RESOLUTION NO. 8-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHMOND CERTIFYING THE QUARRY RESIDENTIAL PROJECT ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE #2017062083), ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVING A GENERAL PLAN AMENDMENT, VESTING TENTATIVE MAP, AND DESIGN REVIEW PERMIT (PLN 16-732), SUBJECT TO FINDINGS AND CONDITIONS HEREIN

I. GENERAL FINDINGS

A. Introduction. New West Communities ("Applicant") is proposing to construct up to 200 multi-family condominium units of varying sizes in 15 buildings, and associated common areas and amenities on approximately 6.5-acres of the 18.4-acre site in the City of Richmond, Contra Costa County, California. Building heights would extend up to 3 stories, with some buildings having 4-story elements, or 40-50 feet above the finished floor elevation of the ground level units ("Project"). Required Project approvals include: (1) a General Plan Amendment to change the land use classification from Parks and Recreation to Open Space and Medium Density Residential; (2) Rezoning from PR, Parks and Recreation to Planned Area (PA) and Open Space (OS) ("Zoning Amendment"); (3) a Vesting Tentative Map; and (4) Design Review Permit (collectively referred to as the "Project Approvals").

B. Environmental Review Process. In accordance with the requirements of California Environmental Quality Act ("CEQA") Sections 21000 through 21177 of the California Public Resources Code, and Sections 15000 through 15387 of the California Code of Regulations Title 14 ("CEQA Guidelines"), a Notice of Preparation ("NOP") of a Draft Environmental Impact Report ("Draft EIR") was filed for the Project with the State Clearinghouse ("SCH") Office of Planning and Research ("OPR") on June 30, 2017 (State Clearinghouse No. 2017062083). The NOP was distributed to public agencies and interested parties for a 30-day public review period which ended on July 31, 2017. In addition, the City held a public scoping meeting on July 26, 2017 to obtain public input on the proposed scope and content of the Draft EIR. In accordance with CEQA requirements, a Notice of Completion ("NOC") of the Draft EIR was filed with the SCH OPR on October 6, 2017. The Draft EIR was circulated for a 45 day public review period, which ended on November 20, 2017. During this public review period, the City received written comments on the Draft EIR. Section 15088 of the State CEQA Guidelines requires that the Lead Agency responsible for the preparation of an EIR evaluate comments on environmental issues received from parties who reviewed the Draft EIR and prepare a written response addressing each of the comments. A Response to Comments was prepared for the Project and circulated to commenting agencies on January 17, 2018. The Final EIR assembles in one document all of the environmental information and analysis prepared for the Project, including comments on the information and analysis contained in the Draft EIR and responses by the City to those comments.

Pursuant to Section 15132 of the State CEQA Guidelines, the Final EIR consists of the following:

(a) The Draft EIR, including all of its appendices;

(b) A list of persons, organizations, and public agencies commenting on the Draft EIR;

(c) Copies of all letters received by the City during the Draft EIR public review period and responses to significant environmental points concerning the Draft EIR raised in the review and consultation process;

(d) Revisions to the Draft EIR; and

(e) Any other information added by the Lead Agency to respond to written comments on the Draft EIR.

C. Administrative Record. The administrative record, upon which all Findings related to the approval of the Project are based, includes the following:

(1) The EIR and all documents referenced in or relied upon by the EIR.

(2) All information (including written evidence and testimony) provided by City Staff to the Planning Commission and the City Council relating to the EIR, the approvals, and the Project.

(3) All information (including written evidence and testimony) presented at or in preparation of any City public hearing or City workshop related to the Project and the EIR.

(4) For documentary and information purposes, all City-adopted land use plans and ordinances, including without limitation the general plan, specific plans and ordinances, together with environmental review documents, findings, mitigation monitoring programs and other documentation relevant to the Project site.

(5) The Mitigation Monitoring and Reporting Program ("MMRP") for the Project.

(6) All other documents composing the record pursuant to Public Resources Code section 21167.6(e).

The Draft EIR and Response to Comments, along with any associated Appendices, constitute the Final EIR. The custodian of the documents and other materials that constitute the record of the proceedings upon which the City's decisions are based is the Director of Planning and Building Services or his or her designee. Such documents and other materials are located at City Hall, Planning Division, 450 Civic Center Plaza, Richmond, California, 94804.

D. Findings. On February 20, 2018, the City Council conducted a duly noticed public hearing on the Project. After considering the agenda report and materials attached thereto and referenced therein, the testimony of staff and the City's consultants, public testimony including testimony of the applicant and applicant's representatives, including the Final EIR (State Clearinghouse #2017062083), the Mitigation Monitoring and Reporting Program and findings in support of the General Plan Amendment, Vesting Tentative Map, and Design Review Permit, the City Council determines, in its independent and objective judgment, that the Final EIR is adequate and sufficient in all respects and the findings set forth below are appropriate and adequate to support the certification of the Final EIR and the MMRP and adoption of the Project Approvals. These findings are made pursuant to CEQA and City of Richmond Municipal Code. These findings explain the potential environmental impacts of the Project, identify mitigation measures that have been adopted to mitigate those impacts, explain the alternatives that were evaluated and rejected, include the findings to support the adoption of the Mitigation Monitoring and Reporting Program and include the findings to support the approval of the General Plan Amendment, Rezoning, Vesting Tentative Map, and Design Review Permit ("Findings").

II. CEQA FINDINGS.

The City of Richmond is the Lead Agency with respect to the Project pursuant to Section 15367 of the CEQA Guidelines. In accordance with CEQA and the State CEQA Guidelines, the City Council adopts the following findings relating to certification of the Final EIR:

(a) The City has complied with CEQA and CEQA Guidelines. The Final EIR is an accurate and objective statement that fully complies with CEQA and CEQA Guidelines.

(b) No evidence of new significant impacts, as defined by CEQA Guidelines Section 15088.5, has been received by the City after circulation of the Draft EIR which would require recirculation.

(c) No evidence of substantial increases in the severity of environmental impacts in comparison to the analysis contained in the Draft EIR has been received by the City after circulation of the Draft EIR which would require recirculation.

(d) No evidence of new project alternatives or mitigation measures has been received by the City after circulation of the Draft EIR which would require recirculation.

(e) No significant new information has been received by the City after circulation of the Draft EIR which would require recirculation.

(f) The Project is consistent with the development analyzed in the Final EIR.

(g) The Final EIR was presented to the Planning Commission, which reviewed and considered the Final EIR and recommended to the Council certification of the EIR and approval of the General Plan Amendment, Rezoning, Vesting Tentative Map, and Design Review Permit.

g) The Final EIR was presented to the City Council, which reviewed and considered the Final EIR when considering the Project Approvals.

(h) Pursuant to Section 21082.1(c)(3) of the Public Resources Code, the City Council also finds that the Final EIR reflects the City's independent judgment as the Lead Agency for the Project.

(i) As noted above, Public Resources Code Section 21081 and Section 15091 of the State CEQA Guidelines require that the lead agency prepare written findings for identified significant impacts, accompanied by a brief explanation for the rationale for each finding. The Final EIR identified potentially significant effects that could result from Project implementation; however, the City finds that the mitigation measures in the EIR will reduce all of those potentially significant effects to less–than- significant levels. In accordance with CEQA and the State CEQA Guidelines, the City adopts the following findings.

III. FINDINGS RELATING TO ENVIRONMENTAL IMPACTS, MITIGATION MEASURES, AND ALTERNATIVES

In accordance with CEQA and the State CEQA Guidelines, the City Council adopts the following findings relating to environmental impacts, mitigation measures, and alternatives.

A. Environmental Impacts.

The Final EIR evaluated the potential for the Project to result in significant impacts to the following environmental topics: aesthetics; air quality; biological resources; cultural and paleontological resources; energy resources; geology, soils, and mineral resources; climate change and greenhouse gases; hazards and hazardous materials; hydrology and water quality; land use and planning; noise; population and housing; public services and recreation; transportation and traffic; and utilities and service systems. The Final EIR was prepared at the project level. All impacts were found to be less than significant or less than significant after incorporation of mitigation measures, as needed. The Final EIR presents a conservative analysis of environmental impacts because although the proposed Project has the same layout, it proposes fewer units than analyzed in the Final EIR. Specifically, the Final EIR analyzed impacts from development of up to 200 units. The proposed project includes 193 dwelling units.

As provided by Public Resources Code Section 21081, the City must make certain findings for each significant impact identified in the Final EIR before adopting the Project and Project Approvals. These findings could include the following:

(1) Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

(2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

(3) Specific economic, legal, social, technological, or other considerations, make infeasible the mitigation measures or alternatives identified in the Final EIR.

These Findings summarize the determinations in the Final EIR relating to the potential environmental impacts before and after mitigation. The City finds that changes or alterations have been required, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. **Exhibit A** attached to this Resolution sets forth a summary description of each impact from the Final EIR, describes the recommended mitigation measures, and states whether or not the impact has been mitigated and if so, to what level. A full explanation of the conclusions relating to the impacts and mitigation measures can be found in the Final EIR. In making these Findings, the City is relying on all the information in the administrative record and the Final EIR. With respect to the Final EIR, the City adopts and incorporates in these Findings all determinations and conclusions made in the Final EIR relating to the environmental impacts and mitigation measures, except to the extent that such determinations and conclusions are modified by these Findings.

B. Mitigation Measures.

The City hereby adopts all mitigation measures set forth in **Exhibit B** of this Resolution which includes the Final EIR and MMRP for the Project, identifies each mitigation measure as adopted, an implementation schedule and method for verification of compliance. The MMRP will hereby be required to be incorporated in the conditions of approval to the Project, attached as **Exhibit C.**

Based on the entire record, the City hereby determines that all feasible mitigation measures within the responsibility and jurisdiction of the City have been adopted to reduce or avoid the potentially significant impacts identified in the Final EIR to a less-than-significant level.

C. Alternatives.

The Final EIR evaluated four alternatives, in addition to the proposed Project: (1) No Project/No Development; (2) No Project/Parks and Recreation; (3) Low-Density Townhomes; and (4) Reduced Intensity with Open Space. These alternatives are discussed in further detail in Section 5 of the Draft EIR. The City's findings relating to these alternatives are set forth below:

1. No Project/No Development. CEQA requires that a "No Project" alternative be considered. A "No Project" alternative is generally considered to be equivalent to a "no development" alternative. Under this scenario, the Project would not be implemented. While the "No Project" alternative would avoid all the Project impacts, it would not meet any of the objectives to maximize new residential opportunities to accommodate forecasted growth, enhance the Bay Trail, provide compact development to meet diverse housing needs of the Richmond community, facilitate the transition of a former industrial area to residential use or generate tax revenues and employment opportunities.

2. No Project/Parks and Recreation. This alternative assumes the Project will not be constructed. Instead the site would be developed with uses allowed in the Parks and Recreation zone, specifically the site would be developed with a 5,000 square foot health and fitness club, tennis courts and associated parking. This alternative does not include any enhancements to the Bay Trail or improvements to Seacliff Drive. Under this alterative, many impacts, including those associated with emissions of air pollutants, would be less for this scenario than the proposed Project. In addition, this alternative would reduce aesthetic impacts associated with the Project. This alternative, while potentially feasible, would not meet most of the basic City objectives to expand housing options and opportunities; however, it would generate revenues and employment opportunities.

3. Low-Density Townhomes. This alternative includes the development of 60, 2-3 story attached townhome residential units in five buildings ranging from 25-50 feet in height. The project would include fewer parking spaces, more open space and landscaped areas, improvements to Seacliff Drive and the Bay Trail as described for the proposed Project, and similar amenities and infrastructure as the proposed Project. Because fewer homes would be constructed under this alternative, the construction period would be shorter, although the overall area of disturbance or excavation on the site would remain largely the same; for these reasons, other impacts, such as impacts to hydrology and water quality and noise, would still occur but would be less severe than they would be for the Project. The Low-Density Townhomes Alternative would meet all of the basic City objectives of the proposed Project: it would maximize new residential opportunities to accommodate forecasted growth; it would provide compact development, contemporary building, and landscaping practices to meet the diverse housing needs of the Richmond community; it would facilitate the transition of the formerly industrial site to residential use; it would enhance the Bay Trail; and it would generate revenues and employment opportunities. However, conservatively presuming that this alternative would be economically feasible, it would achieve the first objective (maximizing new residential opportunities) and the last, employment-related objective to a lesser extent than the proposed Project. In addition, because the total unit count would be less, the number of affordable housing units that would be provided or funded under this alternative would be lower than for the proposed Project.

4. <u>Reduced Intensity with Open Space.</u> The Reduced Intensity with Open Space Alternative assumes a density of residential development on the site of 19 units per acre, representing the middle of the range for the Medium Density Residential General Plan designation. Like the Project, this alternative would include 120 multifamily condominiums. It would also include the development of somewhat more open space and landscaped areas within the development area than the Project, including open space and landscaped areas on the north side of the property that could connect to EBRPD land north of the site. This alternative would also include fewer parking spaces than the proposed Project. The Reduced Intensity with Open Space Alternative would meet all of the basic City objectives of the proposed Project: it would maximize new residential opportunities to accommodate forecasted growth; it would provide compact development, contemporary building, and landscaping practices to meet the diverse housing needs of the Richmond community; it would facilitate the transition of the formerly industrial site to residential use; it would enhance the Bay Trail; and it would generate revenues and employment opportunities. However, conservatively presuming that this alternative would be economically feasible, it would achieve the first objective (maximizing new residential opportunities) and the last, employment-related objective to a lesser extent than the proposed Project. In addition, because the total unit count would be less, the number of affordable housing units that would be provided or funded under this alternative would be lower than for the proposed Project.

5. <u>Rejected Alternatives</u>. The EIR also considered additional alternatives but did not evaluate them in detail since the alternatives would not meet the Project objectives and were found to be infeasible for technical, environmental or social reasons as explained in the EIR. These rejected alternatives include (1) Additional Seacliff Improvements; (2) Parks/Open Space Use; and, (3) "Off-site Location" – building the Project at another site in the City. As discussed in Chapter 5 of the EIR, these alternatives would not eliminate or further reduce Project impacts. Rather, they likely would have the same or greater impacts as the proposed Project and would not meet most of the objectives of the Project. Based on the information in the record, the City finds that these alternatives are infeasible and rejects the alternatives.

6. <u>Environmentally Superior Alternative</u>. CEQA requires that an environmentally superior alternative be identified. The No Project / No Development alternative would be the most environmentally superior alternative with the fewest environmental impacts. However, the No Project / No Development alternative does not meet any of the basic objectives of the Project.

CEQA requires that that a second alternative be identified when the "No Project" alternative is the environmentally superior alternative (CEQA *Guidelines*, Section 15126.6(e)). Therefore, the Low Density Townhomes alternative would be the Environmentally Superior Alternative for the purpose of this analysis, even though it would result in greater GHG emissions *per service population.* This increase would not trigger a new significant impact, as the GHG emissions per service population number would remain below the significance threshold. All other less-than-significant impacts of the proposed Project would either remain the same or be further reduced under this alternative. Further, the Low Density Townhomes alternative would meet most of the objectives of the proposed Project, but to a lesser degree in instances where the size of the Project contributes to local economic factors (employment, tax revenues, etc.) or aims to align with the City's housing provision goals.

IV. <u>FINDINGS WITH RESPECT TO ADOPTION OF MITIGATION MONITORING AND REPORTING PLAN ("MMRP")</u>

Section 21081.6 of the Public Resources Code requires the City to adopt a monitoring or compliance program regarding the changes in the Project and mitigation measures imposed to lessen or avoid significant effects on the environment. The Mitigation and Monitoring and Reporting Plan (MMRP) for the proposed Project is hereby included in **Exhibit B.** The MMRP fulfills the CEQA mitigation monitoring requirements, as follows:

The MMRP is designed to ensure compliance with the changes in the Project and mitigation measures imposed on the Project during project implementation; and

1. Measures to mitigate or avoid significant effects on the environment as set forth in the MMRP are fully enforceable through conditions of approval, permit conditions, agreements or other measures.

V. GENERAL PLAN AMENDMENT FINDINGS

The following findings of fact support the approval of the General Plan Amendment attached as **Exhibit D**:

A. The proposed amendment will contribute to the public health, safety, and general welfare or will be of benefit to the public.

Statement of Fact: ***Criterion Satisfied.*** The proposed General Plan amendment to change the land use designation from Parks and Recreation to Medium Density Residential on 6.5 acres and Open Space on the remaining portion of the site will allow the site to be developed with up to 200 dwelling units, which will be of benefit to the public. Benefits include, but are not limited to:

- Infill development in desirable location. The Project would provide market-rate housing on a vacant and underutilized infill site adjacent to the San Francisco Bay Trail. Development of the Project site would alleviate development pressures elsewhere in the City where development is not as desirable and could have greater environmental impacts;

- Promotion of General Plan Goal LU 1. The Project would accomplish General Plan Goal LU 1: An Improved Urban Environment by providing improvements that strengthen connections between neighborhoods and amenities such as retail, community facilities, parks and open space areas;

- Promotion of General Plan Policy LU 2. The Project would accomplish General Plan Policy LU 2: Healthy and Viable Neighborhoods by creating a healthy and viable neighborhood that provides safe places for people of all ages, ethnicities and abilities to live and play. It will also distribute small public gathering areas to provide all residents with opportunities to enjoy the benefits of a rich social and physical environment;

- Promotion of General Plan Goal LU-K. The Project would accomplish General Plan Goal LU-K of meeting future housing needs within City limits through infill development in an area already served by community facilities, utilities and transportation systems;

- Promotion of General Plan Goal LU 6 and Sustainable Development. The Project would accomplish General Plan Goal LU 6: High-Quality and Sustainable Development by developing a project with a high standard of design, planning and construction of new private facilities, infrastructure and services. By implementing several sustainable measures, the Project will promote a planning approach that supports a sustainable and healthy community and reduces impacts on the natural environment;

- Promotion of General Plan Policy LU 6.5. The Project would accomplish General Plan Policy LU 6.5: High-Quality Design, Planning and Construction by developing a project that achieves a higher standard for housing design and site layout. The Project also achieves current CAL Green standards, seismic requirements, and pedestrian friendly design;

- Promotion of General Plan Policy HW4.3. The Project would support General Plan Policy HW4.3: Safe and Convenient Walking and Bicycling by developing a project that promotes walking and biking as a safe and convenient mode of transportation by installing additional amenities such as bicycle parking and improvements to a portion of the San Francisco Bay Trail;

- Promotion of General Plan Goal PR3. The Project would accomplish General Plan Goal PR3: Sustainable Design and Maintenance Practices by developing a project that has a planting and landscaping plan that is consistent with the San Francisco Bay Conservation and Development Commissions' Landscape Guide for the San Francisco Bay;

- Promotion of General Plan Goal ED1. The Project would accomplish General Plan Goal ED1 and comply with Policy ED1.1 by contributing to a safe and welcoming environment for residents through the infill development of currently underutilized property;

- Promotion of General Plan Policy ED1.5. The Project would comply with General Plan Policy ED1.5 by contributing to the range of housing types and residential densities available in the City through the provision of up to 200 market-rate condominiums.

B. The proposed amendment is consistent with the General Plan goals, unless the goals themselves are proposed to be amended.

Statement of Fact: ***Criterion Conditionally Satisfied.*** The proposed Project includes development of up to 200 dwelling units and amenities, all uses that are consistent with the requested Medium Density Residential land use classification in the General Plan. The Project would accomplish numerous General Plan goals and policies, as discussed in (A) above.

C. The proposed amendment retains the internal consistency of the General Plan and is consistent with other adopted plans, unless a concurrent amendment to those plans is also proposed and will result in consistency.

Statement of Fact: ***Criterion Conditionally Satisfied.*** The proposed amendment is consistent with the rest of the General Plan and appropriate changes have been made to maintain consistency. As discussed in the Land Use Section of the Draft EIR, the proposed Project includes a General Plan Amendment to change the land use designation from Parks and Recreation to Medium Density Residential on 6.5 acres and Open Space on the remainder of the Project site. Therefore, the proposed Project would be consistent with the General Plan upon adoption of the General Plan Amendment.

Further, as urban infill development, the Project would be consistent with General Plan Goal LU-K of meeting future housing needs within City limits through infill development in areas already served by community facilities, utilities and transportation systems. In addition, the Project would create recreation and open space areas on the Project site that would be useable to all segments of the community, including people with disabilities, thereby further General Plan Policy CF-B.1. Further consistencies with the General Plan are identified in the Land Use section of the Draft EIR and in (A) above.

D. The proposed amendment has been reviewed in compliance with the requirements of the California Environmental Quality Act.

Statement of Fact: ***Criterion Satisfied.*** As required by the California Environmental Quality Act (CEQA) Guidelines, a Draft EIR was prepared and, consistent with the CEQA Guidelines, a minimum 45-day public review period was established for comments on the Draft EIR. Following closure of the public review period on the Draft EIR, the City responded to comments on the Draft EIR received during the review period. The City also retained W-Trans to provide an independent third-party peer review of the traffic analysis in the draft EIR. In response to comments, the City incorporated some minor textual clarifications and revisions into the Quarry Residential Project Final EIR. The Final EIR is accompanied by a MMRP.

VI. VESTING TENTATIVE MAP FINDINGS

In accordance with Richmond Municipal Code Article XV Zoning and Subdivision, the City Council makes the following findings relating to the approval of the Vesting Tentative Map, attached as **Exhibit E**:

A. Consistency. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable specific plan, the Zoning Ordinance, and other applicable provisions of the City's Municipal Code.

Statement of Fact: ***Criterion Conditionally Satisfied.*** The proposed map is consistent with the Richmond General Plan 2030 as amended per the requested General Plan amendment. The subject site will be classified as Medium Density Residential, which includes multi-family housing types. The maximum 35 foot height in the General Plan is also permitted to be exceeded with approval of a Planned Area district, as proposed by the Project. The resulting subdivision will create 26 parcels. This proposed use is consistent with the Medium Density Residential land use classification in the General Plan.

B. Physically Suitable. The site is physically suitable for the type of development and the proposed density of the development.

Statement of Fact: ***Criterion Conditionally Satisfied.*** The 6.3 acres proposed for development are physically suitable for development of the proposed Planned Area District and associated subdivision. The parcels meet the minimum area for a Planned Area District. The Project site is served by an existing residential City street and existing services and utilities are available to serve the development.

The Medium Density Residential land use designation has a density range of 10 to 40 dwelling units per acre. The resulting subdivision would create a 26 parcel subdivision with some of those lots further subdivided into condominiums. The proposed density of development falls within the 10 to 40 dwelling units per acre.

C. No Environmental Damage. The proposed subdivision, together with the provisions for its design and improvement, are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, unless an Environmental Impact Report (EIR) was prepared and a finding was made that specific economic, social, or other considerations make the mitigation measures or Project alternatives infeasible, pursuant to Section 21081(a)(3) of the Public Resources Code.

Statement of Fact: ***Criterion Conditionally Satisfied.*** As specified in the Final EIR, the Project could result in some significant impacts to the environment related to air quality, biological resources, cultural resources and noise; however, with implementation of the mitigation measures in the MMRP, all impacts would be reduced to less-than-significant levels. In addition, the proposed Project is on a previously disturbed site.

D. Public Health Problems. The proposed subdivision, together with the provisions for its design and improvement, is not likely to cause serious public health problems.

Statement of Fact: ***Criterion Conditionally Satisfied.*** The design of the subdivision is not likely to cause any serious public health problems because the Project consists of development of a typical residential housing development consisting of fifteen (15) buildings, and will be constructed to meet all applicable building and safety codes. The proposed subdivision would result in the redevelopment of the site from a former quarry to a medium density residential development, including improvements to Seacliff Drive and an improved Bay Trail along the Project frontage. In addition, the Project will implement mitigation measures designed to reduce potentially significant impacts to less-than-significant levels.

The Final EIR addressed the Project's potential to affect the public health in a number of ways (e.g., generation of emissions, noise, etc.) and the Final EIR determined that with mitigation, the Project would have no significant impacts.

E. No Conflict with Easements. The proposed subdivision, together with the provisions for its design and improvement, will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. The City may approve a map if it finds that alternate easements for access or for use will be provided and that these easements will be substantially equivalent to ones previously acquired by the public.

Statement of Fact: ***Criterion Satisfied.*** The design of the subdivision and future improvements for development of the property will not conflict with easements acquired for access through or use of the property within the proposed subdivision because no such easements exist.

F. Availability of Water. Water will be available and sufficient to serve a proposed subdivision with more than 500 dwelling units in accordance with Section 66473.7 of the Subdivision Map Act.

Statement of Fact: ***Criterion Not Applicable.*** The Project proposes up to 200 dwelling units, which is below the 500-dwelling unit threshold.

VII. DESIGN REVIEW FINDINGS

In accordance with Richmond Municipal Code Article XV Zoning and Subdivision, the City Council makes the following findings relating to the approval of the Design Review Permit of the Project Plans attached as **Exhibit F:**

A. The General Plan and any applicable specific plans;

Statement of Fact: ***Criterion Conditionally Satisfied.*** The Project is consistent with the Medium Density Residential land use designation under the General Plan that will apply to the portion of the site being developed if the requested General Plan Amendment and Planned Area Rezoning is approved for the increased building height, as well as with applicable General Plan goals and policies.

The following list highlights a selection of the General Plan goals and policies that the Project supports or accomplishes:

- The Project would meet future housing needs within City limits through infill development in an area already served by community facilities, utilities and transportation systems. (Goal LU-K)

- The Project would provide a high standard of design and planning, and construction of new facilities, infrastructure and services. By implementing several sustainability measures, the Project will promote a planning approach that supports a sustainable and healthy community, and reduces impacts on the environment. (Goal LU 6)

- The Project achieves a higher standard for housing design, current green building standards, seismic requirements, and pedestrian friendly design. (Goal LU 6.5)

- The Project has a planting and landscaping plan that is consistent with the San Francisco Bay Conservation and Development Commissions' Landscape Guide for the San Francisco Bay. (Goal PR3)

B. Any applicable design guidelines;

Statement of Fact: ***Criterion Satisfied.*** The Project PA Plan specifies development standards for the Project. The Project is substantially consistent with the PA Plan. There are no other design guidelines that affect this property. As noted below in (D), the Project is consistent with the City Design Review Criteria in Section 15.04.805.040 of the Zoning Ordinance.

C. Any approved tentative map, Use Permit, Variance, or other planning or zoning approval that the project required; and

Statement of Fact: ***Criterion Conditionally Satisfied.*** The Project includes a request for a General Plan Amendment, Rezoning to Planned Area District, Design Review, and a Vesting Tentative Map. The Project is substantially consistent with the proposed Vesting Tentative Map, General Plan Amendment, and PA rezoning.

D. The design review criteria in Section 15.04.805.040 (Design Review Criteria).

Statement of Fact: ***Criterion Satisfied.*** See discussion of Section 15.04.805.040 below:

The project must satisfy these criteria to the extent they apply.	Criteria Met?
A. The overall design of the project, including its scale, massing, site plan, exterior design, and landscaping, reflects design integrity and the relationship of form and function in a coherent manner.	Yes ☒ No ☐
B. The project design evidences a sense of place and consideration of scale, mass, height, building siting, and privacy in a neighborhood and community context; does not overwhelm or adversely impact adjoining properties; and respects prevailing setbacks and the scale and heights of neighboring buildings and how they relate to the street.	Yes ☒ No ☐
C. The project has integrated sun/shadow considerations into building and landscape design to provide for human comfort and not create heat islands with large expanses of unshaded paving.	Yes ☒ No ☐
D. The project design is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, the surrounding neighborhood, and the Richmond community at large.	Yes ☒ No ☐
E. The project's design elements, materials, signage, and landscaping are internally consistent, fully integrated with one another, and applied in a manner that is visually consistent with the proposed architectural design.	Yes ☒ No ☐

F. The project contributes to the creation of an attractive and visually interesting built environment that includes a variety of building styles and designs with well-articulated structures that present varied building façades, rooflines, and building heights within a unifying context, compatible with the surrounding neighborhood.	Yes ☒ No ☐
G. The project design does not substantially limit public views and vistas from public parks and publicly owned open space.	Yes ☒ No ☐
H. Parking areas are designed and developed to buffer surrounding land uses, minimize stormwater run-off, and provide shade for internal walkways.	Yes ☒ No ☐
I. Lighting and lighting fixtures are designed to complement buildings, be of appropriate scale, provide adequate light over walkways and parking areas to create a sense of pedestrian safety, and avoid creating glare.	Yes ☒ No ☐
J. The proposed building design and landscaping supports public safety and security by allowing for surveillance of the street by people inside buildings and elsewhere on the site.	Yes ☒ No ☐
K. Landscaping is designed to be compatible with and enhance the architectural character of the buildings on site. Proposed planting materials avoid conflicts with views, lighting, and signage.	Yes ☒ No ☐
L. The project's design supports the community's energy conservation efforts.	Yes ☒ No ☐

Statement of Fact: (A to H): The Project will achieve a high-quality design on the developable portion of the site. The design reflects input from the surrounding community members and Design Review Board. The architectural style is a contemporary interpretation of traditional coastal architecture. The façade of each building is comprised of elements that break up the scale and mass of the building. Some of the buildings include a four-story element to break up the roof plan. In addition to changes in mass and form, changes in materials add interest to the façade. The landscape is designed to soften the mass of the structures, create legible pedestrian connections across the site, and create useable common open space.

Miller/Knox Regional Shoreline park is the only public park located near the site, and is located to the west and north of the Project site. Potential views of the Project site, specifically of the Project development on the level portion of the site, are generally limited due to distance from typical viewpoints and topography. The Project will not obscure or block any public views or vistas since the viewpoints are at elevations high enough such that the buildings, at the proposed height, would be lower than the viewpoints.

The Project will establish a new community on an existing infill site. Building size, massing, and articulation, both horizontally and vertically, will provide visually interesting dimensions throughout. It will be constructed using materials like those found within the surrounding community and waterfront environment. The Project's size is typical of others in the area and will complement existing residential developments in the neighborhood.

Parking areas are located and designed so that stormwater runoff is directed to bioretention features designed in accordance with C3 requirements. In addition, trees are provided in the parking areas to provide shade for residents walking to/from their cars and to reduce heat island effect.

Statement of Fact: (I to L): The conditions of approval will ensure lighting and lighting fixtures are designed to avoid creating glare. The design of the buildings and site landscaping support public safety and security by allowing for surveillance of the street and open space area by people inside buildings and elsewhere on the site. The landscaping proposed also is compatible with and will enhance the architectural character of the buildings on site. The Project will include Building Energy Efficiency Standards as required by Title 24, Part 6, intended to save energy, increase electricity supply reliability, and avoid the need to construct new power plants.

The Project will also be subject to CALGreen, which requires energy efficient appliances for all homes that the Project will develop. CALGreen also requires EV charging spaces, water conservation measures, recycling by occupants, and 65% construction waste diversion.

The landscape irrigation is designed to comply with the City of Richmond and State of California Water Efficient Landscape Ordinance using state of the art 'smart controllers' and low water delivery equipment, as well as adhering to all EBMUD standards. The irrigation meter applications and system design are submitted to and reviewed by EBMUD for compliance.

VIII. THOROUGH AND FULL REVIEW

In making the findings listed above and the approvals set forth below, the City Council has thoroughly reviewed the land use program, site plan, architectural plans, and landscape plans, as further described in the PA Plan, as well as the proposed General Plan Amendment, Rezone to PA district, Design Review, and the Vesting Tentative Map, and has fully considered the Final EIR, and by the comments of the public and public agencies on both the Final EIR and the Project.

IX. VESTING TENTATIVE MAP CONDITIONS UPON ADOPTION OF PA DISTRICT

The City Council action in approving the Vesting Tentative Map is conditioned upon City Council adoption of Ordinance No. 6-18 N.S. and related findings, rezoning the Quarry Residential Project Site to Planned Area (PA) District (PLN16-732). The Vesting Tentative Map becomes effective on the effective date of the Zoning Amendment.

X. SEVERABILITY

Should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Resolution shall remain in full force and effect.

X. APPROVALS

The City Council hereby certifies the Final EIR (State Clearinghouse #2017062083), adopt findings pursuant to Public Resources Code Section 21081, and other findings contained herein, adopt the Mitigation Monitoring and Reporting Program, and approve the General Plan Amendment, Vesting Tentative Map, and Design Review Permit for the Quarry Residential Project.

Exhibit A: Environmental Impacts Summary
Exhibit B: Mitigation Monitoring and Reporting Program
Exhibit C: Conditions of Approval
Exhibit D: General Plan Amendment Map
Exhibit E: Vesting Tentative Map
Exhibit F: Project Plans

****

I certify that the foregoing resolution was passed and adopted by the Council of the City of Richmond at a regular meeting thereof held February 20, 2018, by the following vote:

AYES:	Councilmembers Beckles, Choi, Martinez, Myrick, Recinos, Vice Mayor Willis, and Mayor Butt.
NOES:	None.
ABSTENTIONS:	None.
ABSENT:	None.

PAMELA CHRISTIAN
CLERK OF THE CITY OF RICHMOND
(SEAL)

Approved:

TOM BUTT
Mayor

Approved as to form:

BRUCE GOODMILLER
City Attorney

State of California }
County of Contra Costa : ss.
City of Richmond }

I certify that the foregoing is a true copy of **Resolution No. 8-18**, finally passed and adopted by the City Council of the City of Richmond at a regular meeting held on February 20, 2018.

Pamela Christian

Pamela Christian, Clerk of the City of Richmond

EXISTING LAND USE

FEBRUARY 9, 2017

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THE QUARRY RESIDENTIAL PROJECT
RICHMOND, CA # 2017-0036

PROPOSED LAND USE

FEBRUARY 9, 2017

CONDITIONS OF APPROVAL

1. Substantial Conformance: The project shall be completed in substantial conformance with the Project Plans in Exhibit F, submitted to and received by the Richmond Planning and Building Services Department on January 19, 2018, except as may be modified by the conditions of approval for the project.

2. Conditions of Approval on Plans: All conditions of approval shall be written on the first or second page of the construction plans submitted for review and approval, along with annotations by the applicant of where the conditions have been met on the drawing set. These conditions of approval shall be on, at all times, all grading and construction plans kept on the project site.

3. Responsibility to Inform: The applicant shall be responsible for informing all subcontractors, consultants engineers, or other business entities providing services related to the project of their responsibilities to comply with all pertinent requirements herein, in the City of Richmond Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City as well as hours of operation requirements in the City.

4. Changes to Design: Prior written approval from the Planning and Building Services Department Director or his/her designee shall be received by the applicants before any minor changes are made to the site design, grade, building design, building colors or materials, or related design elements. Major changes shall be subject to review by the Design Review Board or Planning Commission at the Planning and Building Services Director's discretion.

5. Maintenance: The permittee, shall, at all times, keep the property in good order. This includes repair and maintenance of all structures, fences, signs, walks, driveways, painting, etc. as may be necessary to preserve a high quality environment. All landscaped areas shall be maintained free of litter, debris and weeds. All plantings shall be permanently maintained in a healthy growing condition, and whenever necessary, replaced with equivalent planting materials to ensure continued conformance with approved plans. Every sign shall be kept up and maintained in a secure and safe condition. Signs shall be kept free of rust, corrosion, peeling paint, cracks, fading and other surface deterioration.

6. Composting and Recycling: Consistent with the City's Climate Action Plan, the permittee shall have a "three-bin" recycling program (garbage, recycling, and compost).

7. Refuse, Recycling, and Green Waste Storage Areas: All solid waste and recycling areas shall comply with locational and design criteria in Section 15.04.601.090 of the Zoning Ordinance.

8. Transportation Demand Management: The permittee shall prepare a transportation demand management (TDM) plan in compliance with Article 15.04.612 of the Richmond Municipal Code or shall submit for GreenTRIP certification prior to approval of the Subdivision improvement drawings. Proof of the GreenTRIP certification shall be provided to the City prior to final occupancy. The TDM plan shall include an implementation plan and shall be subject to review and approval by the Zoning Administrator.

9. Lighting Standards: Project lighting shall comply with lighting zone 2 standards specified in Article 15.04.604 of the Zoning Ordinance.

10. Screening of Equipment: All exterior mechanical equipment, whether on a roof, on the side of a structure, or located on the ground must be screened from public view per Article 15.04.601.110 of the Zoning Ordinance.

11. Swimming Pool and Spas: The swimming pool and/or spa shall comply with Section 15.04.601.140 of the Zoning Ordinance.

12. Inclusionary Zoning: The project shall comply with Article 15.04.603 of the Zoning Ordinance.

13. Stormwater Management during Construction: During construction activities, the applicant shall reduce or prevent to the maximum extent practicable the direct or indirect discharge of any dust or pollutant into the storm drain system utilizing best management practices contained in the California Storm Water Best Management Practices Handbook for Construction Activities. Construction activities include, but are not limited to: watering operations; roadwork and paving operations; concrete and painting; structure construction and painting; construction material storage and handling; construction waste/debris storage and disposal; and, construction equipment/vehicle cleaning, maintenance and fueling operations. The project sponsor is also responsible for training all contractors and subcontractors on the best management practices identified in the California Storm Water Best Management Practices Handbook for Construction Activities which shall be made available by the project sponsor at the pre-construct meeting of the project.

14. Encroachment Permit Required: All work within the public right-of-way, including but not limited to utilities and grading, shall be explicitly noted with the building plans. The applicant shall obtain all necessary encroachment permits from the City of Richmond Public Works Department prior to issuance of building permits for all work

and construction encroach within or over the public right-of-way, including, but not limited to, balconies, fire ladders, outdoor restaurant seating, bike racks, water meters, backflow devices, signs and curb/gutter/sidewalk improvements. Easements, subject to the approval of the City Council, shall be required for any structural features extending on, over, and or under any public right of way.

15. Design Review Permit Expiration: Design Review Permit approval shall expire when the vesting tentative map expires, unless made permanent by the issuance of building permits and the commencement of construction, or as extended through statutory provisions. If the use(s) or structure(s) approved by this action is not established within such period of time, this approval shall be terminated and shall thereafter be null and void, unless the applicant or owner applies for an extension of time prior to expiration of the Design Review Permit approval.

16. Indemnification: The applicant agrees, on behalf of itself, its successor in interest and assigns, to defend, indemnify, and hold harmless the City, its Council, Planning Commission, advisory boards, officers, employees, consultants and agents (hereinafter "City") from any claim, action or proceeding (hereinafter "Proceeding") brought against the City to attack, set aside, void or annul the City's actions regarding any development or land use permit, application, license, denial, approval or authorization, including, but not limited to, variances, use permits, developments plans, specific plans, general plan amendments, zoning amendments, approvals and certifications pursuant to the California Environmental Quality Act, and/or any mitigation monitoring program, or brought against the City due to acts or omissions in any way connected to the applicant's project, but excluding any approvals governed by California Government Code Section 66474.9. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and costs of suit, attorneys fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant or City. If applicant is required to defend the City as set forth above, the City shall retain the right to select the counsel who shall defend the City.

17. The project shall meet the requirements of Richmond Municipal Code (RMC) Chapter 12.62 by either including on-site publicly accessible art valued at one percent of the Building Development Cost or pay an in-lieu contribution of one percent of the Building Development Cost to the City’s Public Art Project account as set forth in Section 12.62.050. Building Development Cost shall be as defined in the RMC Chapter 12.62.

18. Permittee shall comply with the adopted mitigation monitoring and reporting program.

19. Expiration. The conditional approval of this vesting tentative map shall be valid for two years from the date of final approval, within which time the final map may be presented to the City Council for acceptance and recordation, unless an extension is granted per RMC Section 15.04.703.010 or is allowed pursuant to the Subdivision Map Act. The expiration of the approved or conditionally approved vesting tentative map shall terminate all proceedings and no final map of all or any portion of the real property included within the vesting tentative map shall be filed with the legislative body without first processing a new tentative map. Once a timely filing is made, subsequent actions of the local agency, including, but not limited to, processing, approving, and recording, may lawfully occur after the date of expiration of the tentative map. Delivery to the county surveyor or city engineer shall be deemed a timely filing for purposes of this section.

20. Improvements plans and an improvement agreement shall be approved by the City prior to the construction of any subdivision improvements.

21. The Applicant shall work in good faith with the East Bay Regional Park District and City of Richmond to support and contribute funding and/or services towards developing a staging area to serve the crest trail within Miller-Knox Shoreline park, near Canal Blvd.

22. The permittee shall provide proof of an easement agreement or other legal agreement with the EBRPD for the proposed Emergency Vehicle Access (EVA) or the EVA shall be redesigned to be completely located completely on-site. The Permittee shall provide a copy of the draft easement or legal agreement for review by the City Attorney prior to execution.

23. Prior to issuance of a construction-related permit, the permittee shall prepare a traffic control plan (TCP) to minimize, to the extent feasible, impacts on Seacliff Drive and the street serving 1001 Canal Blvd. The TCP shall be subject to review and approval by the Director of Planning and Building Services or his/her designee. The project applicant shall implement the approved Plan prior to (as appropriate) and during construction.

<u>Design Review Board</u>

24. The applicant shall provide a color and materials board that identifies the actual name, type, and finish of the proposed exterior colors and materials.

25. The applicant shall provide a garage door consistent with the design shown in the proposed project elevations (horizontal slats, smooth finish) and shall be made of aluminum.

26. All light fixtures shall be shielded, indirect, dark sky friendly and have output color temperature of no greater than 3,000 Kelvins.

27. All gutter and downspouts shall not be comprised of a vinyl material.

28. The design of the retaining walls on the project's perimeter shall match the design, which is a sculpted, textured, and colored finish to match natural rock as presented at the December 13, 2017 DRB hearing.

29. Pathway/crosswalk shall be added between Buildings 4 and 5 and walkway shall be added between the play area and Buildings 7 and 8.

30. There shall be no fences at the entrance retaining wall units and any safety fencing that is required shall use 42" corrosion resistant cable wire, preferably 19-316 stainless steel.

31. Building 6 shall be rotated on the site plan per the diagram presented at the DRB hearing on December 13 that enlarges the open space area between buildings 5 and 6, as shown on the revised site plan (sheetA1.0b), dated 1/19/18.

32. All stucco shall be sand or smooth finish.

33. In the event that the Planning Commission or City Council revises the location or configuration of the entrance to the project within the public right of way, the permittee shall return to the Design Review Board for review of the project design.

34. The permittee shall repave the existing Bay Trail between the project site and Canal Blvd. and repair the collapsed Bay Trail section immediately south of the project site. Bay Trail improvements shall merge seamlessly with the existing Bay Trail south and north of the project site. In addition, the permittee shall construct or pay the full cost of constructing a new, paved 12-foot wide Bay Trail section linking the Condition 21 staging area with the applicant's improved Bay Trail along Seacliff Drive and the Bay Trail along Canal Blvd in the vicinity of the access road for 1001 Canal Blvd. A condition shall be included in the Subdivision Improvement Agreement requiring the applicant to complete its construction or payment for the cost of construction prior to issuance of the first certificate of occupancy for the residential project.

35. The permittee shall replace or salvage and reuse the Bay Trail orientation sign panel and frame located at the corner of Seacliff Drive and Canal Blvd.

36. Ground water and/or storm water runoff shall not be allowed to flow from the site across the Bay Trail's shoulder or pavement.

37. The Bay Trail improvements installed by the project applicant adjacent to the project site frontage shall be maintained by the Home Owners Association or by another

City-approved funding mechanism, such as contributing funds to a Lighting and Landscaping District.

38. The following additional traffic safety measures shall be added near the project entry driveway:

    a. A stop sign and a stop pavement marking for vehicles exiting the driveway, and

    b. trail crossing signs W11-15 and W11-15P alerting motor vehicles to trail traffic at three locations: (1) the drive exit, (2) before the right turn from southbound Seacliff Drive and (3) at the left turn from northbound Seacliff Drive with W16-7P directional arrow signs added under the trail signs on Seacliff Drive. These signs shall be compliant with the latest edition of the California Manual of Uniform Traffic Control Devices at the time of permit.

FIRE

39. The furthest projection of the exterior wall of a building shall be accessible from within 150 feet of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 503.1.1)

40. Dead ends exceeding 150 feet in length require an approved Fire Department turnaround (45' radius cul-de-sac or city standard hammerhead). CFC 503.2.5

41. All turning radii for fire access shall be designed as 25' inside and 45' outside. CFC 503.2.4

42. Roads used for Fire Department access shall have an unobstructed width of not less than 20' for structures up to and including 30' in height and not less than 26' in width for structures in excess of 30' in height. Roads used for Fire Department access shall have an unobstructed vertical clearance of 13'6" or more. CFC 503.2.1

43. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities (minimum 74,000 lbs). CFC 503.2.3

44. Provide the required fire hydrants in accordance with CFC 507 and Appendix B, Section B105. Note: Appendix B, Table B105.1(2) has been amended by the City of Richmond so that the maximum amount of fire flow reduction is limited to 50% of the required GPM of Table B105.1 (2). The minimum fire flow requirement shall not be less than 1,500 GPM.

45. Fire service mains shall not cross property lines unless a reciprocal easement agreement is provided.

46. Maintenance agreements shall be provided for the interior roadways of the proposed complex and for the fire protection systems. The agreement shall be record with the Public Recorders Office having jurisdiction and shall provide for the following:

    a. Provisions for the necessary repair and maintenance of the roadway surface

    b. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20')

    c. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping

    d. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems

    e. Unrestricted use of and access to the roadways covered by the agreements.

    f. Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.

    g. Maintenance and timely repair of all fire protection systems, including but not limited to hydrants, fire alarm systems and fire sprinklers.

47. The following Fire comments and advisories apply to the Site Plan Design Review of the above referenced project:

    a. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. CFC 501.4

    b. Provide a water flow test. (Make arrangements through EBMUD). CFC 507.4

    c. Provide appropriate Knox access for site. CFC Section 506

48. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.

49. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 5,000 square feet for Occupancy Groups A, B, E, F-1, S, Group M occupancies exceeding 1,500 square feet, all buildings with 3

stories or more than 35’ in height (as measured in accordance with CBC Chapter 5 CFC), all structures within the VHFHSZ areas of Richmond City, any structure that requires a fire flow in excess of 2,000 GPM and all R Occupancies. Fire Code Amendments 903.2

50. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 100 feet from a fire hydrant and not more than 30 feet from a paved roadway.

ENGINEERING

51. Given concerns raised regarding preexisting traffic safety conditions on Seacliff Drive, the applicant agrees to pay for and/or install the following improvements to Seacliff Drive:

    a. Speed feedback signs in both directions;

    b. Striping on both sides of Seacliff Drive to provide 3-foot shoulders and 11-foot travel lanes in both directions; and

    c. The following signage:

        i. 25 miles per hour (mph) speed limit (Sign R2-1) on both directions of Seacliff Drive;

        ii. Curve arrows (W1-8) on both directions of Seacliff Drive; and

        iii. Stop Ahead (W3-1) on northbound Seacliff Drive on the approach to Canal Blvd; and Intersection Ahead (W2-2) on both directions of Seacliff Drive approaching the Project driveway.

    These improvements shall be installed prior to use of the new entry driveway for construction purposes.

52. The following additional improvements to Seacliff Drive shall be paid for and/or installed by the permittee:

    a. Centerline striping on Seacliff Drive – The City of Richmond standard for providing double-yellow center striping is Caltrans Detail 23 (CA MUTCD 2010), which consists of two rows of reflective and non-reflective yellow markers in the center of the roadway; and,

    b. Guardrails (also called traffic barriers) shall be installed at the east side of Seacliff Drive where the roadway curves and has a descending grade in the northbound direction.

53. Street Improvements. The applicant shall have street improvement plans prepared for all work in the public right of way by a licensed civil engineer and obtain Engineering Division approval prior to the issuance of the encroachment permit.

54. The Project is required to retrofit all existing and new drain inlets and catch basins on-site and adjacent offsite with full-trash capture device per RMC 12.22.090(a). Include detail of the chosen device on plan sheet and indicate the locations where they will be installed (see attached list of approved full trash capture devices). As part of the SWCP the project shall be listed in the text for the trash inserts within the "Source Control Measures" and Section VI "Stormwater Facility Maintenance" Section of the SWCP.

55. Submit Operations and Maintenance Plan and an O&M Agreement per the City of Richmond Templates for the storm water quality facilities. After approval of the O&M Plan and Agreement by the Water Resource Recovery Department the following shall occur:

    a. The property owner must sign and notarize the Agreement first.

    b. Then submit it to the City along with a Legal description of the property.

    c. City officials will sign and notarize the Agreement.

    d. The executed Agreement is recorded with the County by the City.

    e. The City will provide Property Owner a copy of the recorded Agreement.

56. The Project shall video all storm and sewer pipes on the property and up to the connection points to the City systems. The videos shall be provided to the Water Resource Recovery Department for review prior to finalizing project utility plan. In addition, video of pipes constructed shall be completed prior to occupancy of the units.

57. Project will install a tow-way cleanout, overflow protection device and a backflow device for each unit/connection. Coordinate number of connections with MEP consultant.

58. Project shall comply with minimum storm drain standards set forth in City of Richmond Standards Plans and in the RMC. Documentation provided in support of proposed Storm Drain improvements shall include, but is not limited, to:

59. Project shall provide as-built drawing to the City of Richmond ECIP Department for all improvements constructed onsite and off-site as part of the project. The as-built drawings must be stamped by the engineer of record for the project.

60. Project shall retrofit all existing and new drain inlets and catch basins on-site and adjacent offsite with full-trash capture device per RMC 12.22.090(a).

61. Project shall comply with the City's Storm drain design standards in RMC Section 15.08.570. Storm Drain Design Criteria shall follow the City of Richmond's RMC "§12.44.060(f) - Design standards and grading regulations (Regulations for Drainage).

62. The project shall conform to the latest C3 standards and Best Management Practices.

TABLE 6-1
MITIGATION MONITORING AND REPORTING PROGRAM

Project Mitigation Measures	Implemented By	Monitored By	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
4.1 Aesthetics					
None required.					
4.2 Air Quality					
Mitigation Measure AIR-1: Best Management Practices for Controlling Particulate Emissions. The following BAAQMD Best Management Practices for particulate control will be implemented for all project construction activities. These measures will reduce particulate emissions primarily during soil movement, grading and demolition activities but also during vehicle and equipment movement on unpaved project sites 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 mph. 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, § 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. 7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. In addition, construction vehicle washing shall be prohibited on the Project site.	Project Applicant / Project Contractor	City of Richmond Building Division and Engineering Services Department	Engineering Services Department to verify inclusion of BAAQMD BMPs in applicable construction plans and specifications. City of Richmond Building Division to inspect site during construction to ensure compliance with Project construction plans.	Prior to issuance of building permit. Field inspections during construction.	*Verified by:* *Date:*
Mitigation Measure AIR-2: Enhanced Exhaust Emissions Reduction Measures. The applicant shall implement the following measures during construction to further reduce construction-related exhaust emissions: All off-road equipment greater than 25 horsepower (hp) and operating for more than 20 total hours over the entire duration of construction activities shall meet the following requirements: 1. Where access to alternative sources of power are available, portable diesel engines shall be prohibited; and	Project Applicant / Project Contractor	City of Richmond Building Division and Engineering Services Department	Engineering Services Department to verify inclusion of enhanced exhaust emissions reduction measures in applicable construction plans and specifications.	Prior to issuance of building permit. Field inspections during construction.	*Verified by:* *Date:*

TABLE 6-1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Project Mitigation Measures	Implemented By	Monitored By	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
4.2 Air Quality (cont.)					
2. All off-road equipment shall have: a. Engines that meet or exceed either USEPA or CARB Tier 3 off-road emission standards, and b. Engines that are retrofitted with a CARB Level 3 Verified Diesel Emissions Control Strategy. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such are available.			(cont.) City of Richmond Building Division to inspect site during construction to ensure compliance with Project construction plans.		
4.3 Biological Resources					
Mitigation Measure BIO-1: Nesting Bird Protection Measures. The Project applicant shall conduct preconstruction nesting bird surveys in areas containing, or likely to contain, habitat for nesting birds (i.e., areas with shrub vegetation) as a condition of approval for any development-related permit. Specific measures to avoid and minimize impacts on nesting birds include, but are not limited to, those described below. a) Construction activities including vegetation removal and construction shall be performed between September 1 and January 31 in order to avoid the avian nesting season. b) If construction activities cannot be completed between September 1 and January 31, a preconstruction survey for nesting birds shall be conducted by a qualified biologist. During the avian nesting season (February 1 through August 31), a qualified biologist shall survey construction areas within and in the vicinity of the Project site for nesting raptors and passerine birds not more than 30 days prior to any ground-disturbing activity or vegetation removal. All accessible potential nesting habitat, including bare ground, in the Project site and within a 500-foot buffer area (for raptors) and 250-foot buffer area (for all other species) around any construction activity will be surveyed. c) If active nests are found either within the Project site or within the survey buffer, "no-work" buffer zones shall be established around the nests by a qualified biologist in coordination with CDFW as necessary depending on the specific species encountered. No vegetation removal or ground-disturbing activities shall occur within the no-work buffer zone until young have fledged or the nest is otherwise abandoned as determined by the qualified biologist. If work during the nesting season stops for 14 days or more and then resumes, then nesting bird surveys shall be repeated, to ensure that no new birds have begun nesting in the area.	Project Applicant / Project Contractor	City of Richmond Building Division	Building Division to review and approve a qualified biologist, and to review pre-construction survey reports. If active nests are found, inspect construction site to confirm buffer zones.	Review prior to issuance of building permit. Field inspections 30 days prior to construction and after breaks of 14 days or longer if construction falls within nesting season (January 15 – August).	*Verified by:* *Date:*

TABLE 6-1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Project Mitigation Measures	Implemented By	Monitored By	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
4.3 Biological Resources (cont.)					
Typically, the size of individual “no-work” buffers ranges from a minimum of 250 feet for raptors to a minimum of 50 feet for other birds but can be adjusted based on an evaluation of the site by a qualified biologist in cooperation with the USFWS and/or CDFW as necessary (i.e., in the case of protected species). Buffer distances may also be modified if obstacles such as buildings or trees obscure the construction area from active bird nests, or existing disturbances create an ambient background disturbance similar to the proposed disturbance. d) Birds that establish nests after construction starts are assumed to be habituated to and tolerant of the indirect impacts resulting from construction noise and human activity. However, direct take of nests, eggs, and nestlings is still prohibited and a buffer must be established to avoid nest destruction. e) Results of the surveys shall be forwarded to CDFW (if required by state law based on the species observed) and avoidance procedures shall be adopted, if necessary, on a case-by-case basis. These may include construction buffer areas (up to several hundred feet in the case of raptors) or seasonal avoidance.					
4.4 Cultural and Paleontological Resources					
Mitigation Measure CUL-1: Preconstruction Training, Cultural Resources Monitoring, and Inadvertent Discovery of Cultural Resources. a. *Archeological Site CA-CCO-400: Preconstruction Training and Cultural Resources Monitoring.* Prior to authorization to proceed, a Secretary of the Interior-qualified archaeologist shall prepare a cultural resources monitoring plan. The City of Richmond shall review and approve the plan. The plan shall include a requirement for monitoring of construction activities within 200 feet of archeological site CA-CCO-400 by both a qualified archeologist and, if reasonably available, a Native American representative. The City shall conduct good faith outreach (phone calls and emails) to tribal representatives identified by the Native American Heritage Commission in their February 6, 2016 letter as having potential interest in the Project site (see Appendix D of the Draft EIR). The plan shall include (but not be limited to) the following components: • A training program for all construction and field workers involved in site disturbance that would be completed prior to the commencement of construction activities and that would train site workers in the identification of potential cultural resources, and actions to be undertaken in the event that potential cultural resources are discovered;	Project Applicant / Project Contractor City of Richmond Building Division	City of Richmond Building Division	Building Division to review and approve of archaeologist, of cultural resources monitoring plan and of the construction plan that includes archaeological mitigation. If resources are encountered, Contractor to verify work is suspended as required, review and approve paleontologist and paleontologist’s recommendations. If resources encountered are found to be qualifying as described in the measure, the City to ensure preservation measures are implemented or that the ARDTP is completed and submitted to NWIC. City to inspect site during construction to ensure compliance with project construction plans.	Prior to issuance of building permit for, or commencement of, any ground-disturbing activities. Field inspections during construction.	*Verified by:* *Date:*

TABLE 6-1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Project Mitigation Measures	Implemented By	Monitored By	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
4.4 Cultural and Paleontological Resources (cont.)					
• The identification of person(s) responsible for conducting monitoring activities, including Native American monitors; • The identification of person(s) responsible for overseeing and directing the monitors; • Monitoring protocols and procedures and the required format and content of monitoring reports; • The schedule for submittal of monitoring reports and identification of person(s) responsible for review and approval of monitoring reports; • A protocol for notifications in the event cultural resources are encountered, as well as methods of dealing with the encountered resources (e.g., collection, identification, curation); • Methods to ensure the security of cultural resources sites; and • A protocol for notifying local authorities (i.e. Sheriff, Police) should site looting and other illegal activities occur during construction. During the course of the construction monitoring, the archaeologist may adjust the frequency, from continuous to intermittent, of the monitoring based on the conditions and professional judgment regarding the potential to impact resources. b. *Project Site-Wide (Including Archeological Site CA-CCO-400): Inadvertent Discovery of Cultural Resources.* If archaeological resources are encountered during Project construction, including in the vicinity of archeological site CA-CCO-400, the following steps shall be undertaken: • All soil disturbing activities within 100 feet in all directions of the find shall cease until the resource is evaluated; • The monitor shall immediately notify the City of Richmond of the encountered archaeological resource; • The monitor shall, after making a reasonable effort to assess the identity, integrity, and significance of the encountered archaeological resource, present the findings of this assessment to the City; and • A Secretary of the Interior-qualified archaeologist shall inspect the find within 24 hours of discovery. Prehistoric archaeological materials might include obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil (“midden”) containing heat-affected rocks, artifacts, or shellfish remains; and stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered stone tools, such as hammerstones and pitted stones. Historic-period materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse.					

TABLE 6-1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Project Mitigation Measures	Implemented By	Monitored By	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
4.4 Cultural and Paleontological Resources (cont.)					
In the event archaeological resources qualifying as either historical resources pursuant to CEQA *Guidelines* Section15064.5 or as unique archaeological resources as defined by Public Resources Code 21083.2 are encountered, mitigation shall be implemented in accordance with PRC Section 21083.2 and Section 15126.4 of the CEQA Guidelines, with a preference for preservation in place. The archaeologist, in consultation with the City of Richmond and the culturally-affiliated Native American group(s) shall determine whether to pursue preservation in place. Consistent with CEQA *Guidelines* Section 15126.4(b)(3), this may be accomplished through planning construction to avoid the resource; incorporating the resource within open space; capping and covering the resource; or deeding the site into a permanent conservation easement. If preservation in place is not pursued, the City of Richmond shall ensure implementation of a detailed Archaeological Research Design and Treatment Plan (ARDTP), in consultation with the affiliated Native American tribe(s), if applicable. A qualified archaeologist, in consultation with the City of Richmond, shall prepare and implement the ARDTP, which shall include a data recovery program. The Project archaeologist, the applicant, and the City of Richmond shall meet to determine the scope of the ARDTP. Treatment of unique archaeological resources shall follow the applicable requirements of PRC Section 21083.2. The ARDTP shall identify how the proposed data recovery program would preserve the significant information the archaeological resource contains, and shall include and/or require the following: • Identification of the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions; • Documentation of the results of the investigation in a timely manner, in a technical report that provides a full artifact catalog, analysis of items collected, results of any special studies conducted, and interpretations of the resource within a regional and local context; • Details regarding treatment, which for most resources would consist of (but would not be not limited to) sample excavation, artifact collection, site documentation, and historical research, with the aim to target the recovery of important scientific data contained in the portion(s) of the significant resource to be impacted by the Project; • Dissemination of report/s to local and state repositories, libraries, and interested professionals; and • Curation of artifacts and data at an approved facility.					

TABLE 6-1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Project Mitigation Measures	Implemented By	Monitored By	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
4.4 Cultural and Paleontological Resources (cont.)					
The City of Richmond shall submit all technical documents to the Northwest Information Center of the California Historical Resources Information System.					
Mitigation Measure CUL-2: Inadvertent Discovery of Human Remains. Prior to the commencement of Project construction, the applicant shall ensure that Project construction personnel receive training regarding the possibility of encountering human remains during construction, and apprised of appropriate procedures to undertake in the event of such a discovery. Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California, in the event of discovery or recognition of any human remains during construction activities, such activities within 100 feet of the find shall cease until the Contra Costa County Coroner has been contacted to determine that no investigation of the cause of death is required. The Native American Heritage Commission (NAHC) will be contacted within 24 hours if it is determined that the remains are Native American. The NAHC will then identify the person or persons it believes to be the most likely descendant from the deceased Native American, who in turn would make recommendations to the City of Richmond for the appropriate means of treating the human remains and any grave goods.	Project Applicant / Project Contractor	City of Richmond Building Division	Verify mitigation measure on construction plans. Inspect site during construction to ensure compliance with project construction plans.	Prior to issuance of a building permit for, or commencement of, any ground-disturbing activities. Field inspections during construction.	*Verified by:* *Date:*
Mitigation Measure CUL-3: Preconstruction Training, Paleontological Monitoring, and Accidental Discovery of Paleontological Resources. Prior to construction, a qualified paleontologist with expertise in California paleontology will develop a paleontological resources training program for all construction and field workers involved in ground-disturbing activities that details the recognition and importance of paleontological resources, and establishes accidental discovery procedures should paleontological resources be encountered during construction. Paleontological monitoring is necessary when ground-disturbing activities occur in previously undisturbed sediments mapped as Franciscan sandstone or greywacke (see Engeo Inc., 2017 for detailed geologic mapping of the Project site). Monitoring is not necessary in other sediments on the Project site, including artificial fill, colluvium, or landslide deposits, or in areas that have been previously disturbed. Monitoring should be conducted by a qualified paleontological monitor that meets the standards of the Society of Vertebrate Paleontology (SVP; 2010). If paleontological resources, such as fossilized bone, teeth, shell, tracks, trails, casts, molds, or impressions are discovered during ground-disturbing activities, work shall stop in that area and within 100 feet of the find until a qualified paleontologist can assess the nature and importance of the find and, if necessary, develop appropriate treatment measures in conformance with SVP standards, and in consultation with the City of Richmond.	Project Applicant / Project Contractor	Project Applicant / Project Contractor City of Richmond Building Division	If resources are encountered, Contractor to verify work is suspended as required, review and approve paleontologist and paleontologist's recommendations. City to inspect site during construction to ensure compliance with Project construction plans.	Prior to issuance of a building permit for, or commencement of, any ground-disturbing activities. Field inspections during construction.	*Verified by:* *Date:*

TABLE 6-1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Project Mitigation Measures	Implemented By	Monitored By	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
4.5 Energy Resources					
None required.					
4.6 Geology, Soils, and Minerals					
None required.					
4.7 Climate Change and Greenhouse Gases					
None required.					
4.8 Hazards and Hazardous Materials					
None required.					
4.9 Hydrology and Water Quality					
None required.					
4.10 Land Use and Planning					
None required.					
4.11 Noise					
Mitigation Measure C-NOI-1: Construction Noise Control Measures and Noise Control Plan. For any Project construction activities that would take place simultaneously with construction activities that would take place in Miller/Knox Regional Shoreline park (as part of activities associated with the Land Use Plan Amendment) and within 500 feet of the Project site, the applicant shall employ site-specific noise attenuation measures during project construction to reduce the generation of construction noise. These measures shall be included in a Noise Control Plan that shall be submitted for review and approval by the City of Richmond Planning and Building Services Department to ensure that construction noise meets the standards set forth in the City's Noise ordinance. Measures specified in the Noise Control Plan and implemented during Project construction may include the following noise control strategies: • Equipment and trucks used for construction shall use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds); • Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electrically	Project Applicant / Project Contractor	City of Richmond Building Division and Engineering Services Department	Engineering Services Department to review and approve Project specifications and grading and construction plans for inclusion of this measure into specifications. Building Division to inspect site during construction to ensure compliance with Project construction plans.	Prior to issuance of building permit. Field inspections during construction.	*Verified by:* *Date:*

TABLE 6-1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Project Mitigation Measures	Implemented By	Monitored By	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
4.11 Noise (cont.)					
powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to approximately 10 dBA. External jackets on the tools themselves or similar devices shall be used; this could achieve a reduction of 5 dBA. Quieter procedures, such as use of drills rather than impact tools, shall be used; and • Stationary noise sources on site shall be located as far from adjacent receptors as may physically be accommodated, and they shall be muffled and enclosed within temporary sheds incorporate insulation barriers, or include similar measures to reduce noise.					
4.12 Population and Housing					
None required.					
4.13 Public Services and Recreation					
None required.					
4.14 Transportation and Traffic					
None required.					
4.15 Utilities and Service Systems					
None required.					

TABLE 2-1
REVISED SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED PROJECT

Impacts	Mitigation Measures	Significance Including After Mitigation
4.1 Aesthetics		
Impact AES-1: The Project would not have a substantial adverse effect on a scenic vista nor substantially damage scenic resources. (Criteria a. and b.) *(Less than Significant, No Mitigation Required)*	None required	Less Than Significant
Impact AES-2: The Project would not substantially degrade the existing visual character or quality of the site and its surroundings. (Criterion c.) *(Less than Significant, No Mitigation Required)*	None required	Less Than Significant
Impact AES -3: The proposed Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. (Criterion d.) *(Less than Significant, No Mitigation Required)*	None required	Less Than Significant
CUMULATIVE IMPACT: **Impact C-AES-1:** The proposed Project would not result in a cumulative aesthetics impact when considering the combined effect of the Project, and past, present, approved, pending, and reasonably foreseeable future projects. *(Less than Significant, No Mitigation Required)*	None required	Less Than Significant
4.2 Air Quality		
Impact AIR-1: The Project could conflict with or obstruct implementation of the applicable air quality plan. (Criterion a.) (*Less than Significant, No Mitigation Required*)	None required	Less Than Significant
Impact AIR-2: Project construction would result in increased emissions of criteria air pollutants. (Criterion b.) (*Less than Significant With Mitigation*)	**Mitigation Measure AIR-1: Best Management Practices for Controlling Particulate Emissions.** The Project applicant shall implement the following BAAQMD Best Management Practices for particulate control. These measures will reduce particulate emissions primarily during soil movement, grading and demolition activities but also during vehicle and equipment movement on unpaved areas. 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 mph.	Less Than Significant

TABLE 2-1 (Continued)
REVISED SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED PROJECT

Impacts	Mitigation Measures	Significance Including After Mitigation
4.2 Air Quality		
Impact AIR-2 (cont.)	5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, § 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. 7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in accordance with manufacturer's specifications prior to operation. In addition, construction vehicle washing shall be prohibited on the Project site.	
Impact AIR-3: Operation of the Project would result in increased emissions of criteria air pollutants. (Criterion b.) *(Less than Significant, No Mitigation Required)*	None required	Less Than Significant
Impact AIR-4: Construction of the Project could increase emission of toxic air contaminants (TACs), and increase health risks for nearby residents. (Criterion d.) *(Less than Significant with Mitigation)*	**Mitigation Measure AIR-2:** Enhanced Exhaust Emissions Reduction Measures. The applicant shall implement the following measures during construction to further reduce construction-related exhaust emissions: All off-road equipment greater than 25 horsepower (hp) and operating for more than 20 total hours over the entire duration of construction activities shall meet the following requirements: 1. Where access to alternative sources of power are available, portable diesel engines shall be prohibited; and 2. All off-road equipment shall have: a. Engines that meet or exceed either USEPA or CARB Tier 3 off-road emission standards, and b. Engines that are retrofitted with a CARB Level 3 Verified Diesel Emissions Control Strategy. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such are available.	Less Than Significant
Impact AIR-5: Project operations could expose sensitive receptors to substantial pollutant concentrations including toxic air contaminants and increase health risks for existing and proposed residents. (Criterion d.) *(Less than Significant, No Mitigation Required)*	None required	Less Than Significant

TABLE 2-1 (Continued)
REVISED SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED PROJECT

Impacts	Mitigation Measures	Significance Including After Mitigation
4.2 Air Quality (cont.)		
Impact AIR-6: The Project could create objectionable odors affecting a substantial number of people. (Criterion e.) *(Less than Significant, No Mitigation Required)*	None required	Less Than Significant
CUMULATIVE IMPACTS: **Impact C-AIR-1:** The Project, in combination with past, present, and reasonably foreseeable future development of cumulative projects would contribute to cumulative regional air quality impacts. (Criterion c.) *(Less Than Significant with Mitigation)*	**Mitigation Measure AIR-1**	Less Than Significant
Impact C-AIR-2: The Project, in combination with past, present, and reasonably foreseeable future development of cumulative projects would contribute to cumulative health risk impacts on sensitive receptors. (Criterion c.) (*Less Than Significant with Mitigation*)	**Mitigation Measure AIR-2**	Less Than Significant
4.3 Biological Resources		
Impact BIO-1: Development of the Project could have a substantial adverse effect, either directly or through habitat modifications, on species identified as candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the United States Fish and Wildlife Service. (Criterion a.) (*Less Than Significant with Mitigation*)	**Mitigation Measure BIO-1: Nesting Bird Protection Measures.** The Project applicant shall conduct preconstruction nesting bird surveys in areas containing, or likely to contain, habitat for nesting birds (i.e., areas with shrub vegetation) as a condition of approval for any development-related permit. Specific measures to avoid and minimize impacts on nesting birds include, but are not limited to, those described below. a) Construction activities including vegetation removal and construction shall be performed between September 1 and January 31 in order to avoid the avian nesting season. b) If construction activities cannot be completed between September 1 and January 31, a preconstruction survey for nesting birds shall be conducted by a qualified biologist. During the avian nesting season (February 1 through August 31), a qualified biologist shall survey construction areas within and in the vicinity of the Project site for nesting raptors and passerine birds not more than 30 days prior to any ground-disturbing activity or vegetation removal. All accessible potential nesting habitat, including bare ground, in the Project site and within a 500-foot buffer area (for raptors) and 250-foot buffer area (for all other species) around any construction activity will be surveyed. c) If active nests are found either within the Project site or within the survey buffer, “no-work” buffer zones shall be established around the nests by a qualified biologist in coordination with CDFW as necessary depending on the specific species encountered. No vegetation removal or ground-disturbing activities shall occur within the no-work buffer zone until young have fledged or the nest is otherwise abandoned as determined by the qualified biologist. If work during the nesting season stops for 14 days or more and then resumes, then nesting bird surveys shall be repeated, to ensure that no new birds have begun nesting in the area.	Less Than Significant

TABLE 2-1 (Continued)
REVISED SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED PROJECT

Impacts	Mitigation Measures	Significance Including After Mitigation
4.3 Biological Resources		
Impact BIO-1 (cont.)	Typically, the size of individual "no-work" buffers ranges from a minimum of 250 feet for raptors to a minimum of 50 feet for other birds but can be adjusted based on an evaluation of the site by a qualified biologist in cooperation with the USFWS and/or CDFW as necessary (i.e., in the case of protected species). Buffer distances may also be modified if obstacles such as buildings or trees obscure the construction area from active bird nests, or existing disturbances create an ambient background disturbance similar to the proposed disturbance. d) Birds that establish nests after construction starts are assumed to be habituated to and tolerant of the indirect impacts resulting from construction noise and human activity. However, direct take of nests, eggs, and nestlings is still prohibited and a buffer must be established to avoid nest destruction. e) Results of the surveys shall be forwarded to CDFW (if required by state law based on the species observed) and avoidance procedures shall be adopted, if necessary, on a case-by-case basis. These may include construction buffer areas (up to several hundred feet in the case of raptors) or seasonal avoidance. **Mitigation Measure C-NOI-1**	
Impact BIO-2: Construction of the Project could have a substantial adverse effect on Waters of the U.S. and the state. (Criterion c.) *(Less than Significant, No Mitigation Required)*	None required	Less Than Significant
Impact BIO-3: The Project would not interfere substantially with the movement of native resident or migratory bird species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. (Criterion d.) (*Less Than Significant, No Mitigation Required*)	None required	Less Than Significant
Impact BIO-4: Implementation of the Project would not conflict with any local policies or ordinances protecting biological resources, or adopted local, regional, or state habitat conservation plan. (Criteria e., f.) (*Less than Significant with Mitigation*)	**Mitigation Measures BIO-1 and C-NOI-1.**	Less Than Significant
CUMULATIVE IMPACT: **Impact C-BIO-1:** The proposed Project, in conjunction with other past, current, or foreseeable development in Richmond, could result in cumulative impacts on special-status species, habitats, wetlands and other waters of the U.S. (*Less than Significant with Mitigation*)	**Mitigation Measures BIO-1 and C-NOI-1.**	Less Than Significant

TABLE 2-1 (Continued)
REVISED SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED PROJECT

Impacts	Mitigation Measures	Significance Including After Mitigation
4.4 Cultural and Paleontological Resources		
Impact CUL-1: Project implementation would not cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5. (Criterion a.) (*No Impact, No Mitigation Required*)	None required	Less Than Significant
Impact CUL-2: Project construction could cause a substantial adverse change in the significance of an archaeological resource, including those determined to be a historical resource defined in Section 15064.5 or a unique archaeological resource defined in PRC 21083.2. (Criterion b.) (*Less than Significant with Mitigation*)	**Mitigation Measure CUL-1: Preconstruction Training, Cultural Resources Monitoring, and Inadvertent Discovery of Cultural Resources.** a. *Archeological Site CA-CCO-400: Preconstruction Training and Cultural Resources Monitoring.* Prior to authorization to proceed, a Secretary of the Interior-qualified archaeologist shall prepare a cultural resources monitoring plan. The City of Richmond shall review and approve the plan. The plan shall include a requirement for monitoring of construction activities within 200 feet of archeological site CA-CCO-400 by both a qualified archeologist and, if reasonably available, a Native American representative. The City shall conduct good faith outreach (phone calls and emails) to tribal representatives identified by the Native American Heritage Commission in their February 6, 2016 letter as having potential interest in the Project site (see Appendix D of the Draft EIR). The plan shall include (but not be limited to) the following components: • A training program for all construction and field workers involved in site disturbance that would be completed prior to the commencement of construction activities and that would train site workers in the identification of potential cultural resources, and actions to be undertaken in the event that potential cultural resources are discovered; • The identification of person(s) responsible for conducting monitoring activities, including Native American monitors; • The identification of person(s) responsible for overseeing and directing the monitors; • Monitoring protocols and procedures and the required format and content of monitoring reports; • The schedule for submittal of monitoring reports and identification of person(s) responsible for review and approval of monitoring reports; • A protocol for notifications in the event cultural resources are encountered, as well as methods of dealing with the encountered resources (e.g., collection, identification, curation); • Methods to ensure the security of cultural resources sites; and • A protocol for notifying local authorities (i.e. Sheriff, Police) should site looting and other illegal activities occur during construction. During the course of the construction monitoring, the archaeologist may adjust the frequency, from continuous to intermittent, of the monitoring based on the conditions and professional judgment regarding the potential to impact resources. b. *Project Site-Wide (Including Archeological Site CA-CCO-400): Inadvertent Discovery of Cultural Resources.* If archaeological resources are encountered during Project construction, including	Less Than Significant

Impacts	Mitigation Measures	Significance Including After Mitigation
	in the vicinity of archeological site CA-CCO-400, the following steps shall be undertaken:	
4.4 Cultural and Paleontological Resources (cont.)		
Impact CUL-2 (cont.)	• All soil disturbing activities within 100 feet in all directions of the find shall cease until the resource is evaluated; • The monitor shall immediately notify the City of Richmond of the encountered archaeological resource; • The monitor shall, after making a reasonable effort to assess the identity, integrity, and significance of the encountered archaeological resource, present the findings of this assessment to the City; and • A Secretary of the Interior-qualified archaeologist shall inspect the find within 24 hours of discovery. Prehistoric archaeological materials might include obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil ("midden") containing heat-affected rocks, artifacts, or shellfish remains; and stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered stone tools, such as hammerstones and pitted stones. Historic-period materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. In the event archaeological resources qualifying as either historical resources pursuant to CEQA *Guidelines* Section15064.5 or as unique archaeological resources as defined by Public Resources Code 21083.2 are encountered, mitigation shall be implemented in accordance with PRC Section 21083.2 and Section 15126.4 of the CEQA Guidelines, with a preference for preservation in place. The archaeologist, in consultation with the City of Richmond and the culturally-affiliated Native American group(s) shall determine whether to pursue preservation in place. Consistent with CEQA *Guidelines* Section 15126.4(b)(3), this may be accomplished through planning construction to avoid the resource; incorporating the resource within open space; capping and covering the resource; or deeding the site into a permanent conservation easement. If preservation in place is not pursued, the City of Richmond shall ensure implementation of a detailed Archaeological Research Design and Treatment Plan (ARDTP), in consultation with the affiliated Native American tribe(s), if applicable. A qualified archaeologist, in consultation with the City of Richmond, shall prepare and implement the ARDTP, which shall include a data recovery program. The Project archaeologist, the applicant, and the City of Richmond shall meet to determine the scope of the ARDTP. Treatment of unique archaeological resources shall follow the applicable requirements of PRC Section 21083.2. The ARDTP shall identify how the proposed data recovery program would preserve the significant information the archaeological resource contains, and shall include and/or require the following: • Identification of the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions;	

TABLE 2-1 (Continued)
REVISED SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED PROJECT

Impacts	Mitigation Measures	Significance Including After Mitigation
4.4 Cultural and Paleontological Resources (cont.)		
Impact CUL-2 (cont.)	• Documentation of the results of the investigation in a timely manner, in a technical report that provides a full artifact catalog, analysis of items collected, results of any special studies conducted, and interpretations of the resource within a regional and local context; • Details regarding treatment, which for most resources would consist of (but would not be not limited to) sample excavation, artifact collection, site documentation, and historical research, with the aim to target the recovery of important scientific data contained in the portion(s) of the significant resource to be impacted by the Project; • Dissemination of report/s to local and state repositories, libraries, and interested professionals; and • Curation of artifacts and data at an approved facility. The City of Richmond shall submit all technical documents to the Northwest Information Center of the California Historical Resources Information System.	
Impact CUL-3: Project construction could disturb human remains, including those interred outside of formal cemeteries. (Criterion c.) (*Less than Significant with Mitigation*)	**Mitigation Measure CUL-2: Inadvertent Discovery of Human Remains.** Prior to the commencement of Project construction, the applicant shall ensure that Project construction personnel receive training regarding the possibility of encountering human remains during construction, and apprised of appropriate procedures to undertake in the event of such a discovery. Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California, in the event of discovery or recognition of any human remains during construction activities, such activities within 100 feet of the find shall cease until the Contra Costa County Coroner has been contacted to determine that no investigation of the cause of death is required. The Native American Heritage Commission (NAHC) will be contacted within 24 hours if it is determined that the remains are Native American. The NAHC will then identify the person or persons it believes to be the most likely descendant from the deceased Native American, who in turn would make recommendations to the City of Richmond for the appropriate means of treating the human remains and any grave goods.	Less Than Significant
Impact CUL-4: The Project could cause a substantial adverse change in the significance of a tribal cultural resource. (Criterion d.) (*Less than Significant with Mitigation*)	**Mitigation Measures CUL-1 and CUL-2**	Less Than Significant
Impact CUL-5: Project construction could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. (Criterion e.) (*Less than Significant with Mitigation*)	**Mitigation Measure CUL-3: Preconstruction Training, Paleontological Monitoring, and Accidental Discovery of Paleontological Resources.** Prior to construction, a qualified paleontologist with expertise in California paleontology will develop a paleontological resources training program for all construction and field workers involved in ground-disturbing activities that details the recognition and importance of paleontological resources, and establishes accidental discovery procedures should paleontological resources be encountered during construction. Paleontological monitoring is necessary when ground-disturbing activities occur in previously undisturbed sediments mapped as Franciscan sandstone or greywacke (see Engeo Inc., 2017 for detailed geologic mapping of the Project site). Monitoring is not necessary in other sediments	Less Than Significant

TABLE 2-1 (Continued)
REVISED SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED PROJECT

Impacts	Mitigation Measures	Significance Including After Mitigation
4.4 Cultural and Paleontological Resources (cont.)		
Impact CUL-5 (cont.)	on the Project site, including artificial fill, colluvium, or landslide deposits, or in areas that have been previously disturbed. Monitoring should be conducted by a qualified paleontological monitor that meets the standards of the Society of Vertebrate Paleontology (SVP; 2010). If paleontological resources, such as fossilized bone, teeth, shell, tracks, trails, casts, molds, or impressions are discovered during ground-disturbing activities, work shall stop in that area and within 100 feet of the find until a qualified paleontologist can assess the nature and importance of the find and, if necessary, develop appropriate treatment measures in conformance with SVP standards, and in consultation with the City of Richmond.	
CUMULATIVE IMPACT: **Impact C-CUL-1:** Construction activity and development of the Project, in combination with past, present, existing, approved, pending and reasonably foreseeable future projects within and in the vicinity of the Project site, would contribute to an adverse cumulative impact to cultural resources, but the contribution would not be considerable. (*Less Than Significant with Mitigation*)	**Mitigation Measures CUL-1, CUL-2, and CUL-3.**	Less Than Significant
4.5 Energy Resources		
Impact ENE-1: Construction and operation of the Project would not conflict with adopted energy conservation plans, violate energy standards, or result in wasteful, inefficient and unnecessary use of energy, and the Project would not require substantial additional capacity. (Criteria a. through d.) (*Less Than Significant, No Mitigation Required*)	None required	Less Than Significant
Impact C-ENE-1: The proposed Project, in conjunction with other past, current, or foreseeable development in Richmond, would not conflict with adopted energy conservation plans, violate energy standards, or result in wasteful, inefficient and unnecessary use of energy, such that a cumulative impact would occur. (*Less Than Significant, No Mitigation Required*)	None required	Less Than Significant
4.6 Geology, Soils, and Mineral Resources		
Impact GEO-1: Development of the Project could expose people or structures to seismically induced ground shaking and thereby to potential substantial adverse effects, including the risk of loss, injury, or death. (Criterion a.2) (*Less than Significant, No Mitigation Required*)	None required	Less Than Significant

TABLE 2-1 (Continued)
REVISED SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED PROJECT

Impacts	Mitigation Measures	Significance Including After Mitigation
4.6 Geology, Soils, and Mineral Resources (cont.)		
Impact GEO-2: Project development could expose people or structures to seismically related ground failure including liquefaction and thereby expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. (Criterion a.3) (*Less than Significant, No Mitigation Required*)	None required	Less Than Significant
Impact GEO-3: Project development could expose people or structures to landslides or slope failure on the Project site thereby exposing people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. (Criterion a.4) (*Less than Significant, No Mitigation Required*)	None required	Less Than Significant
Impact GEO-4: The Project could result in soil erosion during excavation, grading, and construction activities. (Criterion b.) (*Less than Significant, No Mitigation Required*)	None required	Less Than Significant
Impact GEO-5: The Project could result in on- or off-site lateral spreading, subsidence, liquefaction, or collapse from placement of improvements on unstable geologic units or soils. (Criterion c.) (*Less than Significant, No Mitigation Required*)	None required	Less Than Significant
Impact GEO-6: Project implementation could occur on expansive soils, creating substantial risks to life and property. (Criterion d.) (*Less than Significant, No Mitigation Required*)	None required	Less Than Significant
Impact GEO-7: The proposed Project could result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, or locally. (Criteria f. and g.). (*Less than Significant, No Mitigation Required*)	None required	Less Than Significant
CUMULATIVE IMPACT: **Impact C-GEO-1:** The Project, in conjunction with past, present and reasonably foreseeable future projects, would not result in significant cumulative impacts with respect to geology, soils, seismicity, or mineral resources. (*Less than Significant, No Mitigation Required*)	None required	Less Than Significant
4.7 Climate Change and Greenhouse Gases		
Impact GHG-1: Development of the proposed Project would produce GHG emissions that could have a significant impact on the environment. (Criterion a.) (*Less Than Significant, No Mitigation Required*)	None required	Less Than Significant

TABLE 2-1 (Continued)
REVISED SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED PROJECT

Impacts	Mitigation Measures	Significance Including After Mitigation
Impact GHG-2: Development of the Project would not conflict with an applicable plan, policy or regulation of an appropriate regulatory agency adopted for the purpose of reducing GHG emissions. (Criterion b.) (*Less Than Significant, No Mitigation Required*)	None required	Less Than Significant
CUMULATIVE IMPACT: **IMPACT C-GHG-1:** Development of the Project, combined with cumulative development, including past, present, existing, approved, pending, and reasonably foreseeable future development in the vicinity of the Project site, would result in cumulative impacts regarding GHG emissions and climate change. (*Less Than Significant, No Mitigation Required*)	None Required	Less Than Significant
4.8 Hazards and Hazardous Materials		
Impact HAZ-1: The Project would include the routine transport, use and disposal of hazardous materials but would not create a significant hazard to the public or the environment. (Criterion a.) (*Less than Significant, No Mitigation Required*)	None required	Less Than Significant
Impact HAZ-2: The Project would not create a significant hazard to the public or environment through an upset or accident involving the release of hazardous materials. (Criterion b.) *(Less than Significant, No Mitigation Required)*	None required	Less Than Significant
Impact HAZ-3: The Project would not impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. (Criterion g.) (*Less than Significant, No Mitigation Required*)	None required	Less Than Significant
Impact HAZ-4: The Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. (Criterion h.) (*Less than Significant, No Mitigation Required*)	None required	Less Than Significant

TABLE 2-1 (Continued)
REVISED SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED PROJECT

Impacts	Mitigation Measures	Significance Including After Mitigation
4.8 Hazards and Hazardous Materials (cont.)		
CUMULATIVE IMPACT: **IMPACT C-HAZ-1:** Development under the proposed Project, combined with cumulative development in the region, including past, present, existing, approved, pending, and reasonably foreseeable future development, could contribute considerably to cumulative impacts related to hazards and hazardous materials. *(Less than Significant, No Mitigation Required)*	None required	Less Than Significant
4.9 Hydrology and Water Quality		
Impact HYD-1: The Project could result in an increase of stormwater pollutants due to construction activities and/or the introduction of new impervious surfaces with development but would not violate any water quality standards or waste discharge requirements. (Criterion a.) *(Less than Significant, No Mitigation Required)*	None required	Less Than Significant
Impact HYD-2: The Project would increase impervious surfaces which would reduce the amount of stormwater runoff available for groundwater recharge but not to the extent that it would substantially deplete groundwater supplies or interfere substantially with groundwater recharge. (Criterion b.) *(Less than Significant, No Mitigation Required)*	None required	Less Than Significant
Impact HYD-3: The Project would not alter the drainage pattern of the site such that it would result in substantial erosion or siltation on or off the site. (Criterion c.) *(Less than Significant, No Mitigation Required)*	None required	Less Than Significant
Impact HYD-4: The Project would not alter the drainage pattern of the site or surrounding areas such that it would result in a 100-year flood event on- or off- the site. (Criterion d.) *(Less than Significant, No Mitigation Required)*	None required	Less Than Significant
Impact HYD-5: The Project would not create or contribute runoff water which would exceed the capacity of existing drainage systems or provide additional sources of polluted runoff. (Criterion e.) *(Less than Significant, No Mitigation Required)*	None required	Less Than Significant
Impact HYD-6: The Project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam or sea level rise. (Criterion i.) *(Less than Significant with Mitigation)*	None required	Less Than Significant

TABLE 2-1 (Continued)
REVISED SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED PROJECT

Impacts	Mitigation Measures	Significance Including After Mitigation
4.9 Hydrology and Water Quality (cont.)		
Impact HYD-7: The Project would not would not result in or cause inundation by seiche, tsunami, or mudflow. (Criterion j.) *(Less than Significant, No Mitigation Required)*	None required	Less Than Significant
CUMULATIVE IMPACT: **Impact C-HYD-1:** Development of the Project, in conjunction with past, present and reasonably foreseeable future projects, would not result in significant cumulative impacts with respect to hydrology, water quality, or flooding. (*Less Than Significant, No Mitigation Required*)	None required	Less Than Significant
4.10 Land Use and Planning		
Impact LUP-1: The Project would not divide an established community. *(Less than Significant, No Mitigation Required)*	None required	Less Than Significant
Impact LUP-2: The Project would not conflict with applicable regional or local plans and policies adopted for the purpose of avoiding or mitigating environmental effects. *(Less than Significant, No Mitigation Required)*	None required	Less Than Significant
CUMULATIVE IMPACT: **Impact C-LUP-1:** Development of the Project, in combination with past, present, existing, approved, pending and reasonably foreseeable future projects within and in the vicinity of the Project site, would not result in significant cumulative impacts to land use and planning. (*Less Than Significant, No Mitigation Required*)	None required	Less Than Significant
4.11 Noise		
Impact NOI-1: Construction of the Project would result in a temporary increase in ambient noise levels. (Criteria a., c.) (*Less Than Significant, No Mitigation Required*)	None required	Less Than Significant
Impact NOI-2: Occupants of the proposed Project buildings could be exposed to high noise levels. (Criteria a., b.) (*Less than Significant, No Mitigation Required*)	None required	Less Than Significant
Impact NOI-3: Project operations could cause a long-term increase in ambient noise levels in the Project site vicinity. (Criterion b.) (*Less Than Significant, No Mitigation Required*)	None required	Less Than Significant

TABLE 2-1 (Continued)
REVISED SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED PROJECT

Impacts	Mitigation Measures	Significance Including After Mitigation
4.11 Noise (cont.)		
Impact NOI-4: Project construction could generate ground-borne vibration. (Criterion f.) (*Less Than Significant, No Mitigation Required*)	None required	Less Than Significant
CUMULATIVE IMPACTS: **Impact C-NOI-1:** Project construction activities combined with cumulative construction noise in the vicinity of the Project site could cause a substantial temporary or periodic increase in ambient noise levels in the Project site vicinity during construction. (*Less Than Significant with Mitigation*)	**Mitigation Measure C-NOI-1: Construction Noise Control Measures and Noise Control Plan.** For any Project construction activities that would take place simultaneously with construction activities that would take place in Miller/Knox Regional Shoreline park (as part of activities associated with the Land Use Plan Amendment) and within 500 feet of the Project site, the applicant shall employ site-specific noise attenuation measures during project construction to reduce the generation of construction noise. These measures shall be included in a Noise Control Plan that shall be submitted for review and approval by the City of Richmond Planning and Building Services Department to ensure that construction noise meets the standards set forth in the City's Noise ordinance. Measures specified in the Noise Control Plan and implemented during Project construction may include the following noise control strategies: • Equipment and trucks used for construction shall use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds); • Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to approximately 10 dBA. External jackets on the tools themselves or similar devices shall be used; this could achieve a reduction of 5 dBA. Quieter procedures, such as use of drills rather than impact tools, shall be used; and • Stationary noise sources on site shall be located as far from adjacent receptors as may physically be accommodated, and they shall be muffled and enclosed within temporary sheds incorporate insulation barriers, or include similar measures to reduce noise.	Less Than Significant
Impact C-NOI-2: Operation of the proposed Project when considered with other cumulative development would not cause a substantial permanent increase in ambient noise levels in the Project vicinity. (*Less Than Significant, No Mitigation Required*)	None required	Less Than Significant
4.12 Population and Housing		
Impact POP-1: The Project would not directly or indirectly induce substantial population growth. (Criterion a.) *(Less than Significant, No Mitigation Required)*	None required	Less Than Significant
4.12 Population and Housing (cont.)		
CUMULATIVE IMPACT:	None required	Less Than Significant

TABLE 2-1 (Continued)
REVISED SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED PROJECT

Impacts	Mitigation Measures	Significance Including After Mitigation
Impact C-POP-1: Development of the Project, in combination with past, present, existing, approved, pending and reasonably foreseeable future projects within and in the vicinity of the Project site, would not result in a significant impact on population, housing, and employment. (*Less Than Significant, No Mitigation Required*)		
4.13 Public Services and Recreation		
Impact PUB-1: The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. (Criteria a., b., c.) (*Less Than Significant, No Mitigation Required*)	None required	Less Than Significant
CUMULATIVE IMPACT: **Impact C-PUB-1:** Construction activity and operations for development of the Project, in combination with past, present, existing, approved, pending, and reasonably foreseeable future projects with the vicinity of the Project site, would not contribute considerably to a cumulative impact related to public services and recreation. (*Less than Significant, No Mitigation Required*)	None required	Less Than Significant
4.14 Transportation and Traffic		
Impact TRF-1: The Project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways. (Criterion a.) (*Less than Significant, No Mitigation Required*)	None required	Less Than Significant
Impact TRF-2: The Project would not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. (Criterion b.) (*Less than Significant, No Mitigation Required*)	None required	Less Than Significant
4.14 Transportation and Traffic (cont.)		
Impact TRF-3: The Project would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous	None required	Less Than Significant

TABLE 2-1 (Continued)
REVISED SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED PROJECT

Impacts	Mitigation Measures	Significance Including After Mitigation
intersections) or incompatible uses (e.g., use of large farm equipment). (Criterion c.) (*Less than Significant, No Mitigation Required*)		
Impact TRF-4: The Project would not result in inadequate emergency access. (Criterion d.) (*Less than Significant, No Mitigation Required)*	None required	Less Than Significant
Impact TRF-5: The Project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. (Criteria e., f.) (*Less than Significant, No Mitigation Required)*	None required	Less Than Significant
Impact TRF-6: Project construction would result in a substantial, though temporary, adverse effect on the circulation system during the Project construction period. (Criterion g.) (*Less than Significant, No Mitigation Required)*	None required	Less Than Significant
4.15 Utilities and Service Systems		
Impact UTL-1: The Project would not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. (Criteria b.) (*Less Than Significant, No Mitigation Required*)	None required	Less Than Significant
Impact UTL-2: The water demand generated by development under the Project would not exceed water supplies available from existing entitlements and resources, or need expanded entitlements. (Criteria d.) (*Less Than Significant, No Mitigation Required*)	None required	Less Than Significant
Impact UTL-3: Development of the Project could exceed the wastewater treatment requirements of the San Francisco Regional Water Quality Control Board or result in a determination that new or expanded wastewater treatment facilities would be required. (Criteria a., b., and e.) (*Less Than Significant, No Mitigation Required*)	None required	Less Than Significant
4.15 Utilities and Service Systems (cont.)		
Impact UTL-4: Development of the Project would require or result in construction of new onsite stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. (Criterion c.) (*Less Than Significant, No Mitigation Required*)	None required	Less Than Significant

TABLE 2-1 (Continued)
REVISED SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED PROJECT

Impacts	Mitigation Measures	Significance Including After Mitigation
Impact UTL-5: Development of the Project would not violate applicable federal, state, and local statutes and regulations related to solid waste, or generate solid waste that would exceed the permitted capacity of the landfills serving the area. (Criteria f. and g.) (*Less Than Significant, No Mitigation Required*)	None required	Less Than Significant
CUMULATIVE IMPACT: **Impact C-UTL-1:** Project construction activity and operational activities in combination with past, present, existing, approved, pending, and reasonably foreseeable future projects in the vicinity would not contribute considerably to cumulative impacts to utilities and service systems. (*Less Than Significant, No Mitigation Required*)	None required	Less Than Significant

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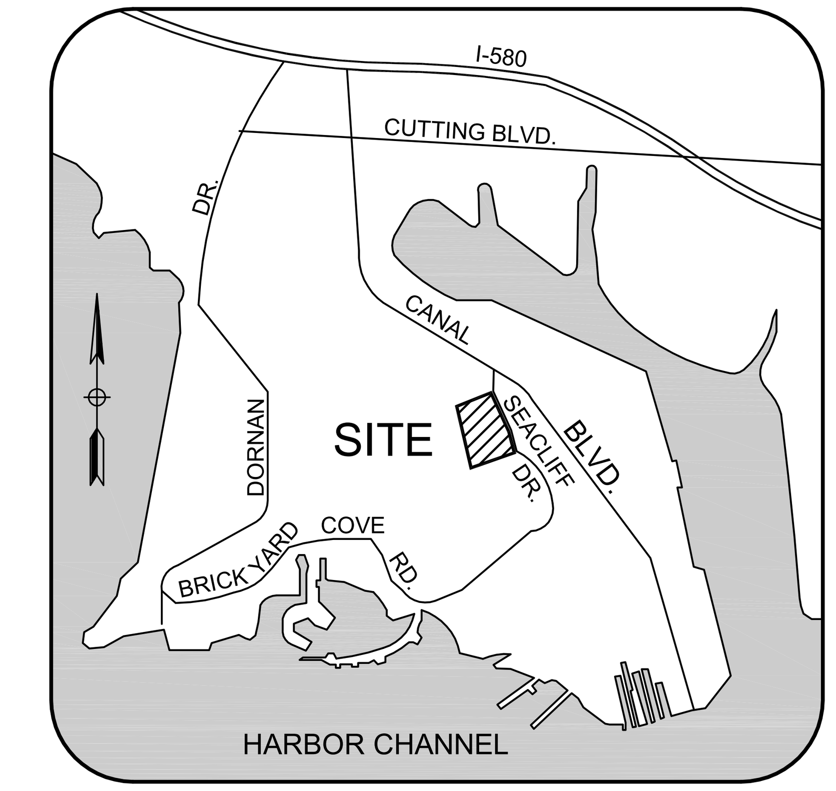
EXHIBIT E

THE QUARRY RESIDENTIAL PROJECT

TOWNHOMES & FLATS
ENTITLEMENT SET
CANAL CREST POINT
RICHMOND, CALIFORNIA



VICINITY MAP
NOT TO SCALE

PROJECT TEAM:

OWNER
NEW WEST COMMUNITIES
5055 WEST PATRICK LANE #101
LAS VEGAS, NV 89118
702.497.0873

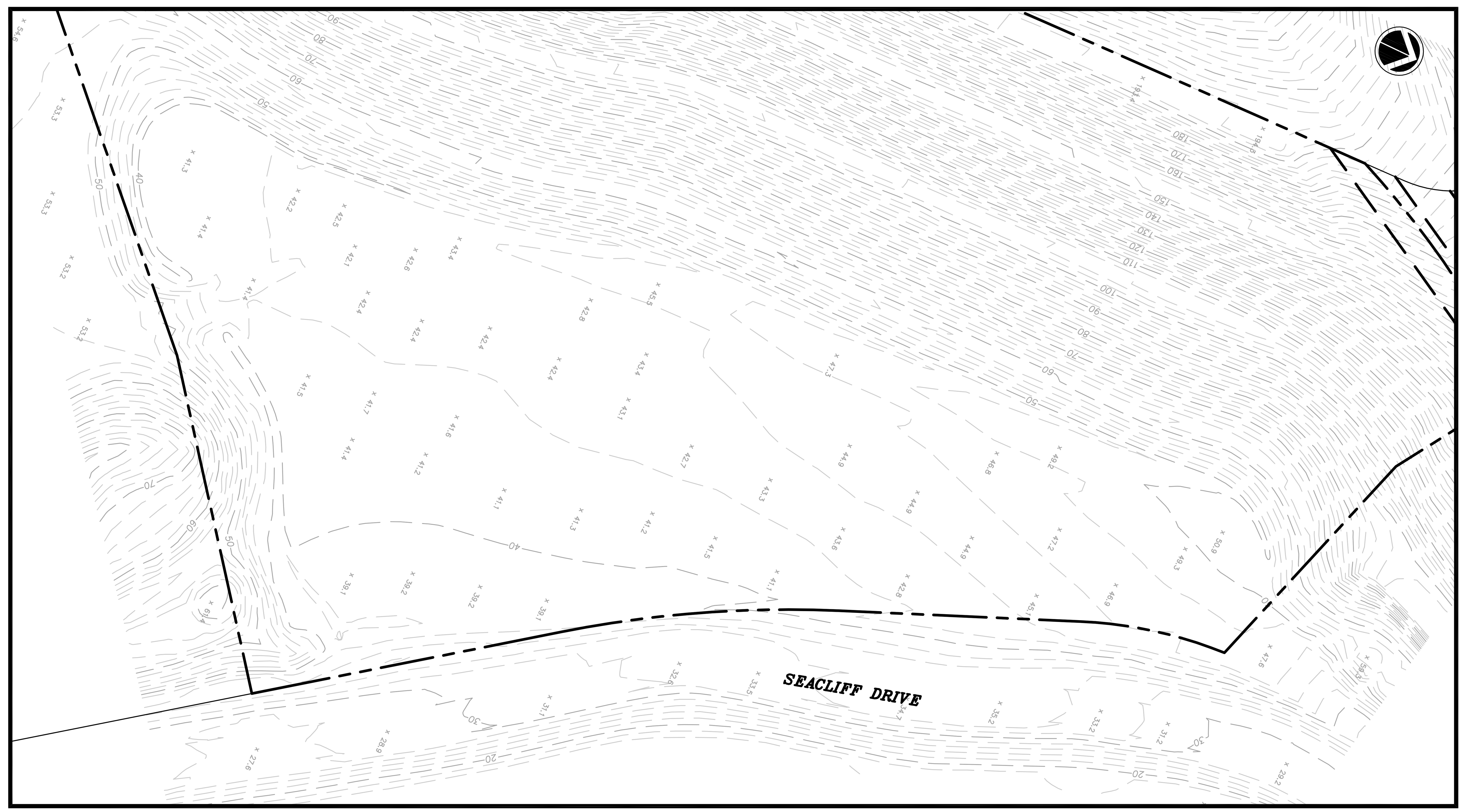
DEVELOPER
NEW WEST COMMUNITIES
5055 WEST PATRICK LANE #101
LAS VEGAS, NV 89118
702.497.0873

CIVIL ENGINEER
PARISI-CSW DESIGN GROUP
210 WASHINGTON AVE. SUITE G
POINT RICHMOND, CA 94801
415.533.1864

ARCHITECT
KTGY
1814 FRANKLIN STREET, SUITE 400
OAKLAND, CA 94612
510.272.2910

SITE INFORMATION:

SITE AREA:	16.95± ACRES
A.P.N:	560-330-043



SITE MAP
NOT TO SCALE

SHEET INDEX:

T 1.0	TITLE SHEET

CIVIL PLANS

C 1.0	EXISTING CONDITIONS
C 2.0	PROPOSED TENTATIVE MAP
C 2.1	PROPOSED TENTATIVE MAP
C 3.0	PHASING PLAN
C4.0	GRADING PLAN
C 4.1	GRADING SECTIONS KEY MAP
C 4.2	GRADING SECTIONS
C 4.3	GRADING SECTIONS
C 5.0	UTILITY PLAN
C 6.0	STORMWATER CONTROL PLAN
C 7.0	PHOTOMETRIC ANALYSIS
C7.1	PROPOSED LIGHTING FIXTURES

REVISIONS

NO.	DESCRIPTION	BY	DATE	APPV'D
1				
2				
3				
4				

Parisi CSW | DESIGN GROUP
210 Washington Avenue, Suite G
Point Richmond, CA 94801
Tel: (415) 533 1864

DRAWN: CHECKED: DESIGNED: APPROVED:

THE QUARRY RESIDENTIAL PROJECT
TITLE SHEET
RICHMOND, CA
CONTRA COSTA COUNTY

DATE 11/16/2017
SCALE As Indicated
JOB NO. 5.1519.00
PERMIT NO.
SHEET NO. 01 OF 13
FILE NO. T1.0

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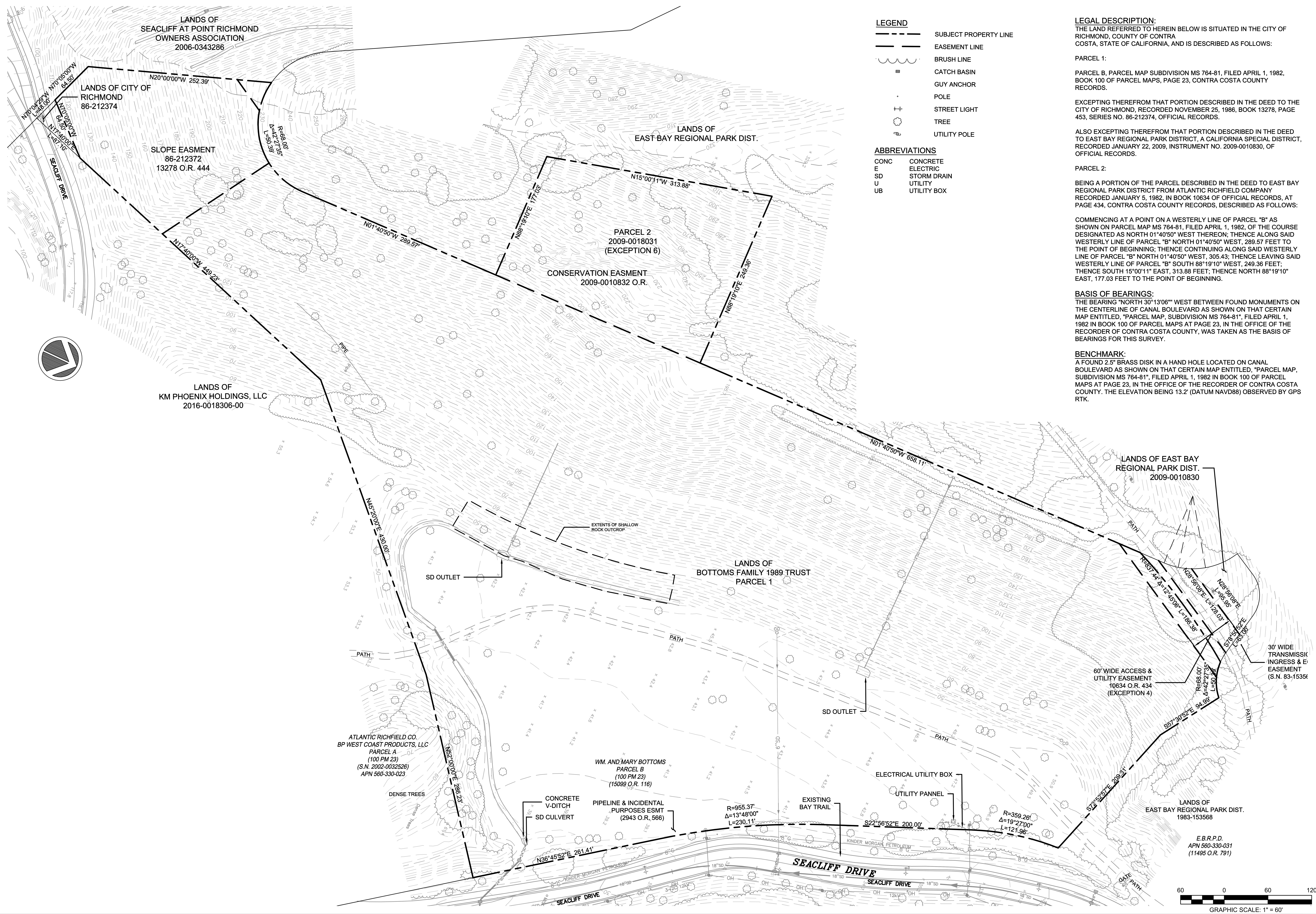

LEGEND

	SUBJECT PROPERTY LINE
	EASEMENT LINE
	BRUSH LINE
	CATCH BASIN
	GUY ANCHOR
	POLE
	STREET LIGHT
	TREE
	UTILITY POLE

ABBREVIATIONS

CONC	CONCRETE
E	ELECTRIC
SD	STORM DRAIN
U	UTILITY
UB	UTILITY BOX

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RICHMOND, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

PARCEL B, PARCEL MAP SUBDIVISION MS 764-81, FILED APRIL 1, 1982, BOOK 100 OF PARCEL MAPS, PAGE 23, CONTRA COSTA COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO THE CITY OF RICHMOND, RECORDED NOVEMBER 25, 1986, BOOK 13278, PAGE 453, SERIES NO. 86-212374, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO EAST BAY REGIONAL PARK DISTRICT, A CALIFORNIA SPECIAL DISTRICT, RECORDED JANUARY 22, 2009, INSTRUMENT NO. 2009-0010830, OF OFFICIAL RECORDS.

PARCEL 2:

BEING A PORTION OF THE PARCEL DESCRIBED IN THE DEED TO EAST BAY REGIONAL PARK DISTRICT FROM ATLANTIC RICHFIELD COMPANY RECORDED JANUARY 5, 1982, IN BOOK 10634 OF OFFICIAL RECORDS, AT PAGE 434, CONTRA COSTA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON A WESTERLY LINE OF PARCEL "B" AS SHOWN ON PARCEL MAP MS 764-81, FILED APRIL 1, 1982, OF THE COURSE DESIGNATED AS NORTH 01°40'50" WEST THEREON; THENCE ALONG SAID WESTERLY LINE OF PARCEL "B" NORTH 01°40'50" WEST, 289.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY LINE OF PARCEL "B" NORTH 01°40'50" WEST, 305.43; THENCE LEAVING SAID WESTERLY LINE OF PARCEL "B" SOUTH 88°19'10" WEST, 249.36 FEET; THENCE SOUTH 15°00'11" EAST, 313.88 FEET; THENCE NORTH 88°19'10" EAST, 177.03 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS:

THE BEARING "NORTH 30°13'06"" WEST BETWEEN FOUND MONUMENTS ON THE CENTERLINE OF CANAL BOULEVARD AS SHOWN ON THAT CERTAIN MAP ENTITLED, "PARCEL MAP, SUBDIVISION MS 764-81", FILED APRIL 1, 1982 IN BOOK 100 OF PARCEL MAPS AT PAGE 23, IN THE OFFICE OF THE RECORDER OF CONTRA COSTA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK:

A FOUND 2.5" BRASS DISK IN A HAND HOLE LOCATED ON CANAL BOULEVARD AS SHOWN ON THAT CERTAIN MAP ENTITLED, "PARCEL MAP, SUBDIVISION MS 764-81", FILED APRIL 1, 1982 IN BOOK 100 OF PARCEL MAPS AT PAGE 23, IN THE OFFICE OF THE RECORDER OF CONTRA COSTA COUNTY. THE ELEVATION BEING 13.2' (DATUM NAVD88) OBSERVED BY GPS RTK.

REVISIONS

NO.	DESCRIPTION	BY	DATE	APPV'D
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Point Richmond, CA 94801
Tel: (415) 533 1864

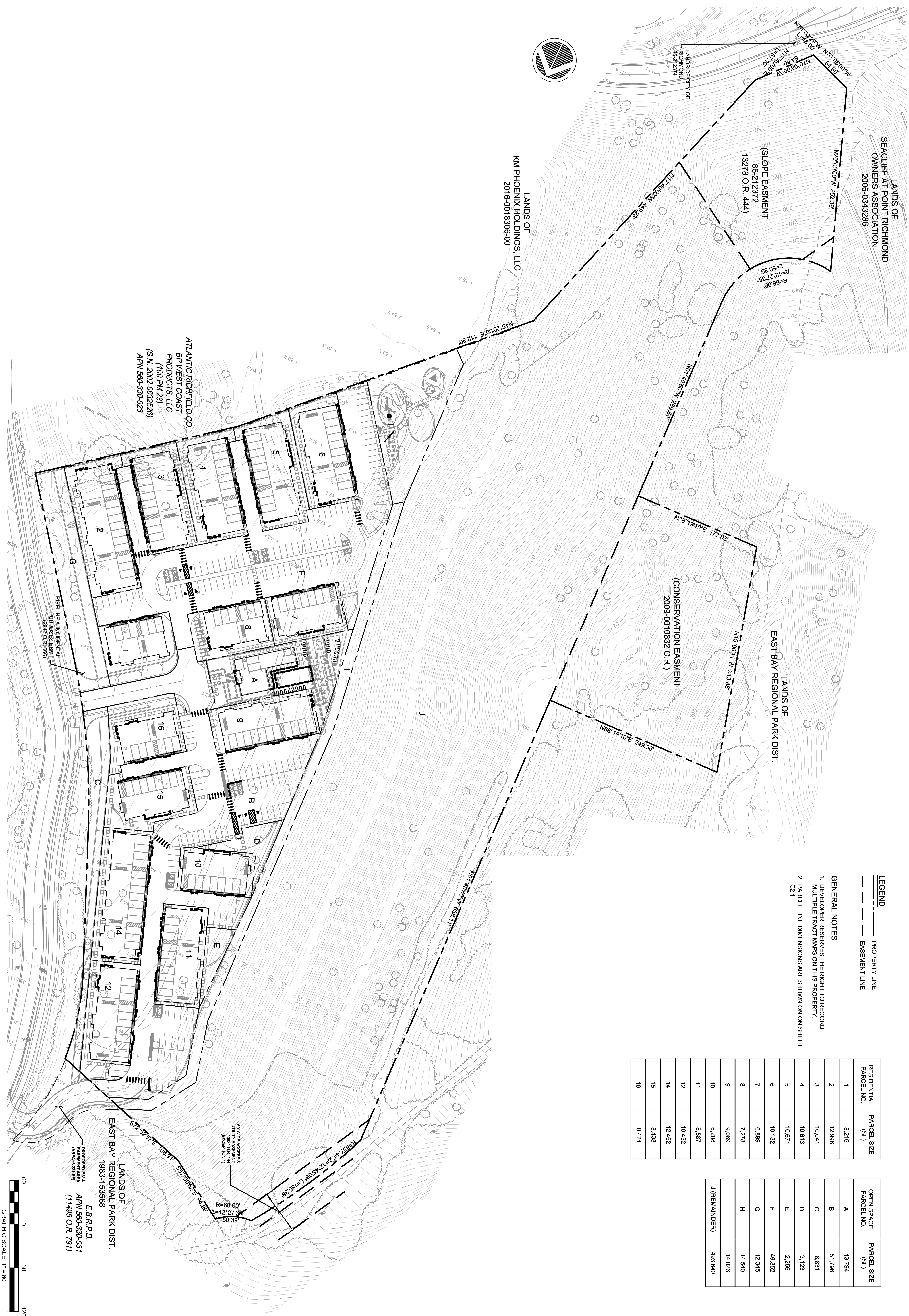
DRAWN: CHECKED: DESIGNED: APPROVED:

THE QUARRY RESIDENTIAL PROJECT

EXISTING CONDITIONS

RICHMOND, CA — CONTRA COSTA COUNTY

DATE: 01/19/2018 | SCALE: As Indicated
JOB NO: (CSWST2) 5.1519.00
PERMIT NO:
SHEET NO: 02 OF 13
FILE NO: C1.0



LEGEND

PROPERTY LINE

EASEMENT LINE

GENERAL NOTES

1. DEVELOPER RESERVES THE RIGHT TO RECORD MULTIPLE TRACT MAPS ON THIS PROPERTY.
2. PARCEL LINE DIMENSIONS ARE SHOWN ON ON SHEET C2.1

RESIDENTIAL PARCEL NO.	PARCEL SIZE (SF)
1	8,216
2	12,998
3	10,041
4	10,613
5	10,671
6	10,132
7	6,899
8	7,278
9	9,069
10	6,208
11	8,587
12	10,432
14	12,462
15	8,438
16	8,421

OPEN SPACE PARCEL NO.	PARCEL SIZE (SF)
A	13,794
B	51,798
C	8,831
D	3,123
E	2,256
F	49,352
G	12,345
H	14,540
I	14,026
J (REMAINDER)	493,640

THE QUARRY RESIDENTIAL PROJECT

VESTING TENTATIVE SUBDIVISION MAP

RICHMOND, CA

CONTRA COSTA COUNTY

Parisi CSW | DESIGN GROUP

210 Washington Avenue, Suite G
Point Richmond, CA 94801
Tel: (415) 533 1864

DATE: 01/19/2018

SCALE: As Indicated

JOB NO.: (CSWST2) 5.1519.00

SHEET NO.: 03 OF 13

FILE NO.: C2.0

DRAWN: CHECKED: DESIGNED: APPROVED:

REVISIONS				
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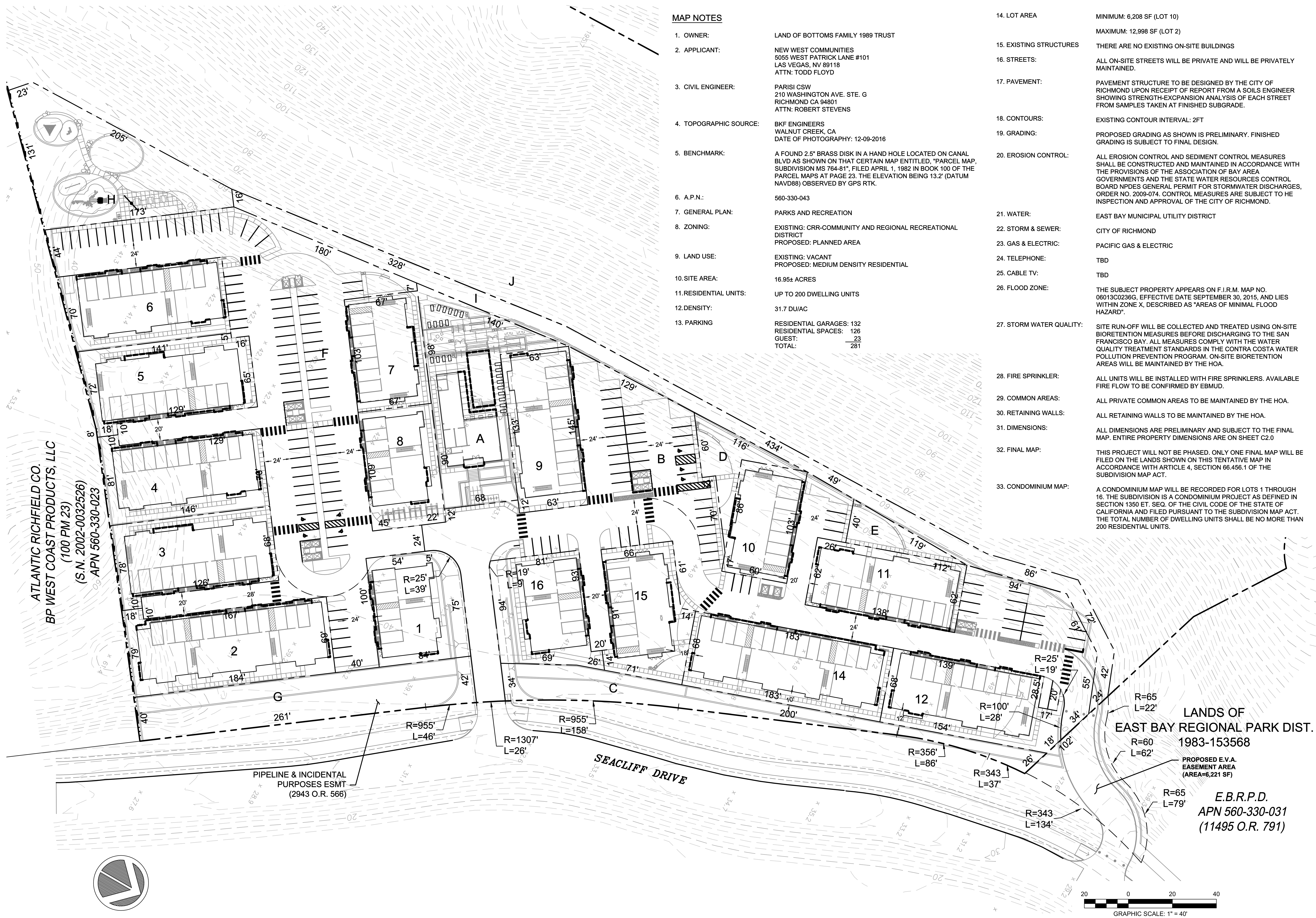

MAP NOTES

1.	OWNER:	LAND OF BOTTOMS FAMILY 1989 TRUST
2.	APPLICANT:	NEW WEST COMMUNITIES 5055 WEST PATRICK LANE #101 LAS VEGAS, NV 89118 ATTN: TODD FLOYD
3.	CIVIL ENGINEER:	PARISI CSW 210 WASHINGTON AVE. STE. G RICHMOND CA 94801 ATTN: ROBERT STEVENS
4.	TOPOGRAPHIC SOURCE:	BKF ENGINEERS WALNUT CREEK, CA DATE OF PHOTOGRAPHY: 12-09-2016
5.	BENCHMARK:	A FOUND 2.5" BRASS DISK IN A HAND HOLE LOCATED ON CANAL BLVD AS SHOWN ON THAT CERTAIN MAP ENTITLED, "PARCEL MAP, SUBDIVISION MS 764-81", FILED APRIL 1, 1982 IN BOOK 100 OF THE PARCEL MAPS AT PAGE 23. THE ELEVATION BEING 13.2' (DATUM NAVD88) OBSERVED BY GPS RTK.
6.	A.P.N.:	560-330-043
7.	GENERAL PLAN:	PARKS AND RECREATION
8.	ZONING:	EXISTING: CRR-COMMUNITY AND REGIONAL RECREATIONAL DISTRICT PROPOSED: PLANNED AREA
9.	LAND USE:	EXISTING: VACANT PROPOSED: MEDIUM DENSITY RESIDENTIAL
10.	SITE AREA:	16.95± ACRES
11.	RESIDENTIAL UNITS:	UP TO 200 DWELLING UNITS
12.	DENSITY:	31.7 DU/AC
13.	PARKING	RESIDENTIAL GARAGES: 132 RESIDENTIAL SPACES: 126 GUEST: 23 TOTAL: 281
14.	LOT AREA	MINIMUM: 6,208 SF (LOT 10) MAXIMUM: 12,998 SF (LOT 2)
15.	EXISTING STRUCTURES	THERE ARE NO EXISTING ON-SITE BUILDINGS
16.	STREETS:	ALL ON-SITE STREETS WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED.
17.	PAVEMENT:	PAVEMENT STRUCTURE TO BE DESIGNED BY THE CITY OF RICHMOND UPON RECEIPT OF REPORT FROM A SOILS ENGINEER SHOWING STRENGTH-EXCPANSION ANALYSIS OF EACH STREET FROM SAMPLES TAKEN AT FINISHED SUBGRADE.
18.	CONTOURS:	EXISTING CONTOUR INTERVAL: 2FT
19.	GRADING:	PROPOSED GRADING AS SHOWN IS PRELIMINARY. FINISHED GRADING IS SUBJECT TO FINAL DESIGN.
20.	EROSION CONTROL:	ALL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE ASSOCIATION OF BAY AREA GOVERNMENTS AND THE STATE WATER RESOURCES CONTROL BOARD NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES, ORDER NO. 2009-074. CONTROL MEASURES ARE SUBJECT TO HE INSPECTION AND APPROVAL OF THE CITY OF RICHMOND.
21.	WATER:	EAST BAY MUNICIPAL UTILITY DISTRICT
22.	STORM & SEWER:	CITY OF RICHMOND
23.	GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
24.	TELEPHONE:	TBD
25.	CABLE TV:	TBD
26.	FLOOD ZONE:	THE SUBJECT PROPERTY APPEARS ON F.I.R.M. MAP NO. 06013C0236G, EFFECTIVE DATE SEPTEMBER 30, 2015, AND LIES WITHIN ZONE X, DESCRIBED AS "AREAS OF MINIMAL FLOOD HAZARD".
27.	STORM WATER QUALITY:	SITE RUN-OFF WILL BE COLLECTED AND TREATED USING ON-SITE BIORETENTION MEASURES BEFORE DISCHARGING TO THE SAN FRANCISCO BAY. ALL MEASURES COMPLY WITH THE WATER QUALITY TREATMENT STANDARDS IN THE CONTRA COSTA WATER POLLUTION PREVENTION PROGRAM. ON-SITE BIORETENTION AREAS WILL BE MAINTAINED BY THE HOA.
28.	FIRE SPRINKLER:	ALL UNITS WILL BE INSTALLED WITH FIRE SPRINKLERS. AVAILABLE FIRE FLOW TO BE CONFIRMED BY EBMUD.
29.	COMMON AREAS:	ALL PRIVATE COMMON AREAS TO BE MAINTAINED BY THE HOA.
30.	RETAINING WALLS:	ALL RETAINING WALLS TO BE MAINTAINED BY THE HOA.
31.	DIMENSIONS:	ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO THE FINAL MAP. ENTIRE PROPERTY DIMENSIONS ARE ON SHEET C2.0
32.	FINAL MAP:	THIS PROJECT WILL NOT BE PHASED. ONLY ONE FINAL MAP WILL BE FILED ON THE LANDS SHOWN ON THIS TENTATIVE MAP IN ACCORDANCE WITH ARTICLE 4, SECTION 66.456.1 OF THE SUBDIVISION MAP ACT.
33.	CONDOMINIUM MAP:	A CONDOMINIUM MAP WILL BE RECORDED FOR LOTS 1 THROUGH 16. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF DWELLING UNITS SHALL BE NO MORE THAN 200 RESIDENTIAL UNITS.

REVISIONS

NO.	DESCRIPTION	BY	DATE	APPV'D
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Tel: (415) 533 1864

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THE QUARRY RESIDENTIAL PROJECT

VESTING TENTATIVE SUBDIVISION MAP

CONTRA COSTA COUNTY
RICHMOND, CA

DATE: 01/19/2018
SCALE: As Indicated
JOB NO: (CSWST2) 5.1519.00
PERMIT NO:
SHEET NO: 04 OF 13
FILE NO: C2.1

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THE QUARRY RESIDENTIAL PROJECT

PRELIMINARY PHASING PLAN

RICHMOND, CA

CONTRA COSTA COUNTY

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Tel: (415) 533 1864

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FILE NO. C3.0

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LEGEND

PROPOSED BIORETENTION FACILITIES
PROPOSED SITE ROADWAY
PROPERTY LINE
EX CONTOUR
PR CONTOUR (MAJOR)
PR CONTOUR (MINOR)
8" KINDER MORGAN PETROLEUM LINE
GUARDRAILS

ABBREVIATIONS

EX	EXISTING	MIN	MINIMUM
FF	FINISHED FLOOR	PR	PROPOSED
FG	FINISHED GROUND	SF	SQUARE FOOT
FS	FINISHED SURFACE	TTS	TOP OF TREATMENT SURFACE
HP	HIGH POINT		
LP	LOW POINT	TW	TOP OF WALL
MAX	MAXIMUM		

NOTES

1. BUILDINGS 4, 6, 8, 9 & 16 WILL HAVE EXTERIOR WALLS BUILT AS PART OF THE FOOTING.

REVISIONS

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THE QUARRY RESIDENTIAL PROJECT

PRELIMINARY GRADING PLAN

RICHMOND, CA CONTRA COSTA COUNTY

DATE: 01/18/2018
SCALE: As Indicated
JOB NO.: (CSWST2) 5.1519.00
PERMIT NO.:
SHEET NO.: 06 OF 13
FILE NO.: C4.0

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GRAPHIC SCALE: 1" = 40'

20 0 20 40

LEGEND

- PROPOSED BIORETENTION FACILITIES
- PROPOSED SITE ROADWAY
- PROPERTY LINE
- EX CONTOUR
- PR CONTOUR (MAJOR)
- PR CONTOUR (MINOR)
- 8" KINDER MORGAN PETROLEUM LINE
- GUARDRAILS

ABBREVIATIONS

EX	EXISTING	MIN	MINIMUM
FF	FINISHED FLOOR	PR	PROPOSED
FG	FINISHED GROUND	SF	SQUARE FOOT
FS	FINISHED SURFACE	TTS	TOP OF TREATMENT SURFACE
HP	HIGH POINT	TW	TOP OF WALL
LP	LOW POINT		
MAX	MAXIMUM		

NOTES

1. BUILDINGS 4, 6, 8, 9 & 16 WILL HAVE EXTERIOR WALLS BUILT AS PART OF THE FOOTING.

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CONTRA COSTA COUNTY

THE QUARRY RESIDENTIAL PROJECT

PRELIMINARY GRADING PLAN
(Alternative)

RICHMOND, CA

DATE: 01/19/2018
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FILE NO: C4.0a

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THE QUARRY RESIDENTIAL PROJECT

SITE CROSS SECTIONS KEY MAP
(Alternative)

RICHMOND, CA

CONTRA COSTA COUNTY

DATE: 01/19/2018

SCALE: As Indicated

JOB NO.: (CSWST2) 5.1519.00

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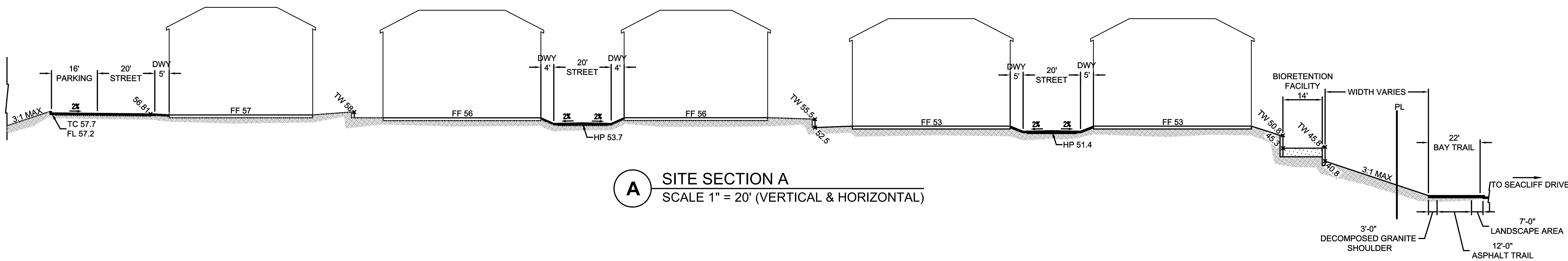
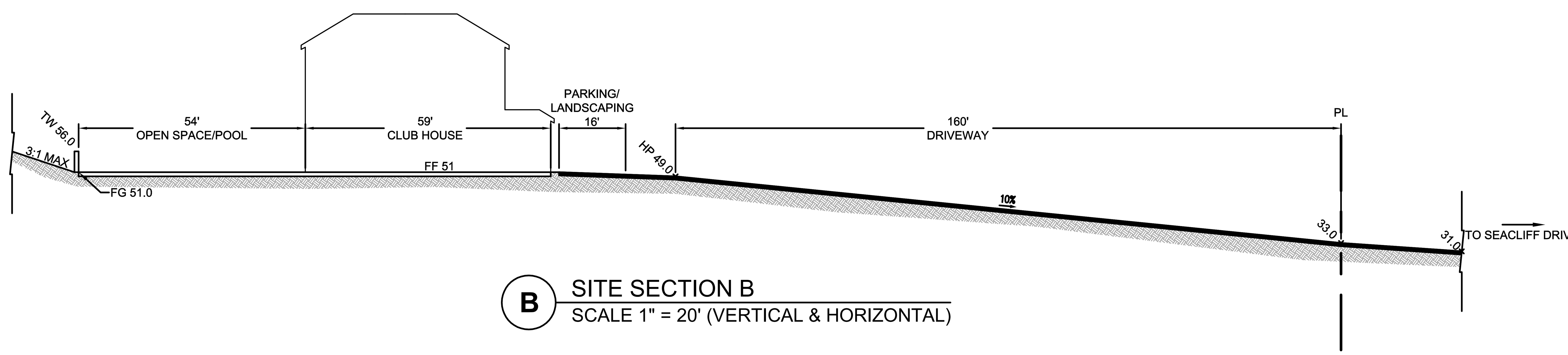
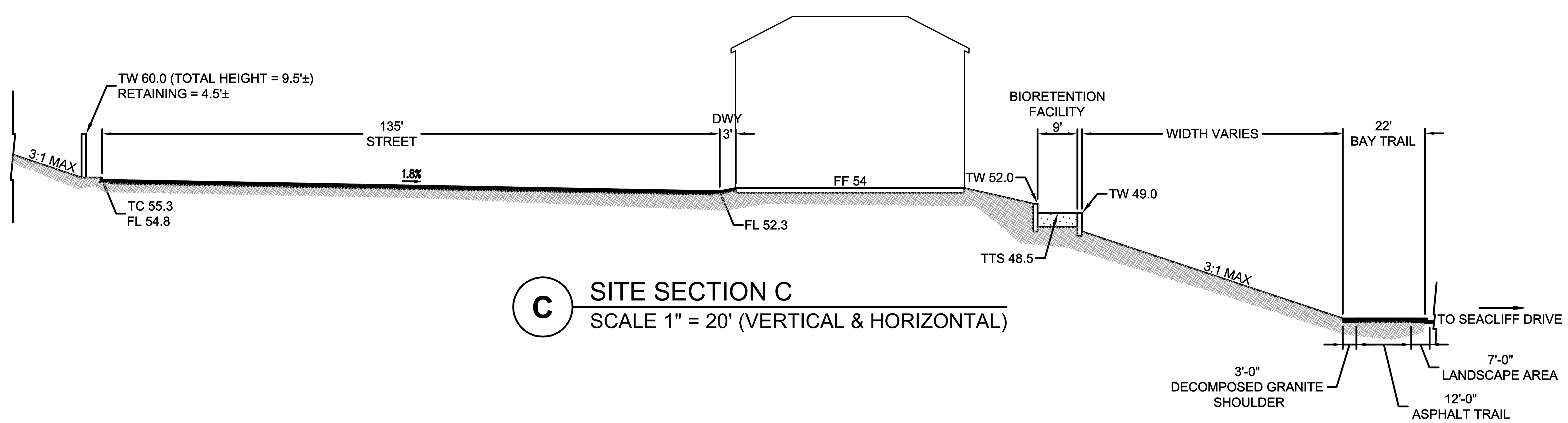


(A) SITE SECTION A
SCALE 1" = 20' (VERTICAL & HORIZONTAL)



(B) SITE SECTION B
SCALE 1" = 20' (VERTICAL & HORIZONTAL)



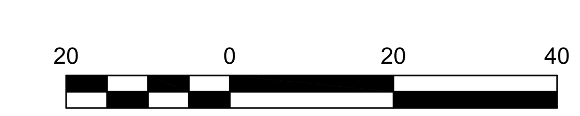
(C) SITE SECTION C
SCALE 1" = 20' (VERTICAL & HORIZONTAL)

LEGEND

- PROPOSED SITE ROADWAY
- PROPOSED BIORETENTION FACILITIES
- PROPOSED BIORETENTION FACILITIES
- PROPERTY LINE

ABBREVIATIONS

FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
HP	HIGH POINT
MAX	MAXIMUM
MIN	MINIMUM
TTS	TOP OF TREATMENT SURFACE
TW	TOP OF WALL



GRAPHIC SCALE: 1" = 20'
HORIZONTAL & VERTICAL

REVISIONS

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THE QUARRY RESIDENTIAL PROJECT

SITE CROSS SECTIONS
(Alternative)

RICHMOND, CA
CONTRA COSTA COUNTY

DATE 01/19/2018
SCALE As Indicated
JOB NO. (CSWST2) 5.1519.00
PERMIT NO.
SHEET NO. 08 OF 13
FILE NO. C4.2a

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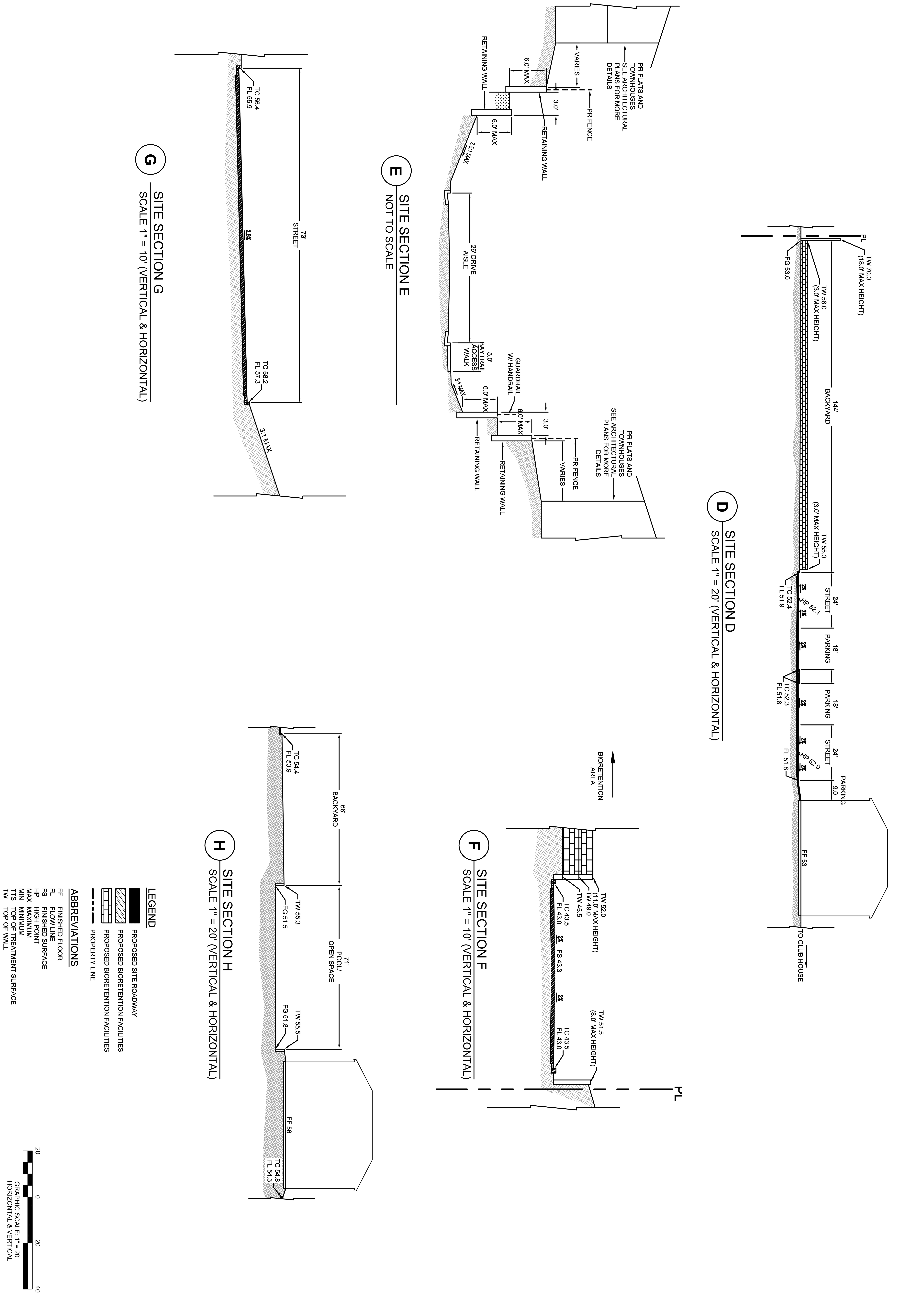

THE QUARRY RESIDENTIAL PROJECT

SITE CROSS SECTIONS
(Alternative)

RICHMOND, CA

CONTRA COSTA COUNTY

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PERMIT NO.
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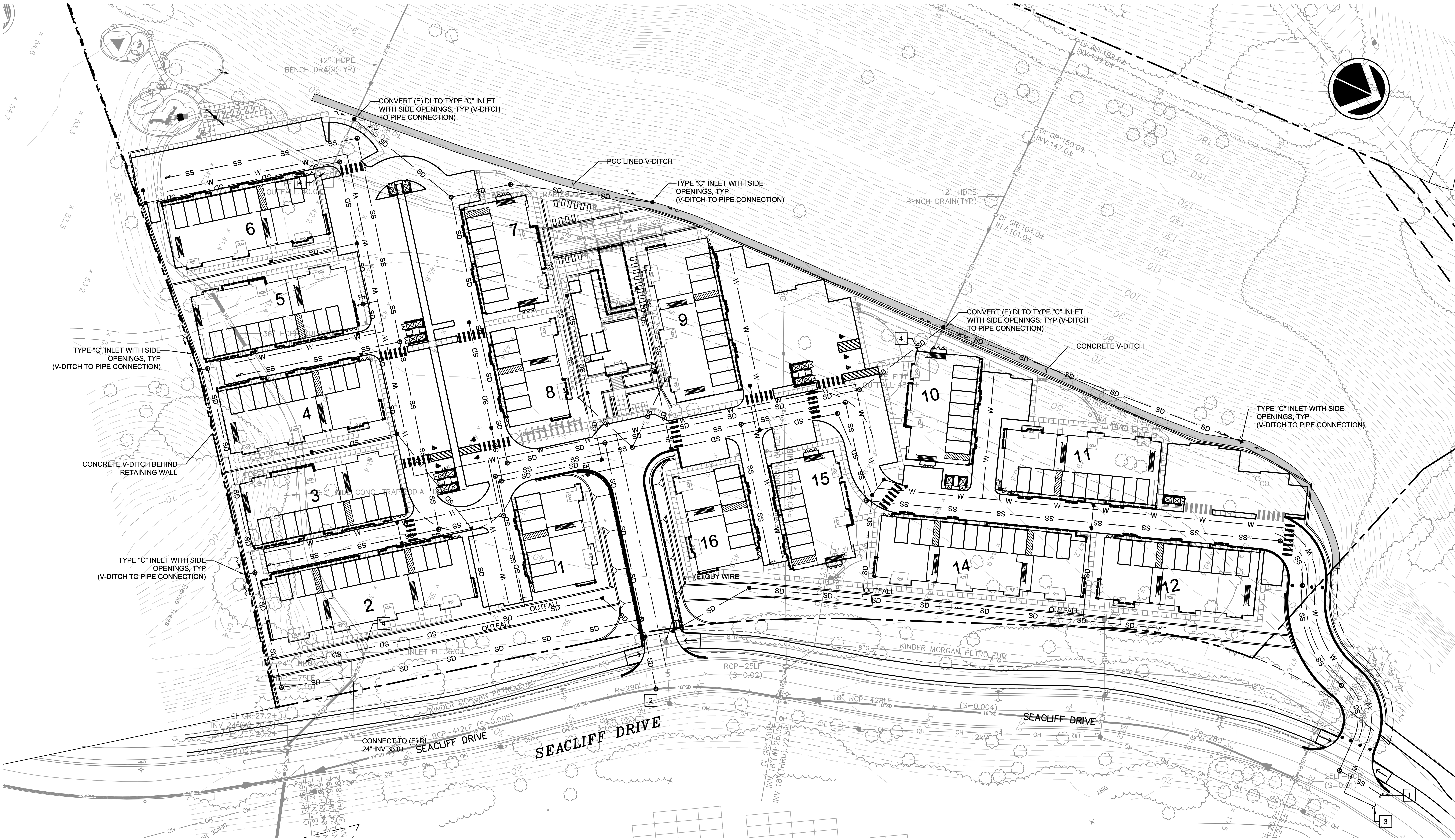
FILE NO. C4.3a



LEGEND

—G—	EXISTING GAS LINE
—W—	EXISTING WATER LINE
—SS—	EXISTING SANITARY SEWER LINE
—SD—	EXISTING STORM DRAIN LINE
—KM—	EXISTING KINDER MORGAN LINE
—W—	PROPOSED WATER LINE
—SS—	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM DRAIN LINE
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
	CATCH BASIN
SSCO	SANITARY SEWER CLEANOUT
SDCO	STORM DRAIN CLEANOUT
FH	FIRE HYDRANT

ABBREVIATIONS

BFP	BACKFLOW PREVENTER	INV	INVERT
BW	BACK OF WALK	LF	LINEAR FEET
CB	CATCH BASIN	MAX	MAXIMUM
CO	CLEANOUT	MH	MANHOLE
DW	DOMESTIC WATER	MIN	MINIMUM
ELEV	ELEVATION	PERF	PERFORATED
EV	ELECTRICAL VAULT	PIV	POST INDICATOR VALVE
(E)	EXISTING	POC	POINT OF CONNECTION
FDC	FIRE DEPARTMENT CONNECTION	S	SLOPE
FH	FIRE HYDRANT	SD	STORM DRAIN
FPS	FIRE PROTECTION SERVICES	SDCB	STORM DRAIN CATCH BASIN
FS	FINISHED SURFACE	SDMH	STORM DRAIN MANHOLE
FT	FEET	SS	SANITARY SEWER
FW	FIRE WATER	SSMH	SANITARY SEWER MANHOLE
G	GAS	TBV	TO BE VERIFIED
GB	GRADE BREAK	TYP	TYPICAL
GR	GRATE	WM	WATER METER
HP	HIGH POINT	WV	WATER VALVE

NOTES

1. THE UTILITIES SHOWN ON THIS PLAN ARE DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD BY POTHOLING PRIOR TO DEMOLITION AND/OR CONSTRUCTION.
2. ALL EXISTING UNDERGROUND UTILITIES SHALL BE PROTECTED UNLESS OTHERWISE NOTED.
3. ALL EXISTING UTILITY BOXES, STRUCTURES, MANHOLES, AND VALVES WITHIN THE LIMIT OF WORK SHALL BE PROTECTED AND ADJUSTED TO FINAL GRADE UNLESS OTHERWISE NOTED.
4. ALL TREES WITHIN AREA OF DEMOLITION SHALL BE PROTECTED UNLESS OTHERWISE NOTED.
5. CONTRACTOR IS RESPONSIBLE TO LEGALLY DISPOSE OF ALL REMOVED MATERIAL.

KEY NOTES

1. NEW SEWER MANHOLE AT CANAL BLVD AND SEACLIFF DRIVE (E) 15" SS INV 2.3±
2. NEW STORM DRAIN MANHOLE AT SEACLIFF DRIVE 18" SD INV 22.0±
3. NEW WATER MAIN TO CONNECT AT 12" WATER MAIN AT CANAL BLVD AND SEACLIFF DRIVE
4. REMOVE EXISTING OUTFALL AND HEADWALL

40 0 40 80
GRAPHIC SCALE: 1" = 40'

REVISIONS

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THE QUARRY RESIDENTIAL PROJECT

PRELIMINARY UTILITY PLAN

CONTRA COSTA COUNTY
RICHMOND, CA

DATE 01/19/2018
SCALE As Indicated
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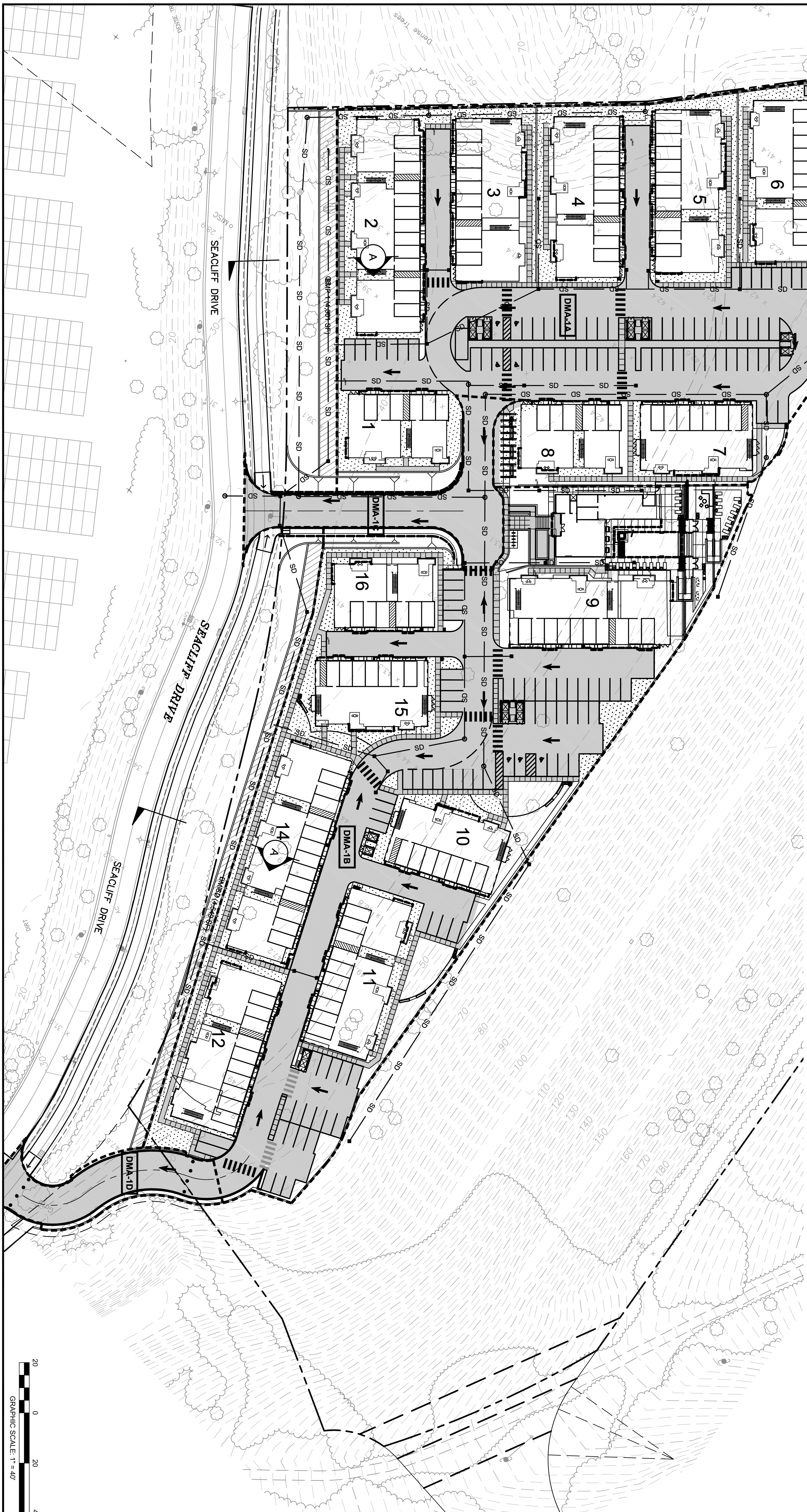


LEGEND

- CONCRETE, ASPHALT, PAVEMENT (IMPERVIOUS)
- ROOF AREA (IMPERVIOUS)
- LANDSCAPE AREA (PERVIOUS)
- BIORETENTION AREA
- DMA BOUNDARY
- SD — STORM DRAIN LINE (SIZED AS INDICATED)
- DIRECTION OF FLOW
- CATCH BASIN

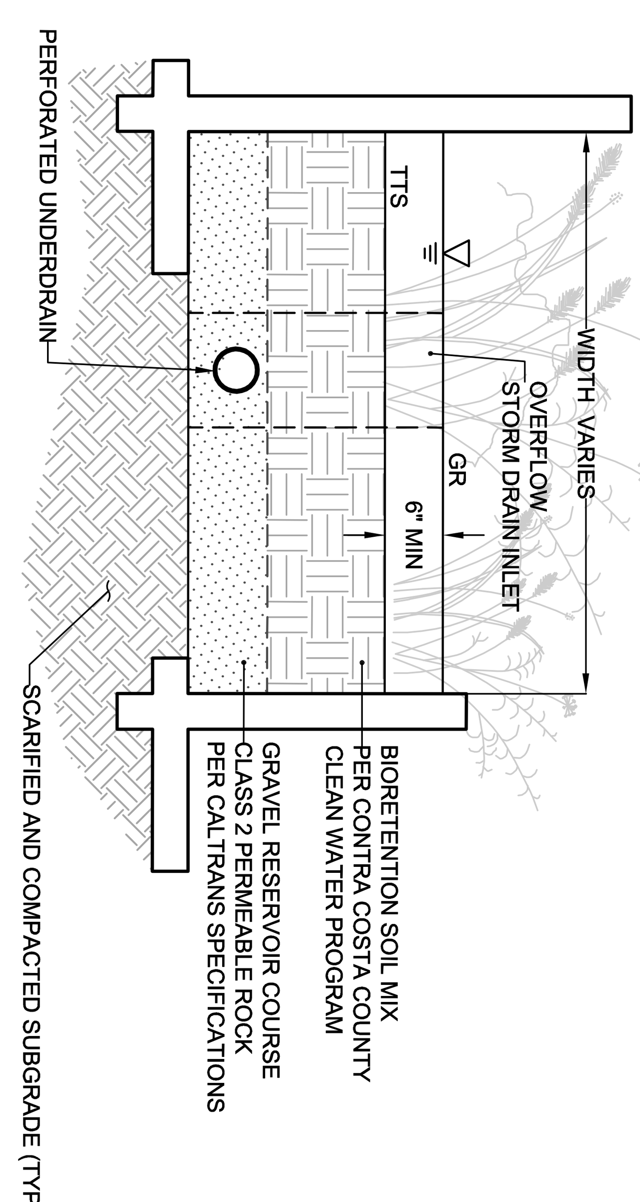
ABBREVIATIONS

BMP BEST MANAGEMENT PRACTICE
DMA DRAINAGE MANAGEMENT AREA
LP LOW POINT
SF SQUARE FOOT

GENERAL NOTES

THE PROPOSED DEVELOPMENT IN RICHMOND, CA WILL CREATE OR REPLACE MORE THAN 10,000 SQUARE FEET OF IMPERVIOUS SURFACE. THEREFORE THE PROJECT WILL BE SUBJECT TO COVERAGE UNDER THE PROVISION C.3 OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN FRANCISCO BAY REGION, MUNICIPAL REGIONAL STORMWATER NPDES PERMIT (MRP). COMPLIANCE WILL BE ACHIEVED IN ACCORDANCE WITH CONTRA COSTA CLEAN WATER PROGRAM STORMWATER C.3 GUIDEBOOK.

DMA	IMPERVIOUS SURFACE (SQFT)	PERVIOUS SURFACE (SQFT)	**BMP AREA (SQFT)**	TOTAL (SF)
DMA-1A	98,238	37,600	4,001	135,838
DMA-1B	90,886	36,297	4,549	127,183
DMA-1C (UNCAPTURED)	9,048	-	-	9,048
DMA-1D (UNCAPTURED)	7,096	-	-	7,096
OVERALL TOTAL (SF)	205,268	73,897	8,550	279,165



A TYPICAL BIORETENTION PLANTER SECTION
NOT TO SCALE

THE QUARRY RESIDENTIAL PROJECT

PRELIMINARY STORMWATER CONTROL PLAN

RICHMOND, CA — CONTRA COSTA COUNTY

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DATE: 01/19/2018
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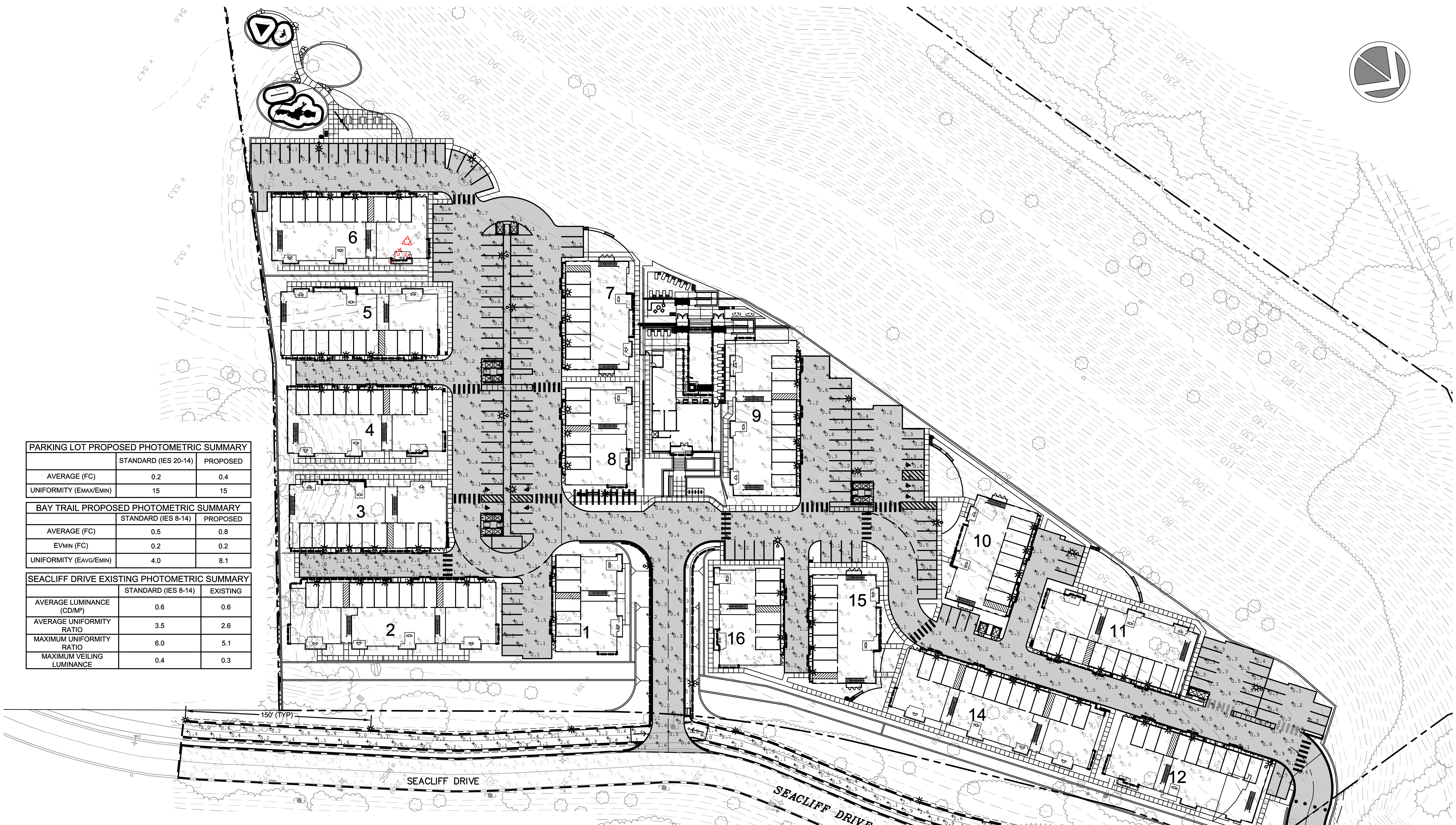

PARKING LOT PROPOSED PHOTOMETRIC SUMMARY		
	STANDARD (IES 20-14)	PROPOSED
AVERAGE (FC)	0.2	0.4
UNIFORMITY (EMAX/EMIN)	15	15

BAY TRAIL PROPOSED PHOTOMETRIC SUMMARY		
	STANDARD (IES 8-14)	PROPOSED
AVERAGE (FC)	0.5	0.8
EVMIN (FC)	0.2	0.2
UNIFORMITY (EAVG/EMIN)	4.0	8.1

SEACLIFF DRIVE EXISTING PHOTOMETRIC SUMMARY		
	STANDARD (IES 8-14)	EXISTING
AVERAGE LUMINANCE (CD/M²)	0.6	0.6
AVERAGE UNIFORMITY RATIO	3.5	2.6
MAXIMUM UNIFORMITY RATIO	6.0	5.1
MAXIMUM VEILING LUMINANCE	0.4	0.3

LEGEND

- PROPOSED SITE ROADWAY
- PROPERTY LINE
- LIMITS OF PHOTOMETRIC STUDY
- PROPOSED PATHWAY LIGHT AT BAY TRAIL (1)
- PROPOSED AREA LIGHT AT PARKING LOTS (2)
- PROPOSED WALL MOUNT LIGHT AT GARAGES (3)
- EXISTING STREETLIGHT AT SEACLIFF DRIVE
- 0.6 ILLUMINANCE POINT (FC)
- EXISTING LUMINANCE POINT (CD/M², SEACLIFF DRIVE)
- 0.6 ILLUMINANCE POINT FOR SPILL (FC)

GENERAL NOTES

1. PROPOSED PATHWAY LIGHT LUMINAIRE TO BE 35 WATT TYPE II MPTC PHILIPS LUMEC URBANSCAPE POST TOP OR EQUAL. PATHWAY LIGHT POLE TO BE 14-FOOT PEDESTRIAN SCALE.
2. PROPOSED PARKING LOT LIGHT LUMINAIRE TO BE 40 WATT TYPE IV SILL CITYLITER LED SELUX YOKE MOUNT OR EQUAL. STREET LIGHT POLE TO BE 16-FOOT WITH 2-FOOT MAST ARM.
3. PROPOSED WALL MOUNT GARAGE LUMINAIRES TO BE 14 WATT C-LITE C-WM-A-WLHR SERIES CREE OR EQUAL. WALL MOUNT TO BE 8-FEET ABOVE GROUND. WALL MOUNT LIGHT LOCATIONS ARE MINIMUM NEEDED. MORE MAY BE PLACED AT EVERY OTHER GARAGE FOR INCREASED ILLUMINANCE ALONG PATHWAYS.
4. ALL STREET LIGHT AND PATHWAY STANDARDS ARE PER IES RP-8-14.
5. ALL PARKING LOT STANDARDS ARE PER IES RP-20-14.

ABBREVIATIONS

AVG AVERAGE
CD CANDELA
E ILLUMINANCE
FC FOOTCANDLE
IES ILLUMINATING ENGINEERING SOCIETY
M METER
MAX MAXIMUM
MIN MINIMUM

GRAPHIC SCALE: 1" = 40'

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THE QUARRY RESIDENTIAL PROJECT

PHOTOMETRIC ANALYSIS

RICHMOND, CA
CONTRA COSTA COUNTY

DATE 01/19/2018
SCALE As Indicated
JOB NO. (CSWST2) 5.1519.00
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SHEET NO. 12 OF 13
FILE NO. C7.0


PHOTO: 2014 SELUX CORPORATION


PHOTO: 2014 KONINKLIJKE PHILIPS N.V. SPECIFICATIONS


PHOTO: 2017 CREE, INC. SPECIFICATIONS

1 PARKING LOT FIXTURE

- SELUX SILL CITYLITER
- TYPE IV
- LED 40 WATTS (VS 70 WATT HPS)
- 16-FOOT POLE WITH 2-FOOT ARM WITH YOKE MOUNT

MANUFACTURER RECOMMENDED APPLICATIONS

- PARKING LOTS
- PUBLIC AREAS

2 BAY TRAIL PATHWAY FIXTURE

- PHILIPS LUMEC URBANSCAPE
- TYPE II MPTC
- 35 WATTS (VS 70 WATT HPS)
- 14-FOOT PEDESTRIAN SCALE POLE WITH POST TOP MOUNTING

MANUFACTURER RECOMMENDED APPLICATIONS

- PARKS AND RECREATION
- CITY STREETS
- CITY CENTERS
- PEDESTRIAN AREAS AND BICYCLE PATHS
- CAMPUSES
- PUBLIC AREAS

3 GARAGE WALL MOUNT FIXTURE

- CREE C-LITE
- C-WM-A-WLHR SERIES
- LED 14 WATTS (VS 100 WATT INCANDESCENT)
- 8-FOOT MOUNTING HEIGHT

MANUFACTURER RECOMMENDED APPLICATIONS

- SECURITY
- STAIRWAYS
- PERIMETER LIGHTING

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THE QUARRY RESIDENTIAL PROJECT

PROPOSED LIGHTING FIXTURES

RICHMOND, CA — CONTRA COSTA COUNTY

DATE 01//19/2018 SCALE As Indicated

JOB NO. (CSWST2) 5.1519.00

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