

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Delta Bay Solar Canopy RV & Boat Storage Facility - County File CDLP22-02019Lead Agency: Contra Costa County Dept. of Conservation and DevelopmentContact Person: Adrian VelizMailing Address: 30 Muir RoadPhone: 925-655-2879City: MartinezZip: 94553County: Contra Costa County**Project Location:** County: Contra CostaCity/Nearest Community: ByronCross Streets: Bixler Road / Highway 4Zip Code: 94514Longitude/Latitude (degrees, minutes and seconds): 37 ° 53 ' 06.18" N / 121 ° 37 ' 21.33" W Total Acres: 38.6Assessor's Parcel No.: 011-210-030

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: 4Waterways: Kellogg Creek, Frisk Creek, Indian SloughAirports: noneRailways: Union PacificSchools: See pg 3**Document Type:**CEQA: NOP Early Cons Neg Dec Mit Neg Dec Draft EIR Supplement/Subsequent EIR

(Prior SCH No.) _____

Other: _____

NEPA: NOI EA Draft EIS FONSIOther: Joint Document Final Document Other: _____**Local Action Type:** General Plan Update General Plan Amendment General Plan Element Community Plan Specific Plan Master Plan Planned Unit Development Site Plan Rezone Prezone Use Permit Land Division (Subdivision, etc.) Annexation Redevelopment Coastal Permit Other: _____**Development Type:** Residential: Units _____ Acres _____ Office: Sq.ft. _____ Acres _____ Employees _____ Commercial: Sq.ft. _____ Acres _____ Employees _____ Industrial: Sq.ft. _____ Acres _____ Employees _____ Educational: _____ Recreational: Boat & RV Storage Water Facilities: Type _____ MGD _____ Transportation: Type _____ Mining: Mineral _____ Power: Type Commercial Solar MW 10 Waste Treatment: Type _____ MGD _____ Hazardous Waste: Type _____ Other: _____**Project Issues Discussed in Document:** Aesthetic/Visual Agricultural Land Air Quality Archeological/Historical Biological Resources Coastal Zone Drainage/Absorption Economic/Jobs Fiscal Flood Plain/Flooding Forest Land/Fire Hazard Geologic/Seismic Minerals Noise Population/Housing Balance Public Services/Facilities Recreation/Parks Schools/Universities Septic Systems Sewer Capacity Soil Erosion/Compaction/Grading Solid Waste Toxic/Hazardous Traffic/Circulation Vegetation Water Quality Water Supply/Groundwater Wetland/Riparian Growth Inducement Land Use Cumulative Effects Other: _____**Present Land Use/Zoning/General Plan Designation:**Heavy Agricultural (A-3) Zoning District, Solar Energy Generation Combining District (-SG)/ Agricultural Lands (AL) General Plan**Project Description:** *(please use a separate page if necessary)*

The applicant is requesting approval of land use permits for the purpose of constructing a solar-covered boat & recreational vehicle storage facility and commercial solar energy generating facility on the subject property. The Project includes six covered parking canopies providing a total of 592 paved parking stalls for recreational vessels. The parking canopies would double as support structure for ground-mounted solar panels comprising the proposed commercial solar energy generation land use. The project also includes a two story building for office and managers apartment. See page 3 for additional details.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input checked="" type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>3</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date January 16, 2024 Ending Date February 15, 2024

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  _____ Date: 01/16/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Delta Bay Solar Canopy RV & Boat Storage Facility Land Use Permit

County File #CDLP22-02019

Notice of Completion Cont'd

Project Location (Cont'd)

Within 2 Miles:

Schools: Timber Point Elementary, Discovery Bay Elementary, Excelsior Middle, Vista Oaks Charter

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 Project includes six covered parking canopies providing a total of 592 paved parking stalls for recreational vessels. 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 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.