

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

Phone:1-855-323-2626

**Contra  
Costa  
County**



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Director

**Jason Crapo**  
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**Ruben Hernandez**  
Deputy Director

**Gabriel Lemus**  
Deputy Director

**June 12, 2025**

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

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:** Learning Lane Boat Storage Project
- 2. County File Number:** CDLP22-02069
- 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](mailto:Adrian.veliz@dcd.cccounty.us)
- 5. Project Location:** 21 Learning Lane, Brentwood, in Contra Costa County.  
(Assessor's Parcel Numbers: 015-170-031)
- 6. Applicant's Name, Address, and Phone Number:** Ben Fox  
21 Learning Lane  
Brentwood, CA 94513  
(925) 727-8810
- 7. Project Description:** The applicant is requesting approval of a land use permit for the purpose of constructing a boat storage facility on the subject property. The proposed development is planned within a northerly  $\pm 2.5$ -acre portion of a larger 5-acre parcel. The project includes seven enclosed buildings providing a total of 80 secured 14' x 35' parking stalls. If approved,

the applicant anticipates developing the project in two phases. The first phase includes a 9,800 square-foot building (Building 1) and two 4,800 square-foot buildings (Buildings 2 and 3) having a combined 40 parking stalls. Building 1 has a proposed footprint of 34.4' x 280 feet, with the longer side oriented in an east-west direction. The smaller buildings each have a proposed footprint of 34.4' x 140' and are also oriented in an east-west direction, parallel with Building 1.

The project proposes vehicular access via a 50' wide driveway along Bixler Road, centered approximately 121 feet south of the northwestern property line. From the driveway, a paved area approximately 60 feet in width extends east across the entire width of the property, terminating at a "hammerhead" type emergency vehicle turnaround located along the eastern property boundary. Building one is located immediately north of this paved area, while Building 2 and Building 3 would be located immediately south. The paved area consists of two separate interior drive aisles, each 28.1 feet in width, with one serving Building 1, and the other serving Buildings 2 & 3, separated by a 5-foot-wide concrete valley gutter.

Phase two of the project would be located immediately south of phase 1 and is identical to phase 1 in terms of proposed parking stalls (40), combined building square footage (19,200). The configuration of the buildings and interior drive aisles are substantially similar to phase 1. The distinguishing characteristic for phase 2 is that the additional parking spaces would be divided amongst four buildings (Buildings 4 through 7), each having an identical footprint to Buildings 2 & 3. Buildings 4 & 5 are immediately south of Buildings 2 & 3, with no separation between the long sides of the rectangular buildings. A 10-foot paved walkway is proposed in the area between the Building 3/5 and Building 2/4. Phase 2 does not require a separate driveway, as the phase 1 access driveway along Bixler Road would also provide vehicular access to phase 2. The driveway aisle width, drainage valley width, and emergency vehicle turnaround are otherwise identical to that proposed with phase 1 within a paved area 60' in width separating northerly phase 2 buildings (Buildings 4 & 5) from the southerly phase 2 buildings (Buildings 6 & 7).

The project includes an exception request from collect and convey requirements specified in Chapter 914-2 of the County Subdivision Ordinance for the 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 project site is a 5-acre agricultural-zoned parcel in the unincorporated Brentwood area and is bounded by Bixler Road to the west and Learning Lane to the south. The overall topography of the subject property is flat, with elevations ranging from 12 to 16 feet above sea level. The project site predominantly consists of non-native ruderal vegetation and southerly areas previously developed with residential improvements. Vehicular access to the site exists via Learning Lane.

The surrounding areas consists of lands zoned General Agricultural (A-2) and Agricultural Preserve (A-4) to the north, east and west of the project site, which are presently used for farming, grazing, and/or single-family residential purposes. Old River Elementary school is located immediately south of the project site, and urbanized development within the Discovery Bay area exists further south beyond the school site. The communities of Byron and Discovery Bay are located 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 June 16, 2025, and extend to 5:00 P.M., Wednesday, July 16, 2025.** 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](mailto: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](mailto:adrian.veliz@dcd.cccounty.us) or by telephone at (925) 655-2879.

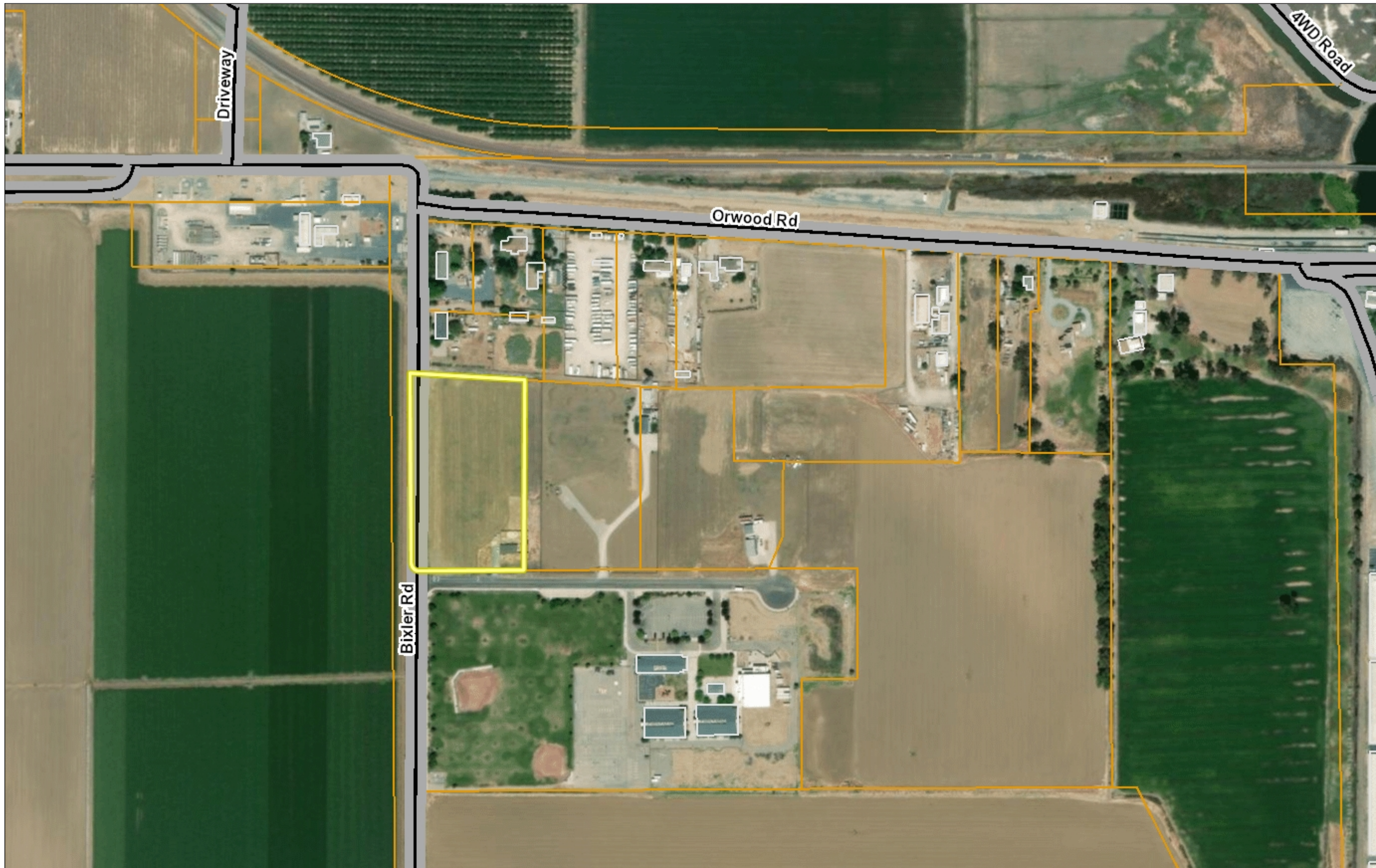
Sincerely,







Adrian Veliz  
Senior Planner  
Department of Conservation & Development

cc: County Clerk's Office (2 copies)

att: Project Vicinity Map



Legend

-  City Limits
-  Streets
-  Building Footprints
-  Assessment Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

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

CDLP22-02069