

**Notice of Completion & Environmental Document Transmittal**

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

**SCH # 2019070447**

**Project Title:** Point Molate Mixed-Use Development Project

Lead Agency: City of Richmond, Planning Division

Contact Person: Lina Velasco

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

Phone: (510) 620-6841

City: Richmond

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 ' 27.76 " 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: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☒ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) 2005032073

☐ Draft EIS☐ Other:☐ Mit Neg Dec

Other:

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☒ Rezone☐ Annexation☒ General Plan Amendment☒ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☒ Land Division (Subdivision, etc.)☐ Other:**Development Type:**☒ Residential: Units 1,260 Acres☐ Office: Sq.ft. Acres☒ Commercial: Sq.ft. 40,000 Acres☐ Industrial: Sq.ft. Acres☐ Educational: Acres☒ Recreational: 193 acres of open space including recreational areas and trails☐ Water Facilities: Type MGD☐ Transportation: Type☐ Mining: Mineral☐ Power: Type MW☐ Waste Treatment: Type MGD☐ Hazardous Waste: Type☒ Other: 374,572 sq ft of rehabilitated existing structures and 250,000 sq ft of new mixed-use development. 10,000 sq ft Fire/Police station**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☐ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☒ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☒ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: Tribal Cultural Resources, Energy**Present Land Use/Zoning/General Plan Designation:**

Zoning: Single-family Hillside Res., Multi-family Res., General Comm., Lint 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 82.74 acres of the approximately 412-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 1,260 residential units; Rehabilitating approximately 374,572 square feet of existing historic buildings and developing approximately 250,000 square feet of new construction for mixed-use development that could include restaurant, retail, commercial, and/or residential uses, and/or residential uses; Approximately 10,000 square feet for an onsite joint fire and police substation and/or other community service uses; Approximately 193 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

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

<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: NOAA, US Coast Guard, USACE
<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 February 21, 2020

Ending Date April 6, 2020

### 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, Community Development Director, (510) 620-6841

Signature of Lead Agency Representative: \_\_\_\_\_

Date: 2/20/20

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