

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Aruna Bhat
Deputy Director

Jason Crapo
Deputy Director

Maureen Toms
Deputy Director

Kelli Zenn
Business Operations Manager

January 31, 2019

Matt Kawashima
Public Works

Dear Applicant:

The Contra Costa County Department of Conservation and Development, Community Development Division, has completed an initial study of the environmental significance of the project represented by your pending application bearing County File Number **CP19-05**. In conformance with Contra Costa County Guidelines for implementing the California Environmental Quality Act of 1970 (CEQA), it has been determined that your project will not have a significant effect on the environment. Your project falls within the following category:

(X) AN ENVIRONMENTAL IMPACT REPORT (EIR) IS NOT REQUIRED.

-) Categorical Exemption 153121[Class 12]
-) The CEQA requirements are accommodated by the EIR previously prepared for _____.
-) A statement that an EIR is not required. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA Section 15063(b)(2).
-) General Rule of Applicability [Article 5, Section 15061(b)(3)]

() AN ENVIRONMENTAL IMPACT REPORT (EIR) IS REQUIRED.

-) The complexity of your project requires your submission of additional special reports or information (as outlined on the attached sheet) (which will be outlined in a forthcoming letter).
-) A consultant will be hired to prepare the environmental impact report. This procedure is explained on the attached sheet.
-) Preparation of the EIR cannot be started until the fee and additional information requested is received by the Community Development Division.

If you have questions concerning this determination or desire additional information relative to environmental impact report regulations, please call 925-674-7783 and ask for **Telma Moreira**.

Sincerely yours,

John Kopchik, Director
Department of Conservation and Development

By: Danielle Kelly

**CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT**

DATE: January 31, 2019

TO: Matt Kawashima
Public Works Department- Environmental Services Division
FROM: Aruna Bhat, Deputy Director, Community Development Division
By: Telma Moreira; CEQA Coordinator
Via: Danielle Kelly

SUBJECT: CEQA REVIEW, PROJECT CP#19-05 Attached are the following environmental documents relative to the above-referenced project, which have been reviewed by the Department of Conservation and Development, Community Development Division. Please review the documents to determine if there are any posting periods and/or hearings required before the Board of Supervisors can take action on the project. These documents should be kept in the project file for future reference.

- (X) Initial Study of Environmental Significance
- () **Copy of the Notice of Exemption (w/receipt).** (The original is: ____ on file in the Community Development Division; on file with the County Clerk; ____ being returned for filing in the project file.)
- () Copy of the Notice of Determination. (The original is: ____ on file in the Community Development Division; ____ on file with the County Clerk; ____ being returned for filing in the project file.)
- () Notice of Negative Declaration - including mail out list
- () Draft EIR
- (X) Mandatory Referral (copy)
- () Proof of Publication
- (X) Letter of CEQA determination
- () Comments:
- (X) ONE UNSIGNED COPY OF THE NOTICE OF EXEMPTION/DETERMINATION ARE ATTACHED. WHEN YOU HAVE SCHEDULED THIS ITEM WITH THE BOARD, PLEASE RETURN ONE COPY TO ME WITH A NOTE STATING THE DATE THE BOARD OF SUPERVISORS IS TO HEAR THE ITEM.

When the Board of Supervisors takes action on the project, it must "review" and "consider" the environmental impact report or negative declaration, together with any comments received during the public review process. They must then adopt the environmental document prior to approving the project. You must, therefore, provide copies for each member of the Board of the respective environmental impact report, notice of negative declaration or the notice of exemption, along with any comments received during the review period. They must review and consider these items prior to approving the project. If they do not physically have the documents, they cannot consider them.

In the case of projects, which are exempt from CEQA, the Board Order, should concur in the determination that the project is categorically exempt, and direct the filing of the Notice of Exemption.

PLEASE NOTIFY US WITHIN TWO DAYS OF THE BOARD HEARING ON THIS PROJECT, WHAT ACTION THE BOARD TOOK SO THAT WE CAN INITIATE THE FILING OF THE NOTICE OF EXEMPTION OR NOTICE OF DETERMINATION WITH THE COUNTY CLERK. THE FILING OF THESE NOTICES STARTS THE STATUTE OF LIMITATIONS ON COURT CHALLENGES TO THE APPROVAL UNDER CEQA. HENCE, THE FILING OF THESE NOTICES IS IMPORTANT SINCE IT LIMITS THE COUNTY'S LIABILITY.

If you have any questions concerning the above documents or the CEQA process, please contact **Telma Moreira** at 674-7783.



CONTRA COSTA COUNTY
Department of Conservation & Development
Community Development Division
30 Muir Road
Martinez, CA 94553
Telephone: 925-674-7205

TO: Development Engineer/Architect

DATE: 1/31/19

FROM: Will Nelson, Advance Planning

SUBJECT: MANDATORY REFERRAL FOR GENERAL PLAN CONFORMANCE

Community Development staff has reviewed the attached project, **CP#19-05** to determine if mandatory referral for General Plan Conformance, as required by Government Code Section 65402, is necessary.

The project needs no further mandatory referral clearance from County staff subject to the following actions:

- Staff has determined that further 65402 review is not necessary.
- This project has been determined to be exempt from 65402 review in accordance with the Board of Supervisors Resolution 81/522 because the project involves a road alignment project of a minor nature.
- The project site is located within the City of Richmond. Our Department does not review projects for General Plan Conformance, which are located within a City (refer to Government Code Section 65402).
- Staff makes the following attached recommendation which should be incorporated into the staff report on this matter.

This project needs mandatory referral and County staff will process this project in the following manner:

- 65402 review is required. Staff will carry this matter before County Zoning Administrator.
- 65402 review must be withheld until completion of an Environmental Impact Report on this project.
- Other procedures.

**Contra
Costa
County**

**PUBLIC WORKS DEPARTMENT
INITIAL STUDY OF
ENVIRONMENTAL SIGNIFICANCE**

PROJECT NUMBER: 4500-6G0015
CP# 19-05

PROJECT NAME: Sale of 4006 MacDonald Ave and MacDonald Ave (Vacant Lot) in Richmond

PREPARED BY: Matt Kawashima

DATE: January 28, 2019

APPROVED BY: *Teresa B. Moore* DATE: 1/31/2019

RECOMMENDATIONS:

- Categorical Exemption: 15312 [Class 12] Negative Declaration
 Environmental Impact Report Required Conditional Negative Declaration

The project will not have a significant effect on the environment. The recommendation is based on the following: The project consists of the sale of surplus government property, which is not in an area of statewide, regional, or areawide concern, pursuant to section 15312 of the CEQA guidelines.

What changes to the project would mitigate the identified impacts: N/A

USGS Quad Sheet: <u>Richmond</u>	Base Map Sheet #: <u>L-5</u>	Parcel #: <u>517-320-025 and 517-320-005</u>
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GENERAL CONSIDERATIONS:

1. **Location:** The Project is located on the south side of MacDonald Avenue, 150 feet east of 39th Street in Richmond [Figures 1-4].

2. **Project Description:**

The Project consists of the sale of two vacant Contra Costa County ("County") owned properties at 4006 MacDonald Avenue (APN 517-320-025) ("Parcel 1") and on the south side of MacDonald Avenue, 150 east of 39th Street (APN 517-320-005) ("Parcel 2") in Richmond (collectively the "Property"). It has been determined that the Property is no longer necessary for County purposes; therefore, the County intends to transfer the Property pursuant to Government Code Section 26277.

Parcel 1 was grated to the County and recorded in the County Clerk Recorder's Office on July 31, 1997. In 2000, the County entered into a lease agreement with Contra Costa Senior Legal Services ("Senior Legal Services") allowing Senior Legal Services to operate and provide their legal services at 4006 MacDonald Avenue, which is approximately 2,500 square feet and improved with a 1,620 square foot building. In 2014, Senior Legal Services terminated its tenancy. Since that time, the Contra Costa County Employment & Human Services Aging Adult Services (EHSD) has occupied the building. EHSD intends to vacate the building in March 2019.

Parcel 2 is approximately 5,021 square feet and is a vacant parcel that has been used for parking purposes for staff at 4006 MacDonald Avenue. Parcel 2 was granted was granted to the County and recorded in the County Clerk Recorder's Office on September 24, 1976.

The Project involves real property transactions and will not result in any environmental impacts.

3. **Does it appear that any feature of the project will generate significant public concern?**

Yes No maybe (Nature of concern):

4. **Will the project require approval or permits by other than a County agency?**

Yes No

5. **Is the project within the Sphere of Influence of any city?** Yes, City of Richmond

CONTRA COSTA COUNTY CALIFORNIA

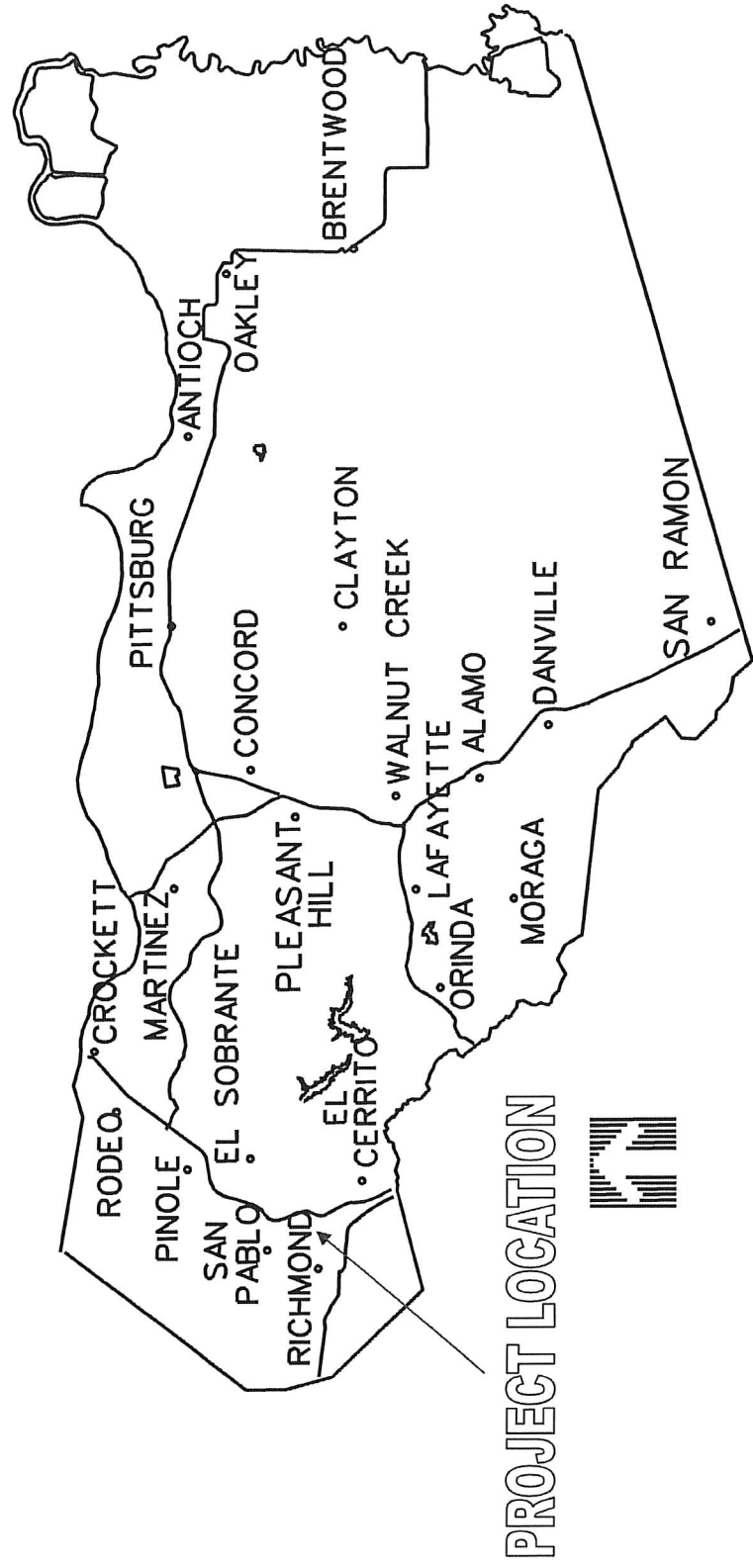


FIGURE 1

Regional Location Map

Categorical Exemption
January 2019

Sale of 4006 MacDonalld Ave. and Macdonald Ave. (vacant lot) in Richmond
Contra Costa County Public Works Department

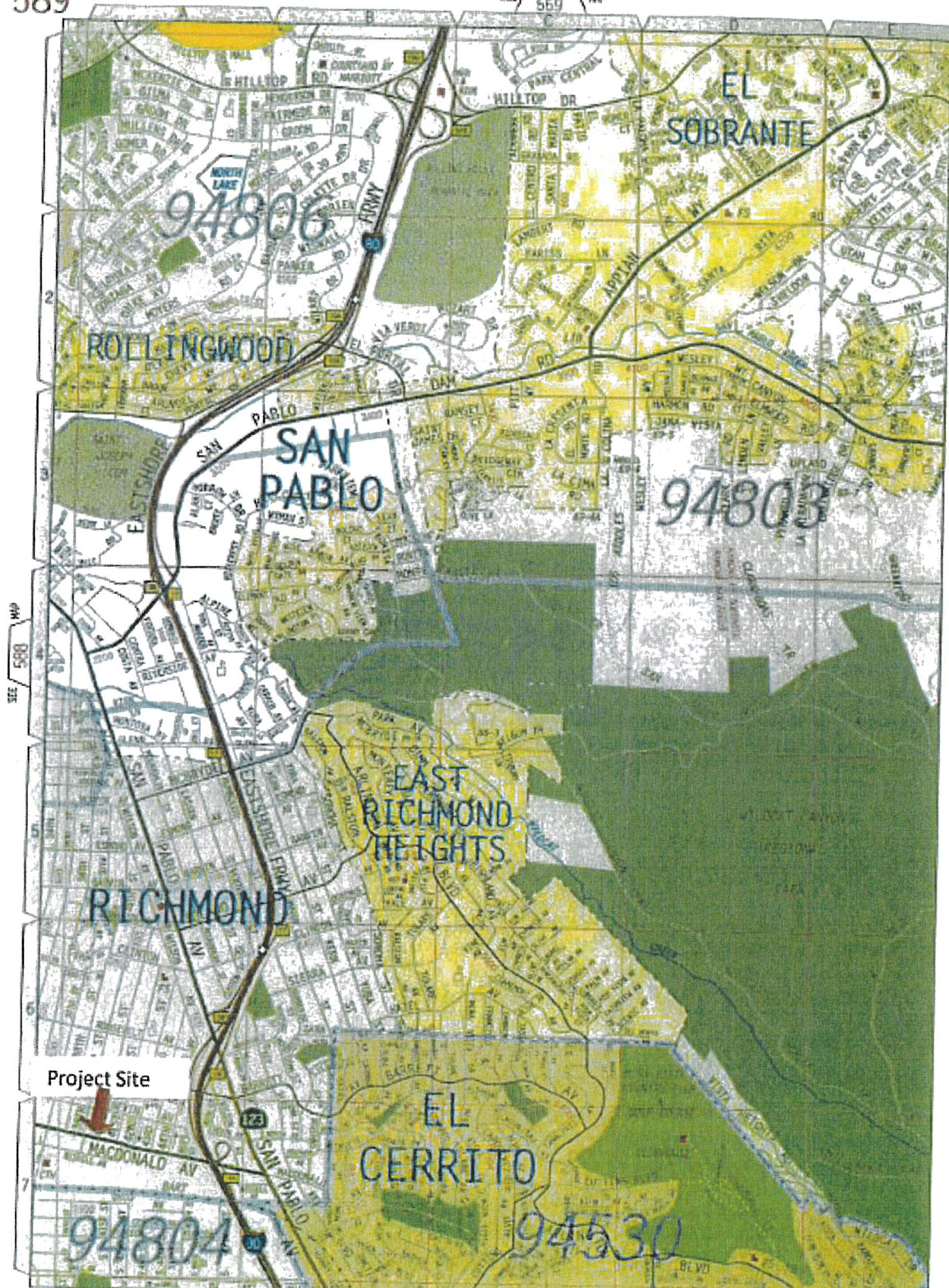


FIGURE 2

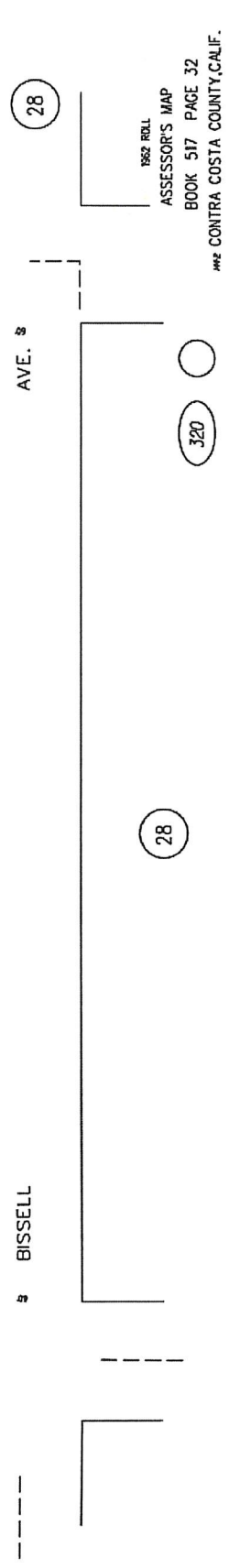
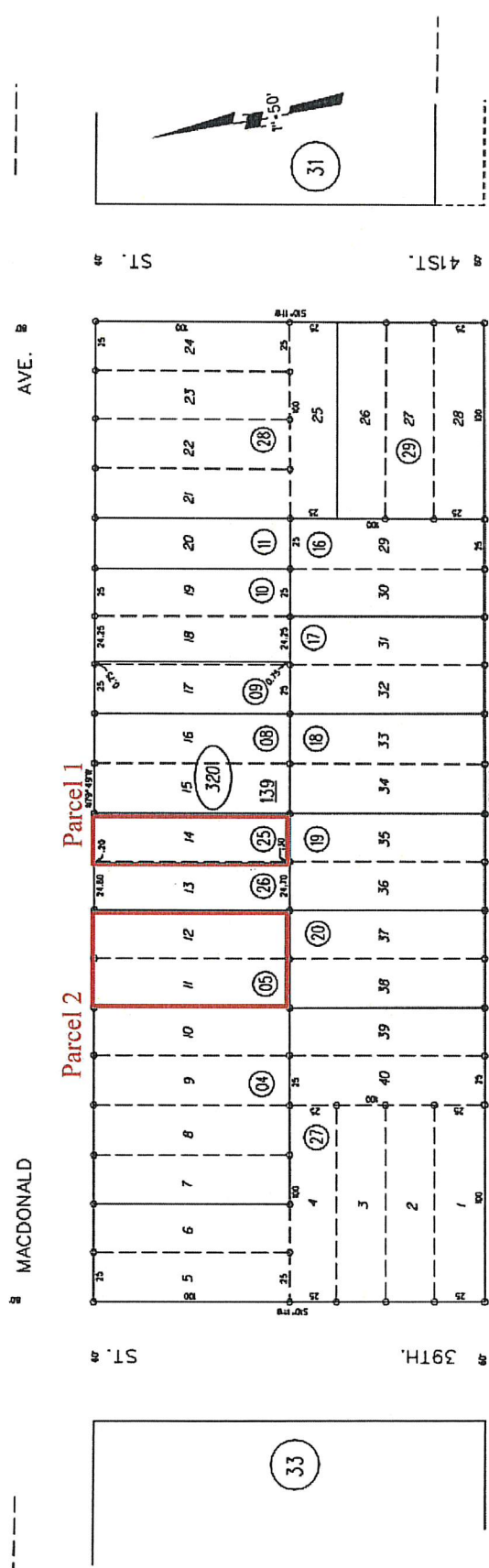
Location Map

Sale of 4006 MacDonald Ave. and Macdonald Ave. (vacant lot) in Richmond
Contra Costa County Public Works Department

Categorical Exemption
January 2019

TAX CODE AREA

WALL'S ADDITION M.B. 2-30



1962 ROLL
ASSESSOR'S MAP
BOOK 517 PAGE 32
M&C CONTRA COSTA COUNTY, CALIF.

FIGURE 3
APN Map

Sale of 4006 Macdonald Ave. and Macdonald Ave. (vacant lot) in Richmond
Contra Costa County Public Works Department

Categorical Exemption
January 2019



FIGURE 4

Aerial View of the Project Site

Categorical Exemption
January 2019

Sale of 4006 MacDonald Ave. and Macdonald Ave. (vacant lot) in Richmond
Contra Costa County Public Works Department

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
Notice of Exemption**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: Contra Costa County
Dept. of Conservation & Development
30 Muir Road
Martinez, CA 94553

County Clerk
County of: Contra Costa

Project Title: **Sale of 4006 MacDonald Ave and MacDonald Ave (Vacant Lot) in Richmond**
Proj. No. 4500-6G0015 CP#19-05

Project Applicant: **Contra Costa County Public Works Department**

Project Location – **Specific: MacDonald Avenue**

Project Location: Richmond, CA

Project Location – County: **West Contra Costa**

Description of Nature, Purpose and Beneficiaries of Project:

The Project consists of the sale of two vacant Contra Costa County ("County") owned properties at 4006 MacDonald Avenue (APN 517-320-025) ("Parcel 1") and on the south side of MacDonald Avenue, 150 east of 39th Street (APN 517-320-005) ("Parcel 2") in Richmond (collectively the "Property"). It has been determined that the Property is no longer necessary for County purposes; therefore, the County intends to transfer the Property pursuant to Government Code Section 26277.

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The Project involves real property transactions and will not result in any environmental impacts.

Name of Public Agency Approving Project: **Contra Costa County**
Name of Person or Agency Carrying Out Project: **Contra Costa County Public Works Department**

Exempt Status:

- Ministerial Project (Sec. 21080(b) (1); 15268;
 Declared Emergency (Sec. 21080(b)(3); 15269(a);
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption: Class 15312(12)
 Other Statutory Exemption, Code No.: _____
 General Rule of Applicability [Article 5, Section 15061 (b)(3)]

Reasons why project is exempt: The project consists of the sale of surplus government property, which is not in an area of statewide, regional, or areawide concern pursuant to Section 15312 of the CEQA guidelines.

Lead Agency Contact Person: **Matt Kawashima - Public Works Dept.** Area Code/Telephone/Extension: **(925) 313-2161**

If filed by applicant:

- Attach certified document of exemption finding.
- Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant

AFFIDAVIT OF FILING AND POSTING	
I declare that on _____ I received and posted this notice as required by California Public Resources Code Section 21152(c). Said notice will remain posted for 30 days from the filing date.	
_____ Signature	_____ Title

Applicant:
Public Works Department
255 Glacier Drive
Martinez, CA 94553
Attn: **Matt Kawashima**
Environmental Services Division
Phone: (925) 313-2161

Department of Fish and Game Fees Due

EIR - \$3,271.⁰⁰
 Neg. Dec. - \$2,354.⁷⁵
 DeMinimis Findings - \$0
 County Clerk - \$50
 Conservation & Development - \$25

Total Due: \$ _____
Total Paid \$ _____
Receipt #: _____