed Project is also subject to Design Review approval.

The proposed Project also requires two solid waste facility permits to be issued by the City of Pittsburg solid waste Local Enforcement Agency (LEA), one permit to operate as a Transfer/Processing facility and one permit to operate as an Engineered Municipal Solid Waste (EMSW) Conversion facility. In addition to the approvals above, the proposed Project would require subsequent approval from the Bay Area Air Quality Management District (BAAQMD), the Contra Costa County Fire Protection District (CCCFPD), CalRecycle, the California Department of Transportation (Caltrans), California Department of Fish and Wildlife (CDFW), and Contra Costa Department of Health Services.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The proposed Project would result in potentially significant impacts related to Air Quality, Biological Resources, Cultural Resources, Energy, and Geology and Soils. However, all impacts would be reduced to less-than-significant levels through implementation of identified mitigation measures, as specified in the Draft EIR.

A Health Risk Assessment (HRA) has been prepared as part of the BAAQMD permit to construct process. In accordance with CEQA Guidelines Section 15126(a), the EIR will include an alternatives analysis and identifies the environmentally superior alternative.

PUBLIC COMMENT PERIOD: Written public comments on the Draft EIR for the H Cycle Pittsburg Renewable Hydrogen Project will be accepted during the 45-day public review period, beginning **Monday, January 22, 2024**, and continuing through **Wednesday, March 6, 2024**.

Written comments may be mailed or faxed to the attention of Alison Hodgkin, Associate Planner, 65 Civic Avenue, Pittsburg CA 94565, or via email at ahodgkin@pittsburgca.gov, or via fax at (925) 252-4814.

All comments must be submitted no later than 5:00 PM, on Wednesday, March 6, 2024.

PUBLIC MEETINGS: The City of Pittsburg, acting as Lead Agency for the proposed Project, will hold two public meetings to accept comments on the Draft EIR:

- **Zoom Meeting – 11:00 AM on Thursday, February 15, 2024**
Link: <https://us02web.zoom.us/j/82054860156?pwd=c1pDV0NCTUVjYmN5SDdnZ08wSkRodz09>
Meeting ID: 820 5486 0156
Meeting Passcode: 032267
- **In-Person Meeting – 6:00 PM on Thursday, February 15, 2024**
Location: Pittsburg City Hall, Third Floor, 65 Civic Avenue, Pittsburg CA 94565

AVAILABILITY OF THE DRAFT EIR: The Draft EIR may be downloaded online at: <https://www.pittsburgca.gov/services/community-development/planning/public-reviews>.

A hardcopy of the Draft EIR for this project is available at Pittsburg City Hall (65 Civic Avenue) and the Pittsburg Library (80 Power Avenue). Special arrangements may also be made to view a hard copy by contacting the project planner directly via email (see above) or by telephone at (925) 252-6987.

GOVERNMENT CODE SECTION 65962.5 SITES: Sites listed under Government Code Section 65962.5 are present in the larger Corteva Industrial Park property located at 901 Loveridge Road, Pittsburg CA 94565, but not on the proposed project site. See Section 3.9.2 of the Draft EIR for a discussion of the Ethyl Corporation, which operated on the project site between 1958 and 1963. Previously, corrective action for the Ethyl Corporation case was incorporated under the Hazardous Waste Management Program oversight at the DOW Chemical Company property. The Ethyl Corporation case was closed in 2016 and no regulatory action items are required at this time.