

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

Lead Agency: Conservation & Development

**Contra
Costa
County**



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July 25, 2019

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

County File: #SD17-9459 and #LP14-2046

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

PROJECT NAME: Conco Industrial Subdivision

APPLICANT: Gonsalves and Santucci, Inc.
Attn: Joe Sostaric
5141 Commercial Circle
Concord, CA 94520

LOCATION: Five parcels located along the western boundary of the Walnut Creek Channel, approximately 0.74 miles south of the Waterfront Road bridge/crossing, in the unincorporated Martinez area.
Assessor’s Parcel: 159-250-018, -019, -020, -021, -022

DESCRIPTION:

The applicant requests approval of a tentative map to subdivide a 66.57-acre portion of the project site (APN 159-250-018, -019) into six individual industrial lots. Included is a request for approval of a land use permit to allow 1) the establishment of up to five contractor’s yard uses (1 immediate, 4 future); 2) roadway and utility improvements impacting three additional parcels (APN 159-250-020, -021, -022); and 3) importation of up to 155,576+/- cubic yards of fill material, some of which is composed of lightweight confoam material. Lastly, the proposed project also consists of the following secondary elements:

- Request for an exception from collect and convey requirements.
- Establishment of an office trailer, metal shop, and truck scale in the area of Lot 1.
- Establishment of a private roadway network consisting of paved roadways up to 24 feet in width with 4-foot gravel shoulders.
- Establishment of a private sewer facility consisting of grinder/ejector pumps, lift stations, wet wells, and force mains.
- Extension of existing sanitary sewer lines.
- Establishment of a 37-foot Private Access & Utility easement.
- Establishment of a 10-foot Private Sanitary Sewer easement.
- Establishment of a drainage easement ranging in width between 84 and 162 feet.
- Placement of pre-load fill material along the future alignment of the Walnut Creek levee. Relocation of the Walnut Creek levee will be completed as an element of the forthcoming Lower Walnut Creek Restoration Project, and is not part of this project.

SURROUNDING USE/SETTINGS:

Surrounding Area: The project site is located within an urban and developed area of Martinez, in western Contra Costa County. The surrounding area primarily consists of large industrially-zoned properties ranging in size between approximately 3.5 and 196 acres in area. Existing land uses in the surrounding area include the Martinez Gun Club, the Republic Services Transfer Station, Reliable Trucking truck yard, and various oil and petroleum refining facilities. Pacheco Creek is located immediately west of the site, Walnut Creek and an associated levee are located immediately east of the site, and Suisun Bay is located approximately 1.8 miles to the north.

Subject Property: The project site consists of five parcels totaling approximately 95 acres in area. Approximately 72 acres of the project site is vacant and mainly consists of weedy grasslands and embedded wetlands. This area was previously used for solar evaporation of liquid effluent from the nearby Vine Hill Complex, which was used as a Class I hazardous waste treatment storage and disposal facility until 1989. The remaining 23 acres is the current site of a concrete pumping contractor's yard also owned by the applicant. The majority of the project site is less than 10 feet above sea level, and as a result, the entire project site is located within a FEMA 100-year floodplain.

ENVIRONMENTAL EFFECTS:

The Initial Study for the proposed project identified potentially significant impacts in the environmental area of Aesthetics, Biological Resources, Geology and Soils, Hydrology and Water Quality, Cultural Resources, and Air Quality. As a result, a Mitigated Negative Declaration (MND) has been prepared pursuant to Public Resources Code Section 21080(c), and Article 6 of the California Environmental Quality Act (CEQA) guidelines.

Pursuant to the requirements of CEQA (CEQA Guidelines Section 15071) the Mitigated Negative Declaration describes the proposed project; identifies, analyzes, and evaluates the potential significant environmental impacts, which may result from the proposed project; and identifies measures to mitigate adverse environmental impacts. The mitigations identified in this document

have been designed for the proposed project, and will ensure that the project will not cause a significant impact to the environment.

A copy of the Mitigated Negative Declaration and all documents referenced in the Initial Study may be reviewed in the offices of the Department of Conservation and Development, Application and Permit Center at 30 Muir Road, Martinez, during normal business hours.

Public Comment Period- The period for accepting comments on the adequacy of the environmental documents extends to **5:00 P.M. Monday, August 26, 2019**. Any comments should be in writing and submitted to the following address:

Name: Sean Tully, Project Planner (925) 674-7800
Department of Conservation and Development
Community Development Division
Contra Costa County
30 Muir Road
Martinez, CA 94553

Sean Tully
Project Planner

cc: County Clerk's Office (2 copies)