

**COUNTY PLANNING**

**COMMISSION RESOLUTION**

**RESOLUTION NO. 5-2017**

**RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, ON A PROPOSED PRELIMINARY AND FINAL DEVELOPMENT PLAN TO ALLOW THE CONSTRUCTION OF A 193-UNIT APARTMENT COMPLEX. BAY POINT FAMILY APARTMENTS, LLC. (APPLICANT AND OWNER), COUNTY FILE #DP15-3023, VACANT PARCEL AT THE NORTHEAST CORNER OF THE INTERSECTION OF PORT CHICAGO HIGHWAY AND WILLOW PASS ROAD IN THE BAY POINT AREA.**

WHEREAS, on August 4, 2015, Bay Point Family Apartments, LLC. submitted a development plan application to allow the construction of a new 193-unit apartment complex on a vacant property located along Port Chicago Highway and Willow Pass Road in the Bay Point area; and

WHEREAS, for purposes of compliance with the provisions of the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines, an Initial Study was prepared for the proposed project and found that the proposed project would not result in significant environmental impacts with the incorporation of project-specific mitigations. The Initial Study and Mitigated Negative Declaration (MND) document were posted for public review on June 30, 2016, with the public review period ending on August 1, 2016; and

WHEREAS, after notice having been lawfully given, a public hearing on the proposed project was scheduled before the County Planning Commission on December 6, 2016; public testimony was taken from representatives of the property owner and members of the public; and

WHEREAS, on December 6, 2016, the County Planning Commission having fully reviewed, considered and evaluated all the testimony and evidence submitted in this matter;

NOW, THEREFORE BE IT RESOLVED that the County Planning Commission:

1. ADOPTS the Initial Study and Mitigated Negative Declaration as adequate for the proposed project;
2. ADOPTS the Mitigation Monitoring Program;
3. APPROVES the proposed Preliminary and Final Development Plan for a 193-unit apartment complex with added conditions of approval pertaining to the implementation of a Traffic Demand Management Program, the incorporation of infrastructure for the harnessing of solar energy, and the lowering of rough grade along the project site boundaries to match that of the adjacent properties to the north and northeast; and

NOW BE IT RESOLVED that the Secretary of the County Planning Commission will sign and attest the certified copy of this resolution and deliver the same to the Board of Supervisors, all in accordance with the Government Code of the State of California.

The instructions by the County Planning Commission to prepare this resolution were given by motion of the County Planning Commission on Tuesday, December 6, 2016, by the following vote:

AYES: Commissioners – Wright, Terrell, Snyder, Allen, and Swenson

NOES: Commissioners - None

ABSENT: Commissioners – Steele and Clark

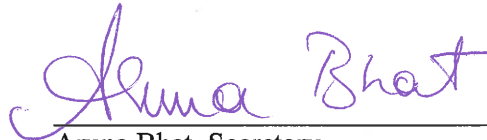
ABSTAIN: Commissioners - None

Whereas, following the December 6, 2016, decision of the County Planning Commission to approve the requested development plan application, on December 16, 2016, CeCe Valenzuela and Timothy J. Reimers, a representative of the applicant, filed separate appeals of the County Planning Commission's decision to the Board of Supervisors.

Duane Steele,  
Chairman of the County Planning Commission  
County of Contra Costa, State of California

I, Aruna Bhat, Secretary of the County Planning Commission, certify that the foregoing was duly called and approved on December 6, 2016.

ATTEST:



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Aruna Bhat, Secretary  
County Planning Commission  
County of Contra Costa  
State of California