

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF DETERMINATION

To:
 Office of Planning and Research
For U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95814

From:
Contra Costa County
Dept. of Conservation and Development
30 Muir Road
Martinez, CA 94553
(925) 655-2705

County Clerk
County of: Contra Costa
555 Escobar Street
Martinez, CA 94553

Project Lead Agency: Contra Costa County Department of Conservation and Development,
30 Muir Rd., Martinez, CA 94553 Phone: 925-674-7205

State Clearinghouse Number (if submitted to State Clearinghouse): 2021060076

Project Title: Alves Lane Apartments, County File #CDDP20-03011

Project Applicant: Chris Maffris, Vice President, Alves Lane, L.P., 11150 W. Olympic Boulevard, Suite 620, Los Angeles, CA 90064, (310) 575-3543

Project Location: Two parcels (±3.81 acres) located on Alves Lane/Canal Road in unincorporated Bay Point, Contra Costa County; APNs: 093-100-059 and 093-100-060

Lead Agency: Contra Costa County Department of Conservation and Development – Syd Sotoodeh,
(925) 655-2877, syd.sotoodeh@dcd.cccounty.us

Project Description: A Development Plan with a 20% density bonus to allow the construction of a new 100-unit apartment complex on an approximately 3.81-acre lot. The project proponent proposes to reserve thirteen units as affordable units for low-income residents in compliance with the County's Inclusionary Housing Ordinance. 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 in one building consisting of three- and four-story elements (maximum height 45 feet). 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 property. The building creates an interior, outdoor courtyard featuring a play area, community gardens, seating areas, and community room access for residents. Site improvements include an onsite dog park, exterior lighting, one monument sign, seven bioretention basins, a perimeter fence, sidewalk, curb, roadway, and gutter improvements along the southern edge of the project site to ±700 feet east, ±5,000 net total cubic yards of grading, and ±2,500 linear feet of water main extension within the right-of-way. The project consists of a lot merger of the two parcels. The project includes requests for approval of deviations from the design standards of the Bay Point P-1 zoning district and an exception from applicable drainage standards with an option for an alternate drainage plan design. No code-protected trees will be altered or removed as part of the project.

The project was approved on: January 26, 2022, by the County Planning Commission (CPC)

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

Notice of Determination sent to Office of Planning and Research.

This is to certify that the final Environmental Impact Report with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at:

30 Muir Road, Martinez, CA 94553

Signature:  Date: February 8, 2022 Title: Planner II

Print Name: Syd Sotoodeh

Contra Costa County Department of Conservation and Development

Date: _____ Date Received for filing at OPR: _____

AFFIDAVIT OF FILING AND POSTING

I declare that on _____ I received and posted this notice as required by California Public Resources Code Section 21152(c). Said notice will remain posted for 30 days from the filing date.

Signature

Title

Department of Fish and Wildlife Fees Due:

Applicant's Name:	Chris Maffris, Executive V.P. Alves Lane, L.P.	<input type="checkbox"/>	EIR - \$3445.25	Total Due: \$
Address:	11150 W. Olympic Blvd. Suite 620 Los Angeles, CA 90064	<input checked="" type="checkbox"/>	Neg. Dec. - \$2,548.00	Total Paid: \$
		<input checked="" type="checkbox"/>	County Clerk - \$50.00	Receipt #
Phone	(310) 575-3543	<input checked="" type="checkbox"/>	DCD- \$25.00	
		<input type="checkbox"/>		