

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Bay Point Multi-Family Residential Mixed Use Project - CDLP22-02029

Lead Agency: Contra Costa County Department of Conservation and Development

Contact Name: Adrian Veliz

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Phone Number: 925-655-2879

Project Location: Bay Point
City

Contra Costa County
County

Project Description (Proposed actions, location, and/or consequences).

The applicant is requesting Development Plan and Land Use Permit approval for the construction of a 100% affordable multi-family apartment complex consisting of 124 units: (60) 1BR, (33) 2BR, and (31) 3BR in a stepped, three and four-story, corridor building. The project proposes an approximately 129,720 square foot building including 2,255 square feet of commercial space. Parking for the proposed residential units will meet State Density Bonus parking ratios and commercial parking will be at a minimum of 3.33 spaces per 1,000 square feet. The proposed building construction is type V-A and will be fully sprinklered. The proposed project will be using a State Density Bonus with parking reduction and incentives for F.A.R. and story increase. Also, the proposed project will be submitted under SB330.

The project also proposes to seek financing from the following sources: HOME Investment Partnerships Act (federal) American Rescue Plan Program (federal), Inclusionary In-Lieu Funds (County Funds), and other possible sources.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Biological Resources: mitigations include pre-construction biological surveys for special status wildlife species with potential to occur in the project vicinity. If evidence of special status species occurring on the project site is discovered, appropriate buffer zones are to be established in consultation with the project biologist.

Hydrology: mitigations include implementing a drainage plan with on-site detention designed to match pre and post construction flows to address potential inadequacies in existing downstream drainage infrastructure.

Cultural Resources: mitigations include stopping work and requiring a qualified archaeologist or the County Coroner to examine the site/materials if any heretofore unknown prehistoric/historical materials or human remains are encountered during ground disturbing activities.

Noise: mitigations for temporary noise impacts during future construction include limiting the hours/dates during which construction may occur, the installation of mufflers on internal combustion engines, and notification of neighbors ahead of construction activity.

Tribal Cultural Resources: mitigation includes stopping work and consultation with Tribal representatives in the event of accidental discovery of Tribal Cultural Resources during ground disturbing activities.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None known

Provide a list of the responsible or trustee agencies for the project.

- Contra Costa County Public Works Department
- Contra Costa County Building Inspection Division
- Contra Costa County Fire Protection District
- Delta Diablo Sanitary District
- Golden State Water District
- Contra Costa County Environmental Health