

**Date: September 7, 2006**

**California Cultural and Historical Endowment (CCHE)  
Round Two Project Grant Summary**

**Grant Applicant:**  
City of Richmond

**Project Division: 4**  
**Grant Number: B-44**

**Project Location  
(City/County):**  
Richmond/Contra Costa

**Amount Requested:**  
\$2,181,800.

**Amount Reserved:**  
\$2,181,800.

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**Completion of Capital assets project will result in:**

Restoration of the Richmond Municipal Natatorium (The "Plunge"), which was constructed in 1925.

CCHE funds will be used to renovate and restore the interior of the facility.

**Property Arrangement:**

The City of Richmond owns the land.

## **CEQA Documentation:**

**Lead Agency:** City of Richmond, Planning Department

The Project involves the seismic retrofit, historic rehabilitation and expansion of the existing Richmond Natatorium (the Plunge).

An Initial Study was prepared for this project in June 2003 and a Mitigated Negative Declaration was filed on November 4, 2003.

CCHE as a Responsible Agency, has the responsibility for mitigating or avoiding only the direct or indirect environmental effects of those parts of the Project which it decides to carry out, finance, or approve as provided by Section 15096(g) of the State CEQA Guidelines.

The mitigation measures identified in the Initial Study that would reduce potential impacts to a less-than-significant level and will be implemented by the Lead Agency, the City of Richmond, are as follows:

- **AIR QUALITY**-The contractor or builder shall designate a person or persons to monitor the dust control programs and to order increased watering, as necessary, to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress.
- **CULTURAL RESOURCES**-Prior to the issuance of building permits, or undertaking any site activities such as lead-based paint or asbestos removal, confirmation shall be received by the Planning Department from the State Historic Preservation Office (SHPO) that the proposed rehabilitation and expansion has been found in conformance with the Standards of Rehabilitation. If said confirmation cannot be obtained from SHPO, the Planning Department shall retain the services of a qualified architectural historian to review the proposed plans and ensure that the proposed improvements are in accordance with the Standards for Rehabilitation.
- **ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES**-Since the project will conduct minor excavation in three locations, in accordance with CEQA Section 15064.5,

should previously unidentified archaeological or paleontological resources or human remains be discovered during construction, the project sponsor is requested to cease work in the immediate area until such time as a qualified archaeologist, the City of Richmond, and the Coroner in the case of human remains, can assess the significance of the find and make mitigation recommendations, if warranted. To achieve this goal, the contractor shall ensure that all construction personnel understand the need for proper and timely reporting of such finds, and the consequences of any failure to report them.

- **GEOLOGY AND SOILS**-The project is located in an area located approximately three miles from the Hayward fault and thus there is high potential for seismic groundshaking. The Site is also located on the San Andreas Fault. In addition, there is potential for liquefaction to exist on or near the project site because of the shallow alluvial deposits in the area. Mitigation measures will require that an updated geo-technical report to determine the appropriate engineering and construction techniques and its recommendations be incorporated into the project construction plans prior to the issuance of a building permit.
- **HAZARDS AND HAZARDOUS MATERIALS**-Prior to renovation, all asbestos-containing materials and lead-based paint shall be removed in accordance with appropriate local, state and federal regulations.
- **HYDROLOGY AND WATER QUALITY**-The project must have an agreement with the Richmond Public Services Department that all chlorinated water discharged from pools must be discharged into the city's sanitary sewer system, and that surface drainage from the parking lot shall be directed to vegetated areas rather than to storm drains. Further that all proposed landscaping shall utilize native drought-tolerant specials to the greatest extent possible.
- **NOISE**-Construction activities will be restricted to weekday hours of 7:30am to 6pm to minimize disturbance to local

residents. Stationary noise sources should be located as far from adjacent residences as possible. If they must be located near existing residences, they should be muffled and enclosed within temporary sheds, if possible. Sensitive receptors, within 200 feet of the project shall be notified of proposed construction activities.

- **PARKING**-The City shall apply for a variance from the off-street parking requirements of the zoning code, allowing the required parking for the facility to be provided on street. If the City receives approval of the variance, the City shall develop the additional on-street spaces: Washington Street: 13 spaces; East Richmond Avenue, east of Garrard Blvd, 50 spaces; Closed off Cutting Blvd, 16 (net) for a total of 79 spaces. If the City does not receive approval for the variance, then the City shall implement a 3,300sf expansion that allows for the provision of sufficient off-street spaces consisting of 32 spaces in the southern portion of the site and sited as Option B-1 from the Building Assessment.
- **UTILITIES AND SERVICE SYSTEMS**-The City shall reduce solid waste output during the rehabilitation and construction period by recycling materials to the greatest extent possible. This includes separating wood, metal, and concrete for potential re-use. During the operation period, the City will ensure that recycling facilities are provided and that access is provided for collection by the Richmond Sanitary Service.

**Documentation:** An Initial Study was prepared in June 2003 and a Mitigated Negative Declaration was filed on November 4, 2003.

All of the mitigation measures set forth in the Initial Study and Mitigated Negative Declaration have been adopted by the Lead Agency, the City of Richmond.

As a Responsible Agency, CCHE makes the mitigation measures a condition of funding and has considered the Initial Study and Mitigated Negative Declaration prepared for the Project by the Lead Agency, the City of Richmond, and CCHE staff makes its own findings to concur with the findings made in the Initial Study that the

Project will be reduced to a less than significant level if the mitigation measures are implemented. CCHE staff recommends that the CCHE Board adopt the findings in the attached Resolution.

The City of Richmond has approved a mitigation monitoring and reporting program to monitor the mitigation measures, and CCHE is requiring that the applicant provide a quarterly report of the status of the mitigation monitoring and reporting program to CCHE as a condition of approval.

**Budget/Tasks/Deliverables:**

\$1,831,800-Pool Room and North Wing Basement Renovation and Rehabilitation
\$ 20,000-Grant Administration
\$ 230,000-North Wing, Main and Upper Level re-use and renovation
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\$2,081,800.

**Matching Funds:**

\$ 245,500-CA Heritage Fund Grant Program
\$ 378,000-Murray Hayden Grant Program
\$ 273,764-Roberti-Z'berg-Harris Block Grant Program
\$1,400,000-City of Richmond (Resolution from Redevelopment Agency)
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\$2,297,264.

**Note:** A copy of the Mitigated Negative Declaration and Initial Study is attached to the Project Grant Summary.

**CALIFORNIA CULTURAL AND HISTORICAL ENDOWMENT  
BOARD  
RESOLUTION NO. 06-B 4-44  
City of Richmond  
(Richmond Natatorium)**

**RESOLUTION APPROVING A CALIFORNIA CULTURAL AND HISTORICAL ENDOWMENT (CCHE) GRANT AND AUTHORIZING THE EXECUTIVE OFFICER, OR DESIGNEE, TO PROCESS THE APPROVED GRANT FOR THE CITY OF RICHMOND**

**WHEREAS**, the CCHE is dedicated to preserving historical and cultural resources; and

**WHEREAS**, CCHE has received an appropriation from Proposition 40 California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002

**WHEREAS**, CCHE may distribute funds from Proposition 40 to projects that provide a thread of California's cultural and historical resources; and

**WHEREAS**, the Project listed above meets the objects of the CCHE program; and

**WHEREAS**, the Project involves renovation and rehabilitation and expansion of the Richmond Natatorium; and

**WHEREAS**, CCHE staff has independently considered the environmental effects of the Project as described in the Initial Study and Mitigated Negative Declaration prepared by the Lead Agency, the City of Richmond, and concurs that the Project will be reduced to less than significant effects on the environment if the mitigation measures stated in the Initial Study are implemented; and

**WHEREAS**, CCHE staff is requiring that the applicant comply with the following mitigation measures and recommends the CCHE Board to adopt the measures:

- **AIR QUALITY**-The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress.
- **CULTURAL RESOURCES**-Prior to the issuance of building permits, or undertaking any site activities such as lead-based paint or asbestos removal, confirmation shall be received by the Planning Department from the State Historic Preservation Office (SHPO) that the proposed rehabilitation and expansion has been found in conformance with the Standards of Rehabilitation. If said confirmation cannot be obtained from SHPO, the Planning Department shall retain the services of a qualified architectural historian to review the proposed plans and ensure that the proposed improvements are in accordance with the Standards for Rehabilitation.
- **ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES**-Since the project will conduct minor excavation in three locations, in accordance with CEQA Section 15064.5, should previously unidentified archaeological or paleontological resources or human remains be discovered during construction, the project sponsor is requested to cease work in the immediate area until such time as a qualified archaeologist, the City of Richmond, and the Coroner in the case of human remains, can assess the significance of the find and make mitigation recommendations, if warranted. To achieve this goal, the contractor shall ensure that all construction personnel understand the need for proper and timely reporting of such finds, and the consequences of any failure to report them.
- **GEOLOGY AND SOILS**-The project is located in an area located approximately three miles from the Hayward fault and thus there is high potential for seismic groundshaking. The Site is also located on the San Andreas Fault. In addition, there is potential for liquefaction to exist on or near the project site because of the shallow alluvial deposits in the area. Mitigation measures will require that an updated geo-technical report to

determine the appropriate engineering and construction techniques and its recommendations be incorporated into the project construction plans prior to the issuance of a building permit.

- **HAZARDS AND HAZARDOUS MATERIALS**-Prior to renovation, all asbestos-containing materials and lead-based paint shall be removed in accordance with appropriate local, state and federal regulations.
- **HYDROLOGY AND WATER QUALITY**-The project must have an agreement with the Richmond Public Services Department that all chlorinated water discharged from pools must be discharged into the city's sanitary sewer system, and that surface drainage from the parking lot shall be directed to vegetated areas rather than to storm drains. Further that all proposed landscaping shall utilize native drought-tolerant specials to the greatest extent possible.
- **NOISE**-Construction activities will be restricted to weekday hours of 7:30am to 6pm to minimize disturbance to local residents. Stationary noise sources should be located as far from adjacent residences as possible. If they must be located near existing residences, they should be muffled and enclosed within temporary sheds, if possible. Sensitive receptors, within 200 feet of the project shall be notified of proposed construction activities.
- **PARKING**-The City shall apply for a variance from the off-street parking requirements of the zoning code, allowing the required parking for the facility to be provided on street. If the City receives approval of the variance, the City shall develop the additional on-street spaces: Washington Street: 13 spaces; East Richmond Avenue, east of Garrard Blvd, 50 spaces; Closed off Cutting Blvd, 16 (net) for a total of 79 spaces. If the City does not receive approval for the variance, then the City shall implement a 3,300sf expansion that allows for the provision of sufficient off-street spaces consisting of 32 spaces in the southern portion of the site and sited as Option B-1 from



the Building Assessment.

- **UTILITIES AND SERVICE SYSTEMS**-The City shall reduce solid waste output during the rehabilitation and construction period by recycling materials to the greatest extent possible. This includes separating wood, metal, and concrete for potential re-use. During the operation period, the city will ensure that recycling facilities are provided and that access is provided for collection by the Richmond Sanitary Service.

**WHEREAS**, the City of Richmond has approved a Mitigation Monitoring and Reporting Program to monitor the mitigation measures, and CCHE is requiring that the applicant provide a quarterly report of the status of the Mitigation Monitoring and Reporting Program to CCHE as a condition of approval;

**WHEREAS**, approval of this grant application shall be conditioned upon the grantee's complying with all applicable laws and regulations;

**NOW, THEREFORE BE IT RESOLVED** that the CCHE Board hereby finds that the potentially significant impacts of the Project will be mitigated to a less than significant level by the mitigation measures identified in the CCHE Round Two Project Grant Summary, and that these mitigation measures are a condition of approval;

**NOW, THEREFORE BE IT FURTHER RESOLVED** that the CCHE Board approves funding for the Project in the amount of \$2,081,800.; authorizes the Executive Officer, or designee, to process the approved grant and take all necessary actions to enter into a Grant Agreement with the applicant, subject to availability of appropriated funds; and

**BE IT FURTHER RESOLVED** that CCHE adopts the information contained in the CCHE Round Two Project Grant Summary and directs the Executive Officer, or designee, to file a Notice of Determination for the Project with the State Clearinghouse.

## **Certification**

The undersigned Chair of the CCHE Board of Directors does hereby certify that the foregoing is a full, true, and correct copy of a resolution duly and regularly adopted at a meeting of the CCHE Board of Directors held September 7, 2006.

**Dated:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Susan Hildreth**  
**Chair, CCHE Board of Directors**