

Notice of Completion & Environmental Document Transmittal

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Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814



Project Title: Point Molate Mixed-Use Development Project

Lead Agency: City of Richmond, Planning and Services Department Contact Person: Lina Velasco
Mailing Address: 450 Civic Center Plaza, P.O. Box 4046 Phone: (510) 620-6841
City: Richmond, CA Zip: 94804 County: Contra Costa

Project Location: County: Contra Costa City/Nearest Community: Richmond
Cross Streets: Stenmark Drive Zip Code: 94801
Longitude/Latitude (degrees, minutes and seconds): 37 56 50.53" N / 122 24 57.76" W Total Acres: 413
Assessor's Parcel No.: 561-100-008 Section: unsectioned Twp.: 1N Range: 5W Base: MD
Within 2 Miles: State Hwy #: I-580 Waterways: San Francisco Bay
Airports: N/A Railways: Castro Point Railway, decommissioned Schools: Washington Elementary School

Document Type:

CEQA: [X] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [X] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) 2005032073 [X] Draft EIS [] Other:
[] Mit Neg Dec Other: [] FONSI

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Local Action Type:

[] General Plan Update [] Specific Plan [X] Rezone [] Annexation
[X] General Plan Amendment [X] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [X] Land Division (Subdivision, etc.) [] Other:

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Development Type:

[X] Residential: Units 1,500 Acres Employees
[] Office: Sq.ft. Acres Employees
[X] Commercial: Sq.ft. 40,000 Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[X] Recreational: 180 acres of open space including recreation areas and trails
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[X] Other: 584,572 square feet of rehabilitating existing structures into residential/commercial

Project Issues Discussed in Document:

[X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [X] Vegetation
[] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[X] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[X] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [X] Other: Tribal Cultural Resources, Energy

Present Land Use/Zoning/General Plan Designation:

Zoning: Single-family Hillside Res., Multi-family Res., General Comm., Light Ind., Parks and Rec., Open Space. GP Designation: Business/Light Ind., Medium-Density Res., Low-Density Res., Parks and Rec., Open Space

Project Description: (please use a separate page if necessary)

The Modified Project proposed by the Applicant consists of the mixed-use development of approximately 80 acres of the approximately 413-acre Point Molate Site that includes a variety of residential and commercial uses, as well as supporting road and utility infrastructure. The Modified Project would be divided into eight Planning Areas, which would be developed with: Approximately 1,500 residential units; Rehabilitating approximately 374,572 square feet of existing historic buildings, with approximately 20,000 square feet used for retail and restaurants, and the remainder as flexible use space for commercial and/or residential uses; Approximately 250,000 square feet of new construction within Planning Areas F - H, with approximately 20,000 square feet used for retail or restaurant uses, and the remainder as flexible use space for commercial and/or residential uses; Approximately 180 acres of open space, including recreational areas and trails open to the public; Construction of approximately 1.5 miles of the Bay Trail along the shoreline, including a vista overlook; and A terminal on the existing pier that may be accessible to ferries, shuttles, and/or water taxis.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input checked="" type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 4 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 2 |
| <input type="checkbox"/> Caltrans Planning | <input checked="" type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input checked="" type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input checked="" type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 3 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input checked="" type="checkbox"/> General Services, Department of | |
| <input checked="" type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>NOAA, US Coast Guard, USACE</u> |
| <input checked="" type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date July 12, 2019

Ending Date August 11, 2019

Lead Agency (Complete if applicable):

Consulting Firm: Analytical Environmental Services

Address: 1801 7th Street, Suite 100

City/State/Zip: Sacramento, CA 95811

Contact: Bibiana Alvarez

Phone: (916) 447-3479

Applicant: City of Richmond

Address: 450 Civic Center Plaza, P.O. Box 4046

City/State/Zip: Richmond, CA 94804

Phone: Lina Velasco, Director of Planning and Building Services, (510) 620-6841

Signature of Lead Agency Representative: _____

Date: 7/12/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

