



PLANNING AND BUILDING SERVICES DEPARTMENT

450 CIVIC CENTER PLAZA, RICHMOND, CA 94804 PHONE: (510) 620-6706 FAX: (510) 620-6858

**NOTICE OF COMPLETION  
AVAILABILITY AND PUBLIC REVIEW OF DRAFT ENVIRONMENTAL IMPACT REPORT**

**Date:** August 12, 2014  
**To:** Agencies, Organizations and Interested Parties  
**Subject:** Availability of Recirculated Draft Environmental Impact Report (RDEIR)

***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 letter is to advise you that the City of Richmond Planning Department has prepared a Recirculated Draft Environmental Impact Report (RDEIR) for the following project:***

**Project Title:** Bottoms Property Residential Project

**Project Location:** The project site is located southeast of Seacliff Drive and east of Sandpiper Spit, in the City of Richmond, Contra Costa County, California. The project site consists of five (5) parcels totaling 25.27 acres located east of the intersection of Brickyard Cove Road, Sandpiper Spit, and Seacliff Drive. The project site is bounded by Seacliff Drive (west), Seacliff Estates single-family residential neighborhood (north), Canal Boulevard and Port of Richmond Shipyard No. 3 (east), and San Francisco Bay (south).

**Parcel Nos:** 560-320-013 (17.5 acres), 560-320-014 (4.71 acres), 560-340-042 (1.85 acres), 560-340-033 (9.55 acres), and 560-660-073 (2.01 acres)

**Project Sponsor/Applicants:** Shea Homes

**Project Description:** The project proposes to develop 60 units of market-rate condominiums. The project will be developed within approximately 6.18 acres of the 25.27-acre site, resulting in a density of 9.72 units per net acre. A total of nine (9) buildings will be developed as part of the project. The project will provide a total of 134 bedrooms, as follows:

- Buildings 1, 2, 4 & 5 will each have 5 units and a total of 52 Bedrooms
- Building 3 will contain four units and a total of 10 Bedrooms
- Buildings 6 and 8 will contain 10 units with 20 bedrooms each for a total of 40 Bedrooms
- Buildings 7 and 9 will contain 8 units with 16 Bedrooms each for a total of 32 Bedrooms

The project would provide landscaped grounds. In addition, the City has constructed a trail within a 22-foot-wide easement, extending the San Francisco Bay Trail between Canal Boulevard and Seacliff Drive, closing a gap in the trail system as contemplated by the City of Richmond's 2030 General Plan. The project's primary entrance will be from Seacliff Drive. The project also includes construction of an access from the development to Canal Blvd. This improvement would provide a secondary entrance into the project at the northwest corner of the site. A total of 279 parking spaces would be provided in accordance with the City's parking requirements, of which 134 are garage parking, 114 are driveway parking, 27 are guest parking spaces, and four are public spaces. Development of the proposed project would be in one phase, with an anticipated completion date of 2017 (totaling approximately 30 months).

The project site includes four zoning districts, including Planned Area (PA), Coastline Commercial (CC), Community Regional Recreation (CCR), and Marine Industrial (M4). The project includes a request to rezone the entire site to Planned Area (PA), while restricting the maximum building height to 48 feet.

The City of Richmond 2030 General Plan designates the project site Medium Density Residential (10 to 40 dwelling units per acre). The project includes a proposed General Plan Amendment, to modify General Plan Table 3.1, by adding text that would provide that building height in a Medium-Density Residential land use classification may exceed 35 feet as part of an approved Planned Area (PA) district, after undergoing appropriate Design Review Board and CEQA review.

## Draft Environmental Impact Report Completed

A Recirculated Draft Environmental Impact Report (RDEIR) has been completed, which assesses the potential environmental impacts associated with the project. **The RDEIR is available for review online at <http://www.ci.richmond.ca.us/planning>. Copies are also available for review at the following locations:**

**Richmond Public Libraries: Main Branch** 325 Civic Center Plaza, Richmond, CA 94804 and City of Richmond, **Planning and Building Services Department**, City Hall, 450 Civic Center Plaza, Richmond, CA, 94804. The Planning Department public counter is open Monday through Friday from 8:30 a.m. to 4:00 p.m.

Pursuant to CEQA Guidelines Section 15105(a), a minimum forty-five-day (45) public review period is required and shall commence on the date of this notice (August 12, 2014). All written comments on this document must be submitted to the City of Richmond Planning Department within this 45-day review period, or by **Monday, September 25, 2014, by 5:00 p.m.** All written comments must be submitted to the **City of Richmond Planning Department, 450 Civic Center Plaza, 2<sup>nd</sup> Floor, Richmond CA 94804.**

Please mail or email your written response to this Notice of Completion and Availability no later than 45 days after the date on this notice to:

Kieron Slaughter, Associate Planner  
City of Richmond Planning Department  
450 Civic Center Plaza-2nd Floor  
Richmond, CA 94804

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Please include in your written response the name and phone number of a contact person in your agency.



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City of Richmond, Signature