



PLANNING AND BUILDING SERVICES DEPARTMENT
450 CIVIC CENTER PLAZA, RICHMOND, CA 94804
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**CITY OF RICHMOND
20-DAY NOTICE OF AVAILABILITY AND INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that the City of Richmond Planning and Building Services Department has prepared an Initial Study and Mitigated Negative Declaration for environmental review in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Richmond's Guidelines and Procedures for Implementation of CEQA.

Project Number: PLN15-244
Project Title: The Point Residential Project
Project Applicant: Todd Whitlock, West Builders
Project Location: The approximately 0.8-acre project site is located northwest of the South Garrard Boulevard and West Cutting Boulevard intersection in the City of Richmond, California in Contra Costa County (Assessor's Parcel Number [APN] 558-450-001). The site is located near the entrance to and within the boundaries of the Point Richmond area of the City. The triangular-shaped site is generally bounded by a spur line of the Burlington Northern Santa Fe Railroad (BNSF) and the BNSF railyard to the northeast; South Garrard Boulevard and West Cutting Boulevard to the east; a pedestrian pathway and Mechanics Bank to the south; and the BNSF rail line to the west. The project site is currently undeveloped.

Assessor Parcel No.: 558-450-001

Project Description: The proposed project would develop a total of 27 for-rent residential units on the site, including 12 one-bedroom and 15 two-bedroom flats/townhome units within three separate buildings. Approximately 1,065 square feet of ground floor commercial space would be included in one of the buildings. Building heights would range between two and three stories and would not exceed 34 feet. The proposed project would include a total of 19,256 square feet of useable open space (or 48 percent of the site). The proposed project would include a new access driveway through the existing Mechanics Bank parking lot. The new driveway would provide access to a new approximately 8,871-square-foot surface parking lot that would include on-site parking for 30 vehicles within the project site.

The basis for proposing a Mitigated Negative Declaration is the finding that although the proposed project could have a significant effect on the environment, all potential impacts could be mitigated to less-than-significant levels through implementation of mitigation measures, which would be adopted as conditions of approval for the project.

Hazardous Materials Disclosure per Public Resources Code Section 15072(g)(6): The project site is not on a list of hazardous waste sites compiled pursuant to Government Code Section 65962.5.

Public Review and Comment Period: Comments on the Draft MND, sent in writing, must be received by **5:00 p.m. on October 7, 2015**, at the following address:

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Report Availability: A copy of the Draft Initial Study and Mitigated Negative Declaration are available for review online at www.ci.richmond.ca.us/planning. Copies are also available for review at the following locations: **Richmond Public Library Main Branch** 325 Civic Center Plaza, Richmond, CA 94804; **West Side Branch Library** 135 Washington Avenue, Richmond, CA 94801; **Richmond Public Library Richmond Planning and Building Services Department**, City Hall, 450 Civic Center Plaza, Richmond, CA, 94804

Start of Public Review: September 17, 2015

End of Public Review: October 7, 2015