
NOTICE OF A PUBLIC HEARING

You are hereby notified that on MONDAY, MARCH 8, 2004 at 7:00 p.m. in Antioch City Council Chambers, Third and H Streets, Antioch, California, the East County Regional Planning Commission will consider a SUBDIVISION AND LAND USE PERMIT application as described as follows:

BAY POINT VENTURE ONE, LLC. (Applicant and Owner), County File # SD03-8720 and LP02-2101: The applicant proposes to develop a light industrial/business park in the Bay Point area of east Contra Costa County. The proposal includes a 23-lot subdivision, preliminary development plan and land use permit on approximately forty five (45) acres of vacant land, located at the northeast intersection of Port Chicago Highway and Pacifica Avenue in the Bay Point area of east Contra Costa County. The proposed Project includes 23 lots ranging from .93 acres to 3.07 acres, with a total of 39.68 acres of developable area. Based on allowable floor area ratios and lot coverage, the Project could consist of a maximum of 1,157,554 square feet of building space, generally comprised of warehouse and office uses. Off-street parking would be provided as required by the County's development standards, and would include a minimum of 1,852 spaces. One of the known proposed uses is that of a construction and engineering company and its outside storage yard to be located on lots 22 and 23. (P-1) (ZA: E-17) (CT3141) (Parcel # 098-250-015 and -016).

For purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), A Mitigated Negative Declaration of Environmental Significance (no Environmental Impact Report required) has been issued for this project.

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

For further details, contact the Contra Costa County Community Development Department, 651 Pine Street, Martinez, California, or Maureen Toms at 925-335-1250.

Additional information on the proposed project is available at www.ccreach.org.

Dennis M. Barry, AICP

Community Development Director