

PROJECT INFORMATION

Project Title:

Making Waves Academy Hilltop Sports Facility

Lead Agency Name and Address:

City of Richmond Planning Division
450 Civic Center Plaza, 2nd Floor
Richmond, California 94804

Contact Person and Phone Number:

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Project Location:

The proposed sports facility (Proposed Project) would be located on approximately 13 acres south of Hilltop Drive between Richmond Parkway and San Pablo Avenue in the City of Richmond, Contra Costa County, California (Assessor's Parcel Number [APN] 405-050-052).

Project Sponsor's Name and Address:

Making Waves Foundation
3220 Bloom Drive
Richmond, CA 94806

General Plan Designation:

Business/Light Industrial

Zoning:

Light Industrial (IL)

Description of Project:

Making Waves Foundation is seeking a Rezoning, Conditional Use Permit (CUP) , and Design Review approval for development of a sports facility (Proposed Project or facility) to serve the Making Waves Academy middle and high school located on San Pablo Avenue, approximately 0.4-mile northeast of the project site. The Proposed Project would include a regulation soccer field, 400-meter track, swim center, tennis courts, and associated parking and landscaping. Proposed recreation facilities would support team sports for the school and supplement the play areas and fields available at the main school campus. In addition, public access to the facilities would be made available for those hours when school is not in session (evenings, weekends, and during summer). Proposed Project components are described in further detail below.

Proposed Development and Uses. The Proposed Project would consist of the following three components:

Main Field. The Main Field would include a regulation-size artificial turf soccer field, a 400-meter rubber coated track with nine lanes, an approximately 4,866-square foot field house, ticket

booth (114 square feet) and trash enclosure (102 square feet). The Field House would provide restrooms for spectators and athletes, storage, concessions, team room, locker rooms, trainer's room, and an office. A parking lot with approximately 113 vehicle parking spaces and 16 bicycle parking spaces would be located just south of Hilltop Drive to serve the proposed field. The track and field facility would have bleacher seating for approximately 624 people.

Swim Center. The Swim Center would consist of a 30-meter by 25-yard pool with 12 lanes, a "learn to swim" pool, and an approximately 7,628-square foot pool house providing restrooms, changing rooms, showers, and associated facilities. A parking lot with approximately 46 spaces would be located on the east side of the existing driveway to serve both the Swim Center and the Tennis Courts. The pool is not enclosed within a structure, but it is surrounded by buildings and fencing to create a secure perimeter. Enclosing the pool is being studied and the design may change to provide for an enclosed pool.

Tennis Courts. Five tennis courts and an approximately 1,623-square foot tennis building would be located just east of the Swim Center. The tennis building would have a locker room, a team room, toilet rooms, and a storage room that opens to the pool deck for pool storage.

Both the Main Field and Swim Center/Tennis Courts would have their own identifiable gated entrance, which could be separately secured. All of the proposed buildings would be one-story tall, constructed of site-cast concrete with painted recessed panels projecting aluminum sunshades and identity graphics panels. The construction type and color scheme would be similar in style to the architecture of the academic buildings on the main campus to create a consistent architectural style.

Lighting. New LED pathway safety lighting, fixtures, and poles would be installed along pathways and parking lots for security lighting. Additional light at the Main Field, Pool Area, and Tennis Courts would also be installed to accommodate night use of the fields. The field lights would be used year round outside of daylight hours, until 10:00 p.m. Four 80-foot tall lights would be installed at the Main Field, four 50-foot tall lights would be installed at the Pool Area, and seven lights would be installed at the Tennis Area (four at 60 feet and three at 40 feet). Lights would be placed on electronic controls and would not be used past the hour of 10:00 p.m.

Circulation. Vehicular access to the Proposed Project would be provided via Vista Del Mar, a minor street providing access from Hilltop Drive, which currently serves the site and the adjacent JOINN Innovation Park located just south of the project site. Making Waves Foundation intends to utilize a shuttle bus to transport students the 0.4-mile between the main campus and the sports facility.

The pedestrian route between the school and the Proposed Project site is via Lakeside Drive, Research Drive, Hilltop Drive, and Vista Del Mar or the new pedestrian access from Hilltop Drive to the sports facility. Lakeside Drive and Research Drive have five-foot sidewalks on both sides of the street. Hilltop Drive has a five-foot sidewalk on the south side of the street. On the north side of the street, Hilltop Drive has a five-foot sidewalk east of San Pablo Avenue and a ten-foot sidewalk west of San Pablo Avenue. The Proposed Project would provide 16 short-term bicycle racks on site. Bicycle lanes or routes are not present along the route between the school and the project site. In the project area, the Richmond Bicycle Master Plan identifies Class II bike lanes along Hilltop Drive and Richmond Parkway and a Class III bikeway along Research Drive.

Operation. Primary use of the Proposed Project would be for extracurricular activities (e.g., soccer, track and field, tennis, lacrosse, swimming, and water polo) associated with the Making Waves

Academy. Physical education would occur primarily on the main school campus; however, the Proposed Project may be used occasionally as a secondary physical education facility. Neighbor and community use of the Proposed Project would be allowed through the Neighbor and Community Use Policy, which would specify the types of allowed uses and available times. Use by other organizations, such as the City of Richmond or the YMCA, would be memorialized with a document such as a memorandum of understanding. A fee would be charged for community use in order to cover the costs of operating the facility.

The facility would be used Monday through Sunday. The facility would open no earlier than 5:00 a.m. and close no later than 10:00 p.m. No games or tournaments would start before 8:00 a.m.

Larger events, such as sports tournaments, would occur occasionally. Large events are defined as events with more than one game in a specific day or events that require more parking than is provided at the facility. Specific policies would be adopted for large events. However, the applicant would provide on-site traffic management personnel during large events and if, off-site parking is required, shuttle vans or other means of transportation would be provided for visitors who park at the school's main campus.

Surrounding Land Uses and Setting:

The Proposed Project site consists of a vacant 13.05-acre parcel located south of Hilltop Drive between Richmond Parkway to the west and San Pablo Avenue to the east. A portion of the site is currently improved with a driveway (Vista Del Mar Drive) that serves the Proposed Project site and the adjacent JOINN Innovation campus, which is located just south of the Proposed Project site.

Elevations at the Proposed Project site range from approximately 160 to 210 feet above sea level. The current grade is flat to gently sloping, with the steepest slopes along Vista del Mar Drive where the ground has been sloped to support the road. The project site is dominated by ruderal, herbaceous vegetation with rows of non-native and ornamental trees along Vista del Mar, Hilltop Drive, and San Pablo Avenue.

Surrounding land uses include the San Marcos Apartments located across Hilltop Drive to the north; the Village Condominium complex located across San Pablo Avenue to the east, and the Country Club Vista Park located across Richmond Parkway to the west.

The Proposed Project site is currently designated Business/Light Industrial in the Land Use Element of the City of Richmond General Plan 2030 (2012). The Business/Light Industrial designation includes commercial and institutional uses such as a large-scale research and development campus, light industrial, industrially-related storage and distribution, and office uses. The current zoning district for the project site is Light Industrial (IL). The Proposed Project is an accessory use to the nearby Making Waves School. Schools are not permitted in the IL zoning district; therefore, the Proposed Project proposes to rezone the project site to IB (Business Industrial), in which schools are permitted with a conditional use. The IB zoning district is consistent with the Business/Light Industrial land use designation, thus no General Plan amendment would be required.