

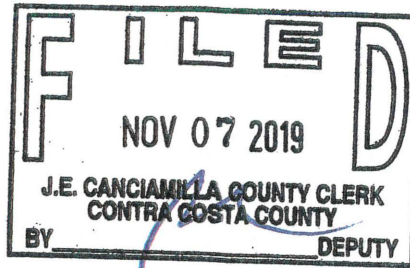
Lead Agency:

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Aruna Bhat
Deputy Director

Jason Crapo
Deputy Director

Maureen Toms
Deputy Director

Kelli Zenn
Business Operations Manager

November 7, 2019

**NOTICE OF PREPARATION / NOTICE OF SCOPING MEETING
FOR A DRAFT ENVIRONMENTAL IMPACT REPORT**

**PROJECT TITLE: SCANNELL PROPERTIES, LLC NORTH RICHMOND
WAREHOUSES**

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: DP17-3045**) to allow construction of two warehouse buildings totaling 327,207 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, Scannell Properties (3468 Mt. Diablo Blvd., Suite B115 Lafayette, CA 94549, (925) 298-5818), is requesting approval of a Development Plan which includes the following:

- Demolition of the existing improvements (buildings, foundations, asphalt, concrete, fence poles;
- Construction of two tilt-up warehouse buildings totaling 327,207 square feet;
- Installation of 425,000 square feet of landscaped areas;

- 608 auto parking spaces and 194 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 1 Coast Redwood tree;
- Grading of approximately 31,900 cubic yards (16,400 cut and 15,500 fill);

PROJECT LOCATION

The project site consists of approximately 29.4 acres encompassing numerous parcels (reference Assessor's Parcel Number: 408-090-040) in unincorporated western Contra Costa County. The site is addressed as 81, 55, and 177 Parr Boulevard, which is located at the northeast corner of the Richmond Parkway and Parr Boulevard in the North Richmond area.

Latitude / Longitude: 37° 58' 10.84" / 122° 22' 14.63"

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 two warehouse buildings will alter the aesthetics of a site that is mostly 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, animal species and wetland habitat. Of special concern are potential impacts to avian species.

- Cultural Resources: construction activities may disturb previously undiscovered cultural resources.
- Geology & Soils: the existing soil conditions need to be analyzed and prepared 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.
- Wetland Impacts: permanent fill of U.S. Army Corps of Engineers jurisdictional wetlands/waters totaling 0.145 acres and mitigations.

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 9, 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.

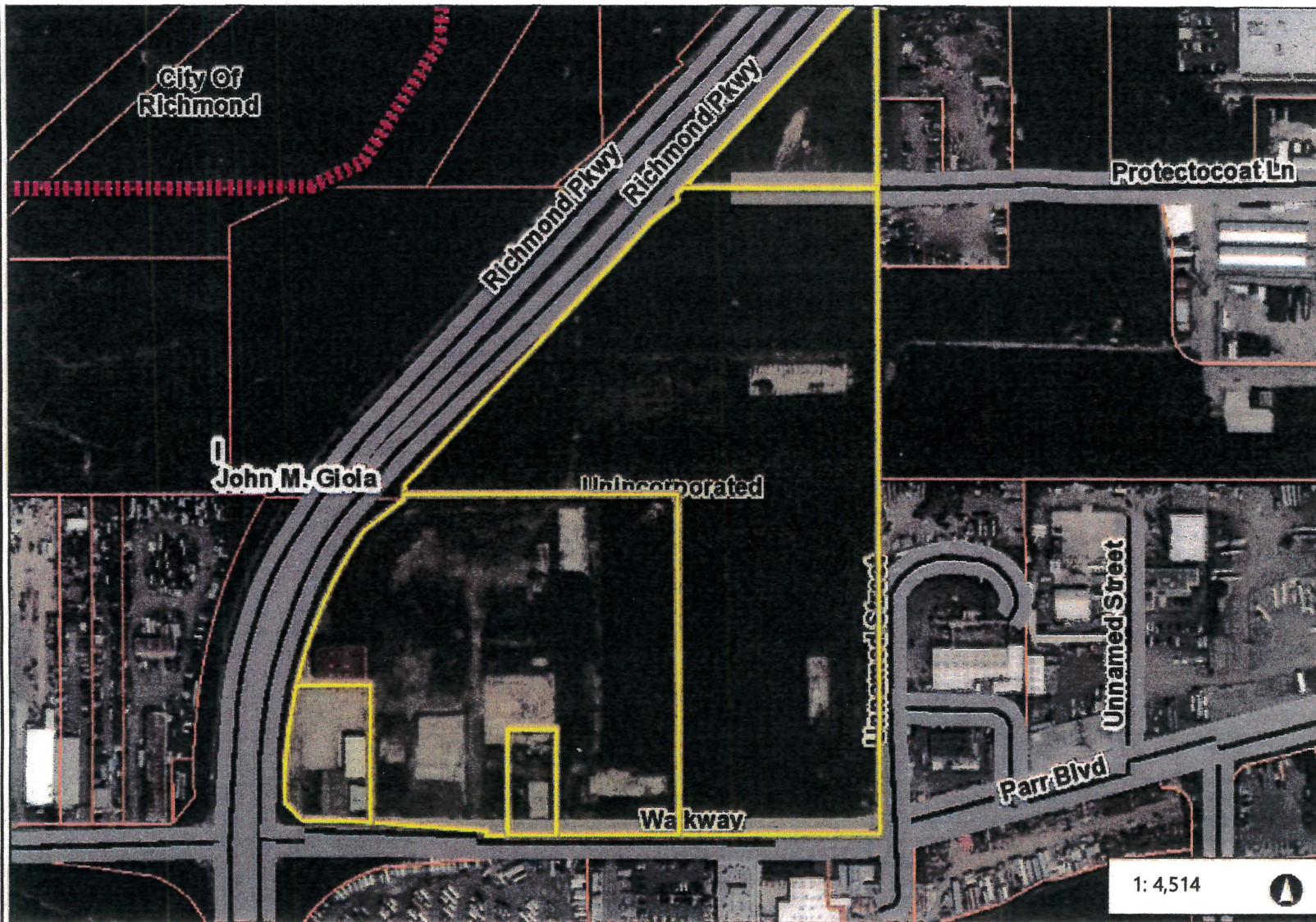
Signature:



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

Att: Vicinity Map
Plans

DP17-3045 Aerial and 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

VICINITY MAP



PROJECT INFORMATION

Project Address
BLDG. 1: 155 PARR BLVD, RICHMOND, CA
BLDG. 2: 177 PARR BLVD, RICHMOND, CA

Owner/Applicant
3550 MT. DIABLO BLVD.
SUITE 220 LATHAM, CA 94549
PHONE: (916) 999-8302
CONTACT: TERRY GOODMAN
OFFICE: 916-999-8302

Applicant's Representative
HPA, INC.
363 4TH STREET, SUITE 101,
OAKLAND, CA 94612
CONTACT: TERRY GOODMAN
PHONE: (415) 382-2111

Code Analysis
CONCRETE SET-UP BUILDING S-1/B OFFICE & WAREHOUSE
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Legal Description
SEE CAD DRAWINGS FOR THE LEGAL DESCRIPTION

TABULATION

	BLDG. 1	BLDG. 2	TOTAL
SITE AREA			
In s.f.	377,882	903,023	1,280,905 s.f.
In acres	8.67	20.73	29.41 ac
BUILDING AREA			
Office	8,000	9,078	17,078 s.f.
Warehouse	113,733	198,826	310,559 s.f.
TOTAL	121,733	205,900	327,633 s.f.
MAXIMUM BUILDING HEIGHT			
Height-40' max (Height increase requested to 50')			
AUTO PARKING REQUIRED			
TOTAL: 1 per 1,000 s.f.	122	208	328 stalls
AUTO PARKING PROVIDED			
Standard	111		111 stalls
Future Standard	0		0 stalls
Fedex Standard		380	380 stalls
Accessible Parking	3	6	9 stalls
Accessible Van Parking	2	2	4 stalls
TOTAL	116	386	504 stalls
TRAILER PARKING PROVIDED			
Trailer (10' x 53')	37		37 stalls
28' Trailer (9' x 33')		68	68 stalls
Long Trailer (9' x 53')		35	35 stalls
Daily Parking (10' x 10')		16	16 stalls
Tractor (12' x 30')		16	16 stalls
HD Van Staging (10' x 22')		24	24 stalls
Future Trailer (9' x 33')		54	54 stalls
ZONING ORDINANCE FOR CITY			
Zoning Designation - Richmond Planned District - Heavy Industry (H-I)			
MAXIMUM FLOOR AREA RATIO			
FAR - 0.87			
COVERAGE			
30% (50% for light industrial uses)	32%	23%	26%
SETBACKS			
Building			
Front - Richmond PKWY & Parr Blvd - 15'	10'		
Side - 10'	5'		
Rear - Parr Blvd - 0	0		
Landscape			

OVERALL SITE PLAN

SCALE: 1" = 40'-0"

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SITE PLAN GENERAL NOTES

- THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY TRB
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR JOINT LINE UNLESS NOTED OTHERWISE
- SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SHALES
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM AS REQUIRED
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO CITY-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT PURPOSES
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 8' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12" O.C. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/2". FINISH TO BE A MEDIUM BROOM FINISH UNLESS NOTED OTHERWISE
- ALL BUILDINGS OF 5,000 S.F. IN SIZE WILL HAVE FIRE SPRINKLERS INSTALLED
- PAINT CURBS AND PROVIDE SIGNS TO INDICATE FIRE LINES AS REQUIRED BY FIRE DEPARTMENT
- CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC UTILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS
- PRIOR TO FINAL CITY REVIEW, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC UTILITIES DEVELOPMENT
- KNOX BOXES WILL BE INSTALLED FOR ALL LEASE SPACES
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC UTILITIES DEVELOPMENT
- NOT USED
- ALL VERTICAL MOUNTING POLES OF CHAIN LINK FENCING SHALL BE CAPPED
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB

SITE PLAN GENERAL NOTES

- CONCRETE PAVING - SEE "C" DRAWINGS FOR THICKNESS
- STANDARD PARKING STALL
- HANDICAP PARKING STALL
- VAN ACCESSIBLE HANDICAP STALL
- PATH OF TRAVEL
- LANDSCAPE AREAS
- LANDSCAPE



HPA, INC.
18931 Borden Avenue, Ste. #100
Irvine, CA 92618
Tel: 949-453-1770
Fax: 949-453-0851
email: hpa@hpa.com

Owner:



3550 Mt. Diablo Blvd.,
Suite 220 Latham, CA 94549
Phone: 510-899-8302

Project:

PARR BLVD
&
RICHMOND
PKWY

RICHMOND,
CONTRA COSTA COUNTY, CA 94801

Consultants:

Civil: Structural: CSWST 2
Mechanical:
Plumbing:
Electrical:
Landscape:
Fire Protection:
Soils Engineer:

Title: overall site plan

Project Number: 12365
Drawn by: V.L.
Date: 08/18/18
Revision:

Sheet:

DAB-1.1