

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

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**Contra
Costa
County**



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May 13, 2024

**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:** Willow Pass Court Retail Center
- 2. County File Number:** CDLP20-02031
- 3. Lead Agency Name and Address:** Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553
- 4. Contact Person and Phone Number:** Stanley Muraoka, Principal Planner
(925) 655-2876
- 5. Project Location:** 0 Evora Road, approximately 200 feet west of Willow Pass Road, in the Bay Point area of unincorporated Contra Costa County (Assessor's Parcel Number 099-210-027)
- 6. Applicant / Project Sponsor's Name, Address, and Phone Number:** Evora Enterprises LP
821 Corporate Way
Fremont, CA 94539
(510) 449-8599

- 7. Description of Project:** The proposed project is approval of a Land Use Permit for the proposed Willow Pass Court Retail Center including two new 3,530 square-foot and 1,370 square-foot drive-through quick service restaurants (QSRs) and a 2,334 square-foot general retail building on a graded 1.5-acre vacant lot. In addition to the buildings and drive-throughs, site improvements include 58 on-site parking spaces, trash enclosures, site lighting, drainage improvements, and landscaping.

The project includes a driveway through the site that connects to Evora Road to the south and the adjacent retail center to the north that is located at the southwest corner of the intersection of Willow Pass Road-Willow Pass Court and Evora Road. The driveway entrance on Evora Road would be roughly 380 feet southwest from the Willow Pass Road/Evora Road intersection.

The two QSRs would be located west of the driveway and the retail building would be located east of the driveway. The one-story QSRs and retail building to be constructed would be of a contemporary modern architectural style with exterior walls of painted cement plaster interspersed with glass windows and doors, and metal roofs. Landscaping including trees, shrubs, and groundcover would be planted along the edges of the project site and throughout the interior accenting the QSRs and retail building, and the associated drive-throughs and parking areas.

- 8. Surrounding Land Uses and Setting:** The project site is Lot 14 of the Willow Pass Business Park. The site is a graded pad that is regularly disked for fire prevention and weed control. Lots 12 and 13 are adjacent to the north and east of the site, respectively, Lot 15 is adjacent to the west of the site, and Evora Road is adjacent to the southeast of the site. Highway 4 is adjacent to the east of Evora Road. Lot 12 is developed with one drive-through QSR, Lot 13 is developed with a gas station with a car wash, a retail building that includes one drive-through QSR. Lot 15 is currently under construction with a private storage warehouse-museum.

The Willow Pass Business Park project is located northwest of the intersection of Willow Pass Road and Evora Road, along the north side of Highway 4. The Business Park is bound by Evora Road, Evora Court, Highway 4 and the Concord Naval Weapons Station property to the south and west. The land located directly north and east of the Business Park consist of agricultural land that is mostly undeveloped rolling hills.

When the Willow Pass Business Park was first established in 2006, the Business Park was graded into a number of graded pads to accommodate future development. Lot 14 is uphill from Evora Road and is a graded pad at an elevation of roughly 225 feet. Lots 12 and 13 are at an elevation of roughly 230 feet, and lot 15 is at an elevation of roughly 200 feet.

- 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 the 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 34-day public comment period.

The Mitigated Negative Declaration/Initial Study can be viewed online at the following link: [California Environmental Quality Act \(CEQA\) Notifications | Contra Costa County, CA Official Website](#) or upon request by contacting the project planner. Any documents referenced in the Mitigated Negative Declaration/Initial Study 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 extend to **5:00 PM, Thursday, June 13, 2024**. Any comments should be submitted in writing to the following address:

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

or via email to: stanley.muraoka@dcd.cccounty.us

The proposed Mitigated Negative Declaration and the proposed project will be considered 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, contact Stanley Muraoka by telephone at (925) 655-2876, or email at stanley.muraoka@dcd.cccounty.us

Sincerely,



Stanley Muraoka
Principal Planner
Department of Conservation & Development

cc: County Clerk's Office (2 copies)

attachment: Project Vicinity



CDLP20-02031 Project Vicinity



Map Legend

- Assessment Parcels
- Unincorporated
- City Limits



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

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Spatial Reference
 PCS: WGS 1984 Web Mercator Auxiliary Sphere
 Datum: WGS 1984