

**CITY OF ALBANY
CITY COUNCIL AGENDA
STAFF REPORT**

Agenda date: 10/20/08
Reviewed by: BP

Subject: Draft Mitigated Negative Declaration - Kohl's Department Store project
(City of Richmond)

Report by: Ann Chaney, Community Development Director

STAFF RECOMMENDATION

Authorize staff to prepare a Comment Letter for the Mayor's signature in response to a *Notice of Intent to Adopt a Mitigated Negative Declaration* for the Kohl's Department Store Project located at the northwest corner of Central Avenue and Rydin Road (4903 Central and 2700 Rydin Road) in the City of Richmond.

BACKGROUND

The City of Richmond has prepared a Draft Mitigated Negative Declaration for the above referenced project. Comments are due by October 22, 2008. Staff received the Notice of Intent on October 13. Attached are excerpts of the Mitigated Negative Declaration, summarizing the Project Description, as well as required General Plan Amendments and Rezoning actions.

In brief, the site is 5.81 acres and located at the northwest corner of Central Avenue and Rydin Avenue, immediately east of Costco. It is presently developed with mixed-use light-industrial office warehouse uses totaling about 160,000 square feet. These buildings will be demolished. The proposal development includes a two-story 99,000 square foot retail building to be operated by Kohl's Department Store, and a 76,008 square foot (approximately 1.7 acre) commercial pad site.

Staff has highlighted sections within that document that will help answer questions such as the number of proposed parking spaces, traffic volume, traffic signal installation, green building measures, biological findings, etc. To view a copy of the complete Initial Study and Draft MND, go online at www.ci.richmond.ca.us/kohls.

ANALYSIS

Based on an initial analysis of the Mitigated Negative Declaration, staff recommends that Albany's Comment Letter address at least the following items:

Transportation

- Ensure that off-site improvements are provided to ensure safe (Bay Trail) crossings for bicyclists and pedestrians at Central Avenue and Rydin Road.
- Either evaluate or delete the *Mitigation Strategies and Considerations* contained in the PHA Traffic Study that suggest further investigation of a cul-de-sac at the end of Pierce Street.

Climate Change

- Provide climate change analysis for this project, which generates GHG emissions, pursuant to OPR Technical Advisory: CEQA and Climate Change, June 19, 2008.

Biological Resources

Due to lack of time since release of the *Notice of Intent to Adopt a Mitigated Negative Declaration*, staff has not been able to review the findings of the LSA Associates biological report regarding Hoffman Marsh or the Albany Mudflats. If it is found that further analysis is needed, the City's letter should incorporate such comments.

FINANCIAL IMPACT

None.

Attachments

Excerpts from *Notice of Intent to Adopt a Mitigated Negative Declaration* – Kohl's Department Store