

May 1, 2003

Barry Cromartie, Planning Manager
City of Richmond
1411 Harbour Way South
Richmond, CA 94804
510/215-4600

Subject: Proposed Hanson Aggregate Facility

Dear Barry:

I understand that application has been made for discretionary review of this project.

In the ERN is the provision (6g): "Hanson shall make all reasonable efforts to accommodate and cooperate with the National Park Service as it develops the Rosie the Riveter [World War II] Homefront Historic Site (sic) at Richmond Shipyard 3."

As your department conducts the CEQA review for this project, including conformance with any additional local laws and regulations, I ask you to take note of and ascertain conformance with the following:

1. Resolution 4a-00 describing the City's commitment to development and use compatible with the continued preservation of intact historic resources and with public access to such resources.
2. Contract with Landpeople approved by the City Council January 21, 2003 to develop a plan for Bay Trail access to Shipyard 3 and any update on the progress of the plan.
3. RMC Chapter 6.06, Historic Structures Code
4. National Register of Historic Places and California Historic Landmark nominations/applications and notifications of approval for Shipyard 3. It should be noted that the area is also under study by the federal government as a national historic landmark.

I also recommend listing the above documents and incorporating them by reference in the actual lease agreement, staff report and any notice of approval.

Pertinent provisions of the General Plan should also be reviewed and referenced, including:

Goals

- OSC-E: Provide a legacy of the history, archaeology and culture of the area for present and future residents¹

Policies

- LU-A.4: Require new development adjacent to historical sites to incorporate design elements so as to complement the character of the surrounding historical structures (Same as Open Space and Conservation Element Policy OSC-E.4)²
- LU-A.5: Preserve and enhance existing cultural and artistic artifacts and resources in the City (Same as Community Facilities Element Policy CF-K.2).³
- CF-K.2: Preserve and enhance existing cultural and artistic artifacts and resources in the City (Same as Land Use Element Policy LU-A.5).⁴
- ED-C.3: Promote Richmond as a destination point for non-residents by building on the City's unique shoreline and waterfront assets, scenic features, and historical and cultural resources.⁵
- OSC-E.2 Protect notable historic, archaeological and cultural sites from destruction.⁶
- OSC-E.3 Support formulation of a plan for interpretive facilities on specific sites. Sites near local and regional recreation areas should be preferred. Sites should be included in parks, trails, and other facilities whenever possible.⁷
- OSC-E.4 Require new development adjacent to historical sites to incorporate design elements so as to complement the character of the surrounding historical structures (Same as Land Use Policy LU-A.4)⁸

Implementation

- LU-A.3 City will incorporate historic preservation provisions into the Zoning Ordinance and indicate on the Zoning Maps the location of historic structures and districts.⁹

I want to emphasize that I believe the proposed use is potentially very compatible with the Rosie the Riveter World War II National Historical Park; however, the detailed plan for use of the site and the agreement governing it must take into consideration the long term needs of the national park and must recognize federal, state and local laws and regulations relating thereto.

There are some mitigatable adverse impacts that include:

- Visual impact on the historical sites from certain vantage points, due to new structures that were not apart of the historical setting, including conveyors, material piles, etc.

¹ Ibid, OSC-3

² Ibid, LU-18

³ Ibid, LU-18

⁴ Ibid CF-10

⁵ Ibid, ED-5

⁶ Ibid, OSC-7

⁷ Ibid, OSC-7

⁸ Ibid, OSC-7

⁹ Ibid, LU-48

- Significant increases in truck traffic that could impact visitor access.
- Safety and security measures that could impact visitor access.
- Placement of material piles in the location of the former Plate Shop, thus precluding future visitor access to the site.
- The final location of the Bay Trail access has not been determined, although a study is underway. This should at least be conceptually resolved.

As a partial mitigation for some of these impacts, Hanson has previously verbally agreed to a contribution to an appropriate public or non-profit organization the amount of \$250,000 to be used for planning, interpretive or construction purposes to further development of the National Park. I am requesting that this be incorporated into any conditions of approval.

I will be sending some additional information on Shipyard 3 separately.

Sincerely,

Thomas K. Butt

Cc: Jim Mazorkis, Port Director, City of Richmond, 1411 Harbour Way South, Richmond, CA 94804, phone 510/215-4600