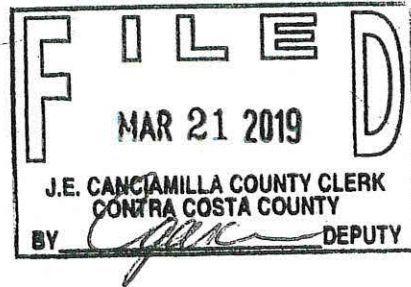


**Department of  
Conservation and  
Development**

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

(925) 674-7783

March 21, 2019

**NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A PROPOSED MITIGATED  
NEGATIVE DECLARATION**

County File No. FM19-0001

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 Department of Contra Costa County has prepared an initial study on the following project:

**PROJECT NAME:** FM19-0001 –Demolition of 49 Duplexes within the Las Deltas Public Housing Development

**APPLICANT:** The Housing Authority of the County of Contra Costa

**LOCATION:** 760 feet east of Richmond Parkway, and 600 feet west of Fred Jackson Way, in the North Richmond area.  
APNs# 409-210-026, 409-210-021, 409-210-020, 409-210-011, 409-210-025  
409-210-023, 409-210-022, and 409-210-024.

**DESCRIPTION:** The Project site is currently a vacant public housing apartment complex located on an approximately 11.38-acre site. The Project was constructed in 1952 and 1959 as a public housing apartment complex. Project improvements consist of 49 apartment buildings, surface-level asphalt and concrete paving, and landscaping. The 49 buildings include the following:

- Las Deltas – CA006; (20 buildings, constructed in 1952)
- Las Deltas – CA009A; Apartments 526-569, and 576-583; (29 buildings, constructed in 1959)

The proposed project includes demolition of the 49 existing apartment buildings. Disposal of demolition debris will be done in accordance with local, state, and federal guidelines

governing solid waste. The Housing Authority of the County of Contra Costa has determined that the existing development is physically obsolete per HUD standards and are pursuing demolition for the health, safety, and welfare of its residents. Age, use, and declining funding have caused this property to fall into disrepair. The facilities are considered to be past their useful life. The buildings to be demolished are considered to be unsafe and are all vacant and boarded up.

The most identifiable beneficial impact of this project is associated with the demolition of the obsolete housing. The steps to be taken to ensure that project demolition is safe, include the preparation and implementation of a project specific Health and Safety Plan and installation of sediment erosion/control features in the form of silt fence. Asbestos containing materials and lead based paint on building components were detected in the buildings to be demolished. These materials will be removed and disposed of in accordance with professionally prepared construction specifications and in accordance with federal, state, and local regulations as part of the planned building demolition activities. The project demolition will be encroaching with the canopy of several trees. There is no proposal to remove any trees or substantially impact any trees. Most of the demolition activities will avoid the trees that are located on the site. Best management practices will be implemented to ensure that impact to trees will be minimum.

This project will require at a minimum a permit from the Air Quality District and a permit from Contra costa County Building Inspection Division.

Project Sponsor: The Housing Authority of the County of Contra Costa:  
Contact: Robert Moore, 925-957-8025.

Lead Agency: Department of Conservation and Development  
Contact: Telma B. Moreira 925-674-7783.

Funding Information: HUD Program, Capital Funds Program.

**SURROUNDING USE/SETTINGS:** The project site is in the ML Multi-Family Residential Low General Plan Land Use designation and in the North Richmond P-1 Planned Unit District. The site is surrounded by residential development to the east and immediately to the west. The Contra Costa Water Facility Plant is located to the west, across from Richmond Parkway. North to the site is the Wild Creek Regional Trail, located about 200 feet. Additional surrounding light industrial uses are located north of the site. A light industrial warehouse, approximately 500,000 sq. ft. (immediately north of the project) was approved in 2018. Also to the north is the Richmond Recycling Facility, and to the northeast, the Verde Elementary School.

**ENVIRONMENTAL EFFECTS:** The Initial Study for the proposed project identified potentially significant impact in the environmental area of Aesthetics, Biology, Noise, Cultural Resources, Air Quality, Hazard and Hazardous Materials, and Tribe Cultural Resources. Environmental analysis determined that measures were available to mitigate potential adverse impacts to insignificant levels. As a result, a Mitigated Negative Declaration (MND) has been prepared pursuant to Public Resources Code Section 21080(c), 21063.5, and Article 6 of the California Environmental Quality Act (CEQA) Guidelines.

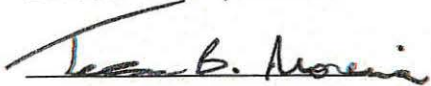
Pursuant to the requirements of CEQA (CEQA Guidelines Section 15071) the MND describes the proposed project; identifies, analyzes, and evaluates the potential significant environmental impacts, which may result from the proposed project; and identifies measures to mitigate adverse environmental impacts. With the mitigations identified in this document designed for the proposed project, will ensure that the project will not cause a significant impact on the environment.

A copy of the Mitigated Negative Declaration and all documents referenced in the Mitigated Negative Declaration may be reviewed during business hours in the offices of the Department of Conservation and Development, Application and Permit Center at 30 Muir Road, Martinez, CA. The Mitigated Negative Declaration is also available online at [www.co.contra-costa.ca.us/Department](http://www.co.contra-costa.ca.us/Department) of Conservation Development/Public Input.

**Public Comment Period-** The Period for accepting comments on the adequacy of the environmental documents extends to Monday April 22, 2019, at 5:00 P.M. Any comments should be in writing and submitted to the following address:

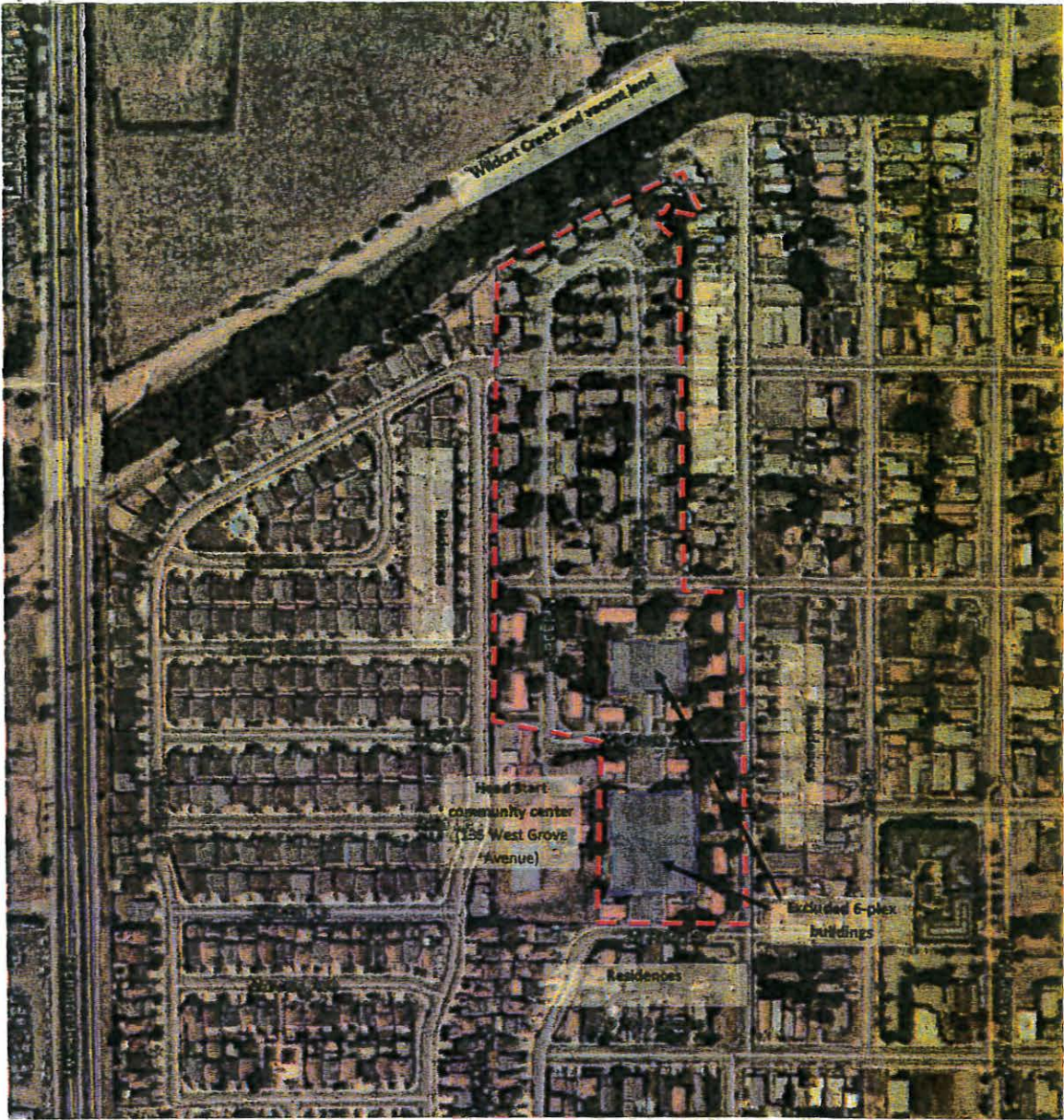
Name: Telma Moreira, Principal Planner (925) 925-674-7783  
Department of Conservation and Development  
Contra Costa County  
30 Muir Road  
Martinez, CA 94553  
Email: [telma.moreira@dcd.cccounty.us](mailto:telma.moreira@dcd.cccounty.us)

It is anticipated that the proposed Mitigated Negative Declaration will be considered for adoption at a meeting before the County Board of Supervisors (meeting and date to be scheduled). The hearing is anticipated to be held at the McBrien Administration Building Room 107, Pine and Escobar Streets, Martinez.



Telma Moreira  
Senior Planner

cc: County Clerk's Office (2 copies)



**Key:**  
 - - Project Boundary  
 [ ] Excluded six-plex buildings



Not drawn to scale. The north arrow indicator is an approximation of 0° North.

**Project Number:**  
 132461.18R000-003.129

**Project Name:**  
 Las Deltas Public Housing - 49 Duplexes

**On-Site Date:**  
 October 23, 2018