

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

Phone:1-855-323-2626

**Contra  
Costa  
County**



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Deputy Director

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Deputy Director

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Assistant Deputy Director

**May 26, 2023**

**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:** Ranch Sereno Clean Power Project
- 2. County File Number:** CDLP22-02036
- 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:** 0 Byer Road - A 14.27-acre parcel located on the southern side of Byer Road; immediately east of the property addressed 3600 Byer Rd., in Byron, Contra Costa County.  
(Assessor's Parcel Number: 002-030-018)
- 6. Applicant's Name, Address, and Phone Number:** Ardi Arian, Renewable America LLC  
4675 Stevens Creek Blvd. Ste. #250  
Santa Clara, CA 95051  
(408) 663-6647

7. **Project Description:** The applicant is requesting approval of a land use permit for the purpose of establishing a 2.83 megawatt (MW) commercial solar facility and 3.7 MW capacity battery storage system on the subject property. The Project will interconnect to Pacific Gas and Electric Company's (PG&E's) pre-existing electrical distribution system via existing utility poles located within the Byer Road right-of-way.

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 requests 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 located along the southern side of Byer Road, approximately 480 feet west of its' intersection with Bixler Road in the Byron area of unincorporated Contra Costa County. The project site (APN: 002-210-018) predominantly consists of fallow and active cropland. Existing development on site includes one metal framed storage building, an outdoor swimming pool and gravel access driveway. These improvements are located within an approximately one-acre building envelope at a central location on the project site. Vehicular access to the site from Byer Road exists via a gravel driveway at the northwestern corner of the subject property. There is an east-west drainage channel traversing the southern half of the parcel. The property owner has recorded a Grant Deed of Development Rights to the County in the area of the drainage channel, including a 100-foot buffer, measured from the top of the bank, on each side of the channel, encompassing about three acres of the approximately 14.27-acre subject property. No portion of the commercial solar facility is located within the buffer area, located immediately south of the area of work. The overall topography of the subject property is flat, with elevations ranging from approximately 12 to 18 feet above sea level.

The surrounding areas consists of lands zoned General Agricultural (A-2) and Heavy Agricultural (A-3) and are presently used for farming, grazing, and/or single-family residential purposes. The Byron community, a census designated place, is located approximately 0.8 miles to the west.

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 26, 2023, and extend to 5:00 P.M., Monday, June 26, 2023.** 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 Boundary
- Unincorporated
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



1: 36,112



**PROJECT SITE**

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