

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**

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July 12, 2023

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

County File No. CDLP22-02050

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 Community Development Division of the Department of Conservation and Development of Contra Costa County has prepared an initial study on the following project:

PROJECT NAME: County File #CDLP22-02050; Voyager Academy Private School Project

LOCATION: **The property is located at 8425 Marsh Creek Road, Clayton, CA 94517**
Assessor’s Parcel Number: 078-010-010

APPLICANT: Cesyli Gaut, Voyager Academy
1865 Lowana Circle
Concord, CA 94521

LEAD AGENCY: Contra Costa County, Department of Conservation and Development (925)655-2872
30 Muir Road, Martinez, CA 94553

DESCRIPTION:

Project Description: The project includes a Land Use Permit to establish a private school for up to 24 students and associated activities. A single-family residence on the property would be converted to be used as the school building. No exterior changes or additions to the existing single-family residence or other structures on the property are proposed.

Site and Area Description: The 4.6-acre project site is located at 8425 Marsh Creek Road in unincorporated Clayton. The subject property hosts a 2,421 square foot single-family residence, a 663 square foot barn, and a 440 square foot barn. No expansion of the development on the lot is proposed and the applicant has indicated that the property would not be altered. An existing 300-foot asphalt-paved driveway connects the existing residence to Marsh Creek Road.

The property is surrounded by low-density single-family development, large agricultural properties, and publicly owned recreational and open space areas. Other than residential development, a feed store is located approximately a quarter mile east of the project site on Marsh Creek Road. North of the project site beyond

privately owned agricultural properties, is East Bay Regional Park District's Clayton Ranch Regional Preserve. The City of Clayton boundary is located approximately a quarter mile west of the property.

ENVIRONMENTAL EFFECTS:

The initial study for the proposed project that the project would not have a significant effect on the environment. Environmental analysis determined that potential adverse impacts would be at less than significant levels. As a result, a Negative Declaration (ND) has been prepared pursuant to Public Resources Code Section 21080(c), 21063.5, and Article 6 of the California Environmental Quality Act (CEQA) Guidelines.

Pursuant to the requirements of CEQA (CEQA Guidelines Section 15071) the ND describes the proposed project; identifies, analyzes, and evaluates the potential significant environmental impacts, and which may result from the proposed project. As described in the ND, the project is not expected to cause a significant impact on the environment.

A copy of the negative declaration may be reviewed on the Department of Conservation and Development webpage at the following address:

<https://www.contracosta.ca.gov/4841/CEQA-Notifications>

Public Comment Period - The period for accepting comments on the adequacy of the environmental documents extends to **Monday, July 31, 2023, at 5:00 P.M.** Following the close of the public comment period, the County will consider adopting the Negative Declaration prior to consideration of the Land Use Permit. Any comments should be in writing and submitted by email to joseph.lawlor@dcd.cccounty.us or by post to the following address:

Name: Joseph W. Lawlor Jr, AICP; Project Planner; (925) 655-2872
Community Development Division
Contra Costa County, Department of Conservation and Development
30 Muir Road, Martinez, CA 94553

Joseph W. Lawlor Jr, AICP
Project Planner

cc: County Clerk's Office (2 copies)
Adjacent Occupants and Owners
Notification List
Attached: Vicinity Map

Vicinity Map



Legend

- Building Outlines
- Streets
- Maintained Roads
- Water Bodies
- County Boundary
- Bay Area Counties
- Assessment Parcels

Aerials 2019

- Red: Band_1
- Green: Band_2
- Blue: Band_3

World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

1: 2,257



0.1 0 0.04 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