

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Contra Costa
555 Escobar Street
Martinez, CA 94553

From: (Public Agency): City of Richmond (Lead Agency)
450 Civic Center Plaza
Richmond, CA 94804

(Address)

Project Title: Orton Development Replacement Dock and Gangway

Project Applicant: Orton Development Inc., 1475 Powell St., Ste. 101, Emeryville, CA. 94608; (510) 428-0800

Project Location - Richmond Inner Harbor at the southwest end of 1414 Harbour Way South in the City of Richmond along the shoreline and waters of Central San Francisco Bay (37.909006°N, -122.359032°W).

Project Location - City: Richmond Project Location - County: Contra Costa

Description of Nature, Purpose and Beneficiaries of Project:

The project involved the installation of a replacement 1,600-square-foot wood floating dock and a 367.5-square-foot aluminum gangway where an existing 1,780 SF floating dock existed. See Project Description in Exhibit A for additional project details.

Name of Public Agency Approving Project: City of Richmond

Name of Person or Agency Carrying Out Project: Orton Development Inc. and Ford Point LLC ("Applicants")

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: 15301 and 15302
Statutory Exemptions. State code number:

Reasons why project is exempt:

The project is exempt since it involves the repair and replacement of an existing structure involving negligible no expansion of an existing use and the replacement of an existing structure where the new structure would be located on the same site as the structure replaced and will have substantially the same purpose as the structure replaced.

Lead Agency Contact Person: Hector Rojas Area Code/Telephone/Extension: (510) 620-1220

If filed by applicant:

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

Signature: [Handwritten Signature] Date: 02/10/2023 Title: Planning Manager

[X] Signed by Lead Agency [ ] Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code

Date Received for filing at OPR: 2023-00067

FILED

March 1, 2023

KRISTIN B. CONNELLY
CLERK-RECORDER

Revised 2011

By [Handwritten Signature]
Deputy clerk

## **Exhibit A**

### Project Description for Orton Development Replacement Dock and Gangway

The Orton Development Replacement Dock and Gangway project involves a land-based installation of a replacement private floating dock and gangway in the Richmond Inner Harbor in Central San Francisco Bay on a site where one existed. Richmond Inner Harbor is located along the southern shoreline of the City of Richmond in Contra Costa County, California. The project includes the installation of a 1,600-square-foot wood floating dock and a 367.5-square-foot aluminum gangway where a 1,780 SF dock previously existed.

The pre-assembled floating dock and gangway was fastened to existing structures in the waters of Richmond Inner Harbor. Specifically, the gangway was connected to what is referred to as the Water Emergency Transportation Authority (WETA) Richmond Ferry Terminal dock. The gangway was then connected to the replacement floating dock which was also fastened to several existing 19-inch diameter steel fender piles which are located under the adjacent Craneway Pavilion Wharf at the former Ford Assembly Building.

Installation of the floating dock and gangway was accomplished by the use of hand tools and land-based equipment. A land-based crane was stationed on the Craneway Pavilion Wharf and was used to place the floating dock and gangway into the water. Once in position, the floating dock and gangway was fastened by hand tools to the existing WETA Richmond Ferry Terminal Dock and several existing 19-inch diameter steel fender piles which are located beneath the Wharf. The project did not include pile installation, pile removal or pile driving. The replacement floating dock and gangway is approximately 1,894 square feet of overwater structure on San Francisco Bay.

### Reasons Why the Project was Determined Exempt

The project was determined exempt under CEQA Guidelines Section 15301 (Existing Facilities) because it involved the repair of a previously existing structure involving negligible or no expansion of an existing use; and under CEQA Guidelines Section 15302 (Replacement or Reconstruction) because it involved the replacement of an existing structure where the new structure would be located on the same site as the structure replaced and will have substantially the same purpose as the structure replaced. The previous dock and gangway, which was removed during the winter of 2014-2015 under the San Francisco Bay Conservation and Development Commission Permit No. M2002.069.04, was approximately 1,780 square feet and was used to provide access for vessel users. The replacement floating dock and gangway is approximately 1,894 square feet and provides access to vessel users, including the U.S. Coast Guard, U.S. National Park Service, local police and fire services, restaurant patrons at the former Ford Assembly Building, and patrons of private events being held at the Craneway Pavilion.





State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE  
 CASH RECEIPT**

DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

**Print** **Finalize&Email**

RECEIPT NUMBER:  
07-03/01/2023-067

STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY CITY OF RICHMOND	LEAD AGENCY EMAIL	DATE 03/01/2023
COUNTY/STATE AGENCY OF FILING CONTRA COSTA COUNTY	DOCUMENT NUMBER 2023-00067	

PROJECT TITLE  
ORTON DEVELOPMENT REPLACEMENT DOCK AND GANGWAY

PROJECT APPLICANT NAME ORTON DEVELOPMENT INC.,	PROJECT APPLICANT EMAIL	PHONE NUMBER (510) 428-0800
PROJECT APPLICANT ADDRESS 1475 POWELL ST STE 101	CITY EMERYVILLE	STATE CA
		ZIP CODE 94608

**PROJECT APPLICANT** (Check appropriate box)

Local Public Agency     School District     Other Special District     State Agency     Private Entity

**CHECK APPLICABLE FEES:**

- Environmental Impact Report (EIR) \$ 3,839.25 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND) \$ 2,764.00 \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,305.25 \$ \_\_\_\_\_

- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ \_\_\_\_\_
- County documentary handling fee \$ 50.00 \$ \_\_\_\_\_ **50.00**
- Other \$ \_\_\_\_\_

**PAYMENT METHOD:**

- Cash     Credit     Check     Other ORG#17    **TOTAL RECEIVED \$ \_\_\_\_\_ **50.00****

SIGNATURE <b>X</b> <i>[Signature]</i>	AGENCY OF FILING PRINTED NAME AND TITLE Fallas Leonardo Deputy Clerk
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*[Handwritten: R# 17012]*

Kristin B. Connelly  
Contra Costa County  
Clerk-Recorder  
555 Escobar Street  
Martinez, CA 94553  
(925) 335-7900

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All ORGs

Receipt No.: 202300017012

Cashier: 188

Register: WINDOW7

Date/Time: 03/01/2023 04:02 PM

<u>Description</u>	<u>Fee</u>
NOTICE OF EXEMPTION	
Filing Time:	04:02 PM
Filing Total:	\$50.00
Filing Fee:	\$50.00
<hr/>	
Total Amount Due:	\$50.00
<hr/>	
Total Paid	
House Charge:	\$50.00
Amount Due:	\$0.00

THANK YOU  
PLEASE KEEP FOR REFERENCE

