

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

Phone:1-855-323-2626

**Contra  
Costa  
County**



March 2, 2021

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Director

**Aruna Bhat**  
Deputy Director

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Deputy Director

**Maureen Toms**  
Deputy Director

**Amalia Cunningham**  
Assistant Deputy Director

**Kelli Zenn**  
Business Operations Manager

**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:** Panattoni 98,460 square-foot warehouse (Bay Point)
2. **State Clearinghouse Number:** SCH#2017022002
3. **County File Number:** Land Use Permit LP16-2031
4. **Lead Agency:** Contra Costa County, Department of Conservation and Development
5. **Lead Agency Contact Person and Phone Number:** Stan Muraoka, AICP  
(925) 674-7781
6. **Project Location:** 4000 Evora Road in the unincorporated Bay Point area in Contra Costa County (Assessor's Parcel Numbers 099-160-026, 099-160-027)
7. **Applicant's Name, Address, and Phone Number:** Panattoni Development Company, Inc.  
8775 Folsom Blvd., Suite 200  
Sacramento, CA 95826  
(916) 383-3460  
Attn: Sonya Kinz

- 8. Background:** A draft Mitigated Negative Declaration/Initial Study (Mitigated Negative Declaration or MND), State Clearinghouse number SCH #2017022002, was prepared pursuant to applicable California Environmental Quality Act Guidelines for a 225,950 square-foot (sq. ft.) warehouse to be constructed on two adjoining vacant parcels located near the western terminus of Evora Road in the Bay Point area of unincorporated Contra Costa County. The draft MND was made available for a 30-day public review period that started on January 31, 2017 and ended on March 2, 2017. After the public review period closed, the County’s Peer Review Biologist conducted a site visit and reported potential significant adverse environmental impacts of the proposed project on biological resources that had not been included in the MND. Pursuant to CEQA Guidelines Section 15073.5, a revised draft MND was prepared. The revised draft MND was made available for a 30-day public review period that started on May 10, 2017 and ended on June 9, 2017.

On August 7, 2017, the County Zoning Administrator held a public hearing, then adopted the revised MND and the Mitigation Monitoring Program for the project and approved the project. An appeal of the Zoning Administrator decision was filed on August 17, 2017, by DeNova Homes, one of the owners of the Willow Pass Business Park located uphill to the east and southeast, contiguous to the project site. The County Planning Commission held a public hearing on November 8, 2017 and denied the appeal and upheld the Zoning Administrator decision. On November 20, 2017, DeNova Homes filed an appeal of the Planning Commission decision to the County Board of Supervisors. After the filing of the second appeal, both County staff and the project applicant contacted the appellant many times to resolve the appeal. Unfortunately, neither staff nor the applicant were able to reach resolution of the appeal with the appellant. In response to the appellant’s claim that the proposed warehouse was too large and because of the inability to reach a resolution of the appeal with the appellant, the applicant now proposes a 98,460 sq. ft. warehouse in place of the formerly proposed a 225,950 sq. ft. warehouse. The 98,460 sq. ft. warehouse is a 56 percent reduction in the size of the 225,950 sq. ft. originally proposed warehouse. Table 1 provides a comparison of the original 225,950 sq. ft. warehouse and the reduced 98,460 sq. ft. warehouse.

Table 1: Comparison of Original Warehouse and Reduced Warehouse

<b>Item</b>	<b>Proposed Warehouse</b>	<b>Reduced Warehouse</b>
<i>Building Size</i>	<i>225,950 sq. ft.</i>	<i>98,460 sq. ft.</i>
Required Parking	226 parking spaces	99 parking spaces
<i>Project Parking</i>	<i>238 parking spaces</i>	<i>140 parking spaces</i>
Required Loading	6 loading spaces	4 loading spaces
<i>Project Loading</i>	<i>44 truck loading bays</i>	<i>18 truck loading bays</i>
<i>Trailer Storage</i>	<i>11 trailer storage stalls</i>	--
Bicycle Spaces - Long-term*	16 long-term bicycle spaces	7 long-term bicycle spaces
Bicycle Spaces - Short-term*	12 short-term bicycle spaces	5 short-term bicycle spaces

\* Meets requirements of Off-Street Parking Ordinance

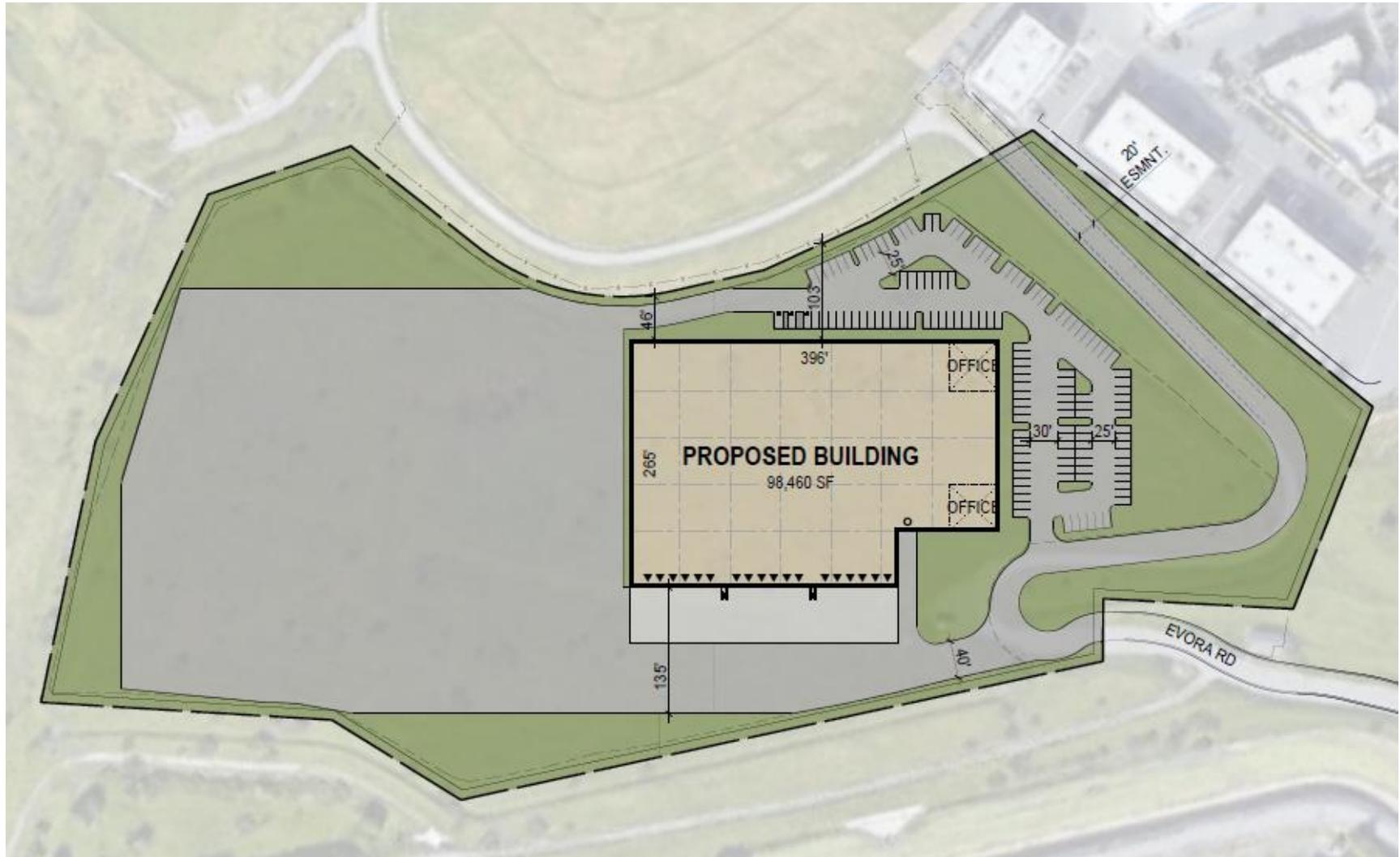
The March 2021 MND is based on the prior 2017 MND SCH #2017022002 and re-evaluates the adverse environmental effects of implementation of a warehouse on the project site. The potential environmental impacts of the 98,460 sq. ft. reduced warehouse are discussed in more detail in the MND. As evaluated in the MND, the 98,460 sq. ft. warehouse would not result in any new significant impacts or increase the severity of an impact identified in the 2017 MND for the 225,950 sq. ft. proposed warehouse.

9. **Description of Project:** The proposed project is the construction and operation of a 98,460 sq. ft. (sq. ft.), 42 feet six-inch tall warehouse structure on two adjoining vacant parcels located northwest of Evora Court at the western terminus of Evora Road (approximate address 4000 Evora Road). Details of the proposed 98,460 sq. ft. warehouse compared to the originally proposed 225,950 sq. ft. warehouse are shown on Table 1 above. The proposed 98,460 sq. ft. warehouse is shown on Figure 1. Evora Court extends from Evora Road onto the project site and provides access to the warehouse along with access through the eastern portion of the site to an offsite water storage tank located northeast of the project site.

The warehouse to be constructed would be of a contemporary modern architectural style with exterior walls of painted concrete panels interspersed with vision glass and tinted glass. Vertical design elements are incorporated along the (primary) north and east elevations. The “working” south elevation is characterized by its row of truck loading bays.

The project would include the following site improvements: a driveway that wraps around the warehouse; parking along the east and north elevations of the building that provide 140 parking spaces; 18 truck loading bays along the southern elevation of the building; trailer storage stalls to the west and south of the warehouse; exterior lighting consisting of building-mounted lights and lighting poles; perimeter and parking lot bio-retention basins and other stormwater drainage improvements that connect to existing onsite drainage swales and an offsite detention basin; and, landscape plantings along the edges of the project site.

The project driveway would be improved to Contra Costa County private street standards. The driveway would connect to Evora Court, a paved private street that provides access to Evora Road.



**FIGURE 1 Conceptual Site Plan**  
Source: Ware Malcomb, 05/13/20

**10. Surrounding Land Uses and Setting:** The 15.42-acre project site is comprised of an 8.49-acre parcel (Assessor's Parcel Number 099-160-026) and an adjoining 6.93-acre parcel (Assessor's Parcel Number 099-160-027). The site is 890 feet northwest of the western terminus of Evora Road, which is 1,500 feet (0.28 mile) southwest of the intersection of Willow Pass Road and Evora Road. The site is relatively flat, with a slope of one percent, and is at an average elevation of 145 feet above sea level. The site is essentially a level terrace sited above a portion of the former Concord Naval Weapons Station to the west and below the developed portion of the Willow Pass Business Park to the east. Two vacant, terraced lots in the Willow Pass Business Park are located to the southeast. Highway 4 borders the site and the Willow Pass Business Park to the south.

The developed portion of the Willow Pass Business Park is uphill to the east of the project site, at an average elevation of 190 feet above sea level. Deed-restricted hillside open space land is located to the north of the site. A 750,000-gallon water storage tank that serves the Willow Pass Business Park is in the open space. At an elevation of 310 feet above sea level, the tank is visible above the Business Park.

A portion of the former Concord Naval Weapons Station is located downhill to the west of the project site, at an average elevation of 80 feet above sea level. The Concord Naval Weapons Station was decommissioned in 2005 and is currently a major reuse project of the City of Concord. The project site is separated from the bulk of the Naval Weapons Station property south by Highway 4. A portion of the 48-mile Contra Costa Canal, at an average elevation of 110 feet above sea level, also lies south and west of the project site.

Since publication of the May 2017 revised draft MND, the project site has remained unchanged since it was evaluated in 2017. Accordingly, the environmental assessments of the site in the 2017 MND continue to be valid. Changes in the assessments have been made to reflect the current 98,460 sq. ft. warehouse. Further, no substantial new development has occurred in the project vicinity. The project site is adjacent to and northwest of seven undeveloped parcels totaling 17.25 acres that are part of the Willow Pass Business Park. Development of a 90,000 sq. ft. private storage warehouse on two of these parcels, Lots 15-16 of the Business Park, is currently pending issuance of a building permit. Development of these parcels has been approved pursuant to Development Plan DP04-3096, the approved final development plan for the Willow Pass Business Park

**11. Determination:** The County has determined that without mitigation the proposed project may result in significant impacts to the environment. Therefore, pursuant to California Code of Regulations Section 15070, a draft Mitigated Negative Declaration has been prepared which identifies mitigation measures to be incorporated into the project that will reduce the 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 during a 30-day public comment period.

A copy of the Mitigated Negative Declaration and documents referenced therein may be reviewed by contacting the offices of the Department of Conservation & Development, located at 30 Muir Road in Martinez, during normal business hours.

**Public Comment Period** – The period for accepting comments on the adequacy of the environmental document will extend to **4:00 P.M., Wednesday, April 7, 2021**. Any comments should be submitted in writing to the following address:

Contra Costa County  
Department of Conservation & Development  
**Attn: Stan Muraoka, AICP**  
30 Muir Road  
Martinez, CA 94553

The proposed Mitigated Negative Declaration and the appeal of the County Planning Commission decision on the proposed project will be considered at a meeting of the County Board of Supervisors. The **tentative** hearing date before the Board of Supervisors for consideration of the appeal and the Mitigated Negative Declaration is ***Tuesday, April 27, 2021***. Hearing notices will be sent out prior to the finalized hearing date.

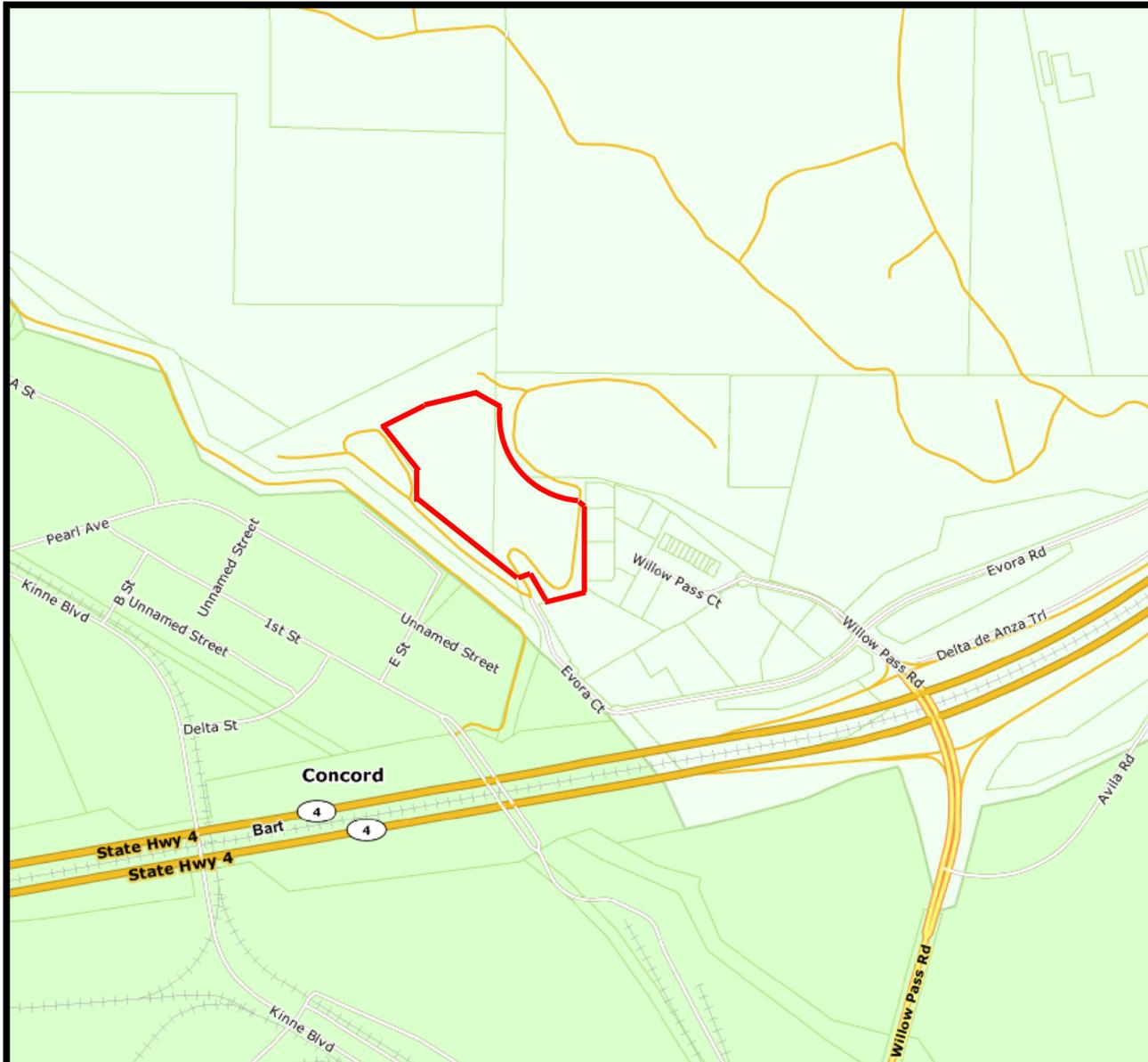
**Additional Information** – For additional information on the Mitigated Negative Declaration, the proposed project, and the appeal. you can contact Stan Muraoka, AICP by telephone at (925) 674-7781, or email at [stanley.muraoka@dcd.cccounty.us](mailto:stanley.muraoka@dcd.cccounty.us)

Sincerely,



Stan Muraoka. AICP  
Principal Planner  
Department of Conservation & Development

cc: County Clerk's Office (2 copies)  
attachments: Vicinity Map



 Project Site



### LP16-2031 Vicinity Map

Scale 1:9,660  
Contra Costa Internet GIS Map  
Printed: Dec 13, 2016 5:15:00 PM

