

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

Phone:1-855-323-2626

**Contra  
Costa  
County**



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Deputy Director

**Amalia Cunningham**  
Assistant Deputy Director

November 10, 2021

**NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT**

**State Clearinghouse #2019110003**

**County File No. CDDP18-03007 and CDMS19-00009**

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Community Development Division of the Department of Conservation and Development of Contra Costa County has prepared an Environmental Impact Report for the following project:

**PROJECT TITLE:** CenterPoint Properties Warehouse Project

**APPLICANT:** CenterPoint Properties  
Attn: Ryan Kelleher, Ph. (213) 488-8694  
725 South Figueroa Street, Suite 3005  
Los Angeles, Ca 90017

**LOCATION:** The project site is located at 506 Brookside Drive on the southeastern corner of Brookside Drive and Fred Jackson Way. The site is within unincorporated Contra Costa County. The project site and lands immediately surrounding the site are within the Unincorporated County with exception of the ball fields immediately to the south which are within the City of Richmond. (Reference Assessor Parcel Number: 409-300-037) (Zoning: North Richmond Planned Unit District, P-1)

**PROJECT DESCRIPTION:**

CenterPoint Properties proposes to build three warehouse buildings totaling approximately 555,537 square feet on a 31.48-acre site in the unincorporated North Richmond area of Contra Costa County. The proposed project includes a tentative map which consolidates the site's 19 parcels into 3 larger parcels, demolition of all existing foundations associated with former structures, as well as asphalt, concrete, fence poles, and retaining walls. The proposed project also includes installation of approximately 129,719 square feet of landscaped areas (including bioretention areas); construction of approximately 438 auto parking spaces and 266 trailer parking spaces; construction of off-site improvements such as roadway improvements, bicycle and pedestrian facilities, sidewalks, curbs, gutters, landscaping, bioretention swales, utility connections, and traffic calming improvements; removal of seven code protected trees; and annexation into the West County Wastewater District. Annexation is anticipated to occur immediately upon project approval and CEQA certification.

**ENVIRONMENTAL EFFECTS OF THE PROJECT:**

Pursuant to Article 9 of the California Environmental Quality Act (CEQA), the Draft EIR describes the proposed Project; identifies, analyzes, and evaluates the environmental impacts which may result from the proposed Project; and identifies measures to mitigate adverse environmental impacts. The Draft EIR for the proposed Project identified significant and unavoidable impacts to transportation (vehicle miles travelled/VMT and Cumulative VMT), in addition to potentially significant impacts in the environmental topics of aesthetics, agricultural land, air quality, archeological/historical resources, biological resources, drainage, cultural & tribal cultural resources, energy, geology & soils, GHG emissions, hazards and hazardous materials, hydrology/water quality, transportation, and utilities/service systems. Environmental analysis determined that measures were available to mitigate potential adverse impacts to less-than-significant levels. As a result of the above, a Draft EIR has been prepared pursuant to Public Resources Code Section 21080(d) of the California Environmental Quality Act (CEQA) Guidelines.

**WHERE TO REVIEW THE DRAFT EIR:**

The Draft Environmental Impact Report can be viewed online at the following link: (<https://www.contracosta.ca.gov/7605/Major-Planning-Applications-Under-Consid>). Any sources of information referenced in the Draft EIR can be provided upon request by contacting the project planner.

**PUBLIC COMMENT PERIOD:**

Prior to adoption of the Draft EIR, the County will be accepting comments on the adequacy of the document during a 45-day public comment period; the Draft EIR may be certified at a future date in a public hearing following the public comment period. The period for accepting comments on the adequacy of the environmental document will begin on **Monday, November 15, 2021**, and extends to **Wednesday, December 29, 2021, until 5:00 P.M.** Any comments should be in writing and submitted to the following address:

**Francisco Avila, Principal Planner  
Contra Costa County, Department of Conservation and Development  
Community Development Division  
30 Muir Road, Martinez, CA 94553**

**OR emailed to [Francisco.Avila@dcd.cccounty.us](mailto:Francisco.Avila@dcd.cccounty.us)**

Sincerely,

*Francisco Avila*

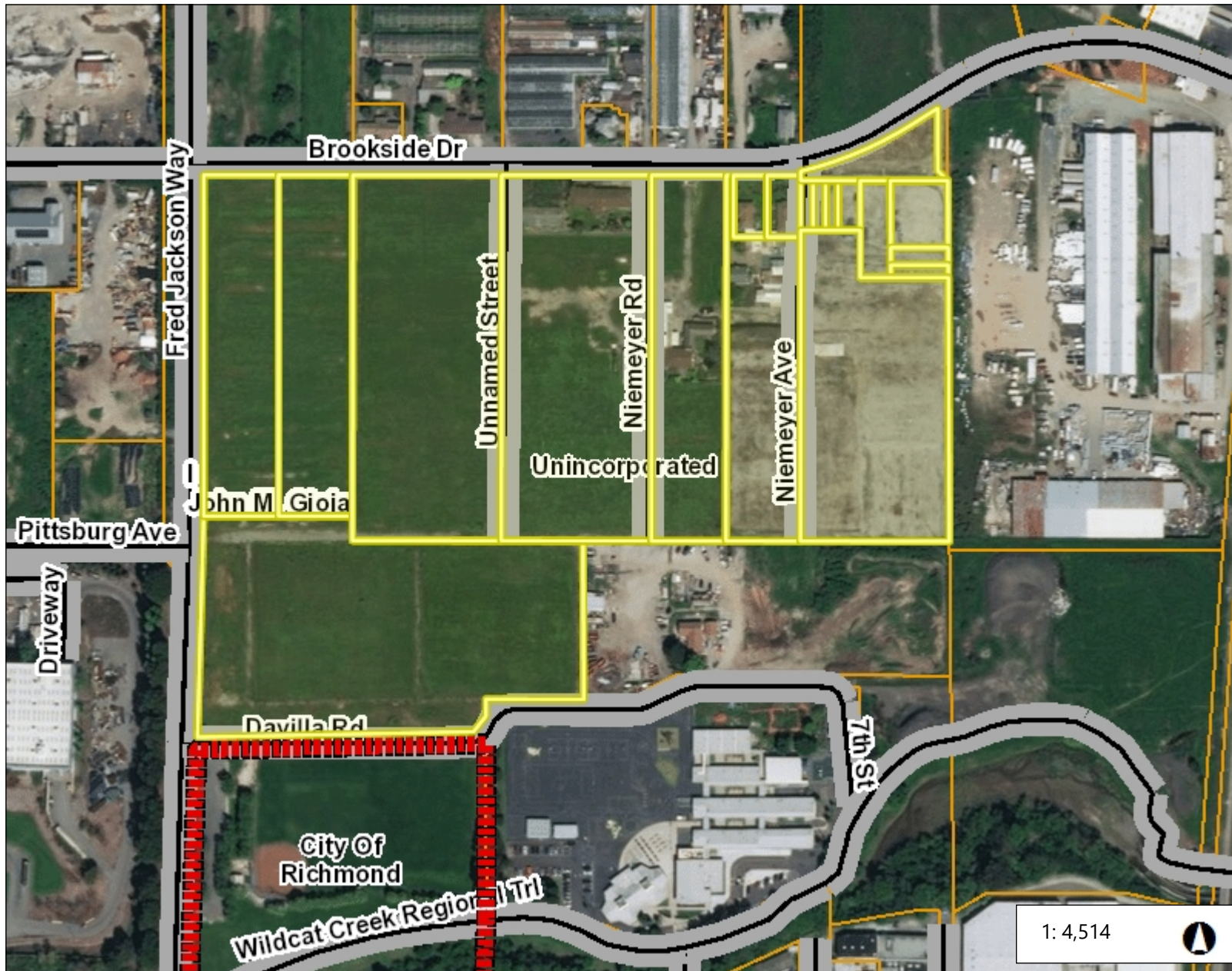
Francisco Avila  
Principal Planner  
(925) 655-2866

[Francisco.Avila@dcd.cccounty.us](mailto:Francisco.Avila@dcd.cccounty.us)

cc: County Clerk’s Office (2 copies)  
Adjacent Occupants and Property Owners Notification  
List

attach: Vicinity Map

# MS19-0009 & DP18-3007 Vicinity Map



## Legend

- Board of Supervisors' Districts
- City Limits
- Unincorporated
- Streets
- Assessment Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

## Notes

Contra Costa County -DOIT GIS

0.1 0 0.07 0.1 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION