Department of Conservation and Development

30 Muir Road
Martinez, CA 94553

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Contra Costa County

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September 20, 2023

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

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 Contra Costa County Department of Conservation and Development, Community Development Division, has prepared an initial study evaluating the potential environmental impacts of the following project:

1. **Project Title:** Bay Point Multi-Family Project

2. **County File Number:** CDLP22-02029

3. **Lead Agency:** Contra Costa County, Department of Conservation and Development

4. **Lead Agency Contact Person:** Adrian Veliz, Senior Planner
(925) 655-2879 /Adrian.veliz@dcd.cccounty.us

5. **Project Location:** 2855-2867 Willow Pass Road, Bay Point, CA, 94565, in Contra Costa County.
(Assessor's Parcel Numbers: 093-081-027, -028, -029)

6. **Applicant's Name, Address, and Phone Number:** Elevated Entitlements
280 E. Thousand Oaks Boulevard, Ste. H
Thousand Oaks, CA 93160
(818) 451-3298

7. **Project Description:** The applicant is requesting Development Plan and Land Use Permit approval for the construction of a 100% affordable multi-family apartment complex consisting of 124 units: (60)

1BR, (33) 2BR, and (31) 3BR in a stepped, three and four-story, corridor building. The project proposes an approximately 129,720 square foot building including 2,255 square feet of commercial space. Parking for the proposed residential units will meet State Density Bonus parking ratios and commercial parking will be at a minimum of 3.33 spaces per 1,000 square feet. The proposed building construction is type V-A and will be fully sprinklered. The proposed project will be using a State Density Bonus with parking reduction and incentives for F.A.R. and story increase. Also, the proposed project will be submitted under SB330.

The project also proposes to seek financing from the following sources: HOME Investment Partnerships Act (federal) American Rescue Plan Program (federal), Inclusionary In-Lieu Funds (County Funds), and other possible sources.

8. **Surrounding Land Uses and Setting:** The project site is located within a developed, urban area of Bay Point, in unincorporated Contra Costa County. The project site and vicinity is located within the Bay Point Planned Unit (P-1) Zoning District. Existing land uses in the vicinity primarily consists of high-density residential development to the south, southeast and southwest - with commercial and light industrial uses nearby to the north, east and west. The Delta de Anza Regional Trail is approximately ¼ mile south of the project site, and State Highway 4 and the Bay Point BART station are approximately ½ mile south of the project site. The subject property fronts Willow Pass Road, a 4-lane arterial with existing curbs, sidewalks and storm drain improvements.

   Project Site: The project is proposed at 2855 and 2867 Willow Pass Road in the Bay Point area of Contra Costa County. The total acreage of the project site is 3.2-acres, and the site encompasses three contiguous undeveloped parcels located at the southeastern corner of Willow Pass Road and Clearland Drive. The project site is generally flat with less than 5%. There are no known animal habitats or historical features.

9. **Determination:** The County has determined that without mitigation the project may result in significant impacts to the environment. Therefore, pursuant to California Code of Regulations Section 15070, a Mitigated Negative Declaration/Initial Study has been prepared, which identifies mitigation measures to be incorporated into the project that will reduce those impacts to less than significant levels. Prior to adoption of the Mitigated Negative Declaration, the County will be accepting comments on the Mitigated Negative Declaration/Initial Study during a 30-day public comment period.

The mitigated negative declaration can be viewed online at the following link: https://www.contracosta.ca.gov/4841/CEQA-Notifications or upon request by contacting the project planner. Any documents referenced in the index can be provided upon request by contacting the project planner.

Public Comment Period – The period for accepting comments on the adequacy of the environmental document will **begin September 20, 2023, and extend to 4:00 P.M., Friday, October 20, 2023.** Any comments should be submitted in writing to the following address:

Contra Costa County
Department of Conservation & Development
Attn: Adrian Veliz
30 Muir Road

Martinez, CA 94553

or;

via email to adrian.veliz@dcd.cccounty.us

The proposed Mitigated Negative Declaration will be considered for adoption at a meeting of the County Zoning Administrator. The hearing date before the County Zoning Administrator has not yet been scheduled**.** Hearing notices with instructions on how and/or where to attend the meeting will be sent out prior to the finalized hearing date.

Additional Information – For additional information on the Mitigated Negative Declaration and the proposed project, you can contact me by email at adrian.veliz@dcd.cccounty.us or by telephone at (925) 655-2879.

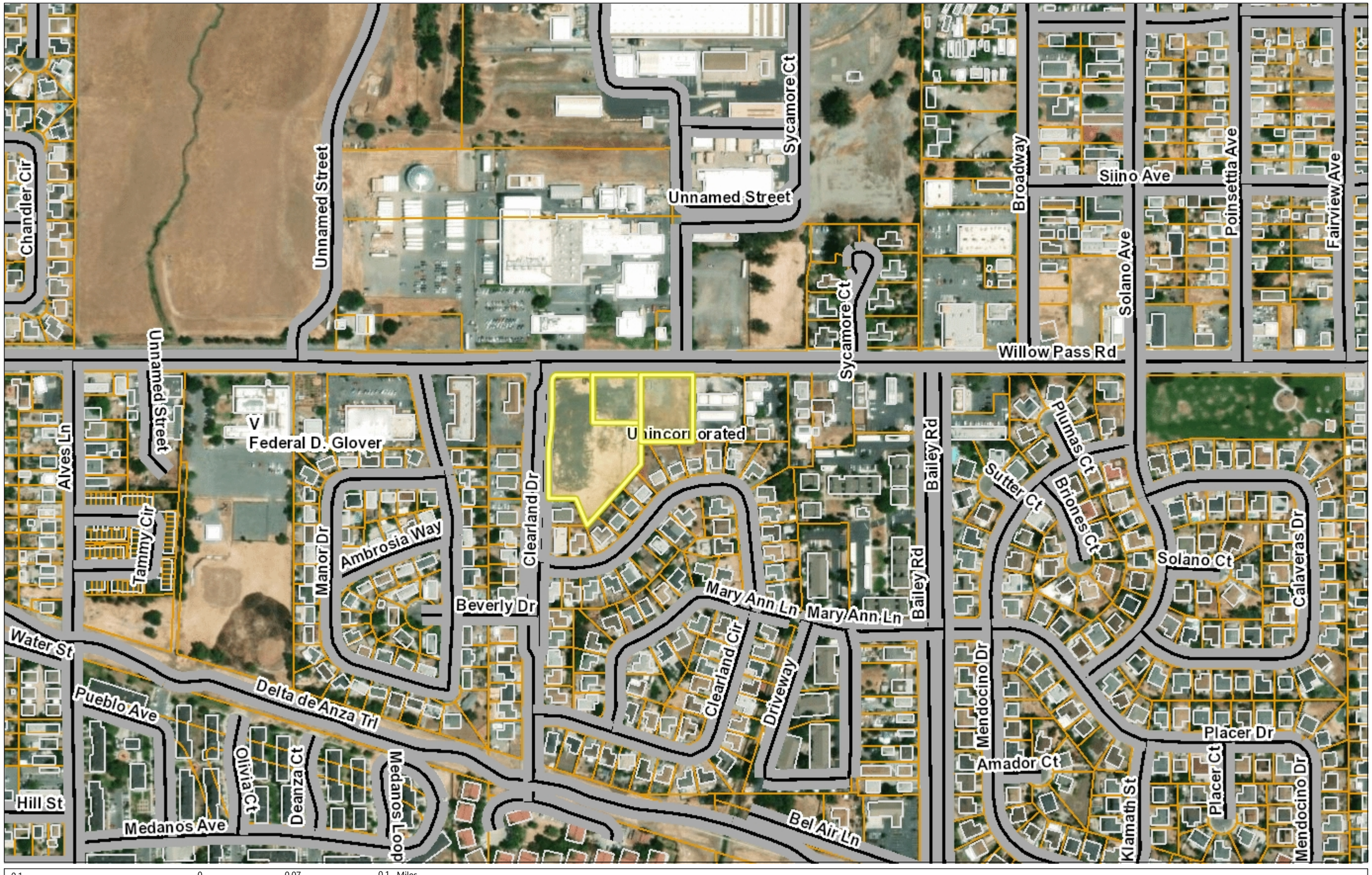
Sincerely,

Adrian Veliz
Senior Planner
Department of Conservation & Development

cc: County Clerk's Office (2 copies)

att: Project Vicinity Map

Vicinity Map - CDLP22-02029



Legend

- Board of Supervisors' Districts
- City Limits
- Unincorporated
- Streets
- Building Footprints
- Assessment Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

1: 4,514

0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
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Notes

Contra Costa County -DOIT GIS