

## RESOLUTION NO. 102-18

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHMOND, CALIFORNIA, ADOPTING AN ADDENDUM TO THE GENERAL PLAN 2030 FINAL ENVIRONMENTAL IMPACT REPORT AND APPROVING GENERAL PLAN AMENDMENTS RELATED TO CHANGE AREA 12 (NORTHSHORE)

---

**WHEREAS**, in January 2017, the City Council directed staff to initiate a General Plan amendment for Change Area 12 (Northshore) to address new information on shoreline planning that has been published since the adoption of the General Plan 2030 that has the potential to impact the public health safety and welfare. Specifically, the Federal Emergency Management Agency (FEMA) has prepared and issued new Flood Insurance Rate Map (FIRM) (dated September 30, 2015) for many shoreline areas of the City, including Change Area 12 (Northshore). In addition, the Bay Conservation Development Commission also released its Adapting to Rising Tides Contra Costa County Sea Level Rise Vulnerability Assessment report on February 2016, which includes a broad assessment of Contra Costa County's, including City of Richmond's, shoreline exposure to flooding or inundation from sea level rise scenarios of 36 to 66 inches and extreme tide events from the 1-year to the 500-year extreme tide event; and

**WHEREAS**, these levels of inundation would impede public access along the shoreline and create significant flood hazard issues for much of the area where the land has not been subdivided, graded, and ground level raised. Sea level rise could also result in a gradual degradation of below-grade infrastructure and could lead to more dependent on pumping of storm waters. Underground utilities, pipes and structures also would be affected by rising groundwater levels. Portions of Change Area 12 are likely to be affected by sea level rise and extreme tides and are therefore appropriate for open space, parks, agriculture, and temporary structures or structures that could be designed as being resilient to these future conditions; and

**WHEREAS**, the East Bay Regional Parks District owns 155 acres in Change Area 12 as part of the Point Pinole Regional Shoreline, with the Dotson Family Marsh being the centerpiece. The existing and planned alignments of the San Francisco Bay Trail within Change Area 12 will provide access to these lands for recreational users; and

**WHEREAS**, the City adopted the Richmond Bay Specific Plan (RBSP), which is anticipated to accommodate growth along Richmond's southern shoreline, including approximately 11.4 million square feet of new research and development, business, and service space as well as housing near transit within the South Richmond Priority Development Area. With adoption of the RBSP, the role of Change Area 12 in the City needed to be reassessed to consider whether anticipated job growth in certain sectors should be directed to the Richmond Bay Specific Plan area and whether the supply of vacant and underutilized industrial land elsewhere in the City is more than sufficient to meet future needs for industrial space; and

**WHEREAS**, forecasts of regional job growth, particularly in the industrial sector, are less robust because of the effects of the 2008 recession on the regional economy, with 2030 projections from the Association of Bay Area Governments now showing a potential reduction of 118,800 industrial sector jobs from the number on which General Plan was based, of which 63,000 are in the manufacturing and wholesale/distribution sector, meaning there is less demand for the type of industrial land designated for this use in Change Area 12 (only 65 to 130 acres are likely to be needed citywide); and

**WHEREAS**, the supply of vacant and underutilized industrially-zoned land elsewhere in the City (264 acres excluding Change Area 12) is more than sufficient to meet this reduced demand over the 2013 to 2040 planning period;

**WHEREAS**, based on technical analysis and community input, certain areas of Change Area 12 have been determined to have unique attributes, making them appropriate for a new General Plan land use classification of Industrial Agriculture with a broad range of uses that can provide reasonable economic returns for landowners and also relate to and/or would benefit from proximity to the shoreline and are compatible with natural resources and development constraints, including grazing and crop production, hydroponics and aquaculture, agricultural research and development, artisanal manufacturing, and limited industrial and manufacturing

facilities related to agricultural activities, accessory business services and offices for agricultural uses and related activities, cannabis cultivation within greenhouses, on-site cannabis processing and ancillary uses, micro-breweries, small-scale health/fitness facilities for employees, communication facilities, and utilities; and

**WHEREAS**, other areas of Change Area 12 warrant another new General Plan land use classification of Shoreline Conservation that also can provide reasonable economic returns for landowners by allowing for a mix of public and private open space, parks and recreational uses and associated concessions, agricultural uses outside resource conservation/buffer areas, including cannabis cultivation and processing, and appropriate low-intensity/low impact public, cultural, and institutional uses, including utilities, subject to development standards to ensure resource protection and conservation of open space; and

**WHEREAS**, the proposed Change Area 12 General Plan Amendment and associated zoning and zoning text amendments are subject to the requirements of the California Environmental Quality Act, as amended (Public Resources Code Sections 21000-21178), and the California Environmental Quality Act Guidelines (California Code of Regulations Title 14, Chapter 3) (collectively, “CEQA”); and

**WHEREAS**, on April 24, 2012, the Council adopted the CEQA Findings of Fact, Statement of Significance, and Mitigation Monitoring and Reporting Program, and certified the Environmental Impact Report, for the Richmond General Plan 2030 (SCH#2008022018) (the “Richmond General Plan 2030 EIR”); and

**WHEREAS**, pursuant to CEQA Guidelines Section 15164, the City has prepared a proposed addendum affirming that the analysis contained in the Richmond General Plan 2030 EIR adequately addresses the potential physical impacts associated with the proposed Change Area 12 General Plan amendment and associated zoning and zoning text amendments (the “proposed Addendum”); and

**WHEREAS**, the proposed Addendum demonstrates that none of the conditions described in CEQA Guidelines Section 15162 requiring the preparation of a subsequent EIR or negative declaration have occurred; and

**WHEREAS**, on October 30, 2017, a community workshop was held to inform the public about Change Area 12 and the planning context, and to gather input on the guiding principles and the alternative land use concepts; and

**WHEREAS**, on November 16, 2017, the Planning Commission held a study session on the emerging concepts for the Change Area 12 General Plan amendment and received public comments; and

**WHEREAS**, on January 30, 2018, the City Council held a study session on the emerging concepts for the Change Area 12 General Plan amendment and received public comments; and

**WHEREAS**, based on Planning Commission, City Council, and public feedback, a General Plan amendment and associated zoning and zoning text amendments have been prepared; and

**WHEREAS**, Article 15.04.813 and 15.04.814 of the Zoning Ordinance provides procedures for the Planning Commission to recommend amendments to the Zoning Ordinance and General Plan; and

**WHEREAS**, on June 7, 2018, the Planning Commission held a duly noticed public hearing to consider a recommendation to the City Council on the draft EIR Addendum, proposed Change Area 12 General Plan Amendments and associated zoning and zoning text amendments; and

**WHEREAS**, on November 13, 2018, the City Council held a duly noticed public hearing to consider adoption of the EIR Addendum, and the approval of proposed Change Area 12 General Plan Amendment and associated zoning and zoning text amendments; and

**WHEREAS**, the City Council has considered the agenda report, all public comments, and the proposed Change Area 12 General Plan Amendment, as set forth in this Resolution and the applicable provisions of the Richmond Municipal Code (“the Record”).

**NOW THEREFORE BE IT RESOLVED**, that the City Council hereby adopts the FEIR Addendum, attached as Exhibit A, based on the following findings:

1) Based on the analysis and documentation in the Addendum and the supportive environmental checklist prepared for the proposed project, none of the situations described in CEQA Section 21166 and CEQA Guidelines Sections 15162 and 15163 apply here. Based on the results of the supportive environmental checklist, the City has concluded that the proposed project would not result in new significant adverse impacts nor an increase in the severity of impacts identified and studied in the certified General Plan Update FEIR. None of the conditions requiring a supplemental or subsequent EIR exists and the Addendum has been prepared in compliance with CEQA; and

2) The Addendum has been prepared in accordance with CEQA, and the CEQA guidelines; and

3) The Addendum has been presented to the City who has reviewed and considered the information in the Addendum and certified General Plan Update FEIR prior to approving the Zoning and Subdivision Regulations Update; and

4) The Addendum and the certified General Plan FEIR reflect the City’s independent judgment and analysis.

**NOW THEREFORE BE IT RESOLVED** that the City Council approves the proposed General Plan amendments, as specified in Exhibit B, based on the following findings:

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. Sea level rise could result in a gradual degradation of below-grade infrastructure and could lead to more dependent on pumping of storm waters. Underground utilities, pipes and structures would also be affected by rising groundwater levels. Portions of Change Area 12 are likely to be affected by sea level rise and extreme tides and are therefore appropriate for open space, parks, agriculture, and temporary structures or structures that could be designed as being resilient to these future conditions. The proposed amendments will therefore contribute to public health, safety, and general welfare.

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

Statement of Fact: Criterion Satisfied. The proposed General Plan amendments related to Change Area 12 are consistent with the overall General Plan goals.

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 Satisfied. The proposed General Plan amendments include amendments to the Zoning Ordinance to ensure internal consistency is maintained between the General Plan and Zoning Ordinance. No other adopted plans are impacted by the proposed amendments.

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

Statement of Fact: Criterion Satisfied. The City has prepared an addendum affirming that the analysis contained in the Richmond General Plan 2030 EIR adequately addresses the

potential physical impacts associated with the proposed Change Area 12 General Plan amendment and associated zoning and zoning text amendments.

\*\*\*\*\*

I certify that the foregoing resolution was passed and adopted by the Council of the City of Richmond at a regular meeting thereof held December 18, 2018, by the following vote:

AYES: Councilmembers Beckles, Choi, Martinez, Myrick,  
Recinos, and Vice Mayor Willis.

NOES: None.

ABSTENTIONS: None.

ABSENT: Mayor Butt.

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. 102-18**, finally passed and adopted by the City Council of the City of Richmond at a regular meeting held on December 18, 2018.

  
\_\_\_\_\_  
Pamela Christian, Clerk of the City of Richmond



**CITY OF RICHMOND**

**General Plan  
Amendment for  
Change Area 12**

**Addendum to the  
Richmond General Plan Update  
Final Environmental Impact Report  
(SCH# 2008022018)**

May 17, 2018

Planning Commission Public Hearing Draft

Prepared by

**DYETT & BHATIA**  
Urban and Regional Planners



# Table of Contents

|          |  |           |
|----------|--|-----------|
| <b>1</b> | <b>INTRODUCTION.....</b>   | <b>1</b>  |
| 1.1      | Purpose of Addendum and Legal Standards.....                                   | 1         |
| 1.2      | Project Background.....  | 4         |
| 1.3      | Documents Incorporated by Reference.....                                       | 5         |
| <b>2</b> | <b>PROJECT DESCRIPTION.....</b>  | <b>7</b>  |
| 2.1      | Regional and Project Location.....   | 7         |
| 2.2      | Background, Purpose, and Objectives of the Proposed General Plan Addendum..... | 8         |
| 2.3      | Key Provisions of General Plan Amendment.....                                  | 10        |
| 2.4      | Buildout Under Proposed General Plan Amendment.....                            | 17        |
| <b>3</b> | <b>ENVIRONMENTAL ANALYSIS.....</b>   | <b>18</b> |
| 3.1      | Introduction.....  | 18        |
| 3.2      | Land Use Consistency and Compatibility.....                                    | 18        |
| 3.3      | Air Quality.....   | 19        |
| 3.4      | Biological Resources.....  | 20        |
| 3.5      | Cultural Resources.....  | 22        |
| 3.6      | Climate Change/Greenhouse Gas Emissions.....                                   | 23        |
| 3.7      | Geology, Soils, and Minerals.....  | 23        |
| 3.8      | Hazards and Hazardous Materials.....   | 25        |
| 3.9      | Hydrology and Water Quality.....   | 26        |
| 3.10     | Noise.....   | 27        |
| 3.11     | Parks and Recreation.....  | 28        |
| 3.12     | Public Services.....   | 29        |
| 3.13     | Public Utilities.....  | 29        |
| 3.14     | Transportation and Circulation.....  | 31        |
| 3.15     | Visual Resources.....  | 32        |
| 3.16     | Population and Housing.....  | 32        |
| <b>4</b> | <b>CONCLUSION.....</b>   | <b>34</b> |
|          | <b>REFERENCES.....</b>   | <b>36</b> |

## List of Figures

|   |    |
|---|----|
| Figure 1: Existing General Plan Land Use and Current Zoning ..... | 9  |
| Figure 2: Proposed Land Use Designations for Change Area 12.....  | 13 |
| Figure 3: Goodrick Avenue .....                                   | 16 |

## List of Tables

|   |    |
|---|----|
| Table 2.3-1: Proposed General Plan Land Use Designation Amendments..... | 12 |
| Table 2.4-1: Proposed Change Area 12 Land Acreages.....                 | 17 |

# I Introduction

This Addendum Report is intended to serve as the environmental documentation for the City of Richmond's proposed General Plan Amendment for Change Area 12. It is an addendum to the City of Richmond General Plan 2030 Final Environmental Impact Report (EIR) SCH# 2008022018 to demonstrate that the analysis contained in that EIR adequately addresses the potential physical impacts associated with implementation of the City's proposed update to its land use and development strategy in Change Area 12, as required by the California Environmental Quality Act (CEQA) and that none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

The "proposed project" analyzed in this addendum is the proposed March 2017 General Plan Amendment for Change Area 12 and associated zoning to implement this amendment. The proposed amendment is intended to meet the community's and City Council's vision for uses in this area, ensuring that the shoreline maintains a character appropriate to its natural setting, promotes environmental stewardships and will adapt to future sea level rise, that activities that relate well to the shoreline are allowed, that public access is provided, and finally to allow for flexibility in land use to provide reasonable economic returns for private property owners. This section explains the background and purpose of the addendum, establishes its context and scope, and provides references to relevant previous environmental review documents and reports. The City of Richmond is the Lead Agency for the proposed project for purposes of environmental review under the California Environmental Quality Act (CEQA). The term "lead agency" is defined by Section 21067 of CEQA as "the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment."

## **I.1 Purpose of Addendum and Legal Standards**

---

As required by CEQA Guidelines, the City of Richmond has reviewed the information regarding the proposed project and determined that it is appropriate to prepare an addendum to the certified Final EIR on the General Plan Update. The primary purpose of this addendum is to satisfy CEQA requirements by fully documenting why impacts that may occur as a result of adopting the proposed amendment are consistent with impacts studied in the General Plan Final EIR. The addendum describes why the proposed project would not result in a substantial increase in the severity of previously identified significant effects, or new information of substantial importance when compared to the analysis in the certified General

Plan Final EIR. The proposed General Plan amendment is described in Section 2 of the addendum.

Future land uses and new development allowed pursuant to the proposed amendment will be subject to permitting and specific use regulations, development and design standards, and conditions of approval as governed by the City's zoning regulations. Additionally, all development would be subject to review on a project-by-project basis to determine compliance with CEQA. If necessary, project-level CEQA review will be required to determine project specific impacts.

CEQA Guidelines Section 15162 specifies the type of documentation required when changes are proposed to a project. CEQA Guidelines Section 15162 states:

“(a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

(c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.

(d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.”

Section 15164 of the CEQA Guidelines includes situations when a subsequent or supplemental EIR is not required. CEQA Guidelines Section 15164 states:

“(a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

(b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

(c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

(d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

(e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's

findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.”

The proposed project will not require revisions of the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Therefore, consideration and approval of this addendum will satisfy the requirements of CEQA, and no further analysis is required. This is because the proposed General Plan amendment for Change Area 12 and associated zoning amendments would not permit more development or land uses of greater height or greater intensity than permitted under the adopted General Plan and would not allow new development in areas where such development is prohibited under the General Plan. Based on the analysis provided within this document, the addendum has concluded that adoption of the proposed amendment and the associated zoning for General Plan implementation would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects on the environment that have not been previously examined or adequately addressed in the General Plan EIR.

## 1.2 Project Background

---

On April 25, 2012, the Richmond City Council certified the Richmond General Plan Update Environmental Impact Report (SCH# 2008022018) and approved the Richmond General Plan 2030. The City's General Plan 2030 contains elements addressing land use, economic development, transportation, climate change, public safety, arts and culture, and open space conservation strategies to establish the framework for population and job growth and for provision of public services and facilities. The General Plan 2030 will guide development in the city for the next 20 years. The analysis in the General Plan EIR addressed the short- and long-term impacts of the city-wide General Plan. The General Plan EIR also included analysis of alternatives and cumulative impacts associated with buildout of the General Plan. The EIR evaluated the potential for environmental impacts in the following issue areas:

- Land Use Consistency and Compatibility
- Demographics
- Air Quality
- Biological Resources
- Climate Change
- Cultural Resources
- Geology, Soils, and Minerals
- Hazards, Public Safety, and Flooding
- Hydrology and Water Quality
- Noise
- Parks and Recreation
- Public Services
- Public Utilities
- Transportation and Circulation
- Visual Resources

Within General Plan 2030, sixteen identified “change areas” provide the basis for Richmond’s development strategy. As defined in the Land Use and Urban Design Element, change areas

are portions of the city that are largely underutilized, have incompatible land uses, and/or demonstrate high potential for redevelopment. Change Area 12 (Northshore) is located along Richmond's northwest bayfront, generally west of Parchester Village and between San Pablo Bay and the Richmond Parkway.

In January 2017, the Richmond City Council directed staff to initiate a General Plan Amendment for Change Area 12 (Northshore), and in February, the Council adopted a 45-day urgency moratorium ordinance that prohibited the approval of new uses that may conflict with the contemplated General Plan Amendments. The moratorium was subsequently extended, mostly recently in February 2018.

To ensure that this General Plan Amendment would be reflective of the community's vision for the Northshore area while maintaining opportunities for reasonable economic use of privately-owned land, the following public outreach was undertaken:

- **Stakeholder Interviews.** At the outset of the process, face-to-face reconnaissance/"listening" meetings were conducted with over 15 individuals in individual or small group interviews. These interviews informed the drafting of the guiding principles and two alternative land use concepts and the proposed amendments to the City's zoning regulations to implement the General Plan amendment for Change Area 12.
- **Community Workshop.** A community workshop was held at City Hall on October 30th to inform the public about Change Area 12 and the planning context, and to gather input on the guiding principles and the alternative land use concepts. The background for the study was presented, and planning factors to be considered were described and illustrated. Key ideas about visioning for the Change Area and feedback on preliminary concepts were recorded and documented electronically in real time, to ensure that community members knew their input had been heard and would be considered in the planning process.
- **Planning Commission and City Council Meetings and Hearings.** The Planning Commission and the City Council each weighed in on the emerging concepts for the General Plan amendment and provided direction on preferred land use designations, which have been incorporated into the proposed General Plan amendment and the implementing zoning regulations for Change Area 12.

### **1.3 Documents Incorporated by Reference**

---

The General Plan Update Draft EIR (DEIR) and Final EIR (FEIR) evaluated impacts associated with the City's General Plan, including cumulative impacts associated with future development occurring under the General Plan. These documents, in their entirety, as well as the technical reports and appendices prepared in conjunction with the previous General Plan DEIR and FEIR, are incorporated by reference into this addendum. Technical documents supporting the General Plan DEIR and FEIR and this addendum are available for review at the

*General Plan Amendment to Change Area 12  
Addendum to the Final EIR*

City of Richmond Planning and Building Services Department. The General Plan DEIR and FEIR are also available online at: [www.zonerichmond.com](http://www.zonerichmond.com).

## 2 Project Description

The project analyzed in this addendum is the proposed General Plan Amendment for Change Area 12. The proposed amendment is intended to meet the community's and City Council's vision for uses in this area and to allow for flexibility in land use to provide reasonable economic returns for private property owners. This project description provides background information regarding the location and boundaries of Change Area 12, as well as objectives, key themes, and components of the proposed amendment. Additional details are provided in the proposed General Plan amendment and associated zoning amendments, which are included as attachments to the City Staff Report for this action and can be reviewed on the City's website (<http://www.ci.richmond.ca.us/151/Council-Agenda-Documents> or <http://www.ci.richmond.ca.us/2864/Planning-Commission>).

### 2.1 Regional and Project Location

---

The City of Richmond is located in western Contra Costa County, California, on the San Francisco Bay. It is east of San Francisco and north of Berkeley and Oakland. The city boundaries of Richmond include the Point Pinole Regional Shoreline in the north, Sobrante Ridge Regional Preserve in the northeast, Wildcat Canyon Regional Park in the east, and the more urbanized areas of downtown Richmond and the Richmond Harbor in the southeast and central Richmond. Between these different areas of Richmond are the City of San Pablo and the unincorporated area known as North Richmond. San Pablo is entirely surrounded by Richmond, and North Richmond is surrounded by Richmond and a small area of coastline on the San Pablo Bay.

City of Richmond General Plan Change Area 12 is located south of Point Pinole Regional Park, west of Parchester Village and between San Pablo Bay and the Richmond Parkway. It is the central segment of the North Richmond Shoreline, with a total of 290 acres. It is representative of the historic San Francisco baylands, with marshlands and uplands along the shoreline.

## **2.2 Background, Purpose, and Objectives of the Proposed General Plan Addendum**

---

### **BACKGROUND**

The City of Richmond's General Plan governs the land use and physical development within the City. The General Plan sets the long-range policy for the City and provides a unified and coherent framework and vision for the future of the community. The General Plan is the primary means for guiding future land use changes in Richmond.

Currently, General Plan 2030 envisioned Change Area 12 to develop as a low-intensity business/light industrial hub. Privately-owned parcels representing about 104 acres of land area located near the Richmond Parkway and the railroad tracks are designated as Low Intensity Business/Light Industrial, while 136 acres of publicly-owned land located along the shoreline are designated as Open Space. Current General Plan designation are shown in Figure 1.

Since the adoption of General Plan 2030, new information on shoreline planning has been released. Specifically, the Federal Emergency Management Agency (FEMA) has prepared and issued new Flood Insurance Rate Maps (FIRM) for many of Richmond's shoreline areas, including Change Area 12. Also, the Bay Conservation and Development Commission released its Adapting to Rising Tides Contra Costa County Sea Level Rise Vulnerability Assessment report in February 2016, which includes a broad assessment of the county's shoreline exposure to flooding or inundation from sea level rise and extreme tide events.

In addition, the City recently adopted the Richmond Bay Specific Plan (RBSP), which is anticipated to accommodate growth along Richmond's southern shoreline, including approximately 11.4 million square feet of new research and development, business, and service space as well as housing near transit within the South Richmond Priority Development Area. With adoption of the RBSP, the role of Change Area 12 in the city has been reassessed to consider whether anticipated job growth in certain sectors should be directed to the Richmond Bay Specific Plan area and whether the supply of vacant and underutilized industrial land elsewhere in the City is more than sufficient to meet future needs for industrial space.

Two other factors that have a bearing on Change Area 12 are the growing demand for renewable energy facilities, particularly solar farms, and the potential for industrial agriculture, including cannabis cultivation and associated processing, for which the City has provided a permitting process in the zoning regulations. The potential for this land use was expanded by passage of Proposition 64 last year legalizing recreational cannabis for persons 21 years or older. There is growing demand for both uses, which promises reasonable economic returns for property owners who develop either use. In addition, cannabis cultivation could yield great fiscal benefits to the city. Exploring opportunities for both of these uses in Change Area 12 thus made sense as part of the planning effort undertaken for the General Plan amendment.

Figure 1: Existing General Plan Land Use and Current Zoning



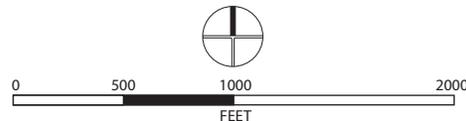
General Plan Land Use

- Business/Light Industrial
- Low Intensity Business/Light Industrial
- Industrial
- Low Density Residential
- Parks and Recreation
- Open Space
- Public, Cultural, and Institutional
- Change Area

Current Zoning

- IL** Industrial, Light
- ILL** Industrial, Limited Light
- IG** Industrial, General
- RL2** Single-Family Low Density Residential
- PR** Parks and Recreation
- OS** Open Space
- PCI** Public, Cultural, and Institutional

- San Francisco Bay Trail (Completed)
- San Francisco Bay Trail (Incomplete)



Source: City of Richmond, 2017

Other economically viable land uses provided for by the proposed General Plan amendment include private recreation and associated concessions, appropriate low-intensity/low impact public, cultural and institutional uses, hydroponics and aquaculture, agricultural research and development, artisan manufacturing and limited industrial activities related to agricultural activities, micro-breweries, and communications facilities.

In January 2017, the Richmond City Council directed staff to initiate a General Plan Amendment for Change Area 12 (Northshore), and in February, the Council adopted a 45-day urgency moratorium ordinance that prohibited the approval of new uses that may conflict with the contemplated General Plan Amendments. The moratorium was subsequently extended and most recently renewed in February 2018. Per Council direction, the General Plan Amendment process explored removal of the Low Intensity Business/Light Industrial designation from Change Area 12 and changing the land use to some combination of Open Space; Parks and Recreation; Agriculture; and Public, Cultural and Institutional.

## **PURPOSE AND OBJECTIVES**

The proposed amendment has been prepared to meet the following objectives:

- Ensure that the shoreline maintains a character that is appropriate to its natural setting, promotes environmental stewardship, and will adapt well to potential future sea level rise;
- Maintain consistency with the City's Climate Action Plan and local and regional strategies to mitigate the impacts of climate change;
- Allow for a variety of economically-viable activities that would provide reasonable economic returns for landowners and relate to and/or would benefit from proximity to the shoreline, such as public, maritime, and recreation uses, and for uses that are compatible with shoreline resources and development constraints, including agriculture, such as cannabis cultivation and related processing or other crop production, and renewable energy facilities; and
- Provide for shoreline access, including completion of planned segments of the San Francisco Bay Trail.

## **2.3 Key Provisions of General Plan Amendment**

---

### **OVERVIEW**

The proposed amendment emphasizes preservation and enhancement of open space and resource conservation with viable opportunities for compatible, economically-viable uses, subject to limitations on development that will retain the character of the area. More specifically, the amendment includes a central area comprised of 31 acres designated as Shoreline Conservation – a new General Plan land use classification – to allow for a mix of public and private open space, parks and recreational uses, agricultural uses, and appropriate

low-intensity/low-impact public, cultural and institutional uses. It also allows for an expansion of another new General Plan classification, Industrial Agriculture, proposed on land to the west and east of Goodrick Avenue, resulting in a total of 47 acres for this use. The Industrial Agriculture would allow for a broad range of agricultural uses, including crop production and grazing, hydroponics and aquaculture, agricultural research & development (R&D), artisan manufacturing and limited industrial facilities related to agricultural activities, business services and offices for agricultural uses and related activities, micro-breweries, small-scale health/fitness facilities for employees, communication facilities, and utilities Buildings and facilities would be temporary in nature, built for no more than a 20-year horizon, and, where land also is subject to the Shoreline Overlay Zoning District, small-scale take-out food service and bike rentals located adjacent to the Bay Trail would be allowed. The maximum building heights and the maximum intensity of development set by floor area ratios (FARs) would be lower than in the General Plan Agricultural land use classification.

The proposed amendment provides an array of opportunities for reasonable economic uses of land. It has the potential to accommodate 1,500 to 2,000 jobs, with the upper limit dependent on the extent of limited industrial development, cannabis cultivation and other agricultural uses within the Shoreline Conservation area. Using the limits on floor area for greenhouses and permanent structures set by the FARs in the proposed General Plan land use classifications, up to twenty percent of the net developable land area in Change Area 12 could have temporary structures used for agricultural activities, including agricultural R&D facilities, limited light industrial facilities related to agriculture, cannabis cultivation and processing, and renewable energy facilities, with the balance to be open space.

General Plan policies proposed as part of the amendment would ensure that the land use and development regulations provide for economically-viable uses and also express the City's preference for an extension of East Bay Regional Park District (EBRPD) holdings or similar public ownership, but as an alternative, allows privately-owned low impact uses, including limited light industrial facilities associated with agricultural activities, agricultural R&D, cannabis cultivation, public and private recreation, and renewable energy production (solar farms).

## **PROPOSED LAND USE DESIGNATIONS**

The existing General Plan land use designations need to be refined to implement Council direction and the community's vision for Change Area 12 and ensure that opportunities for reasonable economic uses of land are provided. This is largely because "open space" as defined in the General Plan is really intended for publicly-owned land and would not accommodate a range of privately-owned open space uses that could provide a reasonable return for landowners. Similarly, the designation of "agriculture" was intended for traditional agricultural uses. The designation did not explicitly provide for cannabis cultivation in greenhouses or other forms of intensive agriculture, related industrial process of products grown onsite, or renewable energy facilities. Proposed land use classifications, including suggestions for changes in existing General Plan text, are shown in Table 2.3-1. The locations of proposed land use designations in Change Area 12 are shown in Figure 2.

**Table 2.3-1: Proposed General Plan Land Use Designation Amendments**

| Land Use Classification   | Description   |
|---|---|
| <b>Open Space</b><br><b>(additions to existing General Plan text <u>underlined</u>)</b> | Includes wetlands, mudflats, creek corridors and other natural preservation areas, as well as private lands <u>used for recreational purposes or deed-restricted for open space preservation, and utilities</u> . Public access should be allowed where appropriate.  |
| <b>Industrial Agriculture (new)</b>   | Includes land for agricultural uses, such as grazing and crop production, hydroponics and aquaculture, agricultural research & development, artisan manufacturing and limited industrial facilities related to agricultural activities, business services and offices for agricultural uses and related activities, micro-breweries, small-scale health/fitness facilities for employees, communication facilities, and utilities.<br><b>Maximum FAR:</b> 0.2 and 0.45 for greenhouses and other temporary structures for agricultural cultivation.<br><b>Maximum building height:</b> up to 25 feet (20 feet for greenhouses). |
| <b>Shoreline Conservation (new)</b>   | Includes land for activities that relate to the shoreline and the natural environment and provides for a mix of public and private open space, parks and recreational uses and associated concessions, agricultural uses outside resource conservation/buffer areas, and appropriate low-intensity/low impact public, cultural and institutional uses, including utilities, subject to standards to ensure resource protection and conservation of open space.<br><b>Maximum FAR:</b> 0.1 plus 0.25 for greenhouses other temporary structures.<br><b>Maximum building height:</b> 20 feet                                      |

Figure 2: Proposed Land Use Designations for Change Area 12



 Change Area 12

General Plan Land Use



Small-scale Cafe/Restaurant



Open Space



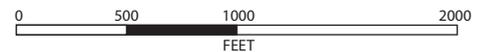
Industrial Agriculture



Shoreline Conservation

 Bay Trail Complete

 Bay Trail Incomplete



## PROPOSED GENERAL PLAN POLICIES

Proposed General Plan policies and actions for Change Area 12 are intended to implement the objectives presented earlier and also reflect input from the stakeholders interviewed and comments made at community workshops.

New actions under Goal LU3, Expanded Economic Opportunities:

**Action LU3.D: Industrial Agriculture:** Provide sites for industrial agriculture, and establish zoning regulations for a broad range of mutually supportive uses within the General Plan Industrial Agriculture designation. Establish an incentive program for cannabis cultivation and processing above a base level to provide community benefits, such as local hiring targets, job training, and Bay Trail maintenance.

**Action LU3.J: Job Training for Industrial Agriculture:** Explore expansion of the City's job training programs to include skills need for industrial agriculture and cannabis cultivation and open space and resource management. RichmondBUILD could be specifically charged with taking these programs on if funding can be secured from public and/or private sources, using expertise gained in similar training for workers in the renewable energy field.

**Action LU3.K: Local Hire Targets:** Work with Marin Clean Energy (MCE) and other utilities to ensure minimum local hire targets are set for renewable energy projects and continue to support job training for a renewable energy workforce.

Revisions to policies under Goal LU4, Enhanced Environmental Quality (additions to existing General Plan text underlined):

**Policy LU4.1: Richmond Shoreline:** Minimize the impacts of development on the shoreline with special attention to intensity, density, and proximity to the water. Conserve, protect and enhance natural and cultural resources along the Richmond shoreline. Promote a balance of uses along the shoreline that supports multiple community needs such as economic development, job creation, renewable energy, recreation, historic preservation and natural resource protection.

- Provide a mix of residential and recreation uses in the Southern Gateway change area; support an active industrial waterfront around the Port and along the Santa Fe Channel; and promote a cultural heritage shoreline west of the Port.
- Protect and restore wetlands, native habitats and open space; develop shoreline parks and trails to increase public access; encourage industrial agriculture, recreation and tourism activities, all subject to standards to ensure land use compatibility; and enhance and showcase historic and cultural resources. Prepare, adopt, and implement plans that will to protect natural and built environments from adverse potential impacts of sea level rise due to climate change.

**Policy LU4.2: Open Space and Conservation Areas:** Preserve open space areas along the shoreline, creeks, and in the hills to protect natural habitat. Maintain the integrity of hillsides, creeks and wetlands. Protect existing open space, agricultural lands and parks, and support

public open space acquisition, where appropriate, to enhance and extend existing open space areas.

New actions under Goal LU4, Enhanced Environmental Quality:

**Action LU4.F: Shoreline Conservation:** Adopt zoning regulations for a Shoreline Conservation District to implement the General Plan Shoreline Conservation Designation.

**Action LU4.G: Open Space Acquisition:** Engage in partnerships for public acquisition of land for open space purposes, including shoreline access, habitat restoration, and recreational purposes. This may include exploration of the potential for development of additional playing fields to meet the recreational needs of Richmond residents and adjacent communities.

**Action LU4.H: Land Use Compatibility:** Be proactive to facilitate development of compatible land uses on privately-owned land, consistent with the General Plan Land Use Diagram, that will implement the City's Vision for the North Shoreline. This might include hosting developer forums, engaging in discussions about public access improvements and providing technical assistance, as appropriate.

**Action LU4.I: Shoreline Cannabis Cultivation:** Establish standards and design guidelines in the zoning regulations for cannabis cultivation and processing at shoreline locations that will minimize impacts to natural resources, wildlife and aquatic habitat

**Action LU4.J: San Francisco Bay Trail:** Secure completion of the San Francisco Bay Trail through requirements for land dedication and improvements that apply to private development subject to the Shoreline Overlay Zoning District, and seek funding for incomplete trail segments within the Goodrick Avenue public right-of-way.

A revised policy and a revised action under Goal LU5, Balanced and Compatible Land Uses (additions to existing General Plan text underlined, deletions ~~striketrough~~):

**Policy LU5.4: North Richmond Shoreline Development:** ~~Consistent with the adopted North Richmond Shoreline Specific Plan (NRSSP),~~ Guide development in Change Area 12 (Northshore) in a manner that improves the area's overall image, benefits community residents, and allows for a reasonable intensity of development within a framework of conservation and public access to the Bay, consistent with the General Plan's land use designations for this area. Support development that creates jobs for Richmond residents. Protect and enhance the natural resources in the area by ensuring that development is low-intensity and appropriately sited to minimize its impact on adjacent sensitive shoreline, wetlands, and habitat areas. Ensure public access to the shoreline by securing completion of the Bay Trail with requirements for land dedication and improvements for private development for portions of the trail within or abutting a project site.

Ensure that no buildings are constructed within 100 feet of the shoreline found along Change Area 12 (Northshore), with exceptions only for small-scale cafes/delis serving Bay Trail users and temporary structures, both of which would also be subject to and require BCDC approval.

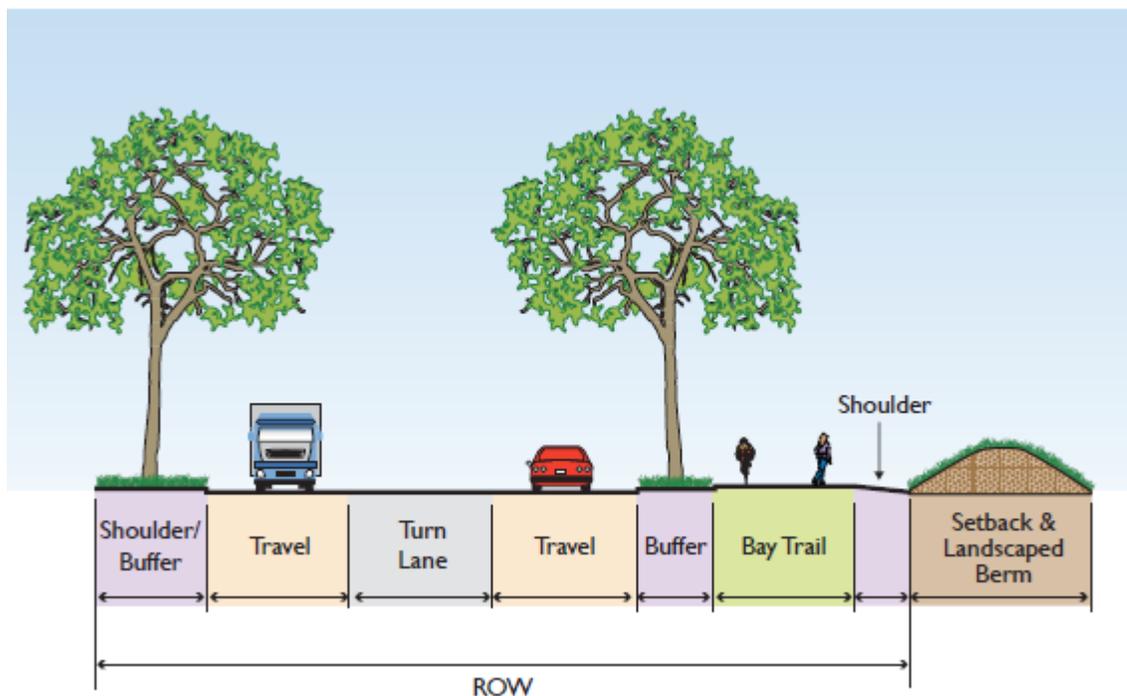
For the purposes of this policy, “shoreline” shall be conterminous with mean high tide line. In marshes, the shoreline shall begin at a contour line that is five feet above sea level.

**Action LU5.D: Design Guidelines—Standards for North Richmond Shoreline Development:** ~~Develop~~ Adopt development and design guidelines and standards for the new zoning districts for Change Area 12 (Northshore) that will implement the Industrial Agriculture and Shoreline conservation designations for this area to address site planning, building mass, view corridors, lighting, landscaping, motorized and non-motorized public access to the Bay, and the setting within a regionally significant resource conservation and recreation area. Design...encourage Standards will allow for varied building heights to address the needs of industrial agricultural uses surrounding...resources, with emphasis on reduced building heights near the shoreline. Resource conservation and buffer areas will be required.

### GOODRICK AVENUE IMPROVEMENT

Currently, Goodrick Avenue is a relatively unimproved rural road without sidewalks, curbs and gutters. Proposed improvements, shown in Figure 3 [Figure 4.1 in the proposed amendment], will support future land uses and improve access to Dotson Family Marsh and the Point Pinole Regional Shoreline. A San Francisco Bay Trail link is planned for the east side of the avenue.

**Figure 3: Goodrick Avenue**



## 2.4 Buildout Under Proposed General Plan Amendment

As shown in Table 2.4-1, the proposed General Plan amendment designates land in Change Area 12 under two new uses: Industrial Agriculture and Shoreline Conservation. The amendment also removes Low Intensity Business/Light Industrial and increases the acreage of Open Space compared to the current General Plan.

As discussed in the background in Section 2.2 above, there are currently no residential land use designations under the current General Plan. The proposed amendment would not change this. However, the proposed amendment would decrease the number of jobs at buildout: 1,500 to 2,000 new jobs rather than 7,000 to 9,000.

**Table 2.4-1: Proposed Change Area 12 Land Acreages**

| <i>Land Use Designation</i> | <i>Land Area (Acres)</i> | <i>Percent of Total</i> |
|-----------------------------|--------------------------|-------------------------|
| Industrial Agriculture      | 47.4                     | 19.5%                   |
| Open Space                  | 164.7                    | 67.7                    |
| Shoreline Conservation      | 31.2                     | 12.8%                   |
| <b>Total</b>                | <b>243.3</b>             | <b>100%</b>             |

Source: Dyett & Bhatia.

## 3 Environmental Analysis

### 3.1 Introduction

---

This addendum focuses on potential impacts associated with the General Plan Amendment for Change Area 12 and implementing zoning compared to impacts identified in the General Plan DEIR and FEIR. The analysis corresponds to the environmental issue areas presented in Chapter 3 of the General Plan DEIR. Agricultural resources are not addressed; no agricultural lands are designated for conversion under the proposed amendment.

Under California law, zoning and subdivision regulations must be consistent with a General Plan; adopting the zoning amendments required for General Plan consistency is part of the project. Individual development projects that require discretionary action from City decision makers will be subject to separate site-specific environmental review.

This section of the addendum provides analysis and cites substantial evidence that supports the City's determination that the proposed General Plan amendment and associated zoning amendments (the proposed project) is an activity within the scope of the General Plan Program EIR and no further CEQA environmental review is required. The analysis in this chapter focuses on the criteria under Section 15162. The analysis in each issue area section first summarizes the impacts identified in the General Plan EIR for that issue and then addresses impacts of the proposed General Plan Amendment for Change Area 12 and compares them to impacts in the General Plan EIR.

### 3.2 Land Use Consistency and Compatibility

---

#### **PREVIOUSLY IDENTIFIED IMPACTS IN THE RICHMOND GENERAL PLAN FINAL EIR**

The General Plan Update DEIR determined that implementation of the General Plan land uses and policies would not physically divide an existing community. The DEIR also concluded that implementation of the General Plan development strategy to integrate uses within the City's core areas would not result in substantial land use incompatibilities. Land use consistency and compatibility issues were addressed in detail in DEIR pages 3.1-1 through -9.

## PROPOSED GENERAL PLAN AMENDMENT FOR CHANGE AREA 12

Since the proposed General Plan Amendment updates and adds policies and land use designations for future development and resource conservation in Change Area 12, it would naturally be inconsistent with existing allowed uses. However, land uses in the vast majority of the city, such as established residential neighborhoods, would not be affected by this amendment. Richmond’s “change areas” are deemed most suitable for a shift in intended use as compared to existing conditions and may experience substantial changes in land use and development character. They largely represent areas that are underutilized, have incompatible land uses, high potential for redevelopment, or are inconsistent with current community priorities. Each of these areas has characteristics that demand a more focused approach to land use regulation, infrastructure investment, services and redevelopment. The proposed amendment tailors the land use designations for Change Area 12 to the City Council’s vision for this area and adds policies to implement that vision. Furthermore, the land use designations proposed in Change Area 12 would lead to less development than proposed under the current General Plan. Therefore, the impacts associated with the proposed changes in land use designations in Change Area 12 would not be greater than those analyzed in the General Plan EIR.

Regarding potential division of a community, Change Area 12 does not include any residential areas. Therefore, the proposed amendment would not physically divide an existing established community.

In sum, no new significant environmental effect or a substantial increase in the severity of previously identified significant land use impacts would occur beyond what was addressed in the General Plan Final EIR.

### 3.3 Air Quality

---

#### PREVIOUSLY IDENTIFIED AIR QUALITY IMPACTS IN THE RICHMOND GENERAL PLAN FINAL EIR

|              |  |
|--------------|--|
| Impact 3.3-1 | Implementation of the proposed General Plan could provide new sources of regional air emissions that would conflict with or obstruct implementation of the Clean Air Plan. Though all feasible mitigation measures would be implemented to reduce this impact, there is insufficient evidence to quantify the effect of those measures. Because it cannot be stated with certainty the mitigation would reduce the impact to a less-than-significant level, this impact would be considered significant and unavoidable. |
| Impact 3.3-2 | Implementation of the proposed General Plan would result in construction and operational emissions that could contribute substantially to an existing or projected air quality violation. Though all feasible mitigation measures would be implemented, the impact of operational emissions remains uncertain and, therefore, would be considered significant and unavoidable.   |

|              |   |
|--------------|---|
| Impact 3.3-3 | Operational activities under the proposed General Plan would not expose sensitive receptors to substantial pollutant concentrations in excess of the established thresholds. This impact would be considered less-than-significant. |
| Impact 3.3-4 | Implementation of the proposed General Plan would not create objectionable odors that would affect a substantial number of people. This is a less-than-significant impact.  |

These impacts were addressed in detail in DEIR pages 3.3-17 through -31 with minor modifications made in the FEIR.

## **PROPOSED GENERAL PLAN AMENDMENT FOR CHANGE AREA 12**

The proposed amendment establishes less industrial land use designations (47 acres of Industrial Agriculture rather than 104 acres of ILL) and would lead to less development in Change Area 12 than under the current General Plan. Therefore, it is expected that the proposed project would result in substantially lower severity of air quality impacts beyond those analyzed in the General Plan FEIR. Furthermore, the proposed amendment would result in slightly lower growth figures in Change Area 12 than the adopted General Plan (1,500 to 2,000 new jobs rather than 7,000 to 9,000), which means that future vehicle miles travelled (VMT) will likely be significantly less than those identified in the General Plan DEIR. Also, the proposed amendment would serve to reduce future air quality impacts and support the Climate Action Plan (CAP) greenhouse gas reduction strategies by facilitating renewable energy production and establishing local hiring targets (reducing employees' trip lengths). Therefore, no new significant environmental effect or a substantial increase in the severity of previously identified significant air quality impacts would occur beyond what was addressed in the General Plan Final EIR.

## **3.4 Biological Resources**

### **PREVIOUSLY IDENTIFIED IMPACTS ON BIOLOGICAL RESOURCES IN THE RICHMOND GENERAL PLAN FINAL EIR**

|              |   |
|--------------|---|
| Impact 3.4-1 | The proposed General Plan would not have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. This is considered a less-than-significant impact. |
| Impact 3.4-2 | The proposed General Plan would not interfere substantially with the movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. This is considered a less-than-significant impact.   |
| Impact 3.4-3 | The proposed General Plan would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. This is considered a less-than significant impact.  |

|              |  |
|--------------|--|
| Impact 3.4-4 | The proposed General Plan would not have a substantial adverse effect on federally protected wetlands as defined by section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. This is considered a less-than-significant impact. |
| Impact 3.4-5 | The proposed General Plan would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. This is considered a less-than-significant impact.  |
| Impact 3.4-6 | The proposed General Plan would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan since none exist. As a result, the proposed project would have no impacts on adopted conservation plans.                            |

These impacts were addressed in detail in DEIR pages 3.4-28 through -37 with minor refinements made in the FEIR.

### **PROPOSED GENERAL PLAN AMENDMENT FOR CHANGE AREA 12**

The General Plan DEIR determined that all impacts related to biological resources were less than significant because of the General Plan provisions that ensure protection of sensitive species and habitats. The proposed amendment designates less land in Change Area 12 as ILL and more land as Open Space and Shoreline Conservation. Thus, the amendment would lead to greater habitat conservation than the adopted General Plan.

The General Plan amendment for Change Area 12 would have no impact, either directly or indirectly on natural areas identified in the General Plan, such as the eight County-designated Significant Ecological Areas or the one area of the City that may support the Alameda whipsnake.

No portion of the proposed amendment would change any General Plan policies or action items related to biological resources. Rather, the proposed amendment contains provisions to preserve and restore portions of Richmond’s natural habitat that occur within Change Area 12 and to establish standards for the new Industrial Agriculture and Shoreline Conservation designations to minimize impacts to natural resources, wildlife, and aquatic habitat.

Therefore, no new significant environmental effect or a substantial increase in the severity of previously identified significant biological impacts would occur beyond what was addressed in the General Plan Final EIR. All future development projects would be subject to applicable City requirements pertaining to biological resources, as well as further CEQA analysis of project specific impacts.

### 3.5 Cultural Resources

#### PREVIOUSLY IDENTIFIED IMPACTS ON CULTURAL RESOURCES IN THE RICHMOND GENERAL PLAN FINAL EIR

|              |  |
|--------------|--|
| Impact 3.5-1 | Development activities associated with the proposed Richmond General Plan Update could cause a substantial adverse change in the significance of a historical resource as defined in section 15064.5 of the CEQA Guidelines. Because mitigation is not certain to reduce impacts to a less-than-significant level, this would be considered a significant and unavoidable impact.                                    |
| Impact 3.5-2 | Development activities associated with the proposed Richmond General Plan Update could cause a substantial adverse change in the significance of an archaeological resource as defined in section 15064.5 of the CEQA Guidelines or disturb human remains, including those interred outside of formal cemeteries. With the implementation of mitigation measures, this is considered a less-than-significant impact. |
| Impact 3.5-3 | Development activities associated with the proposed Richmond General Plan Update could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. With the implementation of mitigation measures, this is considered a less-than-significant impact.   |

These impacts were addressed in detail in DEIR pages 3.5-18 through -27.

#### PROPOSED GENERAL PLAN AMENDMENT FOR CHANGE AREA 12

Development activities directly or indirectly resulting from the proposed General Plan amendment would not have the potential to cause a substantial adverse change in the significance of an historical resource through demolition or alteration of a historical resource's physical characteristics that convey its historical significance since these resources are not located in Change Area 12.

All development projects are required to comply with CEQA Guidelines Section 15064.5 and California Public Resources Code Section 5097.98, which require specific procedures if buried remains are inadvertently discovered. No additional adverse effects on human remains are likely that were not previously disclosed in the General Plan DEIR. Therefore, no new significant environmental effect or a substantial increase in the severity of previously identified significant cultural or paleontological impacts would occur beyond what was addressed in the General Plan Final EIR. All future development projects would be subject to applicable City requirements pertaining to cultural and paleontological resources, as well as further CEQA analysis of project-specific impacts.

### 3.6 Climate Change/Greenhouse Gas Emissions

#### PREVIOUSLY IDENTIFIED GREENHOUSE GAS IMPACTS IN THE RICHMOND GENERAL PLAN FINAL EIR

|              |  |
|--------------|--|
| Impact 3.6-1 | Implementation of the proposed General Plan would result in the generation of GHGs that may have a significant impact on the environment. Implementation of BAAQMD BMPs would ensure that construction emissions of GHGs would be less than significant. However, even with the implementation of all feasible mitigation measures, the impacts of operational emissions would remain uncertain and, therefore, be considered significant and unavoidable. |
| Impact 3.6-2 | Construction and operation of the proposed project could conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Through the implementation of Mitigation Measures 3.3-1, 3.3-2, and 3.6-1 and General Plan Policies, it is anticipated that emissions would be reduced to a less-than- significant level and, therefore, would not be considered cumulatively considerable.        |

These impacts were addressed in detail in DEIR pages 3.6-13 through -32 with minor refinements made in the Final EIR.

#### PROPOSED GENERAL PLAN AMENDMENT FOR CHANGE AREA 12

The proposed amendment would result in less growth and lower VMT than that identified for the adopted General Plan as buildout is anticipated to be less than identified in the General Plan DEIR. Therefore, there would be no new greenhouse gas impacts that have not been previously disclosed, examined, or adequately addressed in the General Plan DEIR. No new greenhouse gas emissions would also mean that there would be no additional contribution to sea level rise beyond what was already considered in the General Plan FEIR. With greater open space and conservation acreage in Change Area 12 than in the adopted General Plan, expansion of opportunities for renewable energy production, and establishment of local hiring targets (reducing employees’ trip lengths), the proposed amendment would help reduce Richmond’s carbon footprint and support the CAP’s greenhouse gas reduction strategies. Development within the City of Richmond is required to comply with AB 32 and with the Richmond CAP. The CAP provides a clear roadmap to meet the 2020 target mandated by AB 32 and includes measures that will enable the City to accomplish much deeper reductions by 2030. Therefore, no new significant environmental effect or a substantial increase in the severity of previously identified significant climate change impacts would occur beyond what was addressed in the General Plan Final EIR.

### 3.7 Geology, Soils, and Minerals

#### PREVIOUSLY IDENTIFIED IMPACTS ON GEOLOGY, SOILS, AND MINERALS IN THE RICHMOND GENERAL PLAN FINAL EIR

|              |   |
|--------------|---|
| Impact 3.7-1 | Buildout of the proposed General Plan would not expose people or structures to fault rupture, strong seismic groundshaking, or seismic-related ground failure |
|--------------|---|

|              |  |
|--------------|--|
|              | beyond an acceptable level of risk which is minimized through adherence to the California Building Code. This is considered a less-than-significant impact.  |
| Impact 3.7-2 | Adherence to the California Building Code would ensure that development under the proposed General Plan would not be subject to risk from settlement and/or subsidence of land, lateral spreading, or expansive soils, which could create risks to life and property. This is considered a less-than-significant impact.                         |
| Impact 3.7-3 | Project-specific review and conformity with the City's Hillside Preservation Ordinance would ensure that development under the proposed General Plan would not result in soil erosion that would result in long-term safety concerns or slope instability beyond an acceptable level of risk. This is considered a less-than-significant impact. |
| Impact 3.7-4 | Development under the proposed General Plan would not result in landslide hazards beyond an acceptable level of risk. This is considered a less-than-significant impact.   |
| Impact 3.7-5 | Development under the proposed General Plan would not affect mineral resource availability. This is considered a less-than-significant impact.   |

These impacts were addressed in detail in DEIR pages 3.7-20 through -31.

**PROPOSED GENERAL PLAN AMENDMENT FOR CHANGE AREA 12**

No portion of the proposed amendment would change any General Plan policies and action items related to geology and soils. Furthermore, all structures are subject to stringent building codes established in State and local regulations regarding seismic safety, landslides, settlement and expansive soils. In addition to Building Code regulations, existing General Plan policies and implementing actions regulate land use, development standards, and construction practices to reduce the risk to humans and property in the event of an earthquake or other seismic activity.

Also, there are existing State and local regulations established to minimize erosion. Erosion control standards are set by the Regional Water Quality Control Board (RWQCB) through administration of the National Pollution Discharge Elimination System (NPDES) permit process for storm drainage discharge. At the local level, the existing General Plan includes numerous measures to minimize soil erosion.

Since the proposed amendment does not lead to inconsistencies with General Plan geology, soils, or minerals provisions and since it would actually lead to less development in Change Area 12, no new or substantially more severe impacts would occur than was identified in the General Plan FEIR. Therefore, no new significant environmental effect or a substantial increase in the severity of previously identified significant geological, soil, or mineral impacts would occur beyond what was addressed in the General Plan Final EIR.

### 3.8 Hazards and Hazardous Materials

#### PREVIOUSLY IDENTIFIED IMPACTS ON HAZARDOUS MATERIALS IN THE RICHMOND GENERAL PLAN FINAL EIR

|              |  |
|--------------|--|
| Impact 3.8-1 | Implementation of the proposed General Plan would involve the routine use, storage, transportation, and disposal of hazardous materials in existing and proposed land uses. However, it would not create a significant hazard to the public or the environment. As a result, the proposed General Plan would have a less-than-significant impact with respect to use, storage, handling and disposal of hazardous materials.   |
| Impact 3.8-2 | Development under the proposed General Plan would include demolition or renovation of existing structures that could contain asbestos-containing materials, lead-based paint, PCBs, or other building materials containing hazardous substances that could expose people or the environment to risks associated with those materials. However, project-specific review and implementation of best management practices and project-specific mitigation measures would ensure that these activities would not result in a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. As a result, this is considered a less-than-significant impact. |
| Impact 3.8-3 | There are locations within the City that are included on the list of hazardous materials sites (Cortese List) compiled pursuant to Government Code section 65962.5, as well as other locations where hazardous materials related environmental contamination may be present, but the site is not yet listed. However, the existing regulatory framework and City requirements to address contaminated sites would reduce exposure hazards to the public or the environment to less than significant.   |

These impacts were addressed in detail in DEIR pages 3.8-14 through -24.

#### PROPOSED GENERAL PLAN AMENDMENT FOR CHANGE AREA 12

No portion of the proposed amendment would change any of the General Plan policies and action items related to hazards and human health, nor would the physical setting related to hazardous materials be altered from that analyzed in the General Plan EIR. Additionally, all future development projects would be subject to all applicable local, State, and federal regulations regarding the transportation, use, and disposal of hazardous materials as well as regulations regarding sites with contaminated soil or groundwater. Because the proposed amendment would not affect existing review procedures and performance standards for the use, handling, storage and transportation of hazardous wastes, no new or increased severity of significant hazard impacts would occur beyond what was addressed in the General Plan FEIR. Moreover, the proposed amendment designates more open space and conservation acreage and less industrial land usage than the adopted General Plan. These changes in land use designations would further reduce the geographic potential for the transport, use, and handling of hazardous materials, which is an environmental benefit. Therefore, no new significant environmental effect or a substantial increase in the severity of previously identified significant

hazard and hazardous materials impacts would occur beyond what was addressed in the General Plan Final EIR.

### 3.9 Hydrology and Water Quality

#### PREVIOUSLY IDENTIFIED IMPACTS ON HYDROGEOLOGY AND WATER QUALITY IN THE RICHMOND GENERAL PLAN FINAL EIR

|              |   |
|--------------|---|
| Impact 3.9-1 | Development under the proposed General Plan would not result in violation of waste discharge requirements (WDRs), because of existing measures to ensure compliance with the WDRs and the proposed policies and implementing actions included as part of the General Plan. This is a less-than-significant impact.  |
| Impact 3.9-2 | New development under the proposed General Plan would not be expected to substantially reduce groundwater recharge or increase groundwater use within the City. This is a less-than-significant impact.   |
| Impact 3.9-3 | Construction and operation of development under the proposed General Plan could substantially alter drainage patterns that could result in substantial erosion or siltation. Implementation of General Plan Policies and Implementing Actions would render this impact less than significant.   |
| Impact 3.9-4 | Implementation of the proposed General Plan could alter drainage patterns and cause or contribute to increased runoff and flooding. This impact is less than significant.   |
| Impact 3.9-5 | Buildout of the proposed General Plan could increase the amount of runoff and pollution in runoff. This impact is less than significant.  |
| Impact 3.9-6 | Construction and operation of development under the proposed General Plan could contribute to groundwater quality degradation. This impact is less than significant.  |
| Impact 3.9-7 | Construction and operation of development under the proposed General Plan could expose people and structures to 100-year flood hazards. However, existing and proposed flood hazard regulations, policies, and implementing actions of the proposed General Plan would reduce risks to acceptable levels. The impact would be less than significant.        |
| Impact 3.9-8 | Development within the City could be subject to dam failure inundation and sea level rise flood hazards. Implementation of General Plan Policies and Implementing Actions would render this a less than significant impact.   |
| Impact 3.9-9 | The proposed General Plan would require infrastructure improvements to accommodate increased stormwater runoff and drainage needs, the construction of which could result in physical impacts. However, standard construction measures and Best Management Practices would reduce impacts to less than significant. This is a less-than-significant impact. |

These impacts were addressed in detail in DEIR pages 3.9-17 through -38 with minor refinements made in the FEIR.

## PROPOSED GENERAL PLAN AMENDMENT FOR CHANGE AREA 12

As noted above, buildout in Change Area 12 under the proposed amendment is anticipated to be less than identified in the General Plan DEIR. Thus, there would be no new causes for substantial depletion or interference with groundwater recharge, water quality degradation, increased runoff or flooding, increased sources of pollutant discharge, seiche, tsunami, or mudflow, or exacerbation of sea level rise effects that have not been previously examined or adequately addressed in the General Plan EIR. Additionally, the proposed amendment encourages more recreational uses, semi-permanent buildings (e.g. greenhouses and similar temporary structures), and agriculture in Change Area 12, where the adopted General Plan could lead to more industrial land uses and permanent buildings. This change would lead to greater adaptability for an area that contains wetlands and is vulnerable to flooding and sea level rise.

Furthermore, all future development would be subject to State and local regulations regarding stormwater discharge, sedimentation, drainage alteration, construction practices, and water quality.

Therefore, no new significant environmental effect or a substantial increase in the severity of previously identified significant hydrology or water quality impacts would occur beyond what was addressed in the General Plan Final EIR.

### 3.10 Noise

#### PREVIOUSLY IDENTIFIED NOISE IMPACTS IN THE RICHMOND GENERAL PLAN FINAL EIR

|               |  |
|---------------|--|
| Impact 3.10-1 | Construction activities associated with the future land use changes under the proposed General Plan could generate noise levels that temporarily exceed acceptable noise levels. Implementation of noise limits in the City of Richmond Municipal Code would limit the exposure of sensitive receptors to temporary or periodic increases in noise levels. However, because noise from construction activities could exceed allowable noise levels, this is considered a significant and unavoidable impact. |
| Impact 3.10-2 | Construction of future new land uses under the proposed General Plan could generate or expose persons or structures to temporary groundborne vibration. Though it is unlikely that vibration would exceed levels of mere annoyance for short periods, the potential for impacts on sensitive uses renders this impact significant and unavoidable.   |
| Impact 3.10-3 | Implementation of the proposed General Plan could expose sensitive receptors to noise levels in excess of the existing noise standards established by the City. There are no known feasible measures to reduce train noise below a level of significance; this impact would be significant and unavoidable.  |
| Impact 3.10-4 | Operation of new land uses under the proposed General Plan would not generate and expose sensitive receptors on- or off-site to excessive groundborne vibration or groundborne noise levels. This is considered a less-than-significant impact.  |

|               |  |
|---------------|--|
| Impact 3.10-5 | Operation of new land uses under the proposed General Plan would generate increased local traffic volumes that would cause a substantial permanent increase in ambient noise levels in the project vicinity. While implementation of General Plan policies would reduce impacts on sensitive receptors, the impact would remain significant and unavoidable. |
|---------------|--|

These impacts were addressed in detail in Draft EIR pages 3.10-19 through -35 with minor refinements made in the FEIR.

**PROPOSED GENERAL PLAN AMENDMENT FOR CHANGE AREA 12**

No portion of the proposed project would change any of the General Plan policies related to noise or noise exposure. In addition, because industrial development in Change Area 12 expected under the proposed amendment would be less than that under the adopted General Plan, there would be less potential noise related to stationary resources and employee commutes than that analyzed in the General Plan EIR. Therefore, no new significant environmental effect or a substantial increase in the severity of previously identified significant noise impacts would occur beyond what was addressed in the General Plan Final EIR.

**3.11 Parks and Recreation**

**PREVIOUSLY IDENTIFIED IMPACTS ON PARKS AND RECREATION IN THE RICHMOND GENERAL PLAN FINAL EIR**

|               |  |
|---------------|--|
| Impact 3.11-1 | Implementation of the proposed General Plan would increase the use of existing neighborhood and regional parks or other recreational facilities but would not substantially accelerate or result in substantial physical deterioration of the facilities. This is considered a less-than-significant impact. |
| Impact 3.11-2 | Implementation of the proposed General Plan would not create a demand for the construction or expansion of park facilities beyond that anticipated in the General Plan. This is considered a less-than-significant impact.   |

These impacts were addressed in detail in DEIR pages 3.11-7 through -13.

**PROPOSED GENERAL PLAN AMENDMENT FOR CHANGE AREA 12**

Buildout under the proposed amendment is anticipated to include the same amount of housing identified in the General Plan DEIR and therefore use of existing parks and the demand for new parks would be the same as the estimated effects in the General Plan FEIR. The parkland dedication standard applied through the Subdivision Regulations to new residential development within the City ensures that parkland is created in conjunction with population growth and that existing park resources are not overused. The City also would continue to impose development impact fees to fund parks and recreation. Existing General Plan policies would further reduce the potential for impacts on parks and recreation facilities. Additionally, the amendment proposes new policies that encourage partnerships for public acquisition of land for open space and recreational purposes, along with completion and maintenance of the San Francisco Bay Trail. Therefore, no new significant environmental effect or a substantial

increase in the severity of previously identified significant parks and recreation impacts would occur beyond what was addressed in the General Plan Final EIR.

### 3.12 Public Services

#### PREVIOUSLY IDENTIFIED IMPACTS ON PUBLIC SERVICES IN THE RICHMOND GENERAL PLAN FINAL EIR

|               |  |
|---------------|--|
| Impact 3.12-1 | Implementation of the General Plan Update would increase the demand for fire protection and emergency services and/or create a demand for additional fire stations, department personnel, and/or equipment, but would not reduce the level of protection. This is considered a less-than-significant impact.                                       |
| Impact 3.12-2 | Implementation of the General Plan Update would increase the demand for police protection services and create a demand for additional police stations, department personnel, and/or equipment, but would not reduce the level of protection. This is considered a less-than-significant impact.  |
| Impact 3.12-3 | Implementation of the proposed General Plan could generate additional students, but the demand for new school facilities would be fully mitigated with required payment of school fees. As a result, this is considered a less-than-significant impact.  |
| Impact 3.12-4 | Implementation of the proposed General Plan would create an additional demand for library services but would not result in a substantial adverse environmental impact associated with the provision of new or physically altered libraries or the need for new or physically altered libraries. This is considered a less-than-significant impact. |

These impacts were addressed in detail in DEIR pages 3.12-9 through -20.

#### PROPOSED GENERAL PLAN AMENDMENT FOR CHANGE AREA 12

The proposed amendment does not create more residential land uses than established in the General Plan, and it would actually lead to fewer jobs in Change Area 12. Therefore, this amendment does not create additional demand for public services beyond the demand evaluated in the General Plan DEIR. As a consequence, no new significant environmental effect is expected, nor would a substantial increase in the severity of previously identified significant public service impacts occur beyond what was addressed in the General Plan Final EIR.

### 3.13 Public Utilities

#### PREVIOUSLY IDENTIFIED IMPACTS ON PUBLIC UTILITIES IN THE RICHMOND GENERAL PLAN FINAL EIR

|               |   |
|---------------|---|
| Impact 3.13-1 | Implementation of the proposed General Plan would not require or result in the construction and/or expansion of water supply facilities, the construction of which could cause significant environmental impacts, or require water supplies |
|---------------|---|

|               |   |
|---------------|---|
|               | in excess of existing entitlements. This is considered a less-than-significant impact.  |
| Impact 3.13-2 | Implementation of the proposed General Plan would not exceed wastewater treatment requirements of the Regional Water Quality Control Board. This is considered a less-than-significant impact.  |
| Impact 3.13-3 | Implementation of the General Plan Update could require the construction or expansion of wastewater treatment facilities or collection systems that could cause significant environmental impacts, absent project-specific mitigation measures. Because it is not certain that project-specific mitigation would reduce all impacts to a less-than- significant level, this is considered a significant impact. |
| Impact 3.13-4 | Implementation of the proposed General Plan would not result in a determination by the wastewater treatment provider that it does not have adequate capacity to serve the project’s demand in addition to the provider’s existing commitments. This is considered a less-than-significant impact.   |
| Impact 3.13-5 | Implementation of the proposed General Plan could result in the generation of additional solid waste, but there is sufficient landfill capacity to accommodate the increased demand for solid waste service. This is considered a less-than-significant impact.   |
| Impact 3.13-6 | Implementation of the proposed General Plan would comply with all applicable federal, state, and local statutes and regulations related to solid waste. This is considered a less-than-significant impact.  |
| Impact 3.13-7 | Implementation of the General Plan would increase the demand for electricity and natural gas but would not require or result in the construction of new energy production or transmission facilities, the construction of which could cause a significant environmental impact. This is considered a less-than-significant impact.  |
| Impact 3.13-8 | Implementation of the proposed General Plan would not result in the wasteful or inefficient use of energy. This is considered a less-than- significant impact.  |

These impacts were addressed in detail in DEIR pages 3.13-8 through -28.

## **PROPOSED GENERAL PLAN AMENDMENT FOR CHANGE AREA 12**

The proposed amendment does not create more residential land uses than established in the General Plan, and it would, in fact, result in fewer jobs in Change Area 12 because the intensity of development would be significantly lower. Therefore, this amendment does not create any additional demand for public services beyond the demand evaluated in the General Plan DEIR. As a consequence, no new significant environmental effect or a substantial increase in the severity of previously identified significant public utility impacts would occur beyond what was addressed in the General Plan Final EIR.

### 3.14 Transportation and Circulation

#### PREVIOUSLY IDENTIFIED IMPACTS ON TRANSPORTATION AND CIRCULATION IN THE RICHMOND GENERAL PLAN FINAL EIR

|               |  |
|---------------|--|
| Impact 3.14-1 | The proposed General Plan may result in traffic congestion that exceeds the previous City of Richmond traffic LOS standard of LOS D, as well as CCTA and WCCTAC LOS and MTOS standards. Because it is not certain that project-specific mitigation measures would reduce impacts to a less-than-significant level, this is a significant and unavoidable impact. |
| Impact 3.14-2 | The proposed General Plan's Planned Roadway Improvements would improve mobility and safety for all modes, fulfilling the proposed General Plan's goals and policies regarding safety and provision of a multi-modal circulation system. This is a less-than-significant impact.  |
| Impact 3.14-3 | Implementation of the proposed General Plan would produce higher demand for transit service, potentially exceeding the capacity of transit service providers. This is a significant and unavoidable impact.  |
| Impact 3.14-4 | Implementation of the proposed General Plan would provide enhanced facilities to serve pedestrians and bicyclists, increasing connectivity and safety for these modes. Therefore, the project would result in no impact.   |
| Impact 3.14-5 | The proposed General Plan would reduce the potential for conflicts at rail/roadway crossings, improving safety for all modes. Therefore, the result would be no impact.  |
| Impact 3.14-6 | The proposed General Plan would increase congestion and reduce travel speeds on various roadways throughout the City, including some that are on primary emergency response routes (i.e. freeways and arterials). This is a significant and unavoidable impact.  |

These impacts were addressed in detail in DEIR pages 3.14-27 through -52 with minor refinements made in the FEIR.

#### PROPOSED GENERAL PLAN AMENDMENT FOR CHANGE AREA 12

As noted above, buildout in Change Area 12 under the proposed amendment is anticipated to be substantially less than identified in the General Plan DEIR, so the impacts on traffic, transit, and emergency response would be less than those identified in the General Plan EIR. Furthermore, the proposed amendment and implementation zoning regulations would serve to reduce future transportation impacts and support the Climate Action Plan's greenhouse gas reduction strategies, with greater open space and conservation acreage in Change Area 12 than in the adopted General Plan, support for renewable energy production, and establishment of local hiring targets (reducing employees' trip lengths). As a result, no new significant environmental effect or a substantial increase in the severity of previously identified significant transportation impacts would occur beyond what was addressed in the General Plan Final EIR.

### 3.15 Visual Resources

#### PREVIOUSLY IDENTIFIED IMPACTS ON VISUAL RESOURCES IN THE RICHMOND GENERAL PLAN FINAL EIR

|               |   |
|---------------|---|
| Impact 3.15-1 | Development activities associated with the proposed General Plan could have a substantial adverse effect on a scenic vista or substantially degrade the existing visual character or quality of the site and its surroundings. Though project-specific mitigation measures would be implemented, this remains a significant and unavoidable impact. |
| Impact 3.15-2 | The development of the proposed General Plan could create a new source of substantial of light or glare that would adversely affect day or nighttime views in the area. Though all available mitigation would be implemented, this remains a significant and unavoidable impact.  |

These impacts were addressed in detail in DEIR pages 3.15-7 through -20.

#### PROPOSED GENERAL PLAN AMENDMENT FOR CHANGE AREA 12

As noted above, buildout in Change Area 12 under the proposed amendment is anticipated to be less than identified in the General Plan DEIR. In addition, the proposed amendment would decrease the maximum building heights for development in Change Area 12 to 20 - 25 feet under the Industrial Agriculture and Shoreline Conservation land use designations rather than the 55 feet allowed with a conditional use permit in the ILL Limited Light Industrial Zoning District used to implement the Low Intensity Business/Light Industrial designation.

Future land uses and new development would be required to conform to all applicable regulations, property development and performance standards, and design standards that address the preservation of public scenic vistas set forth in the adopted General Plan. The proposed amendment would not result in new or more severe impacts related to light and glare. The proposed implementing regulations for the General Plan amendment incorporate by reference specific provisions regarding prevention of light and glare impacts that are in the Zoning Ordinance. Therefore, no new significant environmental effect or a substantial increase in the severity of previously identified significant visual resource impacts would occur beyond what was addressed in the General Plan Final EIR.

### 3.16 Population and Housing

#### PREVIOUSLY IDENTIFIED IMPACTS IN THE RICHMOND GENERAL PLAN FINAL EIR

|                    |  |
|--------------------|--|
| (No Impact Number) | Buildout under the General Plan would induce population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). |
|--------------------|--|

Impacts on population and housing were addressed in DEIR pages 3.2-1 through 3.2-8; growth-inducing impacts were addressed on pages 4-6 through 4-9.

## **PROPOSED GENERAL PLAN AMENDMENT FOR CHANGE AREA 12**

As noted above, buildout in Change Area 12 under the proposed amendment is anticipated to be substantially less than identified in the General Plan DEIR. Therefore, implementation of the proposed amendment would not result in higher levels of growth or more concentrated growth than identified for the General Plan. Future development that occurs pursuant to the proposed General Plan amendment would be required to conform to all applicable regulations, performance standards, and design standards that would minimize or avoid the adverse physical impacts of growth.

Change Area 12 does not include residential land uses, so the proposed General Plan amendment and associated rezoning would not remove or replace housing. Similarly, the amendment would not cause people to be displaced by future development. Therefore, no new significant environmental effect or a substantial increase in the severity of previously identified significant population and housing impacts would occur beyond what was addressed in the General Plan Final EIR.

## **4 Conclusion**

The City of Richmond, acting as the lead agency, determined that an addendum is the appropriate environmental document under CEQA, because the proposed General Plan Amendment for Change Area 12 would not require revisions to the adopted General Plan's EIR due to the involvement of new significant environmental effects or substantial increases in the severity of significant effects previously identified in the General Plan Update EIR.

There are no changed circumstances or new information that meets the standards for requiring further environmental review under CEQA Guidelines Section 15162. Thus, these circumstances and information would not result in new or more severe impacts beyond what were addressed in the General Plan Final EIR and would not meet any other standards under CEQA Guidelines Section 15162(a)(3). No additional analysis is required based on the following findings.

First, as addressed in the analysis, the proposed project implements and is consistent with the land uses in the General Plan outside of Change Area 12 that were analyzed in the General Plan EIR. In Change Area 12, the proposed amendment would mean less development than examined in the General Plan EIR and policies incorporated into the General Plan as a result of the amendment that would provide environmental benefits by supporting renewable energy production, protecting wetlands and aquatic habitats, establishing local hiring targets, and maintaining the San Francisco Bay Trail. The proposed amendment and associated zoning amendments would not result in any new or more severe impacts beyond what was addressed in the General Plan FEIR.

Second, the City is not aware of any substantial changes in the circumstances that would cause a new significant impact or substantially increase the severity of a previously identified significant impact requiring major revisions to the General Plan EIR (State CEQA Guidelines Section 15162[a][2]). There have been no changes in the environmental conditions in the City of Richmond not contemplated and analyzed in the General Plan EIR that would result in new or substantially more severe environmental impacts.

Third, as documented in Section 3, there is no new information of substantial importance (which was not known or could not have been known at the time of the General Plan adoption in October 2003) that identifies: a new significant impact (condition "A" under State CEQA Guidelines Section 15162[a][3]); a substantial increase in the severity of a previously identified significant impact (condition "B" State CEQA Guidelines Section 15162[a][3]); mitigation

measures or alternatives previously found infeasible that would now be feasible and would substantially reduce one or more significant effects of the General Plan; or mitigation measures or alternatives that are considerably different from those analyzed in the General Plan EIR which would substantially reduce one or more significant effects on the environment (conditions “C” and “D” State CEQA Guidelines Section 15162[a][3]). In sum, none of the “new information” conditions listed in the State CEQA Guidelines Section 15162[a][3] are present here to trigger the need for a subsequent or supplemental EIR.

State CEQA Guidelines Section 15164 states that “The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” An addendum is therefore appropriate because, as explained above, none of the conditions calling for preparation of a subsequent EIR have occurred.

## **References**

City of Richmond. 2016. City of Richmond Climate Action Plan.

City of Richmond. 2012. City of Richmond General Plan.

City of Richmond. 2011. City of Richmond General Plan Draft Environmental Impact Report.

City of Richmond. 2011. City of Richmond General Plan Final Environmental Impact Report.

*This page intentionally left blank.*

# RICHMOND GENERAL PLAN 2030

Exhibit B



RICHMOND

SHAPING THE NEW 100 YEARS

## **General Plan Amendments for Change Area 12**

# Table of Contents

|  |            |
|--|------------|
| <b>3 Land Use and Urban Design.....</b>        | <b>A-1</b> |
| Northshore.....                                | A-9        |
| Findings.....                                  | A-10       |
| Goal LU3: Expanded Economic Opportunities..... | A-11       |
| Goal LU4: Enhanced Environmental Quality.....  | A-13       |
| Goal LU5: Balanced and Compatible Uses.....    | A-15       |
| <b>4 Circulation.....</b>                      | <b>B-1</b> |

## List of Figures

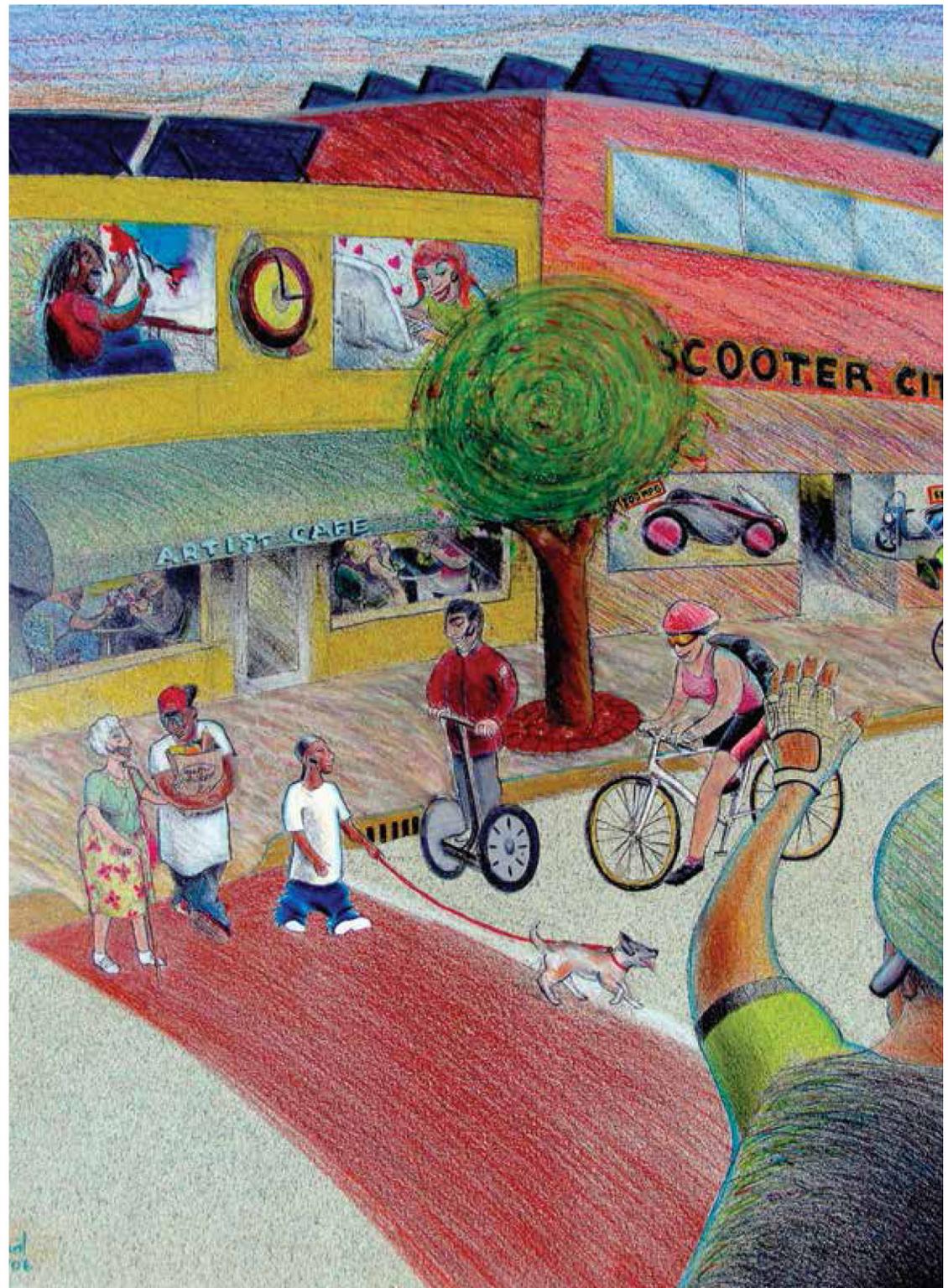
|   |     |
|---|-----|
| General Plan Land Use Areas: Business and Industry..... | A-2 |
| General Plan Land Use Areas: Community.....             | A-5 |
| General Plan Land Use Areas.....                        | A-6 |
| Land Use Designations.....                              | A-7 |
| Change Area 12.....                                     | A-8 |

## List of Tables

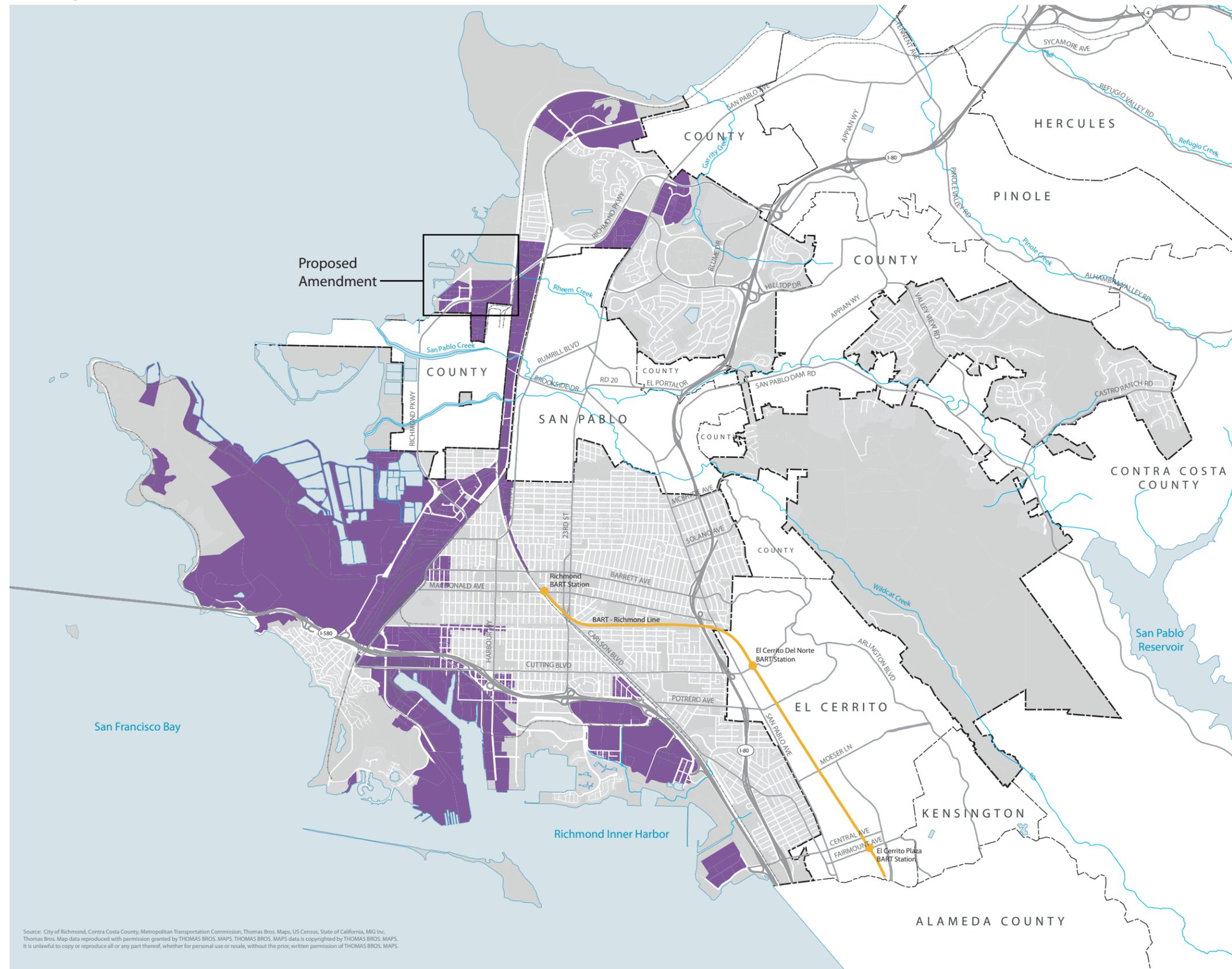
|   |     |
|---|-----|
| Table 3.5: Community Area Land Use Classifications..... | A-3 |
|---|-----|



Draft 2018 Amendments  
**Land Use and Urban Design**  
Richmond General Plan 2030



The map below will be amended as follows.



Map 3.2a  
**General Plan Land Use Areas**  
 Citywide

City of Richmond

- Land Use Areas**
- Residential Neighborhoods
  - Key Corridors
  - Activity Centers
  - Business and Industry
  - Community



Source: City of Richmond, Contra Costa County, Metropolitan Transportation Commission, Thomas Bros. Maps, US Census, State of California, MIG Inc. Thomas Bros. Map data reproduced with permission granted by THOMAS BROS. MAPS. THOMAS BROS. MAPS data is copyrighted by THOMAS BROS. MAPS. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without the prior, written permission of THOMAS BROS. MAPS.

Table 3.5: Community Area Land Use Classifications

| Land Use Classification  | Ranges  | Character  |
|--|---|--|
| <p><b>Open Space</b><br/>Includes wetlands, mudflats, creek corridors and other natural preservation areas, as well as private lands <u>used for recreational purposes or</u> deed-restricted for open space preservation, <u>and utilities</u>. Public access should be allowed where appropriate.</p>  | <p><b>Density:</b> Not applicable<br/><b>Intensity:</b> Up to 0.5 FAR<br/><b>Height:</b> Up to 35 feet</p>  |   |
| <p><b>Shoreline Conservation</b><br/><u>Includes land for activities that relate to the shoreline and the natural environment and provides for a mix of public and private open space, parks and recreational uses and associated concessions, agricultural uses outside resource conservation/buffer areas, and appropriate low-intensity/low impact public, cultural and institutional uses, including utilities, subject to standards to ensure resource protection and conservation of open space.</u></p> | <p><b>Density:</b> Not Applicable<br/><b>Intensity:</b> Up to 0.1 FAR plus 0.25 for greenhouses and other temporary structures<br/><b>Height:</b> Up to 20 feet</p> |   |
| <p><b>Parks and Recreation</b><br/>Includes publicly owned local and regional parks as well as privately owned recreational facilities such as golf courses. Small-scale recreation-supporting uses such as rental shops, bike repair facilities, small restaurants, interpretation centers and museums are also permitted.</p>  | <p><b>Density:</b> Not applicable<br/><b>Intensity:</b> Up to 0.5 FAR<br/><b>Height:</b> Up to 35 feet</p>  |   |
| <p><b>Public, Cultural and Institutional</b><br/>Includes public, semi-public and educational uses such as civic facilities, community centers, libraries, museums, national park facilities, hospitals and schools.</p>   | <p><b>Density:</b> Not applicable<br/><b>Intensity:</b> Up to 1.0 FAR<br/><b>Height:</b> Up to 45 feet</p>  |  |

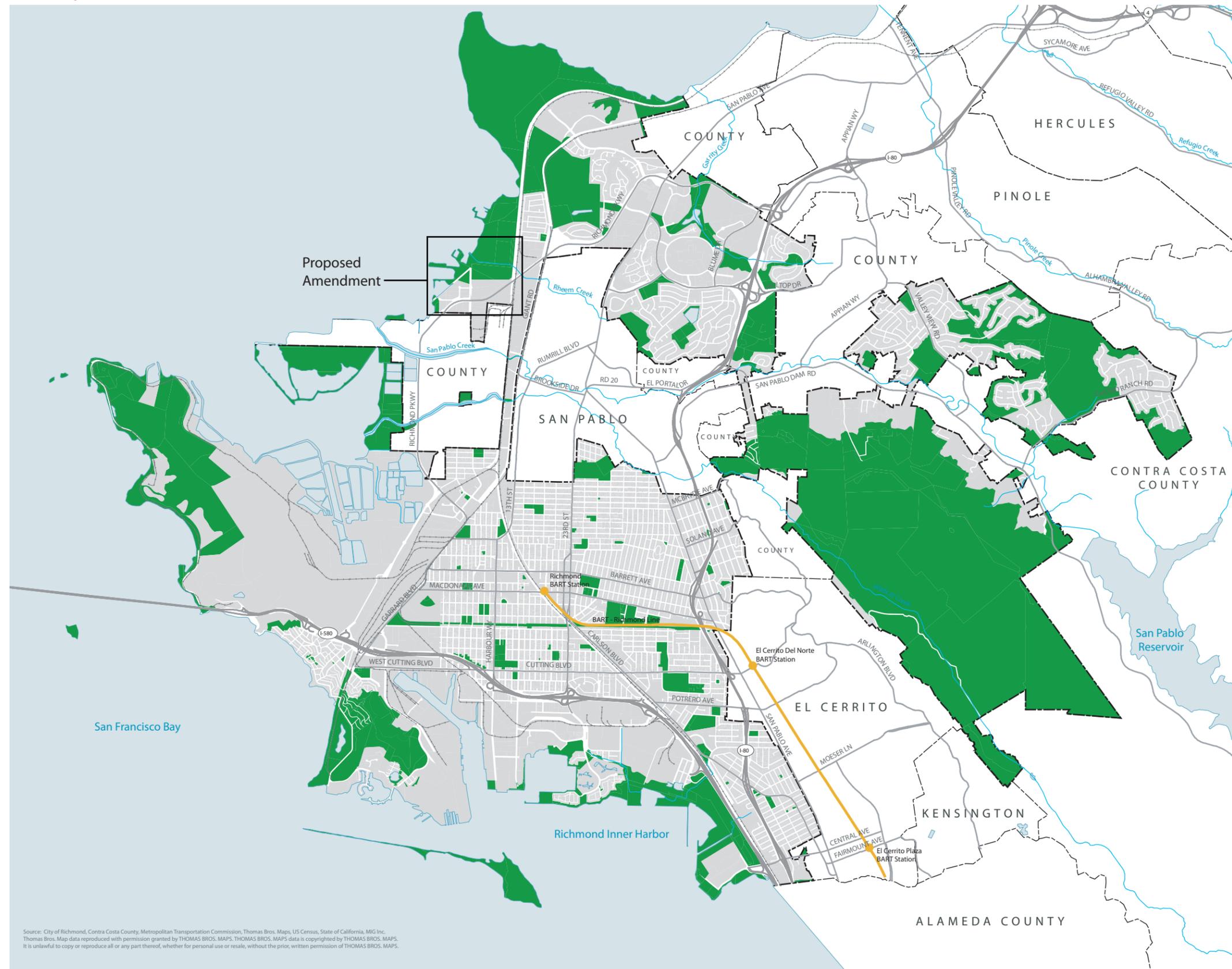
**Notes:**

- Dwelling units per acre (du/ac) describes residential building density.
- Floor area ratio (FAR) denotes building intensity for non-residential uses.

Table 3.5: Community Area Land Use Classifications

| Land Use Classification  | Ranges   | Character   |
|--|--|---|
| <p><b>Agriculture</b><br/>Includes agricultural uses such as grazing, crop production, farming, community gardens and ancillary residential uses.</p>  | <p><b>Density:</b> Up to 0.20 du/ac<br/><b>Intensity:</b> Not applicable<br/><b>Height:</b> Up to 35 feet</p>  |  |
| <p><b>Industrial Agriculture</b><br/><u>Includes land for grazing and crop production, hydroponics and aquaculture, agricultural research and development, artisanal manufacturing, and limited industrial and manufacturing facilities related to agricultural activities, supportive business services and offices for agricultural uses and related activities, cannabis cultivation within greenhouses, on-site cannabis processing and ancillary uses, micro-breweries, small-scale health/fitness facilities for employees, communication facilities, and utilities.</u></p> | <p><b>Density:</b> Not Applicable<br/><b>Intensity:</b> <u>Up to 0.2 FAR and 0.35 for greenhouses and other temporary structures, up to 0.55 total FAR for all structures.</u><br/><b>Height:</b> <u>Up to 25 feet (20 feet for greenhouses)</u></p> |  |

The map below will be amended as follows.

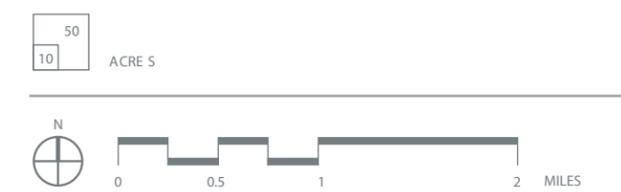


Map 3.2a  
General Plan Land Use Areas  
Citywide

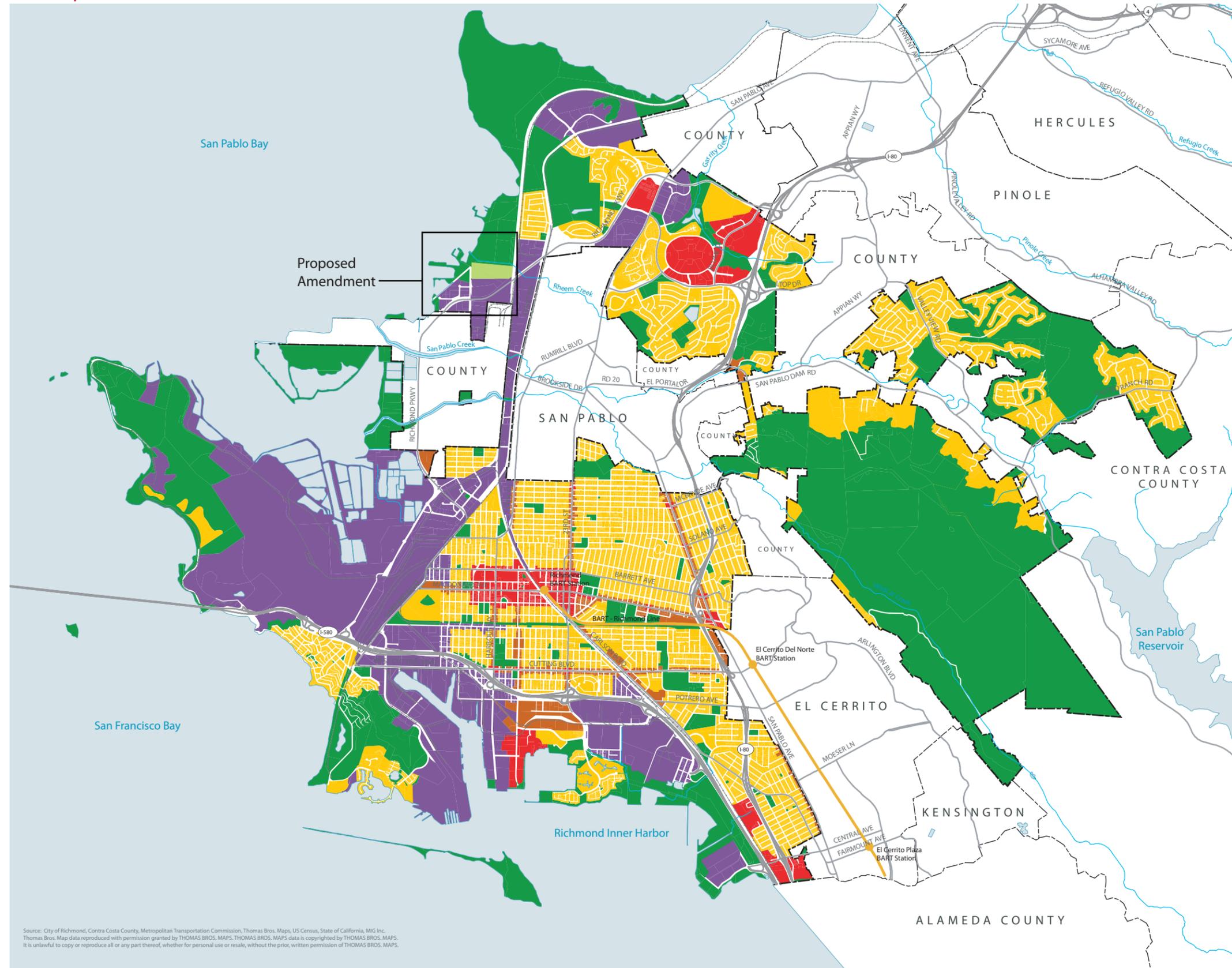
City of Richmond

- Land Use Areas
- Residential Neighborhoods
  - Key Corridors
  - Activity Centers
  - Business and Industry
  - Community

Source: City of Richmond, Contra Costa County, Metropolitan Transportation Commission, Thomas Bros. Maps, US Census, State of California, MIG Inc. Thomas Bros. Map data reproduced with permission granted by THOMAS BROS. MAPS. THOMAS BROS. MAPS data is copyrighted by THOMAS BROS. MAPS. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without the prior, written permission of THOMAS BROS. MAPS.



The map below will be amended as follows.



Map 3.2a  
General Plan Land Use Areas  
Citywide

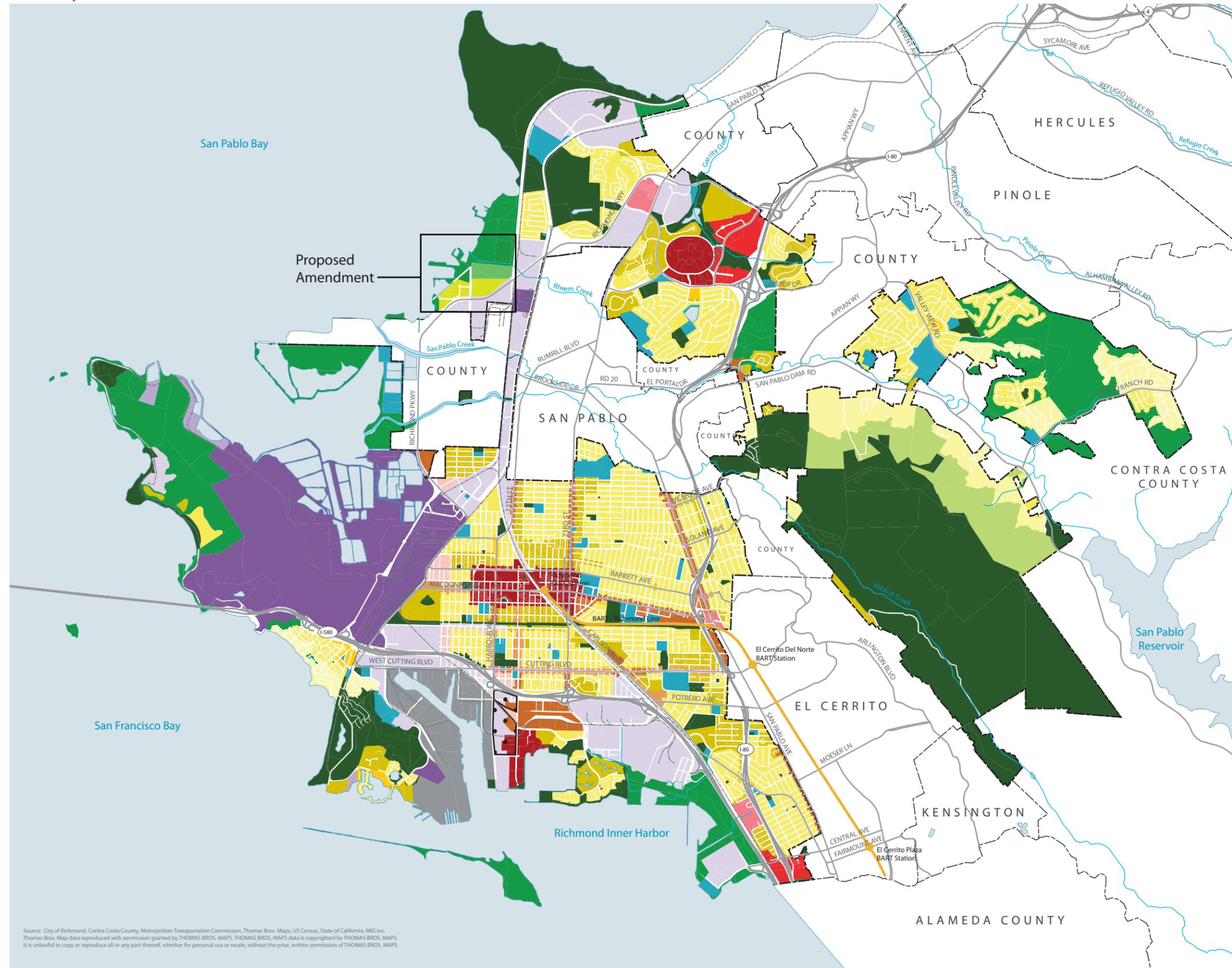
 City of Richmond

- Land Use Areas
-  Residential Neighborhoods
  -  Key Corridors
  -  Activity Centers
  -  Business and Industry
  -  Community
  -  Shoreline Conservation

Source: City of Richmond, Contra Costa County, Metropolitan Transportation Commission, Thomas Bros. Maps, US Census, State of California, MIG Inc. Thomas Bros. Map data reproduced with permission granted by THOMAS BROS. MAPS. THOMAS BROS. MAPS data is copyrighted by THOMAS BROS. MAPS. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without the prior, written permission of THOMAS BROS. MAPS.



The map below will be amended as follows.



Map 3.14  
**Land Use Designations**  
 Citywide

- City of Richmond
  
- Residential Neighborhoods**

  - Hillside Residential
  - Low-Density Residential
  - Medium Density Residential
  - Neighborhood Mixed-Use

  
- Key Corridors**

  - Medium Density Mixed-Use (Residential Emphasis)
  - Medium Intensity Mixed-Use (Commercial Emphasis)

  
- Activity Centers**

  - Medium Intensity Mixed-Use (Gateway and/or Community Node)
  - High Intensity Mixed-Use (Major Activity Center)
  - Regional Commercial Mixed-Use

  
- Business and Industry**

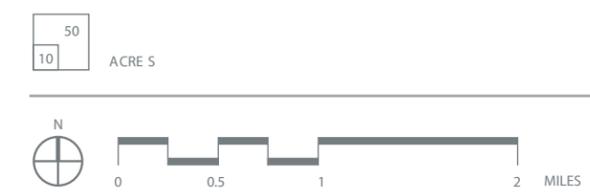
  - Live/Work
  - Business/Light Industrial
  - Industrial Agriculture
  - Low Intensity Business/Light Industrial
  - Marine and Waterfront Commercial
  - Industrial
  - Port

  
- Community**

  - Agriculture
  - Shoreline Conservation
  - Open Space
  - Parks and Recreation
  - Public, Cultural, and Institutional

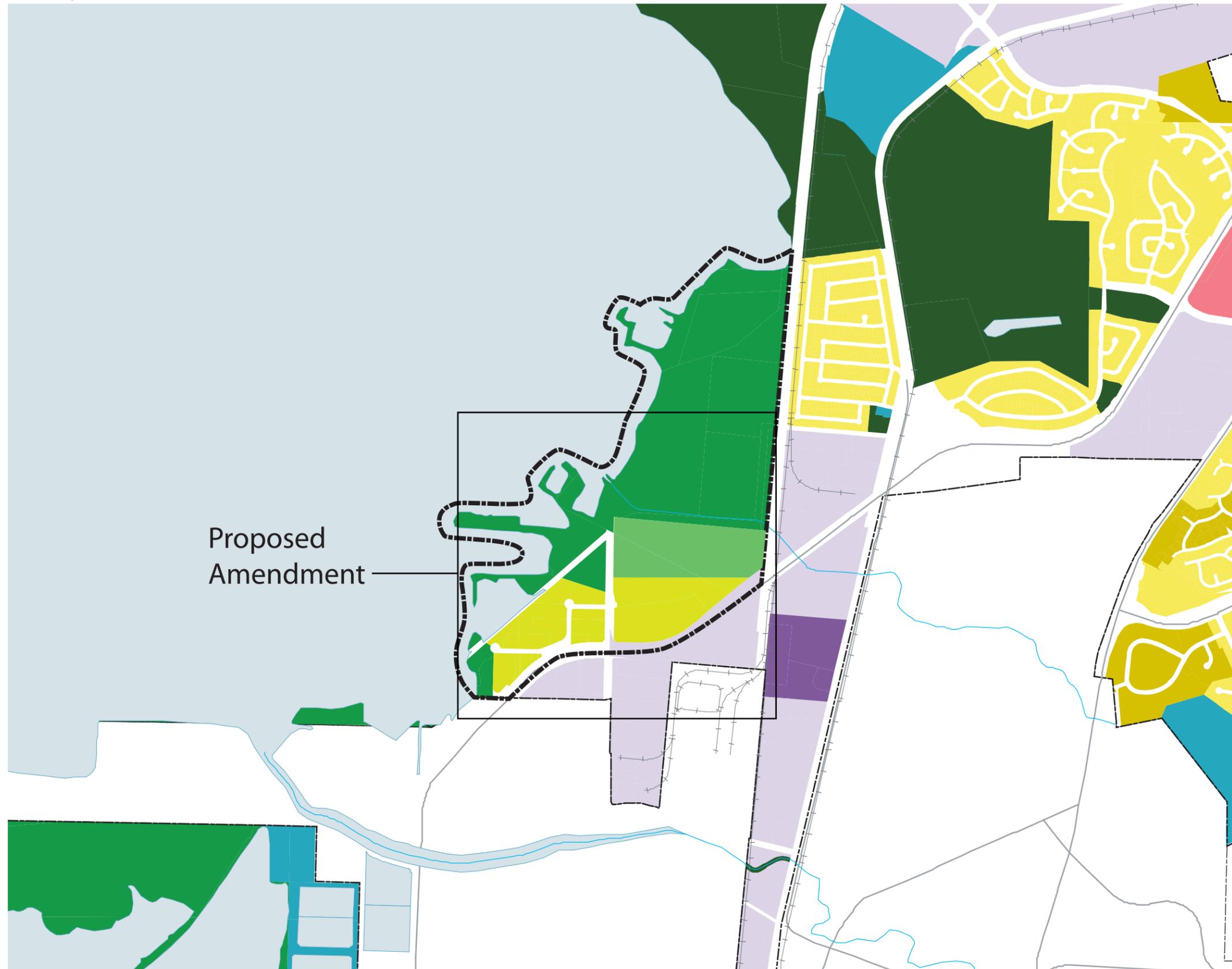
  
- Overlay Zones**

  - Transition Zone Overlay District (TZOD)  
 Pursuant to Ordinance No. 1808, residential uses are prohibited within this zone



Source: City of Richmond, Contra Costa County, Metropolitan Transportation Commission, Thomas Bros. Maps, US Census, State of California, MIG Inc. Thomas Bros. Map data reproduced with permission granted by THOMAS BROS. MAPS. THOMAS BROS. MAPS data is copyrighted by THOMAS BROS. MAPS. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without the prior, written permission of THOMAS BROS. MAPS.

The map below will be amended as follows.



Map 3.14  
Change Area 12  
Northshore

-  City of Richmond
  -  Change Areas
- Residential Neighborhoods**
-  Hillside Residential
  -  Low-Density Residential
  -  Medium Density Residential
  -  Neighborhood Mixed-Use
- Key Corridors**
-  Medium Density Mixed-Use (Residential Emphasis)
  -  Medium Intensity Mixed-Use (Commercial Emphasis)
- Activity Centers**
-  Medium Intensity Mixed-Use (Gateway and/or Community Node)
  -  High Intensity Mixed-Use (Major Activity Center)
  -  Regional Commercial Mixed-Use
- Business and Industry**
-  Live/Work
  -  Business/Light Industrial
  -  Industrial Agriculture
  -  Low Intensity Business/Light Industrial
  -  Marine and Waterfront Commercial
  -  Industrial
  -  Port
- Community**
-  Agriculture
  -  Shoreline Conservation
  -  Open Space
  -  Parks and Recreation
  -  Public, Cultural, and Institutional
- Overlay Zones**
-  Transition Zone Overlay District (TZOD)  
Pursuant to Ordinance No. 1808, residential uses are prohibited within this zone



*Aerial of the Northshore area*

#### Northshore (CA-12)

This change area is located south of Point Pinole Regional Shoreline, west of Parchester Village and between San Pablo Bay and the Richmond Parkway (refer to Land Use Map 3.14). This bayfront area is representative of the historic San Francisco baylands, with marshlands and uplands along the shoreline. Portions of the area have been identified as important habitat for endangered plant and wildlife species. The area lacks infrastructure and has long remained undeveloped with the exception of an outdoor shooting range and solar array.

#### General Plan Land Use

The change area is envisioned as a mix of industrial agricultural and open space uses a low-intensity ... businesses that are compatible with surrounding habitat and open space resources and will support the City's Climate Action Plan and local and regional efforts to mitigate the impacts of climate change. Privately-owned properties between the Richmond



*Bay view of the Northshore area*

Parkway and the shoreline, south of Dotson Family Marsh are designated Industrial Agriculture, Shoreline Conservation and Open Space Low ... Industrial. Publicly-owned properties located along the shoreline are designated Open Space.

#### Desired Urban Design Form

Consistent ... Bay. Land use and development regulations for this area should:

- Ensure that the shoreline maintains a character appropriate to its natural setting, promotes environmental stewardship, and will adapt well to potential future sea level rise;
- Allow for activities that relate to the shoreline, such as public, water-related, and recreation uses, provide jobs, ensure reasonable economic returns for landowners, and/or are compatible with shoreline resources; and
- Provide for shoreline access, including completion of planned segments of the Bay Trail with viewpoints and staging areas, as appropriate



*Inland view of the Northshore area*

Natural resources in the area should be protected and enhanced by ensuring that development minimizes its impact on adjacent sensitive shoreline, wetlands, and habitat areas.

The City will adopt new zoning for the Industrial Agriculture and Shoreline Conservation designations and include in these regulations work...urban design and shoreline conservation standards for future development in the Northshore Change Area. Specifically, the City...develop development design guidelines and standards will address site planning, building mass, view corridors, lighting, landscaping, motorized...non-motorized public access to the Bay, and the setting within a regionally significant resource conservation and recreation area. The design...encourage standards will allow for varied building heights to address the needs of industrial agricultural uses surrounding...resources, with emphasis on reduced building heights near the shoreline. Resource conservation and buffer areas will be required.



investment in community facilities, infrastructure and services, the City will build on assets in these neighborhoods to improve the quality of life for current and future residents.

- Promoting inclusive neighborhoods that provide a mix of housing types, affordability levels, retail and public amenities and gathering places serving residents;
- Creating walkable neighborhoods with interconnected, vibrant and complete streets;
- Encouraging local-serving and small-scale retail and public facilities within walking distance of homes; and
- Distributing community amenities, facilities and services equitably to all areas of the City.

**Finding 3: Richmond has the capacity to support a strong and diversified local economy.**

Richmond’s key commercial corridors, Macdonald Avenue, San Pablo Avenue, 23rd Street and Cutting Boulevard provide great opportunities for enhancing the physical legibility, connectivity and neighborhood identity. These corridors have the potential to become retail destinations and vital urban districts that attract visitors and serve residents. In addition, targeted business attraction and retention strategies provide opportunities to increase high-quality employment opportunities, particularly in the green manufacturing and technology industry sectors. Measures to enhance Richmond’s economy include:

- Promoting new and innovative industries that provide well-paying jobs, revenue and other community and environmental benefits;
- Supporting the emerging tourism economy through the protection and enhancement of Richmond’s natural, cultural and historic assets;
- Supporting industrial agriculture in appropriate areas to provide jobs for Richmond residents, tax revenues to the City, and other community benefits;
- Encouraging redevelopment and reuse of underutilized sites that present opportunities to catalyze surrounding areas;
- Supporting and enhancing the Port as a strategic economic development asset;
- Supporting the retention, growth, and attraction of innovative businesses and modern industries; and
- Expanding regional commercial uses to capture regional retail revenue and better serve Richmond residents.

**Finding 4: Protecting, enhancing and preserving natural resources will improve environmental conditions and the health of Richmond’s residents.**

Many opportunities exist to preserve, enhance and protect natural areas and open spaces in the City. Richmond’s shoreline, parks and open spaces present key opportunities to positively impact human and environmental health. Meeting the recreation and health needs of current and future residents and

improving the condition of the built environment will enable Richmond to maximize its natural assets to enhance the City’s economy and overall quality of life. In order to improve human and environmental health the City will encourage:

- A balanced mix of uses along the shoreline to address diverse community needs;
- Protecting open space areas for natural and recreational opportunities while balancing competing demands; and
- Improving water and habitat quality to protect and support human and environmental health.

**Finding 5: The City has a wide range of land uses that are not entirely compatible.**

Addressing land use compatibility and conflicts is essential to creating a safe and comfortable physical environment for residents, visitors and businesses. Key means of addressing land use conflicts include:

- Promoting a balanced and diverse range and mix of uses in appropriate areas;
- Creating a dynamic shoreline that supports a productive, working waterfront, while also providing recreation amenities for residents and visitors;
- Requiring that the type, intensity and mix of uses are compatible with surrounding uses and complement the design of adjacent structures and neighborhoods; and
- Encouraging existing industries that are located adjacent to residential areas, to apply the latest technology to reduce noise and emissions.



## GOAL LU3

## Expanded Economic Opportunities

***Action LU3.A******Green Business Strategic Plan***

Work with local business support agencies and community stakeholders to develop a strategic plan to retain, attract, and support innovative “green” companies, consistent with City Council Resolution 45-07, which declared Richmond a “Green Economic Development Area.” Support this effort by monitoring industry trends, assisting commercial brokers in matching companies with available sites and including a strategic marketing campaign that highlights Richmond’s strengths and strategies to prepare the local workforce for emerging green industries. Work with State and local agencies to develop criteria for green business certification for new and existing businesses. Seek opportunities to create incentives for existing businesses to participate in the program.

*See also: HW6.A; ED2.D; EC5.A*

***Action LU3.B******Small-Business Support Program***

Develop a coordinated small business development program and continue to explore the expansion of the City’s Façade Improvement Program to encourage local entrepreneurship. Explore strategies to regularly recapitalize the revolving loan fund for small businesses located along commercial corridors in Richmond’s economically depressed neighborhoods.

*See also: HW6.C; ED2.A*

***Action LU3.C******Cultural Heritage Tourism Program***

Develop a program to promote the cultural and historic resources in Richmond, especially the Rosie the Riveter/WWII Home Front National Historical Park, Point Richmond and the Downtown. Collaborate with local businesses, the Richmond Convention and Visitors Bureau, organizations and Chamber of Commerce, the National Parks Service, community organizations and other partners, where appropriate, to develop and implement the program. Consider visitor-serving uses, transportation, marketing and branding.

*See also: HR2.A; NP1.E*

***Action LU3.D******Industrial Agriculture***

Provide sites for industrial agricultural uses, and establish zoning regulations for a broad range of mutually supportive uses within the General Plan Industrial Agriculture designation.



## GOAL LU3 Expanded Economic Opportunities

### ***Action LU3.G***

#### ***Hilltop Area Specific Plan***

Develop a specific plan for the Hilltop Area to guide development of a mixed-use neighborhood and a regional retail destination. As an older indoor shopping center, the Hilltop Mall must compete with newer region-serving power and lifestyle retail centers in Pinole and Emeryville. A reinvigorated center would allow the mall to draw shoppers from other communities along the Interstate 80 corridor. Hilltop's surplus surface parking represents an opportunity for creative consideration of more contemporary shopping center formats.

Include signage to provide clear directions from the Richmond Parkway, Interstate 80 and surrounding residential areas to and between the Hilltop Mall, the Hilltop Auto Mall and Hilltop plaza. Include recommendations for streetscape, circulation and infrastructure improvements that will enhance this area's ability to attract new residential, office and retail development. Identify strategies to promote local-serving retail in mixed-use projects at major intersections and along commercial corridors.

*See also: ED6.A*

### ***Action LU3.H***

#### ***Industrial Lands Retention and Consolidation***

Ensure that industrial uses are consolidated around rail and port facilities and work with existing industrial operators, economists and commercial brokers to remain informed about the future demand for industrial land.

### ***Action LU3.I***

#### ***Industrial Modernization***

Support heavy industry's on-going efforts to modernize and upgrade their plants to reduce energy use, increase efficiency and reduce emissions.

### ***Action LU3.J***

#### ***Job Training for Industrial Agriculture***

Explore expansion of the City's job training programs to include skills needed for industrial agricultural uses and cannabis cultivation and open space and resource management. RichmondBUILD could be specifically charged with taking these programs on if funding can be secured from public and/or private sources, using expertise gained in similar training for workers in the construction and renewable energy fields.

### ***Action LU3.K***

#### ***Local Hire Targets***

Work with Marin Clean Energy (MCE) and other utilities to ensure minimum local hire targets are set for renewable energy projects and continue to support job training for a renewable energy workforce.



#### GOAL LU4 Enhanced Environmental Quality

##### ***Policy LU4.1***

##### ***Richmond Shoreline***

Minimize the impacts of development on the shoreline with special attention to intensity, density, and proximity to the water. Conserve, protect and enhance natural and cultural resources along the Richmond shoreline. Promote a balance of uses along the shoreline that supports multiple community needs such as economic development, [job creation, renewable energy generation](#), recreation, historic preservation and natural resource protection.

- Provide a mix of residential and recreation uses in the Southern Gateway change area; support an active industrial waterfront around the Port and along the Santa Fe Channel; and promote a cultural heritage shoreline west of the Port.
- Protect and restore wetlands, native habitats and open space; develop shoreline parks and trails to increase public access; encourage [industrial agriculture](#), recreation and tourism activities, [all subject to standards to ensure land use compatibility](#); and enhance and showcase historic and cultural resources. Prepare, adopt, and implement plans that will protect natural and built environments from adverse potential impacts of sea level rise due to climate change.

*See also CN2.2*

##### ***Policy LU4.2***

##### ***Open Space and Conservation Areas***

Preserve open space areas along the shoreline, creeks, and in the hills to protect natural habitat. Maintain the integrity of hillsides, creeks and wetlands. Protect existing open space, agricultural lands and parks.

*See also: CN2.1; HW9.6*



#### GOAL LU4

#### Enhanced Environmental Quality

##### ***Action LU4.E***

##### ***Point Molate Redevelopment Plan***

Continue to pursue redevelopment of the ex-Point Molate Fuel Station, the ex-Red Rock Marina, Terminal #4, and improve conditions at the San Pablo Yacht Harbor. Identify and incorporate opportunities for public open space and recreational facilities. Integrate previous planning efforts including the Point Molate Reuse Plan and San Pablo Peninsula Open Space Study.

*See also: ED9.A*

##### ***Action LU4.F***

##### ***Shoreline Conservation***

Adopt zoning regulations for a Shoreline Conservation District to implement the General Plan Shoreline Conservation Designation, including standards that will minimize impacts to natural resources, wildlife, and aquatic habitat.

##### ***Action LU4.G***

##### ***Open Space Acquisition***

Engage in partnerships for public acquisition of land for open space purposes, including shoreline access, habitat restoration, and recreational purposes.

##### ***Action LU4.H***

##### ***Land Use Compatibility***

Facilitate development of compatible land uses on privately-owned land, consistent with the General Plan Land Use Diagram, that will implement the City's Vision for the North Shoreline. This might include hosting developer forums, engaging in discussions about public access improvements and providing technical assistance, as appropriate.

##### ***Action LU4.J***

##### ***San Francisco Bay Trail***

Secure completion of the San Francisco Bay Trail through requirements for land dedication and improvements that apply to private development subject to the Shoreline Overlay Zoning District, and seek funding for incomplete trail segments.





#### GOAL LU5 Balanced and Compatible Uses

##### *Policy LU5.4*

##### *North Richmond Shoreline Development*

Consistent with the adopted North Richmond Shoreline Specific Plan (NRSSP), Guide development in Change Area 12 (Northshore) in a manner that improves the area's overall image, benefits community residents, and allows for a reasonable intensity of development and reasonable economic uses of land within a framework of conservation and public access to the Bay, consistent with the General Plan's land use designations for this area. Support development that creates jobs for Richmond residents. Protect and enhance the natural resources in the area by ensuring that development is low-intensity and appropriately sited to minimize its impact on adjacent sensitive shoreline, wetlands, and habitat areas. Ensure public access to the shoreline by securing completion of the Bay Trail with requirements for land dedication and improvements for private development for portions of the trail within or abutting a project site.

Ensure that no buildings are constructed within 100 feet of the shoreline found along Change Area 12 (Northshore), with exceptions only for small-scale cafes/delis serving Bay Trail users and temporary structures, both of which would also be subject to and require BCDC approval. For the purposes of this policy, "shoreline" shall be conterminous with mean high tide line. In marshes, the shoreline shall begin at a contour line that is five feet above sea level.

...



## GOAL LU5

## Balanced and Compatible Uses

***Action LU5.A******Zoning Ordinance Update***

Update the Zoning Ordinance to establish development standards and guidelines for all land uses in accordance with the land use classification system described in this Land Use and Urban Design Element. Promote a place-based approach to encourage mixed-use, pedestrian and transit-oriented development and interface between the public and private realm.

Incorporate reasonable building height and siting adjustments into the comprehensive update of the Zoning Ordinance in order to protect existing view corridors of the Bay and other features of the regional landscape. Require new development to preserve the unique opportunities of the shoreline and ridgelines in order to maximize their availability to the public.

***Action LU5.B******Design Guidelines***

Develop design guidelines and standards for all land uses and development prototypes. The guidelines will build on zoning codes to promote high-quality design. Guidelines should also address compatibility between new and existing historic structures and districts, residential and adjacent non-residential uses and urban and natural areas.

***Action LU5.C******Industrial Use Buffers - Expanded Definition***

New industrial uses established adjacent to existing residential or commercial uses shall incorporate measures to minimize impacts to residential uses such as enclosure of industrial activities in buildings, use of screening for visually unattractive uses, site design, soundproofing and landscaping. New residential and commercial uses established adjacent to existing industrial uses shall incorporate measures to minimize impacts to residents from noise, exposure to toxic substance emissions, vibration, odors and truck traffic. Industrial sites may incorporate supporting office and commercial space if protected to commercial standards.

*See also: ED7.B*

***Action LU5.D******Design Guidelines Standards for North Richmond Shoreline Development***

Develop Adopt development and design guidelines and standards for the new zoning districts for Change Area 12 (Northshore) that will implement the Industrial Agriculture and Shoreline Conservation designations for this area to address site planning, building mass, view corridors, lighting, landscaping, motorized and non-motorized public access to the Bay, and the setting within a regionally significant resource conservation and recreation area. Design...encourage Standards will allow for varied building heights to address the needs of industrial agricultural uses surrounding...resources, with emphasis on reduced building heights near the shoreline. Resource conservation and buffer areas will be required.

### 3 Land Use and Urban Design



#### Goal LU3: Expanded Economic Opportunities

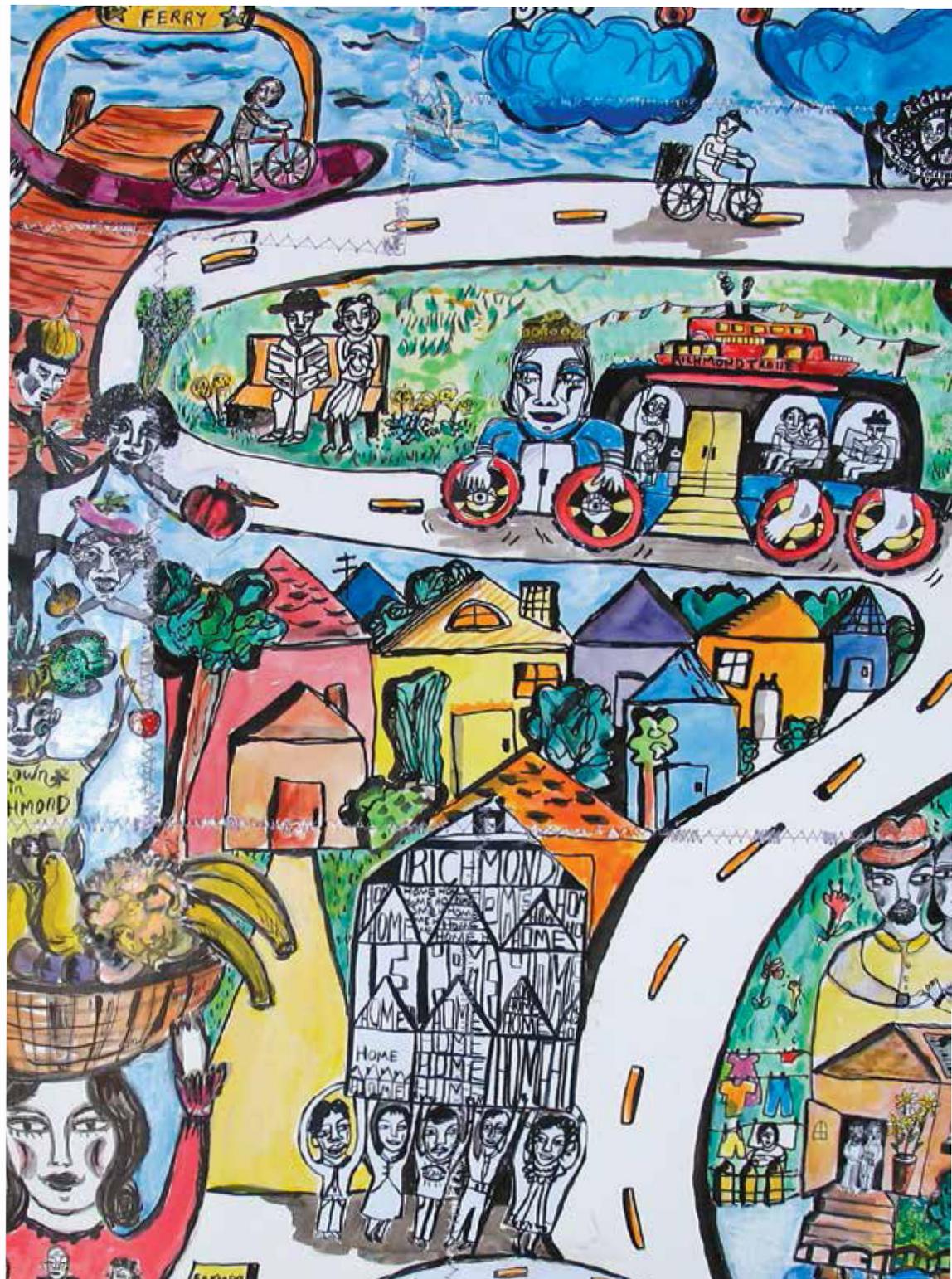
| Action                |   | Lead Responsibility                                | Supporting Policies        |
|-----------------------|---|--|----------------------------|
| LU3.A                 | Green Business Strategic Plan                           | Community and Economic Development                 | LU3.1, LU3.2, LU3.4        |
| LU3.B                 | Small-Business Support Program                          | Community and Economic Development                 | LU3.1                      |
| LU3.C                 | Cultural Heritage Tourism Program                       | Community and Economic Development                 | LU3.3                      |
| LU3.D                 | Visitor Services and Facilities                         | Community and Economic Development                 | LU3.3                      |
| LU3.E                 | Southern Shoreline Specific Plan                        | Planning and Building Services                     | LU3.2, LU3.5               |
| LU3.F                 | Retail Attraction                                       | Community and Economic Development                 | LU3.2, LU3.6               |
| LU3.G                 | Hilltop Area Specific Plan                              | Planning and Building Services                     | LU3.2, LU3.6               |
| LU3.H                 | Industrial Lands Retention and Consolidation            | Planning and Building Services                     | LU3.2, LU3.5               |
| LU3.I                 | Industrial Modernization                                | Planning and Building Services                     | LU3.1, LU3.4, LU3.5, LU3.7 |
| <a href="#">LU3.J</a> | <a href="#">Job Training For Industrial Agriculture</a> | <a href="#">Employment and Training</a>            | <a href="#">LU3.2</a>      |
| <a href="#">LU3.K</a> | <a href="#">Local Hire Targets</a>                      | <a href="#">Community and Economic Development</a> | <a href="#">LU3.2</a>      |

#### Goal LU4: Enhanced Environmental Quality

| Action                |  | Lead Responsibility                            | Supporting Policies          |
|-----------------------|--|--|------------------------------|
| LU4.A                 | Waterfront Redevelopment Plans                 | City of Richmond as Successor Agency           | LU4.1, LU4.2                 |
| LU4.B                 | Open Space Plan                                | Planning and Building Services                 | LU4.1, LU4.2                 |
| LU4.C                 | Habitat Conservation Plans                     | Planning and Building Services                 | LU4.1, LU4.2, LU4.3          |
| LU4.D                 | Site Remediation                               | City of Richmond as Successor Agency           | LU4.1, LU4.2, LU4.4          |
| LU4.E                 | Point Molate Redevelopment Plan                | City of Richmond as Successor Agency           | LU4.1, LU4.2, LU4.4          |
| <a href="#">LU4.F</a> | <a href="#">Shoreline Conservation</a>         | <a href="#">Planning and Building Services</a> | <a href="#">LU4.1, LU4.3</a> |
| <a href="#">LU4.G</a> | <a href="#">Open Space Acquisition</a>         | <a href="#">Planning and Building Services</a> | <a href="#">LU4.2</a>        |
| <a href="#">LU4.H</a> | <a href="#">Land Use Compatibility</a>         | <a href="#">Planning and Building Services</a> | <a href="#">LU4.1</a>        |
| <a href="#">LU4.I</a> | <a href="#">Shoreline Cannabis Cultivation</a> | <a href="#">Planning and Building Services</a> | <a href="#">LU4.1</a>        |
| <a href="#">LU4.J</a> | <a href="#">San Francisco Bay Trail</a>        | <a href="#">Planning and Building Services</a> | <a href="#">LU4.1</a>        |



Draft 2018 Amendments  
**Circulation**  
 Richmond General Plan 2030





Interstate 80 and Amador Street are closely spaced intersections that experience significant congestion during the commute peak hours.

**Marina Bay Parkway Rail Crossing**

Train crossings at Marina Bay Parkway cause traffic delays and concerns about residents being temporarily cut off from regional routes and the rest of the City. Traffic improvements in the area could include both grade separation at this intersection and a new route to Interstate 80 via an extension of Regatta Boulevard through the University of California at Berkeley and private property to the east.

**Marina Way South Rail Crossing**

Train crossings at Marina Way South create a barrier between the proposed waterfront transit-oriented development area from the regional routes and the rest of the City. The possible new route to Interstate 80 via an extension of Regatta Boulevard could improve access to the area.

**Harbour Way/Wright Avenue Rail Crossing**

At Harbour Way and Wright Avenue, the BNSF rail line crosses at grade through the unsignalized intersection. There are no warning lights or gates. There is a need for improvements such as coordinated traffic signals and gates at this intersection.

**Carlson and Cutting Boulevard Rail Crossing**

The Union Pacific Rail Road (UPRR) tracks cross Carlson Boulevard at Cutting Boulevard, creating one of the most dangerous intersections in the State, according to the California Public Utilities Commission. The intersection is located near

schools and is regularly used by pedestrians. A grade separation at this location may be the most effective long-term solution to safety and noise issues. A more cost-effective approach using a traffic circle has been recommended as part of Richmond’s Pedestrian Master Plan.

**Garrard and Cutting Boulevard Rail Crossing**

The BNSF tracks cross both Garrard Boulevard and Cutting Boulevard, and periodically longer trains cause extensive backups on these important arterials. Circulation improvements are necessary to address the conflicts between motor vehicle and rail traffic.

**Giant Road Access**

Only Giant Road provides access to much of the area west of the UPRR tracks in North Richmond. Improvements such as a grade separated rail crossing may be necessary to improve access to new uses in the area.

**Goodrick Avenue**

Currently, Goodrick Avenue is a relatively unimproved rural road without sidewalks, curbs and gutters. Illustrative improvements, shown in Figure 1, will support future land uses and improve access to Dotson Family Marsh and the Point Pinole Regional Shoreline. These will be refined for future development. A San Francisco Bay Trail link is planned for the east side of the avenue.

Figure 4.1: Goodrick Avenue

