

**APRIL 2021 FINAL MITIGATED NEGATIVE DECLARATION/INITIAL STUDY  
FOR PROPOSED 98,460 SQUARE FOOT WAREHOUSE  
SCH #2017022002  
LAND USE PERMIT LP16-2031  
APRIL 27, 2021**

**I. Introduction:**

This document constitutes the Final Mitigated Negative Declaration/Initial Study (MND), State Clearinghouse SCH #2017022002, for the proposed 98,460 square-foot (sq. ft.) warehouse at 4000 Evora Road in the unincorporated Bay Point area of Contra Costa County. The Final MND includes the written comment received on the March 2021 draft MND, the response to the comment received, and one staff-initiated text change. The text change is not the result of any new significant adverse environmental impact, does not alter the effectiveness of any mitigation included in the pertinent section, and does not alter any findings in the section. The Board of Supervisors will consider the environmental record including the draft MND, the Final MND, and the findings therein prior to taking action on the project as a whole.

As described in the March 2021 MND, the Contra Costa County Department of Conservation and Development (DCD) published a draft MND that analyzed potential significant adverse environmental impacts of a proposed 225,950 sq. ft. warehouse on January 31, 2017. Subsequently, DCD published a revised draft MND on May 10, 2017. On August 7, 2017, the County Zoning Administrator adopted the revised MND, consisting of the revised draft MND and a Final MND and approved the warehouse project. The Zoning Administrator decision was appealed on August 17, 2017 by DeNova Homes. On November 8, 2017, the County Planning Commission denied the appeal and upheld the Zoning Administrator decision. DeNova Homes appealed the Planning Commission decision on November 20, 2017. Thus, the applicant is proposing a 98,460 sq. ft. warehouse in place of the formerly proposed 225,950 sq. ft. warehouse.

DCD published the March 2021 draft MND on March 2, 2021 on the 98,460 sq. ft. warehouse. The draft MND public review period that ended on April 7, 2021. The purpose of the public review period is for the public to submit comments on the adequacy of the environmental analysis in the MND. DCD received one email in response to the publication of the draft MND.

**II. Comment Received and Response to Comment Received:**

During the March 2, 2021 to April 7, 2021 public review period on the draft MND, DCD received an email from Jonathan Bailey of Stevens, Ferrone & Bailey Engineering Co. The email is included herein as Attachment A. Following is the comment summary and staff response to the comment in the email.

**Comment:** The commenter states building at 1600 Willow Pass Court overlooks the warehouse project site and could block views from the building. The commenter also requested that the applicant erect sticks so that the potential impact can be determined. (Email: Jonathan Bailey, Stevens, Ferrone & Bailey Engineering Co.)

**Response:** DCD does not normally ask applicants to erect sticks to show the height of a proposed structure on a project site; however, staff asked the applicant if it would erect sticks as requested, the applicant has declined to erect sticks. With respect to potentially blocking views, as described in the March 2021 draft MND, the proposed 98,460 sq. ft. warehouse would be 42 feet six-inch tall. The warehouse would be constructed on a project site that is site is relatively flat, with a slope of one percent, and is at an average elevation of 145 feet above sea level. The site is essentially a level terrace sited above a portion of the former Concord Naval Weapons Station to the west and below the developed portion of the Willow Pass Business Park to the east. The developed portion of the Willow Pass Business Park is at an average elevation of 190 feet above sea level. The top of the proposed warehouse would be at an elevation of 187 feet six inches above sea level, which is two feet six inches below the elevation of the developed portion of the Willow Pass Business Park. Thus, the proposed project would not block any views from the building at 1600 Willow Pass Court.

## **II. Initial Study / Negative Declaration Edit:**

This section includes one edit to the text of the MND. Deleted text is shown with double strikethrough text and new text is indicated by double underlined text.

### Section 17. Transportation

The third sentence in the first paragraph of Section 9.a on page 68 of the Initial Study is revised as follows:

TJKM projected the reduced 98,460 sq. ft. warehouse to generate 171 daily trips, including 17 ~~43~~ AM peak hour trips and 19 PM peak hour trips in their November 2020 *Focused Traffic Impact Analysis*.

**ATTACHMENT A**

Subject	<b>Proposed Panattoni Warehouse Project - Neighbor Comment</b>
From	<a href="#">Jon Bailey</a>
To	Stanley Muraoka
Sent	Friday, March 12, 2021 2:21 PM

Hi Stan,

Just left you a message. Our building is located at 1600 Willow Pass Court, directly overlooking the proposed Panattoni warehouse site. We just received the Notice of Public Review...Neg. Dec. Our main concern is the height of the proposed building - 42.5 feet is tall, and would potentially block our views and thus affect both enjoyment and value of our building. I would appreciate it if the applicant could erect some 'sticks' so we can see what the potential impact would be....

Thanks.

Jonathan Bailey, PE, GE, QSD  
*Principal Civil / Geotechnical Engineer*  
*Qualified SWPPP Developer*

**Stevens, Ferrone & Bailey Engineering Co., Inc.**

1600 Willow Pass Court, Concord, California 94520

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