

Lead Agency:

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

**Contra
Costa
County**



Governor's Office of Planning & Research

NOV 01 2019

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Deputy Director

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October 31, 2019



**NOTICE OF PREPARATION / NOTICE OF SCOPING MEETING
FOR A DRAFT ENVIRONMENTAL IMPACT REPORT
ON THE PROPOSED CENTERPOINT NORTH RICHMOND
WAREHOUSE PROJECT**

project Title:

TO: RESPONSIBLE AND TRUSTEE AGENCIES, AND OTHERWISE INTERESTED AGENCIES, ORGANIZATIONS, AND INDIVIDUALS

The Contra Costa County Department of Conservation & Development (DCD) has received an application for a Development Plan permit (**County File Number: DP18-3007**) to allow construction of three warehouse buildings totaling 555,537 square feet. DCD is the lead agency for preparation of the environmental impact report (EIR) for this project and is issuing this Notice of Preparation pursuant to Section 15082 of the California Environmental Quality Act (CEQA) Guidelines.

PROJECT DESCRIPTION

The applicant, CenterPoint Properties (160 Franklin Street, #301, Oakland, CA 94607, (510) 821-1000), is requesting approval of a Development Plan which includes the following:

- Approval of Minor Subdivision Tentative Parcel Map in order to consolidate 20 parcels into 3 larger parcels (County File #MS19-0009);
- Demolition of the existing improvements (foundations associated with the former structures, asphalt, concrete, fence poles, and retaining walls;
- Construction of three tilt-up warehouse buildings totaling 555,537 square feet;

- Installation of 129,719 square feet of landscaped areas;
- 438 auto parking spaces and 266 trailer parking spaces;
- Off-site roadway/pedestrian improvements;
- Drainage improvements on-site and off-site;
- Annexation of one or more parcels into the West County Wastewater District;
- Annexation of subject parcels into Community Facilities District (CFD) 2010-1 formed for the Countywide Street Light Financing;
- Removal of 8 trees;
- Grading of approximately 168,000 cubic yards (37,000 cut and 131,000 fill);
- Soil remediation due to previous agricultural uses on site;

PROJECT LOCATION

The project site consists of approximately 31.48 acres encompassing all or portions of 20 parcels (reference Assessor's Parcel Number: 409-300-037) in unincorporated western Contra Costa County. The site is addressed as 506 Brookside Drive, which is located at the southeast corner of Brookside Drive and Fred Jackson Way in the North Richmond area.

Latitude / Longitude: 37° 57' 49.88" / 121° 21' 55.32"

ANTICIPATED IMPACTS

Pursuant to CEQA Guidelines Section 15060(d), DCD will not prepare an initial study prior to commencing work on the EIR. Based on knowledge of other projects in the vicinity of the project site, we anticipate that the project may result in potentially significant impacts in the following CEQA topic areas:

- Aesthetics: constructing three warehouse buildings will alter the aesthetics of a site that is currently vacant of any significant improvements.
- Air Quality: construction activities and on-going business operations would cause a temporary/permanent increase in emissions of criteria pollutants and greenhouse gases.

- Biological Resources: construction activities may result in impacts to a variety of protected plant and animal species and their habitats. Of special concern are potential impacts to avian species.
- Cultural Resources: construction activities may disturb known and previously undiscovered cultural resources.
- Geology & Soils: the existing soil conditions need to be analyzed in order to ensure soil preparation is sufficient for the project.
- Hydrology & Water Quality: off-site improvements may be needed to increase the capacity of the local drainage system.
- Noise: ambient noise levels may increase temporarily during construction and may increase permanently during operation.
- Transportation & Traffic: business operations may cause significant impacts to various intersections' level of serve.

PUBLIC COMMENTS

All responsible and trustee agencies, and interested agencies, organizations, and individuals are invited to submit comments which address environmental concerns resulting from the implementation of the proposed project.

Due to the time limits mandated by State Law, your response must be sent at the earliest possible date but no later than 30 days after receipt of this letter. Correspondence must be received at the following address by 5:00 p.m. on Monday, December 2, 2019:

**Contra Costa County
Department of Conservation & Development
Community Development Division
30 Muir Road
Martinez, California 94553
Attention: Francisco Avila**

The County File Number stated above should be included in all correspondence.

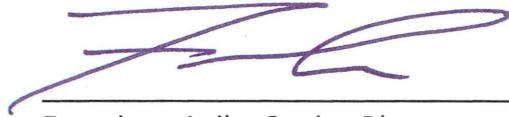
SCOPING MEETING

A scoping meeting will be held on **Monday, December 16, 2019, at 3:30 p.m.**, at 30 Muir Road, Martinez, California. At this meeting, interested agencies, organizations, and individuals may submit oral and written comments pertaining to environmental concerns related to the proposed project.

SUPPORTING DOCUMENTS

The Development Plan application and supporting documents are available for review at the Department of Conservation & Development, Community Development Division. If you wish to obtain a copy of any documents related to this project, please contact me at (925) 674-7801 or Francisco.Avila@dcd.cccounty.us.

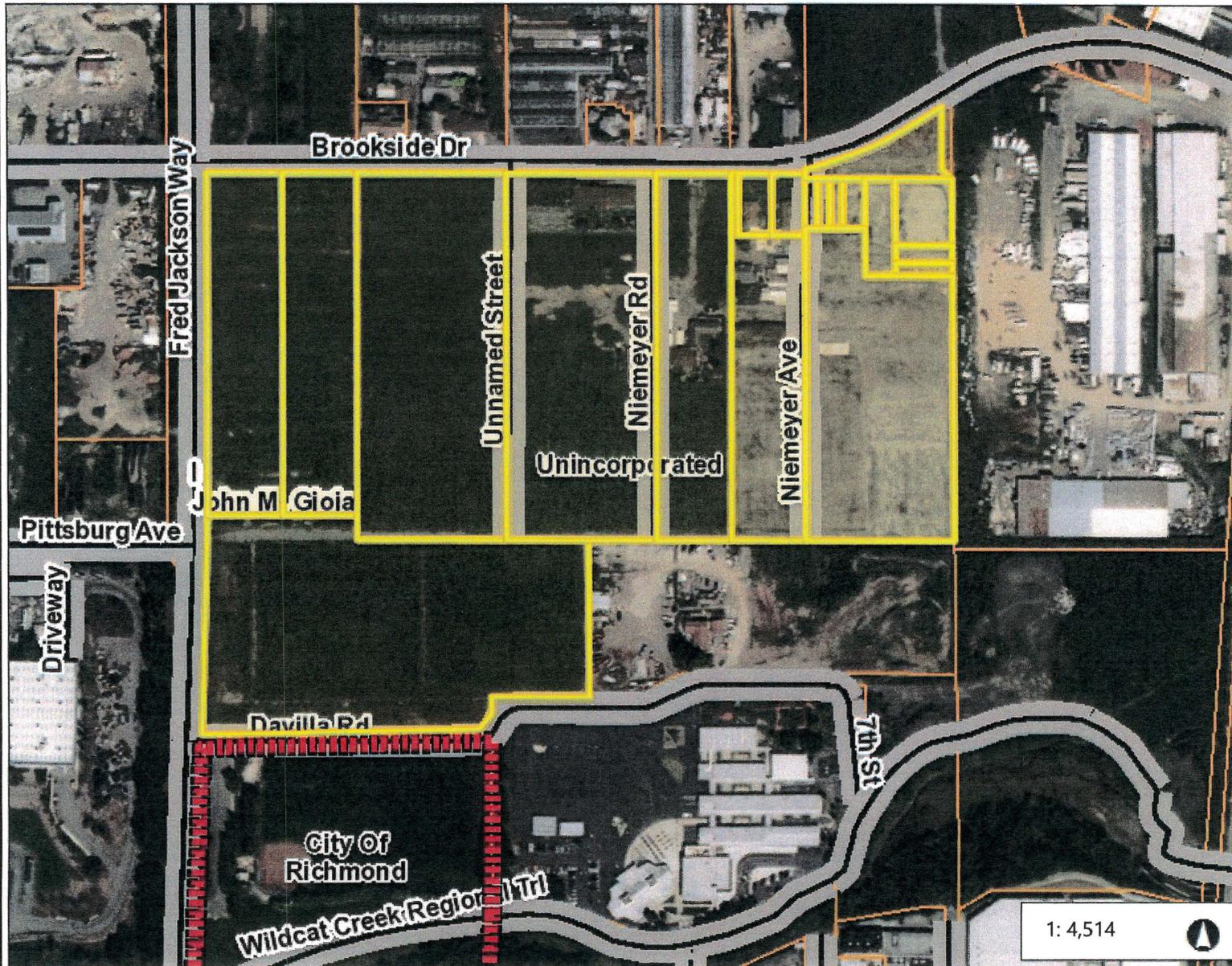
Signature:



Francisco Avila, Senior Planner
Contra Costa County
Department of Conservation & Development

Att: Vicinity Map
Plans

MS19-0009 & DP18-3007 Vicinity Map



Legend

- Board of Supervisors' Districts
- City Limits
- Unincorporated
- Streets
- Assessment Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

Notes

Contra Costa County -DOIT GIS

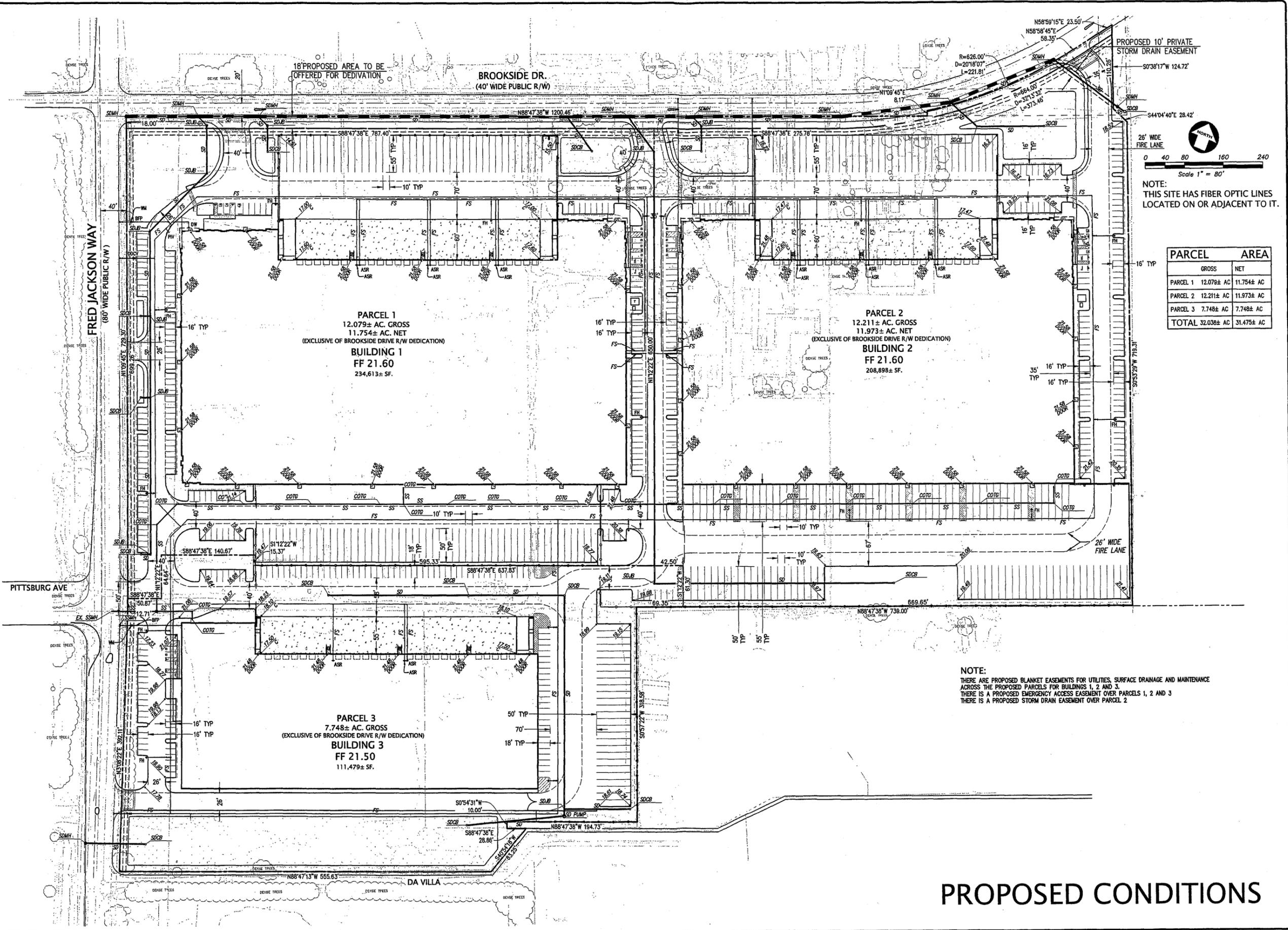
0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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PARCEL	AREA	
	GROSS	NET
PARCEL 1	12.079± AC	11.754± AC
PARCEL 2	12.211± AC	11.973± AC
PARCEL 3	7.748± AC	7.748± AC
TOTAL	32.038± AC	31.475± AC

NOTE:
 THERE ARE PROPOSED BLANKET EASEMENTS FOR UTILITIES, SURFACE DRAINAGE AND MAINTENANCE ACROSS THE PROPOSED PARCELS FOR BUILDINGS 1, 2 AND 3.
 THERE IS A PROPOSED EMERGENCY ACCESS EASEMENT OVER PARCELS 1, 2 AND 3.
 THERE IS A PROPOSED STORM DRAIN EASEMENT OVER PARCEL 2.

PROPOSED CONDITIONS

BY	
REVISION	
NO.	1
BY	
REVISION	
NO.	1

KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 2850 Collier Canyon Road
 Livermore, California 94551
 Phone (925) 245-8788
 Fax (925) 245-8796

TENTATIVE PARCEL MAP
 OF
506 BROOKSIDE DRIVE
 FOR
CENTERPOINT PROPERTIES

CALIFORNIA
 RICHMOND

DATE	JANUARY, 2019
SCALE	1" = 60'
SURVEYOR	GKL
JOB NO.	A17585-1
SHEET	3
OF	3 SHEETS