



PLANNING AND BUILDING SERVICES DEPARTMENT

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

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

Date: September 2, 2016
To: Agencies, Organizations and Interested Parties
Subject: Availability of Draft Environmental Impact Report (DEIR)

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 Division has prepared a Draft Environmental Impact Report (DEIR) for the following project:

Project Title: Richmond Bay Specific Plan (formerly referred to as South Shoreline Specific Plan)

Project Location: The EIR analyzes the impacts of buildout under the Specific Plan as well as the impacts of the Sub-Area 4 Project, which would be located within the Plan Area and built according to the Specific Plan. The Plan Area is approximately 430 acres located in the City’s South Shoreline area, on the south side of I-580, between Marina Way South to the east, and the I-580 Bayview off-ramp to the west, with the San Francisco Bay to the south. It is defined by two “change areas” as identified in the General Plan – the Regatta/Marina Bay Change Area (Change Area 15) and the Southern Gateway Change Area (Change Area 16) – and adjacent shoreline open space. These change areas form the majority, but not all, of the Plan Area. The Sub-Area 4 Project site is approximately 89 acres in size, and is bordered by I-580 to the north, the Richmond Field Station to the west, Meade Street and South 49th Street to the east, and East Bay Regional Park District (EBRPD) lands, including East Stege Marsh, the Bay Trail, and the San Francisco Bay to the south. (see attached Maps)

Parcel Nos: Sub-Area 4 Project includes APN 560010043 (36 acres) and the RBSP Area is depicted on the attached maps and includes various parcels

Project Sponsor/Applicants: City of Richmond

Project Description: The City is preparing the Specific Plan as part of its implementation of the General Plan, and in accordance with General Plan Action LU3.E and General Plan Land Use Policy LU4.1.

Specific Plan Framework. The Specific Plan proposes detailed recommendations for the Plan Area, and, through its planning framework and policies, will guide development-related decisions within the Plan Area through 2045. Specifically, the Specific Plan would provide the following elements for the Plan Area:

- Land use policies and designations, zoning, and development standards for a mix of uses including a variety of housing types and intensities that will provide a balance of jobs and housing;
- Urban and landscape design guidelines and standards;
- Physical design parameters guiding future development within the Plan Area, including the layout and design of streets and public spaces, development standards shaping new blocks and buildings, and the location and extent of land uses;
- A Form-Based Code (FBC), which includes standards organized to reinforce the development of the Plan Area as a walkable, sustainable, mixed-use environment. The FBC emphasizes the physical form and character of spaces, with a lesser emphasis on discrete land uses, while providing guidance for the mixing of potentially incompatible land uses. The Code supersedes the City’s Zoning Ordinance for the Plan Area; and
- A framework for utilities improvements, including water supply and distribution, wastewater collection and treatment, storm drainage, telecommunications, solid waste disposal, energy, and shoreline protection, as well as estimated costs for such improvements.

Maximum Theoretical Buildout. The table below presents the foreseeable maximum theoretical buildout development program of the Specific Plan by sub-area, which is more dense than the conceptual program envisioned and as presented in the Specific Plan. The table below also presents the foreseeable maximum

theoretical buildout development program for the Sub-Area 4 Project, which is a sub-set of the development program for Sub-Area 4 as a whole. The foreseeable maximum theoretical buildout scenario is consistent with the Specific Plan standards, but would include a higher residential density than is identified in the Specific Plan conceptual, illustrative phasing diagrams.

MAXIMUM THEORETICAL BUILDOUT UNDER THE RICHMOND BAY SPECIFIC PLAN

Sub-Area	R&D/Business/ Service (Thousand Square Feet)	Retail (Thousand Square Feet)	Residential (Dwelling Units) ^b	Open Space (acres)
Foreseeable Maximum Theoretical Buildout^c				
Sub-Area 1	1,870	270	1,840	12.8
Sub-Area 2	140	130	1,330	12.4
Sub-Area 3	1,560	0	0	1.4
Sub-Area 4	2,120	320	2,530	7.6
Sub-Area 4 Project	1,270	190	1,520	6.5
Total	5,690	720	5,700	145

Actions. If the City decides to approve the Specific Plan and the Sub-Area 4 Project, the City will take the following actions:

- Certify the Richmond Bay Specific Plan Final EIR pursuant to CEQA;
- Approve amendments to General Plan text and maps to reflect and implement new Specific Plan land use categories defined in the Specific Plan;
- Adopt a finding that the Specific Plan is consistent with the City's General Plan, pursuant to the proposed amendments, and adopt the Specific Plan itself; and
- Approve associated amendments to the City's Zoning Ordinance and map as required to reflect and implement zoning districts, development standards, and design criteria specified in the Specific Plan.

After adoption of the Specific Plan, the City would consider site-specific applications for development, such as approval of one or more Development Agreements and associated tentative and final subdivision map approvals for specific subsequent projects.

Draft Environmental Impact Report Completed

A Draft Environmental Impact Report (DEIR) has been completed, which assesses the potential environmental impacts associated with the Specific Plan and Sub-Area 4 Project. **The DEIR is available for review online at <http://www.ci.richmond.ca.us/rbsp>. Copies are also available for review at the following locations:**

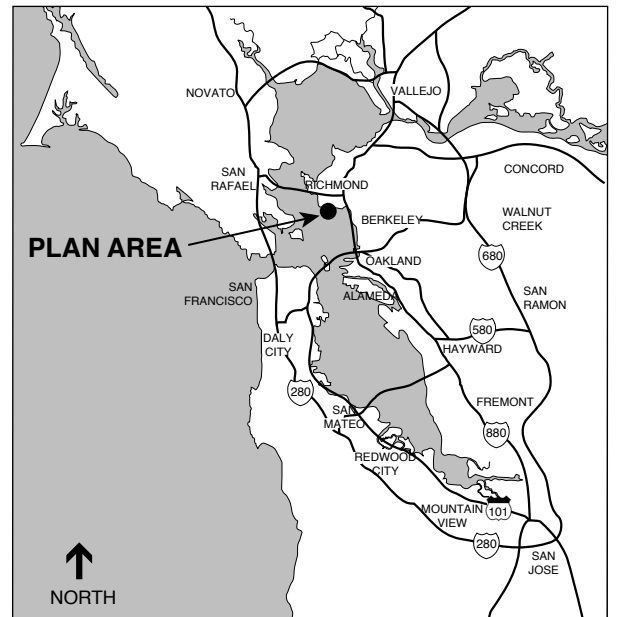
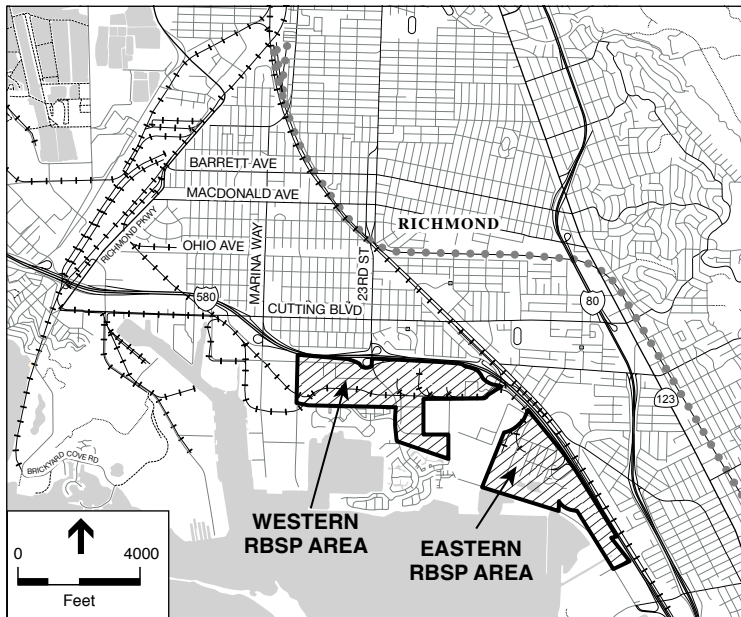
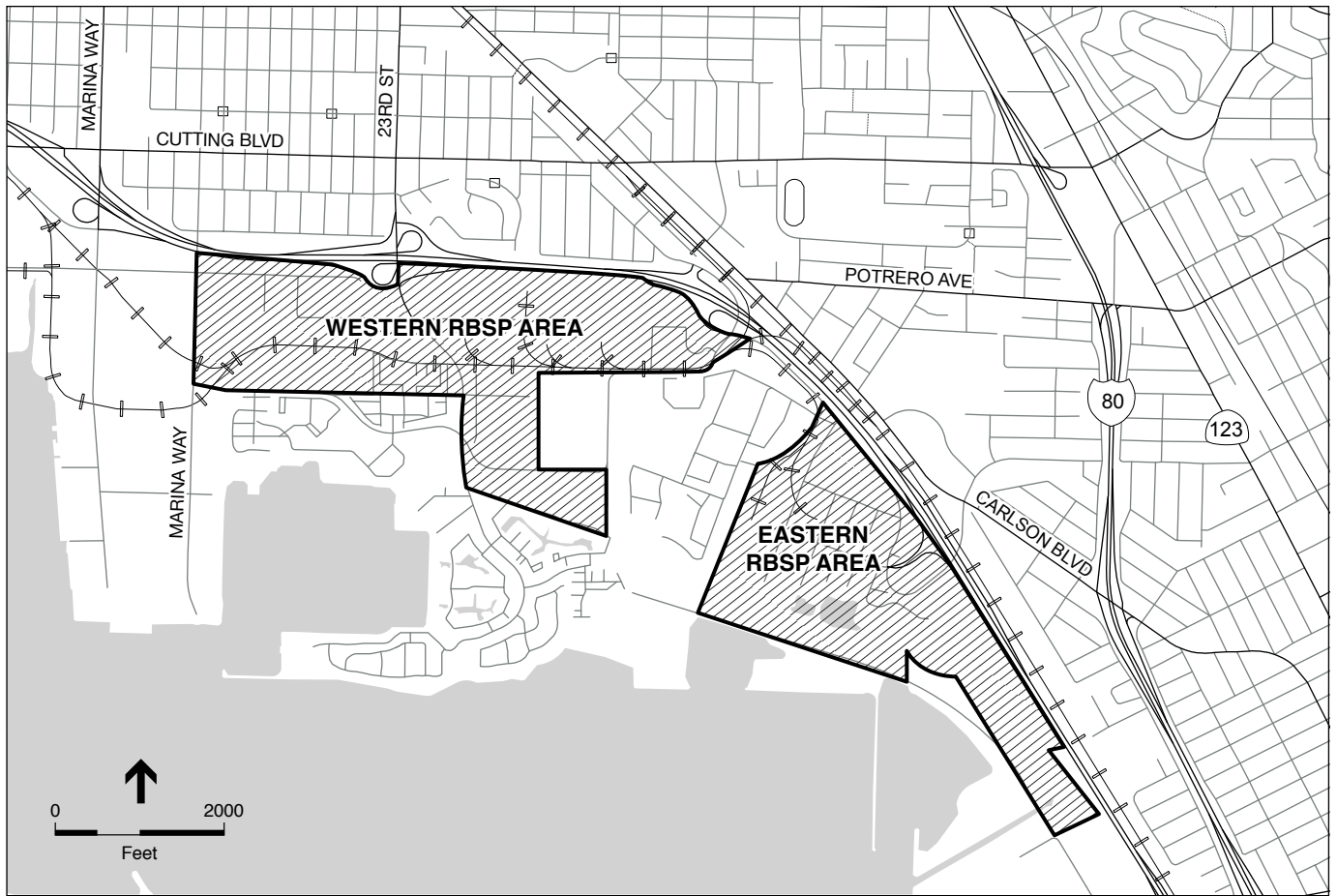
Richmond Public Libraries: Main Branch 325 Civic Center Plaza, Richmond, CA 94804, and **West Side Branch** 135 Washington Avenue, Richmond, CA 94801; **Bayview Branch** 5100 Hartnett Ave, Richmond, CA 94804 and **City of Richmond Planning and Building Services Department**, City Hall, 450 Civic Center Plaza, Richmond, CA, 94804. The Planning Division public counter is open Monday - Thursday from 8:30 a.m. to 4:00 p.m. and Friday from 8:30-12:30.

Pursuant to CEQA Guidelines Section 15105(a), a minimum ninety-day (45) public review period is required and shall commence on the date of this notice (September 2, 2016). All written comments on this document must be submitted to the City of Richmond Planning Department within this 45-day review period, or by **Tuesday, October 18, 2016, by 5:00 p.m.**

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

Lina Velasco, Project Manager
 City of Richmond Planning Division
 450 Civic Center Plaza
 Richmond, CA 94804
rbsp@ci.richmond.ca.us

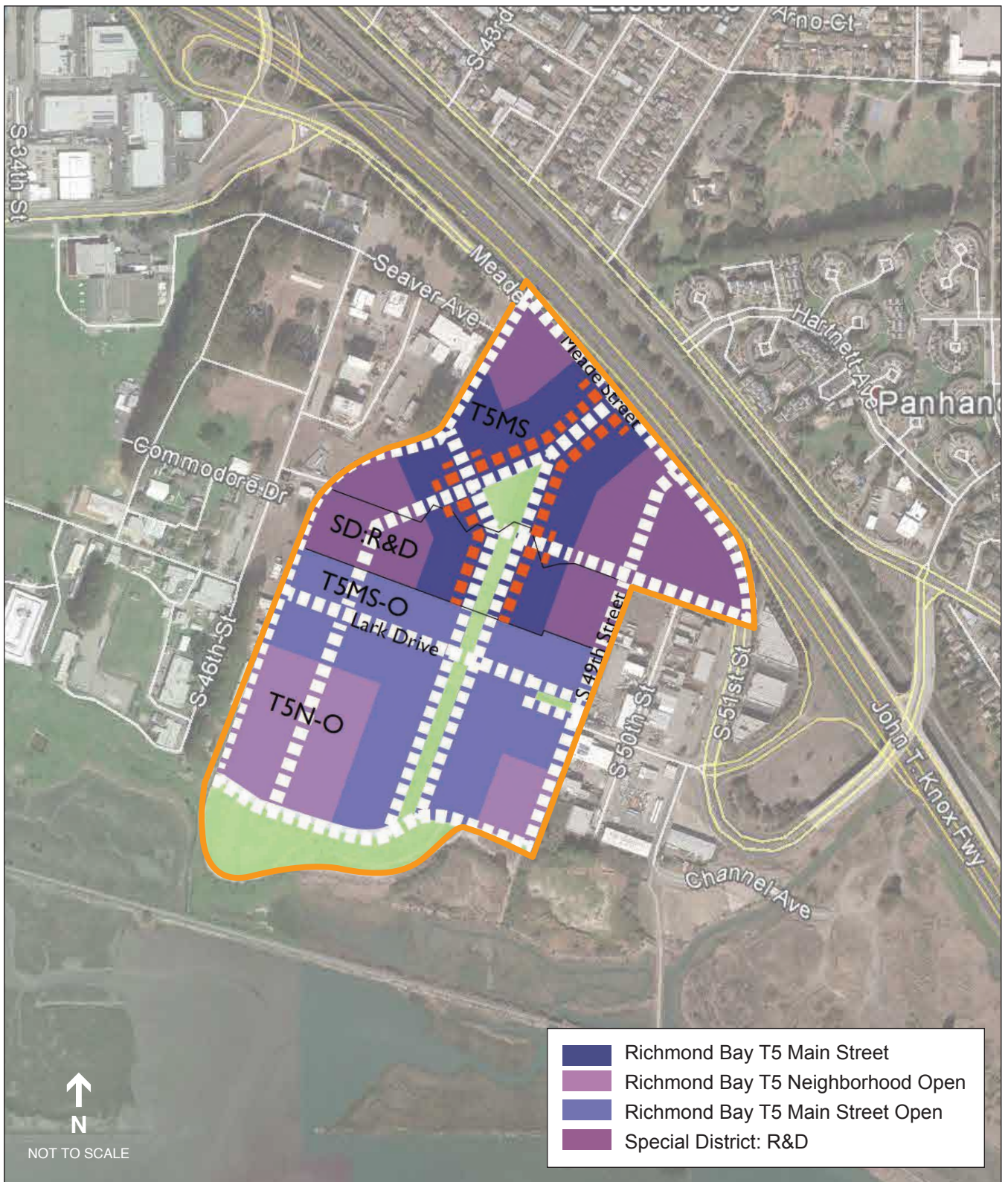
Please include in your written response the name and phone number of a contact person in your agency.



SOURCE: ESA

Richmond Bay Specific Plan EIR . 120834

Figure 3-1
Location and Regional Context



SOURCE: City of Richmond, 2015

Richmond Bay Specific Plan EIR . 120834

Figure 3-8
Sub-Area 4 Project Site Transect Zone Map