



Contra Costa County  
**Public Works  
Department**

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March 26, 2018

Contra Costa Water District  
ATTN: Christine Schneider, MS, RLA Senior Planner  
1331 Concord Avenue  
Concord CA, 94520

RE: Response to Comment letter on CEQA Mitigated Negative Declaration  
for the Buchanan Field Airport Business Park  
County Project No.: WL0075, CP# 17-37

Dear Ms. Schneider:

Thank you for your comment letter dated March 14, 2018 on the California Environmental Quality Act (CEQA) Mitigated Negative Declaration regarding the Buchanan field Airport Business Park. Our responses to your comments follow according to the numbering indicated in the margins of your attached comment letter.

**Comment 1:** The County understands and concurs that CCWD no longer has an easement on the Project parcel.

**Comment 2:** Your general comments regarding requirements for service has been forwarded to Airport staff and Montecito Commercial Group, LLC. A letter from Contra Costa Water District (CCWD) was received in December of 2016, in response to a development application inquiry for the Project with similar comments and stated that the Contra Costa County Water District would provide treated (potable) water services to the development. The developer, Montecito Commercial Group, LLC, will comply with the requirements for water service from CCWD.

Should you have any questions, please contact me at (925) 313-2311.

Sincerely,

Ave' Brown  
Principal Analyst  
Environmental Services Division

AB:mb

G:\engsvc\ENVIRO\Airport\Buchanan Field\Buchanan Field Airport Business Park\CEQA\Comment Letters\Response to CCWD comment.docx

Enclosures: Comment letter with comment markup

c: B. Lee, Airports



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March 22, 2018

*Via Electronic Mail*  
[ave.brown@pw.cccounty.us](mailto:ave.brown@pw.cccounty.us)  
*Hard Copy to Follow*

Ms. Ave Brown, Principal Environmental Analyst  
Contra Costa County  
Department of Conservation and Development  
Community Development Division  
30 Muir Road  
Martinez, CA 94553

**Subject: Buchanan Field Business Park IS/MND, Amended Comment Letter**

Dear Ms. Brown:

The Contra Costa Water District (CCWD) appreciates the opportunity to provide input during the public review process for the Buchanan Field Business Park IS/MND. Montecito Commercial Group, LLC proposes constructing a 52,000 sq. ft. slab on grade single story metal and concrete tile up office/warehouse/distribution building, consisting of 22 individual units. Each unit will have a separate entrance at the front and rear of the building.

We had stated previously (3/14/18) that there was a 20-foot wide CCWD easement at this site (1217 OR 252). Pursuant to Quitclaim Deed #2005-0302858 (Recorded August 11, 2005), this easement no longer exists. Therefore, there is no CCWD easement on the proposed project site. | Comment 1

CCWD still has the following general comments as they relate to this proposed project. CCWD does not have any specific CEQA-related comments. | Comment 2

- 1) Existing water infrastructure will need to be evaluated and any modifications will need to be designed and constructed at the applicant's expense.
- 2) Each premise to be provided domestic service will require its own service connection and meter.
- 3) A separate meter for landscape irrigation may be required.
- 4) A separate fire service may be required for each building or premise.

Ms. Ave Brown  
Contra Costa County  
March 22, 2018  
Page 2

- 5) Relocation and/or abandonment of CCWD facilities may be required which will require a quitclaim of the existing easements. Easements for proposed facilities may also be required. Comment  
2 cont.
- 6) Further information and answers to a number of frequently asked questions regarding water service and CCWD regulations can be found on the CCWD's web site at [www.ccwater.com](http://www.ccwater.com).
- 7) The District recommends Applicant submit an application for service or an application for a "Shotgun" estimate for this project, so that the District can provide a more detailed analysis and review.

For more information on the District's review process, please contact Cindy Sweeney in the CCWD Engineering Department at (925) 688-8014. I may also be contacted at (925) 688-8118.

Sincerely,



Christine Schneider, MS, RLA  
Senior Planner

CS/ck



STATE OF CALIFORNIA

GOVERNOR'S OFFICE of PLANNING AND RESEARCH



EDMUND G. BROWN JR.  
GOVERNOR

KEN ALEX  
DIRECTOR

March 23, 2018

Ave Brown  
Contra Costa County  
255 Glacier Dr  
Martinez, CA 94553

Subject: Buchanan Field Airpoprt Business Park  
SCH#: 2018022047

Dear Ave Brown:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on March 22, 2018, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan  
Director, State Clearinghouse



**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2018022047  
**Project Title** Buchanan Field Airport Business Park  
**Lead Agency** Contra Costa County

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**Type** MND Mitigated Negative Declaration  
**Description** The applicant proposes constructing a 52,000 sf slab on grade single story metal and concrete tilt up office/warehouse/distribution building.

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**Lead Agency Contact**

**Name** Ave Brown  
**Agency** Contra Costa County  
**Phone** 925-313-2311 **Fax**  
**email**  
**Address** 255 Glacier Dr  
**City** Martinez **State** CA **Zip** 94553

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**Project Location**

**County** Contra Costa  
**City** Concord  
**Region**  
**Lat / Long** 37° 59' 20.3" N / 122° 03' 43.7" W  
**Cross Streets** Marsh Dr and Sally Ride Dr  
**Parcel No.** 125010023  
**Township** 2N **Range** 2W **Section** 26 **Base** MD

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**Proximity to:**

**Highways** Route 4, 242, I-680  
**Airports** Buchanan Field  
**Railways** VAR  
**Waterways** var  
**Schools** var  
**Land Use** PLU: Z: U; GP:BP

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**Project Issues** Air Quality; Biological Resources; Geologic/Seismic; Noise; Toxic/Hazardous; Water Quality; Other Issues

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**Reviewing Agencies** Resources Agency; Central Valley Flood Protection Board; Department of Fish and Wildlife, Region 3; Cal Fire; Department of Parks and Recreation; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 4; State Water Resources Control Board, Division of Drinking Water; Regional Water Quality Control Board, Region 2; Delta Protection Commission; Delta Stewardship Council; Native American Heritage Commission; Public Utilities Commission; State Lands Commission

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**Date Received** 02/21/2018 **Start of Review** 02/21/2018 **End of Review** 03/22/2018