

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

**Contra
Costa
County**



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December 23, 2022

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

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:** Land Use Permit for a Bigge Crane Contractor's Yard
- 2. County File Number:** CDLP20-02056
- 3. Lead Agency:** Contra Costa County, Department of Conservation and Development
- 4. Lead Agency Contact Person:** Dominique Vogelpohl, Project Planner
(925) 655-2880 / Dominique.Vogelpohl@dcd.cccounty.us
- 5. Project Location:** 11.48-acres located at the intersection of Port Chicago Highway and Skipper Road in Bay Point, CA 94565
Assessor Parcel Numbers: 098-250-019 and -020
- 6. Applicant's Name, Address, and Phone Number:** Bay Point Venture One LLC
Gerry Parco
180 Grand Ave, Suite 1405
Oakland, CA 94610
(925) 480-6070
- 7. Description of Project:** The applicant seeks approval of a Land Use/Development Plan Combination Permit to allow the establishment of a contractor's yard for Bigge Crane

company to store their crane parts and support elements on standard sized, storage and transportation trailers. The project also consists of the following elements:

- Approximately 2,817 cubic yards of soil removal that will be redistributed onsite.
- 7.89 acres of surface area to be gravel compacted, which results in approximately 8,452 cubic yards of gravel, to withstand the weight of flat beds, storage of crane parts, and emergency vehicles.
- a lot line adjustment to take approximately 1.78-acres to have the 16,350 square-foot stormwater treatment basin located on the subject property.
- Drainage improvements.
- Approximately 31,300 square-feet of new landscaping to be installed along Port Chicago Highway
- 1,440 square-foot office trailer, 7-space parking lot, trash enclosure, and fencing

8. Surrounding Land Uses and Setting: The project site abuts the Burlington Northern Santa Fe (BNSF) railroad right-of-way to the north, and just beyond that is a masonry yard and the marina. To the east is the future site of the Bay Harbor Commerce business park, which is currently undeveloped. Just South is a developed site with an industrial building, and approximately 800-feet away is high-density, residential neighborhoods. To the west, across Port Chicago Highway is the Shore Acres Shopping Center primarily of commercial and retail businesses.

The project site is located east of Port Chicago Highway, a publicly maintained road, and is a flat vacant parcel of approximately 9.7-acres with an earthen swale traversing the site from west to east. This project includes a proposed lot line adjustment of land from APN 098-250-020 to the subject property such that the proposed area of the resultant property is 11.48-acres. The project site also lies within the Special Flood Hazard Area (100-year flood boundary) as designated on the Federal Emergency Management Agency Flood Insurance Rate Map.

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.

The mitigated negative declaration can be viewed online at the following link: <https://www.contracosta.ca.gov/4841/CEQA-Notifications> or upon request by contacting the project planner. 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 December 23, 2022, and extend to 5:00 P.M., Monday, January 23, 2023.** Any comments should be submitted in writing to the following address:

Contra Costa County
Department of Conservation & Development
Attn: Dominique Vogelpohl
30 Muir Road

Martinez, CA 94553

or;

via email to Dominique.Vogelpohl@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. Hearing notices with instructions on how and/or where to attend the meeting 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 Dominique.Vogelpohl@dcd.cccounty.us or by telephone at (925) 655-2880.

Sincerely,



Dominique Vogelpohl

Project Planner

Department of Conservation & Development

cc: County Clerk's Office (2 copies)

attch: Project Vicinity Map

Project Site Plan

Vicinity Map



Legend

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



1: 36,112



1.1 0 0.57 1.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

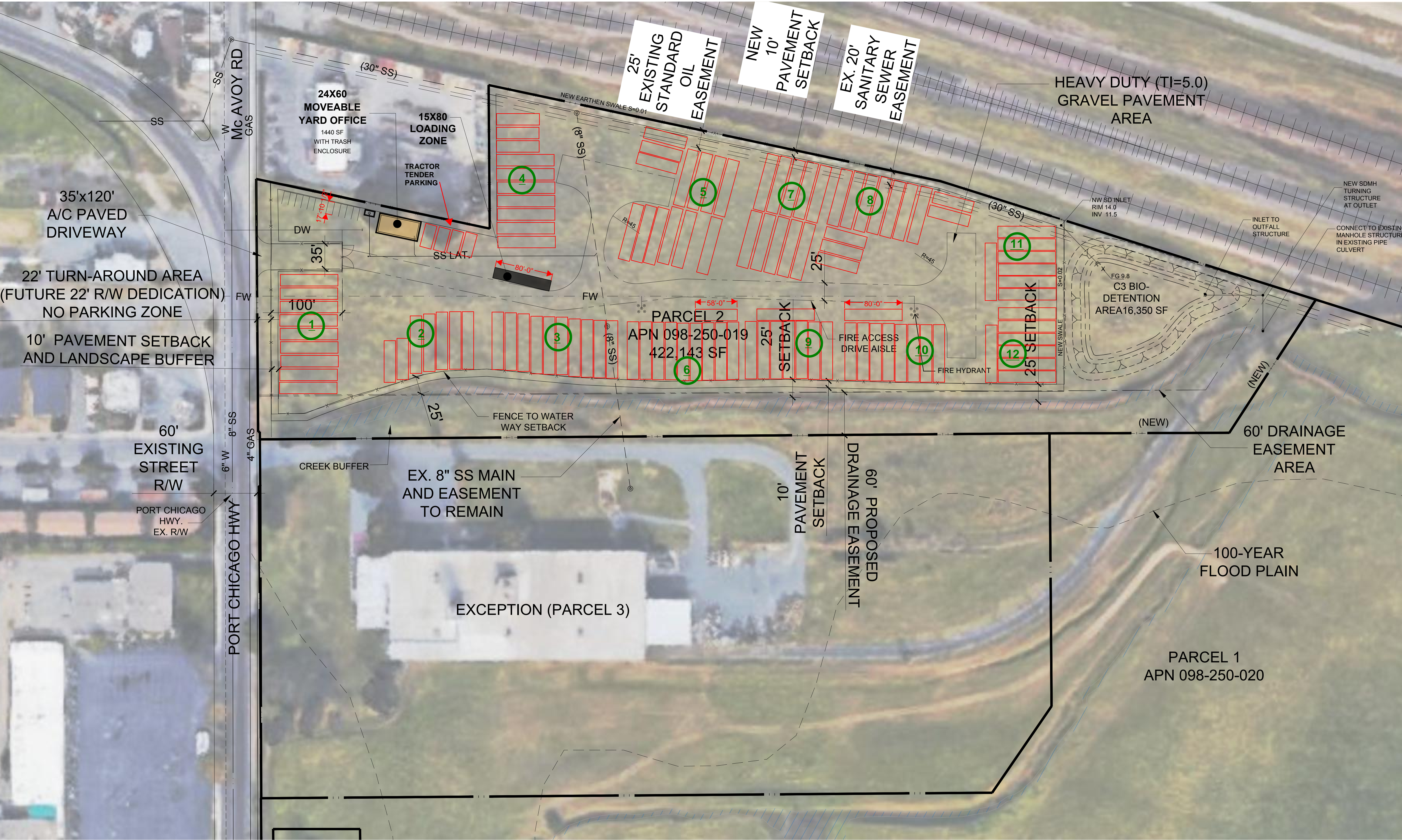
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

CDLP20-02056

PROJECT DATA:			
SITE AREA:			
GROSS:		9.69 AC	
		422,143 SF	
GRAVEL PAVED AREA		336,350 SF	
C3 BIO DETENTION @ 5%			
NET:		16,350 SF	
		9.32 AC	
PORTABLE BUILDING FOOTPRINT:		405,793 SF	
		1,440 SF	



Crane Storage Description:

- Crane parts and support elements are stored on standard sized, storage and transportation trailers.
- All parts of and support equipments for a Crane are stored together in grouped units.
- Crane trailer groups are placed and organized in this storage facility for quick deployment.
- The Crane's type and size determine the number of trailers in its group.
- The region's construction activity determines the type and number of cranes to be stored in the storage facility.
- The intensity of a region's construction activity will determine the nature of the storage facility's stored trailers. For example, if the construction intensity in the local area is high, only empty trailers will be stored here, because all of the cranes will be deployed. During low construction activity, the facility will have full trailers of crane components waiting for their next contract and deployment.
- Other instances where a region is experiencing extended periods of low intensities of construction activity, a Crane Group may be sent to another part of the country where they are more needed, so the yard may be empty or not filled to capacity. Larger construction projects in the region may be delayed and if a crane cannot be accommodated at the project site, it will need a storage yard to wait for its deployment time. This storage facility can provide the space for all of these purposes.

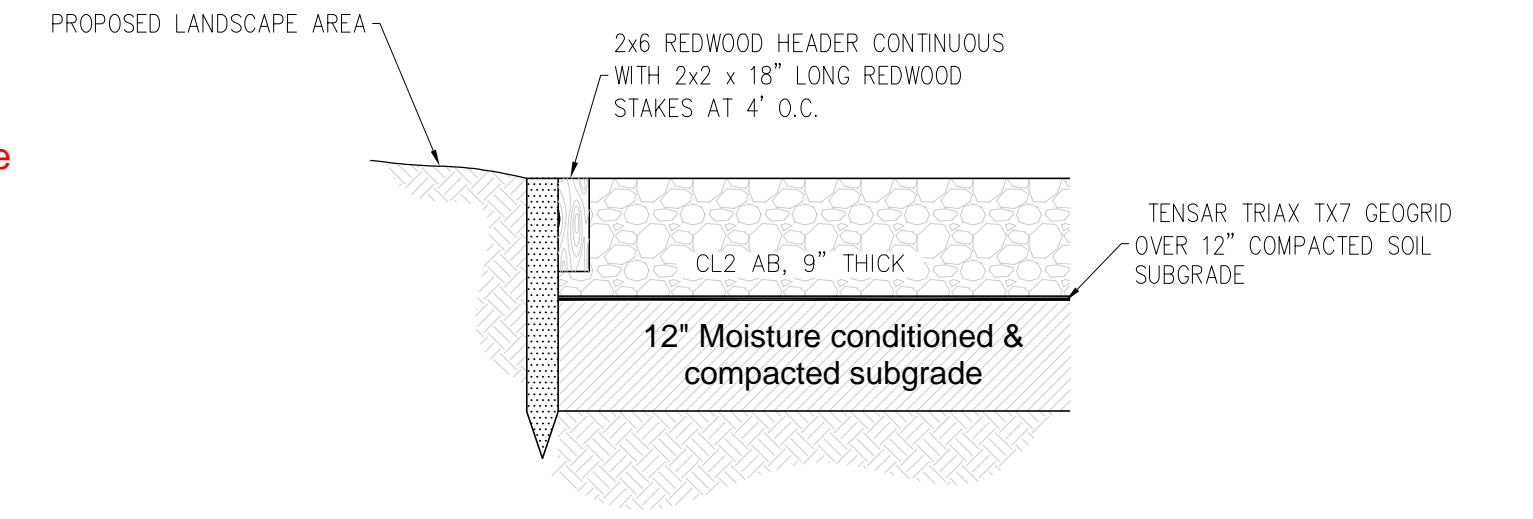
Crane Storage Summary:

- This facility may store from 1 to 20 crane groups. The largest cranes may take up the entire storage facility, or as many as 20 smaller cranes can be stored as well. The region's construction needs will determine the type and number of cranes stored in this facility at any given time.
- The Bigge Crane Co. operates a multitude of similar storage facilities throughout the nation. The local region's construction crane needs determines the storage activity of the facility.
- Ideally, cranes will move from one project to another, and never see a storage facility. In this case, the storage facility will mainly be used for storing the empty transportation trailers while the cranes are all in service.
- No maintenance will ever be performed in this storage facility. As a company policy, and for safety and OSHA compliance, maintenance and repair operations can ONLY be performed in specially equipped repair facilities.

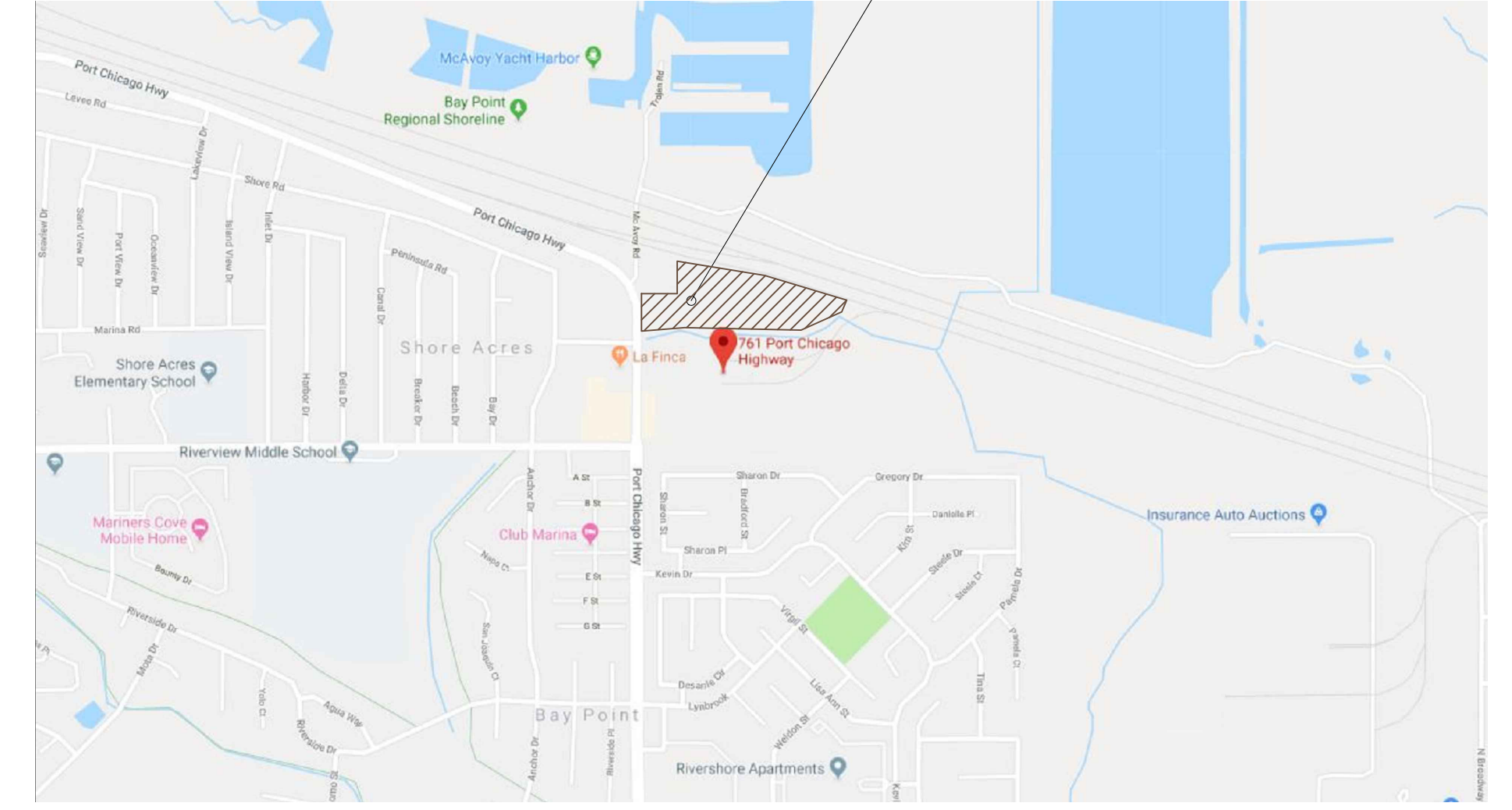
CONCEPTUAL SITE PLAN AND FIRE ACCESS EXHIBIT

Storage Facility Operations:

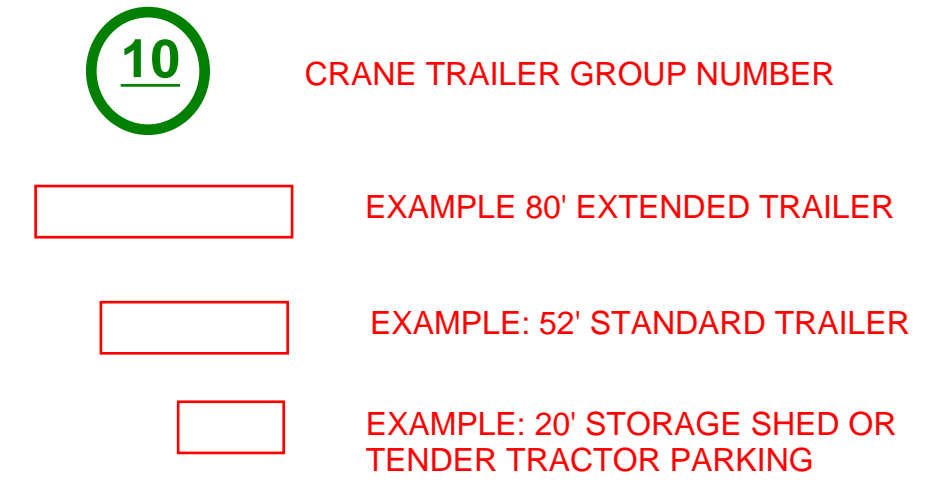
- The crane storage facility is only active when a crane is being delivered to the site or being deployed from the site. When the crane has been installed for an extended period at a construction site, the empty trailers will return to this storage facility until they are called to move the crane to its next construction project.
- The full trailers will only return to the storage facility if the crane does not have an immediate deployment.
- The transporting semi-tractors will always leave the facility. One or two tender tractors will be stationed on site and parked next to the office trailer.
- The facility intendeds to have one or two regular staff for security and logistics activity.
- **No customers or public (visitors) access is proposed for this site.**
- **The example trailer storage layout shown above is for illustration purposes only. Crane trailer groups widely vary in number and size.**



CLASS 2 A.B. PAVEMENT WITH REDWOOD HEADER
SCALE: N.T.S. P6



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.
1" = 60'
0 30 60 150 300 NORTH



scheme: 1 Conceptual Site Plan

Port Chicago Hwy
Bay Point, CA 94565