



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

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

Project Number: PLN13-073
Project Title: Richmond Central
Project Applicant: AMG & Associates, LLC
Project Location: 5620 Central Ave., City of Richmond, County of Contra Costa. The project site is bounded by Central Avenue to the north, Belmont Avenue to the east, San Mateo Street to the west, and commercial uses to the south. The project site is currently vacant with no structural improvements.

Assessor Parcel Nos.: 510-053-032; 510-053-033; 510-053-025

Project Description: The project site comprises approximately 2.58 acres of land, located at 5620 Central Avenue. While a small portion of the project site lies within the City of El Cerrito, the majority of the site is in the City of Richmond, and as such, the City of Richmond will serve as the lead agency for the CEQA process. A total of 172 below-market rate apartments are proposed in a podium building with one level of above-ground parking and four levels of apartments, totaling five stories with an average building height of 61 feet. The unit mix includes 127 2-bedroom, 35 3-bedroom, and 10 4-bedroom family-oriented apartments. The first through the third story of the building would occupy the building's entire floor plate while floors four and five would be stepped back from the intersection of Central Avenue and San Mateo Street. A total of 309 parking spaces are provided in the ground-level garage. Vehicle access to and from the site would be provided via an entry and exit onto San Mateo Street and an additional exit driveway onto Belmont Avenue via a new bridge that would cross the drainage channel from Belmont Avenue to the project site.

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

Hazardous Materials Disclosure per Public Resources Code Section 15072(g)(6): A review of regulatory databases, including listed hazardous material release sites compiled pursuant to Government Code 65962.5, identified a release of diesel from an underground storage tank (UST) at the project site. In 2000, the diesel UST and petroleum-contaminated soil were excavated and removed from the site.

Public Review and Comment Period: Comments on the Draft EIR, sent in writing, must be received by **5:00 p.m. on May 15, 2014**, at the following address:

Jonelyn Whales
Senior Planner
City of Richmond Planning Division
450 Civic Center Plaza, 2nd Floor
Richmond, CA 94804

Report Availability: A copy of the Draft Initial Study and Mitigated Negative Declaration are available for review online at www.ci.richmond.ca.us/planning. Copies are also available for review at the following locations: **Richmond Public Library Main Branch** 325 Civic Center Plaza, Richmond, CA 94804; **Richmond Planning and Building Services Department**, City Hall, 450 Civic Center Plaza, Richmond, CA, 94804; **El Cerrito Library** 6510 Stockton Avenue El Cerrito, CA 94530; and **El Cerrito Planning Department** 10890 San Pablo Ave., El Cerrito, CA 94530

Start of Public Review: April 15, 2014

End of Public Review: May 15, 2014