

**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

<b>SCH # 2021060076</b>
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**Project Title:** Alves Lane Apartments - County File #CDDP20-03011 (Recirculated)

Lead Agency: Contra Costa County Dept. of Conservation and Development

Contact Person: Syd Sotoodeh

Mailing Address: 30 Muir Road

Phone: 925-655-2877

City: Martinez

Zip: 94553

County: Contra Costa County

**Project Location:** County: Contra Costa City/Nearest Community: Bay Point

Cross Streets: Alves Lane/Canal Road between Virginia Drive and Chadwick Lane Zip Code: 94565

Longitude/Latitude (degrees, minutes and seconds): 38 ° 1 ' 11.5 " N / 121 ° 56 ' 55.4 " W Total Acres: 3.86

Assessor's Parcel No.: 093-100-059, 093-100-060

Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 4

Waterways: Contra Costa Canal, Lawlor Ravine, cont

Airports: N/A

Railways: BART; Union Pacific, cont Schools: Bel Air Elementary, cont.

**Document Type:**

CEQA:  NOP

Draft EIR

NEPA:  NOI

Other:  Joint Document

Early Cons

Supplement/Subsequent EIR

EA

Final Document

Neg Dec

(Prior SCH No.) \_\_\_\_\_

Draft EIS

Other: \_\_\_\_\_

Mit Neg Dec

Other: \_\_\_\_\_

FONSI

**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 100 Acres 3.81

Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

Transportation: Type \_\_\_\_\_

Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

Mining: Mineral \_\_\_\_\_

Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

Power: Type \_\_\_\_\_ MW \_\_\_\_\_

Educational: \_\_\_\_\_

Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_

Recreational: \_\_\_\_\_

Hazardous Waste: Type \_\_\_\_\_

Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

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:**

Vacant/Zoning: Planned Unit District (P-1)/General Plan Designation: Multiple-Family Residential-Medium Density (MM)

**Project Description:** *(please use a separate page if necessary)*

The applicant seeks approval of a Development Plan to allow the construction of a new apartment complex. Designed as family housing, the project proposes approximately 15 one-bedroom units, 15 two-bedroom units, 36 three-bedroom units, and 34 four-bedroom units. Vehicular access is provided around three sides of the building with surface parking at the ground floor. Site access is consolidated through a driveway on the eastern side of the subject property. The building creates an interior courtyard that will be a public outdoor amenity for the community residents. The courtyard will feature a play area, community gardens, seating areas, and community room access for an indoor/outdoor living experience for residents. (cont.)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## 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 checked="" type="checkbox"/> Caltrans District # <u>4</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<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 # <u>3</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input 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	

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

Starting Date November 24, 2021 Ending Date December 23, 2021

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### Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

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Signature of Lead Agency Representative:  Date: 11/23/2021

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

**Alves Lane Apartments**  
**County File #CDDP20-03011**

**SCH #2021050208**

**Notice of Completion Cont'd**

**Project Location (Cont'd)**

Within 2 Miles:

Waterways: Mt. Diablo Creek, Suisun Bay/East and West Reach, unnamed riverine systems/creeks

Schools: Above and Beyond Academy, Willow Cove Elementary, Delta View Elementary, Riverview Middle School, Rio Vista Elementary, Shore Acres Elementary, Bay Christian School, Rancho Medanos Junior High School

Railways: Burlington Northern Santa Fe, Amtrak, Bay Area Rapid Transit (BART)

**Project Description (cont'd)**

The project consists of the following elements:

- One multiple-family residential building consisting of three- and four-story elements and approximately 125,350 square feet of living, common/amenity, circulation, and utility areas;
- 100 one-, two-, three-, and four-bedroom units (13 of which are reserved for lower income households);
- A density bonus of 20% (17 units) beyond the 83 units allowed under the applicable density standards, as a result of the proposed affordable units and as permitted under the County's Residential Density Bonus Ordinance;
- 203 uncovered off-street parking spaces;
- An approximately 16,000 square-foot interior courtyard with family play area, outdoor dining area, and passive seating areas;
- An approximately 1,800 square-foot fenced dog park with dog drinking fountains, and pet waste stations;
- Approximately 47,486 square feet of landscaping;
- Perimeter fence;
- An ungated driveway near the eastern side and a gated driveway at the western side of the property;
- One monument sign identifying the development;
- 8-inch water and fire protection lateral extensions from the project site to a new, 8-inch water main located within the Alves Lane right-of-way;
- New 8-inch water main within the Alves Lane right-of-way extending approximately 2,500 linear feet from the intersection of Alves Lane and Virginia Drive to the intersection of Canal Road and Chadwick Lane. The new main extension will cross the Contra Costa Canal at locations east and west of the project site, and will do so via two existing roadway bridges and using one of three location options: 1) within split/multiple 4-inch services within the annular structure of the bridge, 2) attached to the bottom of the bridge with

Unistrut fittings (similar to existing storm drain pipes), or 3) attached to side of bridge with Unistrut fittings;

- 8-inch sanitary sewer lateral connection extending approximately 400 linear feet from the project site to an existing sanitary sewer main within the Alves Lane right-of-way;
- Seven on-site bio-retention areas for drainage totaling 5,188 square feet;
- Utility connections for electrical, gas, cable, and telecommunications to existing extensions within the public right-of-way, via underground joint trenches;
- Construction of curb, gutter, and 5-foot-wide monolithic public sidewalk on the north side of Alves Lane fronting the subject property and extending approximately 700 linear feet east of the easterly subject property line of APN 093-100-060 to connect to the existing public sidewalk;
- Street lighting and pavement widening along the subject property frontage of Canal Road with a curb face a minimum of 17 feet from the road centerline;
- Cut and fill grading activities consisting of approximately: 8,000 cubic yards of cut and 13,000 cubic yards of fill, for a net total 5,000 cubic yards of soil; and
- A lot merger of the two parcels totaling 3.81 acres in area.

The project requests the following concession, deviations, and exception:

- A density bonus concession for a project height up to 45 feet (where 30 feet is the maximum pursuant to the Pittsburg/Bay Point BART Station Area Specific Plan);
- A deviation for a 6-foot front setback (where 10 feet is required) to allow parking spaces within the setback;
- A deviation for a 7-foot side yard (where 20 feet is required) to allow parking spaces within the side yard;
- A deviation for a 9-foot side yard (where 20 feet is required) to allow the construction of a trash enclosure;
- A deviation for a 1-foot side yard (where 20 feet is required) to allow the construction of retaining walls over 3 feet in height;
- A deviation to allow front setbacks as small as 2-feet (where 10 feet is required) to allow the construction of retaining walls over 3 feet in height; and
- An exception to collect and convey requirements (Chapter 914) to allow a diversion from drainage area (DA) 48B to DA 48D.

In the event that future analysis of DA 48D finds that it is inadequate, the applicant has proposed an alternative drainage plan to use the existing drainage system in DA 48B to the west. The proposed alternative consists of the following elements:

- Underground storm drain lift station vault with electric, duplex 10 horsepower (HP) ejector pumps (final size/capacity of vault to be determined);
- Lift station sump pit;
- Natural gas-powered emergency generator within an approximately 2.5-foot tall, 8-square-foot screened enclosure (location to be determined);
- 60-inch underground storm drain line with  $\pm 10,600$  cubic feet storage capacity;
- Six storm drain manholes on the subject property for access to 60-inch storm drain line;
- 6-inch underground force main line on the subject property;
- One private storm drain manhole and transition force main on the subject property to connect to gravity storm drain in County right-of-way;
- New, 12-inch storm drain pipe located within the Alves Lane right-of-way extending  $\pm 450$  linear feet northwest to tie-in to the existing storm drain drain inlet (SDDI) on Alves Lane.