

**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 Draft EIRNEPA:  NOIOther:  Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) \_\_\_\_\_

 Draft EIS Other: \_\_\_\_\_ Mit Neg Dec

Other: \_\_\_\_\_

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: \_\_\_\_\_**Development Type:** Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Transportation: Type \_\_\_\_\_ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Mining: Mineral \_\_\_\_\_ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Power: Type Commercial Solar MW 10 Educational: \_\_\_\_\_ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_ Recreational: Boat & RV Storage Hazardous Waste: Type \_\_\_\_\_ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_ Other: \_\_\_\_\_**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation 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	

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

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

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### Lead Agency (Complete if applicable):

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

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Signature of Lead Agency Representative:  \_\_\_\_\_ Date: 05/03/2024

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 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.