

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

**Contra
Costa
County**



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November 23, 2021

**NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A
PROPOSED MITIGATED NEGATIVE DECLARATION
(RECIRCULATED)**

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:** Alves Lane Apartments
- 2. County File Number:** Development Plan #CDDP20-03011
- 3. Lead Agency:** Contra Costa County, Department of Conservation and Development
- 4. Lead Agency Contact Person:** Syd Sotoodeh, Planner II
(925) 655-2877 / syd.sotoodeh@dcd.cccounty.us
- 5. Project Location:** Two parcels (\pm 3.81 acres) located on Alves Lane/Canal Road between Virginia Drive and Chadwick Lane in the Bay Point or Contra Costa County
(APNs: 093-100-059, 093-100-060)
- 6. Applicant's Name, Address, and Phone Number:** Chris Maffris, Vice President
Alves Lane, L.P.
11150 W. Olympic Boulevard, Suite 620
Los Angeles, CA 90064
(310) 575-3543

7. **Description of Project:** 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.

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 3.86 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 ± 450 linear feet northwest to tie-in to the existing storm drain drain inlet (SDDI) on Alves Lane.

8. Surrounding Land Uses and Setting: The project site consists of two, vacant parcels approximately 3.81 acres in area, located along the northern boundary of Alves Lane approximately 700 feet east of Virginia Drive and approximately 950 feet west of Chadwick Lane. The California Delta Highway, also known as State Route 4 (SR-4), is approximately 100 feet south of the project site. The project site has a natural downward slope to the north with existing elevations ranging from approximately 119 feet to 130 feet above sea level for an average 5% slope gradient. Areas of the lot with the greatest

slope are those immediately adjacent to Alves Lane, ranging between a 6% and 16% slope gradient. The lot is currently devoid of trees or any significant vegetation.

The subject property is located within a developed, urban area of Bay Point, in unincorporated Contra Costa County. Existing land uses in the vicinity consist of medium-density single-family residential development and related uses such as churches, schools, and commercial uses nearby to the west, east, and north. The Contra Costa Canal (Canal) is north of and adjacent to the project site. The Canal is an engineered, raw-water aqueduct that was constructed in the 1930s to divert surface water from the Sacramento-San Joaquin Delta to Contra Costa Water District (CCWD) water treatment plants, local water agencies, and other East Bay cities for agricultural, industrial, and municipal uses.

The subject property is within the Pittsburg/Bay Point BART Station Area Specific Plan area and is located approximately 800 feet northwest of the BART station. The Delta de Anza Regional Trail is located north of the subject property and a connection to the trail at Bailey Road is approximately 1/2-mile walking or cycling distance. The subject property fronts Alves Lane, a 2-lane road with existing curbs, sidewalks, and storm drain improvements to the east of the property.

- 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.

Due to the COVID-19 shelter-in-place order, the mitigated negative declaration can be viewed online at the following link: <https://www.contracosta.ca.gov/4841/Public-Input>. 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 November 24, 2021 and extend to 5:00 P.M., Thursday, December 23, 2021**. Any comments should be submitted in writing to the following address:

Contra Costa County
Department of Conservation & Development
Attn: Syd Sotoodeh
30 Muir Road
Martinez, CA 94553

or;

via email to syd.sotoodeh@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. Due to the COVID-19 shelter-in-place order, the hearing will be held remotely via phone/web. Hearing notices with instructions on how to join 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 syd.sotoodeh@dcd.cccounty.us or by telephone at (925) 655-2877.

Sincerely,

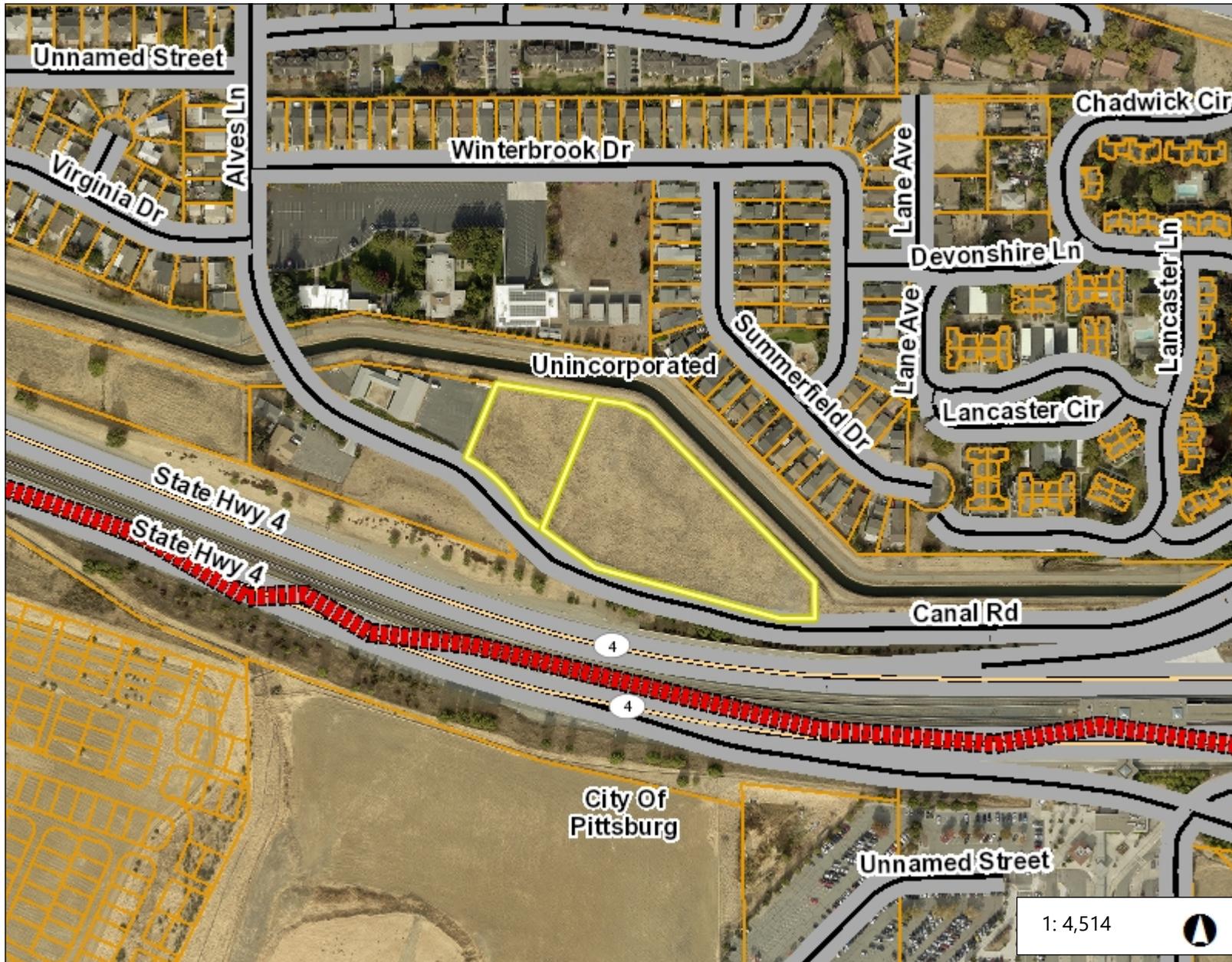


Syd Sotoodeh
Planner II
Department of Conservation & Development

cc: County Clerk's Office (2 copies)

attch: Project Vicinity Map

Vicinity Map/Aerial View



Legend

- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Streets
- County Boundary
- Bay Area Counties
- Assessor Parcels
- Aerials 2019
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- 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