

2019079103

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Conco Industrial Subdivision - County Files #SD17-9459 & #LP14-2046

Lead Agency: Contra Costa County, Dept. of Conservation and Development Contact Person: Sean Tully
Mailing Address: 30 Muir Road Phone: (925) 674-7800
City: Martinez Zip: 94553 County: Contra Costa

Project Location: County: Contra Costa City/Nearest Community: Martinez
Cross Streets: Waterbird Way and Arthur Road Zip Code: 94553
Longitude/Latitude (degrees, minutes and seconds): 38 ° 1 ' 8.32 " N / -122 ° 4 ' 29.52" W Total Acres: 95
Assessor's Parcel No.: 159-250-018, -019, -020, -021, -022 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: 4, 680 Waterways: Walnut Creek, Pacheco Creek, Suisun Bay
Airports: Buchanan Field Railways: BNSF, others unknown Schools: see cont'd page...

Document Type:
CEQA: NOP Draft EIR NEPA: NOI
Early Cons Supplement/Subsequent EIR EA
Neg Dec (Prior SCH No.) Draft EIS
Mit Neg Dec Other: FONSI

Governor's Office of Planning & Research
Other: Joint Document
Final Document
JUL 26 2019
STATE CLEARINGHOUSE

Local Action Type:
General Plan Update Specific Plan Rezone Annexation
General Plan Amendment Master Plan Prezone Redevelopment
General Plan Element Planned Unit Development Use Permit Coastal Permit
Community Plan Site Plan Land Division (Subdivision, etc.) Other:

Development Type:
Residential: Units Acres
Office: Sq.ft. Acres Employees
Commercial: Sq.ft. Acres Employees
Industrial: Sq.ft. Acres 69.06 Employees
Educational:
Recreational:
Water Facilities: Type MGD
Transportation: Type
Mining: Mineral
Power: Type MW
Waste Treatment: Type MGD
Hazardous Waste: Type
Other:

Project Issues Discussed in Document:
Aesthetic/Visual Fiscal Recreation/Parks Vegetation
Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
Coastal Zone Noise Solid Waste Land Use
Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
Economic/Jobs Public Services/Facilities Traffic/Circulation Other:

Present Land Use/Zoning/General Plan Designation:
Present Land Use: Vacant, Zoning: Heavy Industrial (H-I), General Plan: Heavy Industry (HI) and Open Space (OS)

Project Description: (please use a separate page if necessary)
The applicant requests approval of a tentative map to subdivide a 66.57-acre portion of the project site (APN 159-250-018, -019) into six individual industrial lots. Included is a request for approval of a land use permit to allow 1) the establishment of up to five contractor's yard uses (1 immediate, 4 future); 2) roadway and utility improvements impacting three additional parcels (APN 159-250-020, -021, -022); and 3) importation of up to 155,576+/- cubic yards of fill material, some of which is composed of lightweight confoam material. Lastly, the proposed project also consists of the following secondary elements:

State Clearinghouse Contact: (916) 445-0613

State Review Began: 7-26-2019

SCH COMPLIANCE 8-26-2019

Project Sent to the following State Agencies

- Resources: Boating & Waterways, Central Valley Flood Prot., Colorado Rvr Bd, Conservation, CDFW # 3, Cal Fire, Historic Preservation, Parks & Rec, Bay Cons & Dev Comm., DWR
Cal EPA: ARB: Airport & Freight, ARB: Transportation Projects, ARB: Major Industrial/Energy Resources, Recycl.& Recovery, SWRCB: Div. of Drinking Water, SWRCB: Div. Financial Assist., SWRCB: Wtr Quality, SWRCB: Wtr Rights, Reg. WQCB # 2, Toxic Sub Ctrl-CTC
Yth/Adlt Corrections: Corrections
Independent Comm: Delta Protection Comm, Delta Stewardship Council, Energy Commission, NAHC, Public Utilities Comm, Santa Monica Bay Restoration, State Lands Comm, Tahoe Rgl Plan Agency, Conservancy, Other:

Please note State Clearinghouse Number (SCH#) on all Comments 2019079103

SCH#:
Please forward late comments directly to the Lead Agency

AQMD/APCD 2
(Resources: 7/27)

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #2 _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #3 _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date Thursday, July 25, 2019 Ending Date Monday, August 26, 2019

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Gonsalves and Santucci, Inc.</u>
Address: _____	Address: <u>5141 Commercial Circle</u>
City/State/Zip: _____	City/State/Zip: <u>Concord, CA 94520</u>
Contact: _____	Phone: <u>(925) 685-6799</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 7/25/2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

COUNTY FILE #SD17-9459 & #LP14-2046: Conco Industrial Subdivision

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(CONTINUED PAGE FOR APPENDIX C)

Project Location

Schools (cont'd.): Morello Park Elementary, Las Juntas Elementary

Project Description (cont'd)

- Request for an exception from collect and convey requirements.
- Establishment of an office trailer, metal shop, and truck scale in the area of Lot 1.
- Establishment of a private roadway network consisting of paved roadways up to 24 feet in width with 4-foot gravel shoulders.
- Establishment of a private sewer facility consisting of grinder/ejector pumps, lift stations, wet wells, and force mains.
- Extension of existing sanitary sewer lines.
- Establishment of a 37-foot Private Access & Utility easement.
- Establishment of a 10-foot Private Sanitary Sewer easement.
- Establishment of a drainage easement ranging in width between 84 and 162 feet.
- Placement of pre-load fill material along the future alignment of the Walnut Creek levee. Relocation of the Walnut Creek levee will be completed as an element of the forthcoming Lower Walnut Creek Restoration Project, and is not part of this project.