

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

**Contra
Costa
County**



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Gabriel Lemus
Assistant Deputy Director

May 6, 2024

**NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A
PROPOSED MITIGATED NEGATIVE DECLARATION
(REVISED)**

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 Contra Costa County Department of Conservation and Development, Community Development Division, has prepared an initial study evaluating the potential environmental impacts of the following project:

- 1. Project Title:** Delta Bay Solar-Canopy RV & Boat Storage
- 2. County File Number:** CDLP22-02019
- 3. Lead Agency:** Contra Costa County, Department of Conservation and Development
- 4. Lead Agency Contact Person:** Adrian Veliz, Senior Planner
(925) 655-2879 /Adrian.veliz@dcd.cccounty.us
- 5. Project Location:** 3777 Bixler Road, Byron, CA, 94514, in Contra Costa County.
(Assessor's Parcel Numbers: 011-210-030)
- 6. Applicant's Name, Address, and Phone Number:** Scott Clare
362 La Questa Drive
Danville, CA 94526
(925) 719-0614

- 7. Project Description:** The applicant is requesting approval of a land use permit for the purpose of constructing a solar-covered boat & recreational vehicle storage facility and commercial solar energy generating facility on the subject property. The proposed development is planned within a southerly 16-acre portion of a larger 38.5-acre parcel. The Project includes six covered parking canopies providing a total of 592 paved parking stalls for boats and recreational vehicles. The parking canopies would double as the support structure for ground-mounted solar panels comprising the proposed commercial solar energy generation land use. The aggregate area for the solar canopies/solar panel arrays is 349,494 square feet. The project would generate an estimated 10 Megawatts of clean energy per year which would be sold directly to residents and businesses in the County via either PG&E or the Marin Clean Energy (MCE) Feed-in-Tariff program. The project would interconnect to Pacific Gas and Electric Company's (PG&E's) pre-existing electrical distribution system via existing utility poles located within the Bixler Road right-of-way to export solar energy generated on site into the existing utility grid. The project also includes a proposed two-story building consisting of a 1,476 s.f. first floor office area, and a 1,381 s.f. managers apartment unit.

The subject property is generally devoid of improvements; however, the project will require the demolition of the few buildings that do exist on site, including three barns and two small sheds located in the southwestern corner of the subject property. Additionally, 39 trees having a diameter of at least 6.5" (23 Oak, 7 Eucalyptus, 6 Ash, 2 Walnut, 1 Unspecified species) exist in this same general area and would need to be removed to accommodate the project. Thus, the project includes a request for a tree permit for the removal of these trees, as well as for construction activities encroaching within the dripline of 9 additional trees (8 Eucalyptus, 1 Oak) that are to be preserved on site.

If the project is approved the construction phase of the project would entail approximately 6-7 months construction time for a small crew of ten or fewer persons. The developer must obtain building and/or grading permits to complete the project, which must include a construction debris recovery plan demonstrating compliance with CALGreen standards for recycling of construction materials.

Additionally, a demolition permit must be obtained prior to the removal of existing structures. The demolition permit is also subject to compliance with CALGreen standards for recycling of construction debris. CALGREEN compliance will be verified by County Building Inspection Division staff prior to the issuance of building/demolition permits, and further review of post-project documentation (e.g. receipts from approved recycling facilities) will ensure that debris, whether from the demolition of existing buildings and from the construction of the proposed facility, has been disposed of appropriately.

Following construction, access to the site would be computer controlled via gate keypads for both entering and exiting traffic. The site will be entirely fenced with 10' tall, stone-accented steel fencing intended to completely screen the parked boats and RVs from public view. The Project is proposing to provide additional screening through the use of landscaping (including trellis and vine features) and stone-accented metal fencing. LED lights will be installed under parking canopies but will be projected downward, such that light does not trespass onto adjacent properties. Approximately 10-20 people are expected to visit the site daily depending on the season, with higher activity anticipated during summer months.

The interior vehicular circulation is designed to meet the Fire Department turning radius requirements. The water and sewer demand for the Project are minimal and will be serviced by an on-site well and redundant septic systems. The Project will be designed to comply with all Contra Costa County Storm Water requirements and includes stormwater detention basins along the entire north and south boundary adjacent to the parking stalls.

The project includes an exception request from collect and convey requirements specified in Chapter 914-2 of the County Subdivision Ordinance for each Land Use Permit approval. The exception request would allow the existing drainage pattern to remain, where collection and conveyance, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm water to an adequate natural watercourse is required.

8. **Surrounding Land Uses and Setting:** The project site is a ±38.6-acre agricultural-zoned parcel bounded by Bixler Road to the west and State Route 4 to the north, in the Byron area of unincorporated Contra Costa County. The overall topography of the subject property is flat, with elevations ranging from 12 to 16 feet above sea level. The project proposal is located within a southerly 16-acre portion of the subject property. The largely undeveloped site (APN: 011-121-030) predominantly consists of fallow cropland. Existing development on site includes several barn and shed buildings in the southwestern corner of the project site, which would be removed to accommodate the proposed facility. Vehicular access to the site exists via Bixler Road.

The surrounding areas consists of lands zoned Heavy Agricultural (A-3) and are presently used for farming, grazing, and/or single-family residential purposes. An unrelated boat and RV storage facility exists on a 30-acre parcel west of the project site on the opposite side of Bixler Road. The communities of Byron and Discovery Bay are located immediately south and north of the subject property respectively.

9. **Determination:** The County has determined that without mitigation the project may result in significant impacts to the environment. Therefore, pursuant to California Code of Regulations Section 15070, a Mitigated Negative Declaration/Initial Study has been prepared, which identifies mitigation measures to be incorporated into the project that will reduce those impacts to less than significant levels. Prior to adoption of the Mitigated Negative Declaration, the County will be accepting comments on the Mitigated Negative Declaration/Initial Study during a 30-day public comment period.

The mitigated negative declaration can be viewed online at the following link: <https://www.contracosta.ca.gov/4841/CEQA-Notifications> or upon request by contacting the project planner. Any documents referenced in the index can be provided upon request by contacting the project planner.

Public Comment Period – The period for accepting comments on the adequacy of the environmental document will **begin May 6, 2024, and extend to 5:00 P.M., Wednesday, June 5, 2024.** Any comments should be submitted in writing to the following address:

Contra Costa County
Department of Conservation & Development

Attn: Adrian Veliz
30 Muir Road
Martinez, CA 94553

or;

via email to adrian.veliz@dcd.cccounty.us

The proposed Mitigated Negative Declaration will be considered for adoption at a meeting of the County Zoning Administrator. The hearing date before the County Zoning Administrator has not yet been scheduled. Hearing notices with instructions on how and/or where to attend the meeting will be sent out prior to the finalized hearing date.

Additional Information – For additional information on the Mitigated Negative Declaration and the proposed project, you can contact me by email at adrian.veliz@dcd.cccounty.us or by telephone at (925) 655-2879.

Sincerely,



Adrian Veliz

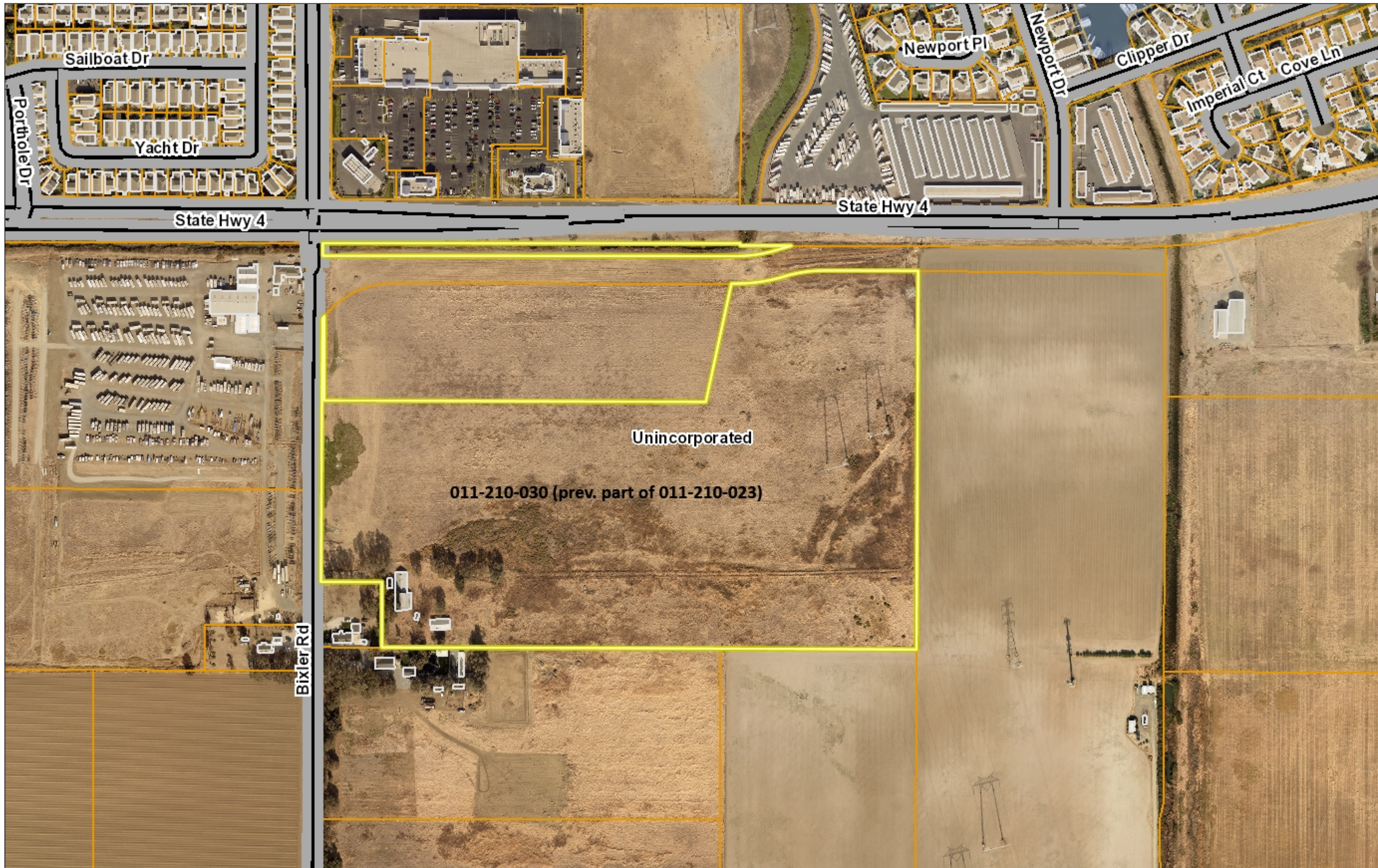
Senior Planner

Department of Conservation & Development

cc: County Clerk's Office (2 copies)

att: Project Vicinity Map

Aerial View



Legend

-  City Limits
-  Unincorporated
-  Streets
-  Water Bodies
-  County Boundary
-  Bay Area Counties
-  Building Outlines
-  Assessor Parcels
- Aerials 2019**
-  Red: Band_1
-  Green: Band_2
-  Blue: Band_3

1:4,514



0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Contra Costa County -DOIT GIS