

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

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**Contra
Costa
County**



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October 21, 2021

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

County File No. CDDP18-03005

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 Community Development Division of the Department of Conservation and Development of Contra Costa County has prepared an initial study on the following project:

LEAD AGENCY: Conservation and Development (Grant Farrington, 925-655-2868)

PROJECT TITLE: Expansion of Automobile Storage Facility in Bay Point

APPLICANT: Rod Schlenker c/o Insurance Auto Auctions, Inc.
Ph. (708) 492-7302
Two Westbrook Corporate Center, Suite 500
Westchester, IL 60154

LOCATION: 2770 Willow Pass Road, Bay Point, CA 94565
(Assessor Parcel No. 098-240-031) (Zoning: Planned Unit District (P-1))

PROJECT DESCRIPTION:

The applicant is requesting approval of development plan to allow the expansion of an existing vehicle storage facility for the storage of approximately 1,200 additional theft recovered and damaged vehicles and a tree permit for the removal of 39 code-protected trees ranging in size from 7" to 60" in diameter. The proposed project will expand previously approved land uses (County Files #CDLP98-02056 and #CDLP02-02009) and all existing auto auction activities will still occur on the adjacent parcel to the north.

The project includes site improvements for ingress and egress to the site as well as the removing of existing structures. No additional development or human occupancy of the lot is proposed.

SITE AND AREA DESCRIPTION:

The project site is a 10.35-acre vacant lot that has a narrow frontage along Willow Pass Road, yet access to the property is achieved through the adjacent parcels to the west and north. The property shares a 376-foot border to the north with parcel 098-240-024 where the land use permit (County File #CDLP98-02056) for the storage of theft recovered and damaged vehicles was first established. Both the subject parcel and the parcel to north utilize an existing shared private driveway that is located on the parcels to the west and south of the site and the expansion of the existing approved use does not require any modification to this driveway.

ENVIRONMENTAL EFFECTS OF THE PROJECT:

Pursuant to the requirements of the California Environmental Quality Act (CEQA) Section 15071, the Initial Study/Mitigated Negative Declaration (MND) describes the proposed project; identifies, analyzes, and evaluates the environmental impacts which may result from the proposed project; and identifies measures to mitigate adverse environmental impacts. The mitigations identified in this document and designed for the proposed project ensure that the project will not cause a significant impact on the environment. The Initial Study for the proposed project identified potentially significant impacts in the environmental areas of Aesthetics, Biological Resources, and Hydrology/Water Quality. Environmental analysis determined that measures were available to mitigate potential adverse impacts to less-than-significant levels. As a result, an MND has been prepared pursuant to Public Resources Code Section 21080(c) of the California Environmental Quality Act (CEQA) Guidelines.

WHERE TO REVIEW THE MITIGATED NEGATIVE DECLARATION:

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 sources of information referenced in the Initial Study and MND can be provided upon request by contacting the project planner.

PUBLIC COMMENT PERIOD:

Prior to adoption of the MND, the County will be accepting comments on the adequacy of the document during a 30-day public comment period; the MND may be adopted at a future date in a public hearing following the public comment period. **The period for accepting comments on the adequacy of the environmental document will begin on Friday, October 22, 2021 and extends to Monday, November 22, 2021, until 5:00 P.M.** Any comments should be in writing and submitted to the following address:

**Grant Farrington, Planner II
Community Development Division
Contra Costa County, Department of Conservation and Development
30 Muir Road, Martinez, CA 94553**

Sincerely,



Grant Farrington

Planner II

(925) 655-2868

Grant.Farrington@dcd.cccounty.us

cc: County Clerk's Office (2 copies)
Adjacent Occupants and Property Owners
Notification List

Attm: Vicinity Map