

Community Development Department

County Administration Building
651 Pine Street
4th Floor, North Wing
Martinez, California 94553-0095

Phone: (925) 335-1210

Contra
Costa
County



FEB 28 2003

S.L. WEIR, COUNTY CLERK
CONTRA COSTA COUNTY
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Dennis M. Barry, AICP
Community Development Director

February 28, 2003

NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A PROPOSED NEGATIVE DECLARATION

County File DP023053

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Community Development Department of Contra Costa County has prepared an Initial Study on the following project:

MICHAEL WOLDEMAR & ASSOCIATES (Applicant) and TRT PROPERTIES, LLC (Owner), County File # DP023053. The applicant and owner are requesting development plan approval for the phased development of the 6.05-acre site for light and heavy industrial uses under an overall Master Development Plan. The Master Plan shows proposed improvements on four future parcels, labeled A, B, C and D, and individual buildings along with the phased improvement of a private street named Swan Court with utilities, parking and landscaping to serve each parcel. The Master Plan provides guidelines for future development on the project site. (The minor subdivision application has not been submitted at this time. Its submittal is to follow approval of the Development Plan.)

Phase 1 of the proposed project is to be on the area designated Parcel A. It is to consist of the construction of a manufacturing building with an attached office area and a detached equipment building. Phase 1 also includes the construction of a portion of Swan Court to serve Parcel A, along with all necessary site improvements including parking areas, construction yard areas, lighting, utilities, fencing, signage, landscaping, and irrigation. The property is located in the northern North Richmond Redevelopment area. It fronts for approximately 220 feet on the west side of Goodrick Avenue, approximately 600 feet south of the Richmond Parkway intersection, and is addressed 2717 Goodrick Avenue, in the North Richmond area (P-1) (ZA: H-4) (CT 3650.01) (Parcel 408-090-042 & -035).

A copy of the negative declaration and all documents referenced in the negative declaration may be reviewed in the offices of the Community Development Department, and Application and Permit Center at the McBrien Administration Building, North Wing, Second Floor, 651 Pine Street, Martinez, during normal business hours.

Public Comment Period - The period for accepting comments on the adequacy of the environmental documents extends to **5:00 P.M., Monday, March 24, 2003**. Any comments should be in writing and submitted to the following address:

Name: DARWIN MYERS
Community Development Department
Contra Costa County
651 Pine Street, North Wing, 4th Floor
Martinez, CA 94553

It is anticipated that the proposed Negative Declaration will be considered for adoption at a meeting of the Zoning Administrator on **Monday, April 21, 2003**. The hearing is anticipated to be held at the McBrien Administration Building, Room 107, Pine and Escobar Streets, Martinez. It is expected that the Zoning Administrator will also conduct a hearing on the application at that same meeting.

A handwritten signature in cursive script that reads "Darwin Myers".

DARWIN MYERS
Project Planner

cc: County Clerk's Office (2 copies)

TRT Properties, LLC
Master Plan & Phase One
Heavy Industrial Project
2717 Goodrick Avenue
Between Parr Boulevard and the
Richmond Parkway
North Richmond Area
Contra Costa County, California

Sheet Contents

Master Plan

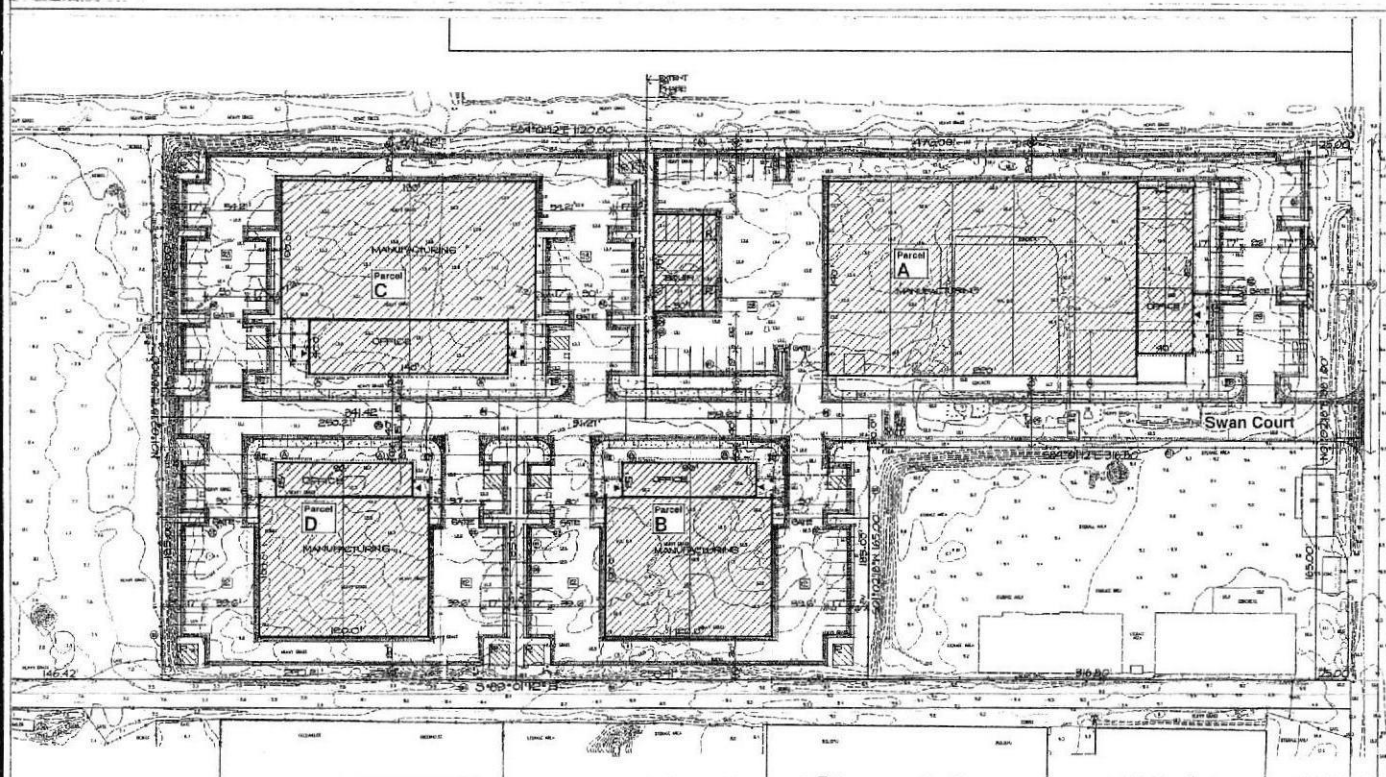
Overall Site Plan
Site Plan Notes
Site Plan Legend

Date 5 JUN 2002
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Revisions

Scale ☐ 100-0

Sheet Number 5a15

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10/25/2002 10/25/2002 10/25/2002		GAF GARY A. FRENCH & ASSOCIATES, INC. 10/25/2002 10/25/2002		TOPOGRAPHIC SURVEY 10/25/2002 10/25/2002	
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OVERALL SITE PLAN
11-40-01



**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM**

1. Project Title: DP023053
2. Lead Agency Name and Address: Contra Costa County, Community Development Department, 651 Pine Street, 4th Floor, N. Wing, Martinez, CA 94553
3. Contact Person and Phone Number: Darwin Myers (925) 335-1210
4. Project Location: The property is located in the northern portion of the North Richmond Redevelopment area. It fronts for approximately 220 feet on the west side of Goodrick Avenue, approximately 600 feet south of the Richmond Parkway intersection, and is addressed 2717 Goodrick Avenue, in the North Richmond area. (Figure 1 is an ortho photo of the site vicinity showing the local road network existing uses and prevailing parcel sizes.)
5. Project Sponsor's Name and Address: Michael Woldemar & Associates, Inc.
Architecture & Planning
12226 San Pablo Avenue
Richmond, CA 94805
6. General Plan Designation: The site is designed *Special-Heavy Industry (Spcl-HI)*. Policies operative within the Spec-HI land use category are presented below.
 - Projects in the Special Heavy Industry area that are designated "wetlands" on the North Richmond Planned District Map shall pay special attention to how development relates to the adjoining marsh. The marsh should be protected from degradation caused by run-off associated with urban activities and hazardous materials.
 - Prefabricated metal buildings should not be permitted.
 - All new utility lines shall be placed underground.
 - Driveways should not be closer than 150 feet to other driveways. Adjacent parcels should share driveway entrances if feasible.
 - Building masses are to be simple in form and have architectural articulation. Signage should be designed as part of the building.
7. Zoning: The property is zoned P-1 (North Richmond Planned Unit District). Allowed uses are specified for all lands within RZ943015 (adopted by the County Board of Supervisors on December 13, 1994). Policies most applicable to the project are presented in Table 1. It should also be recognized as part of the North Richmond Planned Unit District, Design Guidelines were adopted. These guidelines, which were prepared by the Cannon Design Group under contract with Contra Costa County, address: a) Industrial Design; b) Landscaping; and c) Signage.

Table 1
POLICIES FOR NON-RESIDENTIAL PROJECTS
IN THE NORTH RICHMOND P-1 AREA
THAT APPEAR MOST APPLICABLE TO DP023053

•	Projects involving hazardous waste or hazardous materials shall comply with the provisions of Chapter 84-63 of the County Ordinance Code as amended from time-to-time. Health risk assessments as required by the Bay Area Air Quality Management District shall be submitted.
•	Landscaping on all frontages and as a buffer to adjacent properties shall be provided.
•	Any outdoor storage and maintenance area shall be screened from view from public streets.
•	All ground, wall and roof-mounted equipment shall be screened from public rights-of-way and adjacent properties. Visual screens shall be painted or treated to match the color of the wall or roof.
•	Freight docks, loading areas, truck berths and heavy vehicle equipment storage shall be screened from all public rights-of-way and abutting uses, except where the abutting use is determined to be similar in nature. No storage tanks or process equipment may be located between any street and the respective building setback line.
•	No loading space, dumpsters or refuse areas shall be placed so as to face any public rights-of-way.
•	Yard areas abutting a street shall be landscaped and maintained.
•	Long curb radii and "red curb zones" within 25 feet of entryways shall be provided at intersections and driveways to accommodate truck turning movements. Loading and unloading operations shall not impact the public road system.
•	Adequate parking shall be provided on-site to minimize on-street parking which will facilitate the flow of truck traffic and maximize sight distance for turning movements to and from driveways.
•	Street level views of all automobile and truck parking areas from public streets shall be screened.
•	Limit activities which may result in noise, glare or vibrations extending beyond the property boundary.

8. **Description of Project:** The applicant is requesting development plan approval for the phased development of the 6.05-acre site for light and heavy industrial uses under an overall Master Development Plan. The Master Plan shows proposed improvements on four future parcels, labeled A, B, C and D, and individual buildings along with the phased improvement of a private street named Swan Court with utilities, parking and landscaping to serve each parcel. The Master Plan is intended to provide guidelines for future development on the project site. (The minor subdivision application has not been submitted at this time.) Its submittal is to follow approval of the Development Plan.

Phase #1 of the proposed project is to be on the area designated Parcel A. It is to consist of the construction of a manufacturing building with an attached office area and a detached equipment building. Phase 1 also includes the construction of a portion of Swan Court to serve Parcel A, along with all necessary site improvements including parking areas, remodeled construction yard areas, lighting, utilities, fencing, signage, landscaping, and irrigation. (The Phase 1 improvements are illustrated on the attached drawings.)

9. **Surrounding Land Uses and Setting:** The project site is located on the Bay Plain, approximately ½ mile southeast of the shoreline of San Pablo Bay. Elevations of the site and adjacent area range from +10 to +15 feet (mean sea level datum). The site is within the industrial section of the North Richmond community. Prior to World War II the project vicinity was used for agricultural row crops, and much of the area to the north and northwest was undeveloped land. In the 1950s, the

properties in the site vicinity were developed for various heavy industrial and light industrial uses, along with commercial greenhouses. Currently, the area north of the site is occupied by Dahl-Beck electric motor re-winders, and across Goodrick Avenue is Graham Packaging. During the late 1990s, the Richmond Parkway (an arterial street) was constructed just north of the site and the Goodrick Avenue/Richmond Parkway intersection was signalized.

10. Other Public Agencies Whose Approval is Required. The agencies with permit-granting authority over the proposed project include the Building Inspection Department (building permits), the Public Works Department (compliance with Conditions of Approval administered by the Public Works Department).

ENVIRONMENTAL FACTORS POTENTIAL AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages:

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION:

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project COULD NOT have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Darwin Myers

Signature

Darwin Myers, Project Planner

Feb 28, 2003

Date

Sources:

In the process of preparing the Checklist and conducting the evaluation, the following references (which are available for review at the Contra Costa County Community Development Department, 651 Pine Street 5th Floor-North Wing, Martinez) were consulted:

1. Contra Costa Resource Mapping System/GIS - Quad Sheet Panels - Richmond, CA
2. The (Reconsolidated) County General Plan (July 1996) and EIR on the General Plan (January 1991)
3. General Plan and Zoning Maps
4. North Richmond Area Redevelopment Plan and EIR (1987)
5. North Richmond Shoreline Specific Plan and EIR (1992)
6. Project Description (Plans and application submitted September 12, 2002)
7. North Richmond Planned Unit District - Development Guidelines
8. USDA Soil Survey of Contra Costa County (1973)
9. Ecological Analysts, Inc., *Draft EIR for Phase I Flood Control Project for Wildcat and San Pablo Creeks*. Prepared for CCC Flood Control and Water Conservation District, November 1981.
10. Update of Mineral Land Classification, Aggregate Materials in the South San Francisco Bay Production - Consumption Region, DMG Open File Report 96-03 (1996).
11. International Geologic, Summary Report, Phase I Site Assessment at 2717 Goodrick Avenue, Richmond, CA 94801 (October 25, 2001)
12. Jensen-Van Lienden Associates, Geotechnical Engineering Investigation, Proposed Industrial Project, 6-Acre Parcel, 2717 Goodrick Avenue, Richmond, California (December 15, 2002)
13. Field visit (December 14, 2002)
14. Flood Insurance Rate Map, Panel 0230C (dated September 7, 2001)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS – Would the project:				
A. Have a substantial adverse effect on a scenic vista?	_____	_____	_____	<u>X</u>
B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	_____	_____	_____	<u>X</u>
C. Substantially degrade the existing visual character or quality of the site and its surroundings?	_____	_____	_____	<u>X</u>
D. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	_____	_____	<u>X</u>	_____

Summary: The site is located on a nearly level alluvial plain, within an industrial park. The height of the proposed building on Parcel A is to be approximately 25 feet (including roof-mounted equipment) and future buildings on Parcels B, C and D are expected to be of similar heights. Because of these factors, the proposed development of the site is not expected to have a significant visual impact. It should be recognized that although the Richmond Parkway is a not officially-designated scenic route, the design guidelines are intended to address aesthetic considerations.¹ Furthermore the site does not front on the Richmond Parkway. There is a business north of the site that will screen views from the arterial street.

II. AGRICULTURAL RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. Of Conservation as an optional model to use in assessing impacts on agricultural and farmland. Would the project:

A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	_____	_____	_____	<u>X</u>
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¹ The design guidelines for the North Richmond P-1 include requirements for site planning, design, landscaping and signage. It is anticipated that a well-designed project that complies with the guidelines will not compromise aesthetic values.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
B. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	_____	_____	_____	<u>X</u>
C. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	_____	_____	_____	<u>X</u>

Summary: According to the Soil Survey of Contra Costa,² the soils on the site is Clear Lake clay (Cc), 0-2 percent slopes. Runoff is very slow and there is no hazard of erosion where soil is tilled and exposed. The soil is highly expansive and has low shear strength. It is a Class II (prime) agricultural soil. Because of the small size of the parcel, existing land uses on the site and vicinity, and long-range plans for the site (Spcl-II), the site is not suitable for commercial agriculture.

III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relief upon to make the following determinations. Would the project:

A. Conflict with or obstruct implementation of the applicable air quality plan?	_____	_____	<u>X</u>	_____
B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	_____	_____	<u>X</u>	_____
C. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	_____	_____	<u>X</u>	_____
D. Expose sensitive receptors to substantial pollutant concentrations?	_____	_____	<u>X</u>	_____
E. Create objectionable odors affecting a substantial number of people?	_____	_____	<u>X</u>	_____

² Welch, Lawrence, 1977. *Soil Survey of Contra Costa County*. United States Department of Agriculture, Soil Conservation Service (122 pages).

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Summary: Lands designated Special Heavy Industry are not expected to be a source of threshold quantities of pollutants (or odors). Policies for non-residential projects in the North Richmond Planned Unit District require that all projects involving the use, handling or storage of hazardous materials/hazardous waste comply at all times with provisions of Chapter 84-63 of the County Ordinance Code. Furthermore, health risk assessments are required by the Bay Area Air Quality Management District for such projects.

Short-term emissions and objectionable odors may be generated during construction of the proposed buildings and demolition of structures, but they would be minor and temporary. To minimize these effects, the County routinely requires conditions of approval that specify use of properly tuned and muffled equipment and the elimination of any unnecessary idling of machines when not in use. In addition, the conditions of approval can be expected to include measures for dust control.

IV. BIOLOGICAL RESOURCES - Would the project:

A. 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?	_____	_____	<u>X</u>	_____
B. 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?	_____	_____	<u>X</u>	_____
C. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	_____	_____	_____	<u>X</u>
D. 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?	_____	_____	<u>X</u>	_____

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
E. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?	_____	_____	_____	<u>X</u>
F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	_____	_____	_____	<u>X</u>

Summary: The site is an existing industrial park. The site is disturbed and lacks trees, with the exception of relatively small trees on the perimeter of the site (chiefly along the north boundary of the site). Approximately 80 percent of the site is devoid of vegetation with bare soil on the surface. Construction of the buildings is not expected to result in loss of wildlife habitat. Given the ¼-mile distance from the edge of the site to San Pablo Creek, this project will result in less-than-significant impacts to San Pablo Creek, its riparian vegetation, and resident populations of native wildlife.

In 1988 the Contra Costa County Flood Control and Water Conservation District completed major creek improvement projects along San Pablo and Wildcat Creeks in the North Richmond area. The environmental impact report for this project included documentation, which indicated that the channelization of the two creeks would "destroy all of the existing riparian habitat along the proposed Wildcat Creek alignment, and all of the riparian habitat except for about 1,500 feet along the proposed San Pablo Creek alignment" (Source 9). In addition, the Environmental Impact Report for the North Richmond Area Redevelopment Plan (Source 4) states, "Compared to the extensive riparian corridor alterations resulting from the flood control improvements, any project-related impacts to the riparian areas would be relatively minor."

V. CULTURAL RESOURCES - Would the project?

A. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	_____	_____	_____	<u>X</u>
B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	_____	_____	_____	<u>X</u>
C. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	_____	_____	_____	<u>X</u>
D. Disturb any human remains, including those interred outside of formal cemeteries?	_____	_____	_____	<u>X</u>

Summary: In a memorandum dated October 7, 2002, the California Historical Resources Information System (CHRIS) indicated that the project site is within an area having a low potential for historical resources. According to CHRIS, further study is not recommended. Moreover, the North Richmond

Potentially Significant <u>Impact</u>	Less Than Significant with Mitigation <u>Incorporation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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Planned Unit District Map classifies the site as an area having a low potential for cultural/archaeologic resources.

VI. GEOLOGY AND SOILS - Would the project?

A. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1. 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.	_____	_____	_____	<u>X</u>
2. Strong seismic ground shaking?	_____	_____	<u>X</u>	_____
3. Seismic-related ground failure, including liquefaction?	_____	_____	<u>X</u>	_____
4. Landslides?	_____	_____	_____	<u>X</u>
B. Result in substantial soil erosion or the loss of topsoil?	_____	_____	_____	<u>X</u>
C. 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?	_____	_____	<u>X</u>	_____
D. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	_____	_____	<u>X</u>	_____
E. Have soils incapable of adequately supporting the use of septic tanks or alternative waste disposal systems where sewers are not available for the disposal of waste water?	_____	_____	_____	<u>X</u>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Summary: According to the North Richmond Planned District Map, the site is not located in an area of "generally high liquefaction potential" but the soils on the site are considered to be "highly expansive".

According to mapping of the U.S. Geological Survey, Open File Report 97-98, the site is underlain by floodplain deposits (Qhfp). These are chiefly fine-grained deposits of sandy to silty clay, but lenses of sand are present in some areas. These deposits tend to be medium dense to dense and are of Holocene age. Clayey or dense deposits will not liquefy. However, interbedded fluvial deposits that consist of sands or sandy silts, if present, could have a high liquefaction potential. Additionally, the Soil Survey of Contra Costa County considers the soils to be highly expansive. Such soils require special foundation design measures to avoid/minimize the damage potential.

The project proponent authorized Jensen-Van Lienden Associates (JVL), geotechnical consultants, to perform an investigation to evaluate potential geotechnical hazards and provide criteria and standards to guide site grading, drainage and foundation design (Source 12). The scope of subsurface investigation included logging of nine auger borings (ranging from approximately 20½ to 30½ feet deep), along with laboratory testing, engineering analysis and report preparation. The data gathered indicate that the building site is mantled by undocumented fill that ranges from 3½ to 8½ feet in thickness. Beneath the fill is a gray silty clay that ranges from "soft" to "medium stiff". This layer ranges from 5½ to 7 feet thick. It is underlain by a stiff sandy and silty clay. Six of the borings encountered a relatively thin layer of medium dense sand or sandy silt at a depth of approximately 15 feet.

JVL concluded, on the basis of blow count data, that the sand body may possess a high liquefaction potential, depending on the severity of the earthquake ground shaking. However, because it is encapsulated, the potential for lateral movement is nil and due to the presence of a 15-foot ± thick non-liquefiable cap, the surface manifestation of liquefaction would result in 1-2 inches of maximum total/differential settlement. JVL considers the building damage associated with this magnitude of displacement to be "tolerable" (i.e., a building designed to accommodate differential settlement should perform satisfactorily).

The JVL report includes recommendations pertaining to: a) site preparation and grading; b) foundations; c) slab-on-grade construction; d) pavements; e) surface drainage; and f) construction observation/plan review. In summary, the site is considered suitable for the proposed development.

VII. HAZARDS AND HAZARDOUS MATERIALS -
Would the project:

- | | | | | |
|---|-------|-------|--------------|-------|
| A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | _____ | _____ | <u> X </u> | _____ |
| B. 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? | _____ | _____ | <u> X </u> | _____ |
| C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste | _____ | _____ | | _____ |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
within one-quarter mile of an existing or proposed school?	_____	_____	<u>X</u>	_____
D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65862.5 and, as a result, would it create a significant hazard to the public or the environment?	_____	_____	<u>X</u>	_____
E. 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?	_____	_____	_____	<u>X</u>
F. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	_____	_____	<u>X</u>	_____
G. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	_____	_____	_____	<u>X</u>
H. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	_____	_____	_____	<u>X</u>

Summary: The California Department of Toxic Substances Control compiles a list of sites with contaminated soil and/or groundwater. This list, referred to as the Cortese list, includes sites of contamination identified by the State Water Resources Control Board. The Water Board identified an underground storage tank on the site for which an unauthorized release was confirmed. This tank was subsequently removed; the contamination remediated; and the State Water Resources Board declared the case closed. International Geologic was retained to perform a Phase I Site Assessment (Source 11). The record indicates that there are no significant impacts. Nevertheless, a plan is needed to cope with any contaminated soils that may be encountered during construction, and future uses on the site may require the filing of a business plan with the County Health Services Department, Hazardous Materials Division, if the volume of hazardous materials exceeds threshold levels.

Finally, the project is consistent with the General Plan Policies 10-84 through 10-91, which are the public protection and disaster planning policies. The site is not located in a high wildfire hazard area, but it is

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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located in an industrial park which has the response time and water supply issues for fire fighting purposes characteristic of an urban area. The project will be required to comply with the applicable sections of the Fire Code and with the requirements of the fire district.

VIII. HYDROLOGY AND WATER QUALITY -
Would the project:

A. Violate any water quality standards or waste discharge requirements?	_____	_____	<u> X </u>	_____
B. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	_____	_____	_____	<u> X </u>
C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	_____	_____	_____	<u> X </u>
D. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	_____	_____	<u> X </u>	_____
E. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	_____	_____	<u> X </u>	_____

	Potentially Significant <u>Impact</u>	Less Than Significant with Mitigation <u>Incorporation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
F. Otherwise substantially degrade water quality?	_____	_____	<u>X</u>	_____
G. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	_____	_____	_____	<u>X</u>
H. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	_____	<u>X</u>	_____	_____
I. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	_____	_____	_____	<u>X</u>
J. Inundation by seiche, tsunami, or mudflow?	_____	_____	_____	<u>X</u>

Summary: The property is nearly level, with no well-defined water course located nearby. According to the FEMA Flood Insurance Rate Map (Source 14), the site is not subject to inundation by the 100-year flood. The site is just east of an area that is designated "Zone V1", with a base flood elevation of +6 feet. The topographic map of the site indicates that the property ranges from elevation +9 to nearly +14 feet (mean sea level datum). Therefore, the site has a minimum of 3 feet of freeboard.

The Public Works Department reviewed the project. Their comments may be summarized as follows:

- All drainage from the project must be collected and conveyed in an adequate storm drain system to a natural watercourse or adequate man-made facilities. Applicant shall verify that the existing downstream drainage system(s) that receives storm water runoff from this project is adequate to convey the required design storm (based on the size of the contributing watershed) and, if necessary, construct improvements to guarantee adequacy.
- The applicant must verify access rights to construct any of-site drainage facilities and obtain all necessary permits from regulatory agencies. Some of these off-site drainage improvements may be within the City of Richmond as well. The City should be contacted regarding any necessary permits.
- Compliance with the Regional Water Quality Control Board's requirements to minimize storm water pollutants may require on-site filtration and treatment prior to allowing discharge of storm water runoff. Inclusion of such facilities, along with other "Best Management Practices" to reduce storm water pollutants must be incorporated into construction plans for this project.
- The project may be subject to the Floodplain Management Ordinance (Ordinance No. 2000-33) as they pertain to future construction on this property.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING - Would the project:				
A. Physically divide an established community?	_____	_____	_____	<u>X</u>
B. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, Specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	_____	_____	_____	<u>X</u>
C. Conflict with any applicable habitat conservation plan or natural community conservation plan?	_____	_____	_____	<u>X</u>

Summary: The site is designated Special Heavy Industry (Spcl-HI) by the North Richmond Shoreline Specific Plan (Source 5), and is zoned Planned Unit District (P-1) by the North Richmond Planned Unit District rezoning (Source 7). The property is within an industrial park. The project does not involve removal of vegetation/trees, will not affect wildlife habitat and involves relatively minor grading. The site is vacant, except for a 50-foot x 150-foot metal building that is to be removed as part of Phase 1. Upon approval of the development plan, the project proponent anticipates filing for a four-lot minor subdivision of the site. It is proposed that manufacturing and administrative offices will be established on each of the four parcels. A proposed land use summary for the project is presented in Table 2. In summary, the Site Plan, which is attached to this Initial Study, calls for 15,200 sq.ft. of office (16.61% of net acreage), 72,800 sq.ft. of manufacturing (79.56%), and 3,500 sq.ft. equipment shed (3.83%). The Site Plan provides 140 standard parking stalls; three compact stalls and eight handicapped stalls (total 151 parking spaces), which complies with provisions of the Ordinance Code. The site totals 6.05 acres (gross). Easements (e.g., Swan Court) total 0.84 acres, so the net acreage of the site is 5.21 acres. The proposed 91,500 sq.ft. of structures translates into 40.3 percent coverage of the net acreage with manufacturing/office buildings.

The landscape plan calls for planting along the northeast and west boundaries of the site. The frontage of proposed Swan Court is to be landscaped with street trees, shrubs and ground cover; and additional trees/shrubs and groundcover will be provided around the parking area. Focus trees, shrubs and groundcover is anticipated at each building and driveway entry (except Parcel A west). All plant materials have been selected from the North Richmond Design Guidelines and from EBMUD's "Water Conserving Plants and Landscapes for the Bay Area."

The architectural designs prepared for Parcel A are intended to act as guidance for future designs and approvals of buildings on Parcels B, C and D. They are consistent with the Department Guidelines for the North Richmond Planned Unit District.

The main building proposed on Parcel A consists of a one-story (15 ft. high) painted plaster finished office building portion attached to a one-story (20 ft. high) painted concrete tilt-up manufacturing building element. Each building portion has a parapet surround with provisions for secondary screening of roof-mounted mechanical equipment. The mechanical equipment increases building height to approximately 25

Table 2
HEAVY INDUSTRIAL PROJECT DEVELOPMENT PLAN
PROJECT DESCRIPTION AND SUMMARY

Use	Area (SF)	Totals (SF)	Percent
Building Use and Area			
A.1 Office	4,800		12.28
Manufacturing	30,800		78.78
<i>Subtotal A.1</i>	35,600		
A.2 Equipment Shed	3,500		8.94
<i>Subtotal A.2</i>	39,100	39,100	100.00
B. Office	2,400		16.67
Manufacturing	12,000		83.33
<i>Subtotal</i>	14,400	14,400	100.00
C. Office	5,600		23.73
Manufacturing	18,000		76.27
<i>Subtotal</i>	23,600	23,600	100.00
D. Office	2,400		16.67
Manufacturing	12,000		83.33
<i>Subtotal</i>	14,400	14,400	100.00
Project Total		91,500	
Project Summary	Office	15,200	
	Manufacturing	72,800	
	Equipment Shed	3,500	
<i>Project Total</i>		91,500	
Parcel	Building Area (SF)	Gross Land (SF)	Percent
Building Coverage & Floor Area Ratio			
Parcel A	39,100	102,488	38.15
Parcel B	14,400	46,326	31.08
Parcel C	23,600	68,967	34.21
Parcel D	14,400	46,289	31.11
Total^a	91,500	264,070	34.65
	Gross Land	Required	Provided^b
Landscape Required and Provided			
Parcel A	102,488	10,249	12,152
Parcel B	46,326	4,633	6,950
Parcel C	68,967	6,897	9,912
Parcel D	46,289	4,629	6,875
Total	264,070	26,408	35,889
Parcel/Use	Area	Spaces	
Parking Required^c			
A Office	4,800	24.0	
Manufacturing	30,800	30.8	
B. Office	2,400	12.0	
Manufacturing	12,000	12.0	
C. Office	5,600	28.0	
Manufacturing	18,000	18.0	
D. Office	2,400	12.0	
Manufacturing	12,000	12.0	
Total Parking Required		148.8	

^a 10% of gross land area.

^b This calculation only includes the perimeter of each site. Additional landscaped areas are provided on the interior of each site that are not calculated and are subject to revision.

^c Office Uses: 1 space per 200 SF building.

Manufacturing Uses: 1 space per 1,000 SF building.

Source: TRT Properties, LLC.

Potentially Significant <u>Impact</u>	Less Than Significant with Mitigation <u>Incorporation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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feet (maximum). The office building portion has a covered arcade entry, a patio wall enclosure, and window opens to reflect the public image of the project to Goodrick Avenue. An additional metal Equipment Building has been indicated on Parcel A to provide for covered and/or enclosed parking for the Owner's vehicles and for covered refuse areas.

The base color of the Parcel A buildings is to be a darker color than the body of the building with an accent color for windows, doors, and parapet cap trim. The colors and architectural details for Parcel A buildings are included in the drawings for this project. Please note that the colors of the buildings on each parcel may be different so long as they are compatible with one another.

The buildings on Parcels B, C and D are designed in the Master Plan simply as envelopes and will be subject to adjustment at a later date as the tenants or owner's become known. Please note that they are designed to contain two tenants each.

X. MINERAL RESOURCES - Would the project:

A. 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?	_____	_____	_____	<u>X</u>
B. 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?	_____	_____	_____	<u>X</u>

Summary: In 1996 the California Division of Mines & Geology (DMG) issued Open File Report 96-03. The report includes maps and text discussing aggregate resources in Contra Costa and Alameda Counties. According to Plate 1 of that report, the site is in Mineral Resource Zone (MRZ) #1. This zone is defined as "areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence."

Another source of information on mineral resources commences on page 8-51 of the Conservation Element. Figure 8-4 is a map that identifies officially designated mineral resources areas, and mineral resource goals and policies are presented on page 8-55. This map shows no mineral resources in the project area. The nearest designated mineral resource shown in the General Plan is the Port Costa light-weight aggregate quarry of TX1, located 1 mile east of Port Costa.

XI. NOISE - Would the project?

A. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	_____	<u>X</u>	_____	_____
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
B. Exposure of persons to or generation of excessive ground-borne vibration or ground borne noise levels?	_____	_____	_____	<u>X</u>
C. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	_____	_____	<u>X</u>	_____
D. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	_____	_____	<u>X</u>	_____
E. 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 expose people residing or working in the project area to excessive noise levels?	_____	_____	<u>X</u>	_____
F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	_____	_____	_____	<u>X</u>

Summary: The North Richmond Planned District Map indicates that the property is not within an area exposed to noise levels of 60 L_{DN} or greater. The Land Use Compatibility Table (on page 11-43 of the Noise Element) indicates that for office buildings, noise levels of 50 to 70 dB are normally acceptable (Source 2). Ambient noise levels of less than 75 (dB) L_{DN} are considered *normally acceptable* for manufacturing and industrial uses and noise levels of 70 dB to 80 dB are considered *conditionally acceptable*. Therefore, ambient noise levels are not a significant impact for the project.

The construction project will generate noise, but industrial parks are not considered to be sensitive receptors. The relatively short duration of the construction period and nature of surrounding uses will preclude potential impacts.

XII. POPULATION AND HOUSING -
Would the project:

A. Induce substantial 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)?	_____	_____	_____	<u>X</u>
B. Displace substantial numbers of existing housing, necessitating	_____	_____	_____	_____

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
the construction of replacement housing elsewhere?	_____	_____	_____	<u>X</u>
C. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	_____	_____	_____	<u>X</u>

Summary: The site has previously served as an industrial site, and the development represents implementation of the North Richmond Area Redevelopment Plan (1987), North Richmond Shoreline Specific Plan (1992), and North Richmond Planned Unit District. The project will increase employment in the Planing Area, but the project will not affect the distribution of County population.

XIII. PUBLIC SERVICES

A. Would the project 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:	_____	_____	_____	<u>X</u>
1. Fire Protection?	_____	_____	_____	<u>X</u>
2. Police Protection?	_____	_____	_____	<u>X</u>
3. Schools?	_____	_____	_____	<u>X</u>
4. Parks?	_____	_____	_____	<u>X</u>
5. Other Public facilities?	_____	_____	_____	<u>X</u>

Summary: The project is located within an urbanized area and currently has typical governmental services associated with urban development. The project is not expected to increase demand for parks, schools, or other public facilities and is not anticipated to create any new or unusual law enforcement problems.

XIV. RECREATION -

A. Would the project increase 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?	_____	_____	_____	<u>X</u>
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	_____	_____	_____	<u>X</u>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Summary: The project will have no impact on existing recreational facilities.

XV. TRANSPORTATION/TRAFFIC – Would the project:

A. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	_____	_____	<u>X</u>	_____
B. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	_____	_____	_____	<u>X</u>
C. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	_____	_____	_____	<u>X</u>
D. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	_____	_____	_____	<u>X</u>
E. Result in inadequate emergency access?	_____	_____	_____	<u>X</u>
F. Result in inadequate parking capacity?	_____	_____	_____	<u>X</u>
G. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	_____	_____	_____	<u>X</u>

Summary: The County Public Works Department issued a memorandum that discusses traffic and circulation issues (dated October 22, 2002). According to Public Works, the ultimate right-of-way has been dedicated for Goodrick Avenue along the site frontage. No additional right-of-way will be required for this project. The Department requests that the applicant relinquish abutter's rights of access to Goodrick Avenue with the exception of the proposed access at Swan Court, a private street.

Applicant shall construct curb, sidewalk, necessary longitudinal and transverse drainage, street lighting, and pavement widening and transitions along the Goodrick Avenue frontage of the site. The face-of-curb shall be located 22 feet from the centerline of the ultimate right-of-way. The sidewalk width should be 8 feet to accommodate the proposed multi-use trail required under the Specific Plan. The installation of

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safety-related improvements on Goodrick Avenue (including traffic signs and striping), as necessary, subject to the approval of the Public Works.

The North Richmond Shoreline Specific Plan proposes construction of "A" Street along the northerly boundary of this property, to serve property adjacent to the Richmond Parkway. "A" Street is proposed to extend at least 800 feet west of Goodrick Avenue. The property to the north was recently developed under the City of Richmond's jurisdiction; that applicant was not required to construct "A" Street. The road cannot be relocated to the subject property since the existing drainage course to the north would preclude its use by the intended parcels. Based on prior discussions with the Community Development Department, "A" Street is not a Specific Plan issue for DP023053.

XVI. UTILITIES AND SERVICE SYSTEMS –
Would the project:

A.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	_____	_____	_____	<u>X</u>
B.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction or which could cause significant environmental effects?	_____	_____	_____	<u>X</u>
C.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	_____	_____	_____	<u>X</u>
D.	Have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed?	_____	_____	_____	<u>X</u>
E.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	_____	_____	_____	<u>X</u>
F.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	_____	_____	_____	<u>X</u>
G.	Comply with federal, State and local statutes and regulations related to solid waste?	_____	_____	_____	<u>X</u>

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Summary: The project currently has electrical, telephone, water, sewer and waste collection services. No annexations are required.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE –

A.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish and wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	_____	_____	<u> X </u>	_____
B.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	_____	_____	<u> X </u>	_____
C.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	_____	_____	<u> X </u>	_____