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EDWIN PATTISON
General Manager
Secretary

Byron Bethany Irrigation District

NOTICE OF PREPARATION

September 4, 2024

To: Responsible Agencies
Affected Local Agencies
Interest Groups and Organizations
Interested Citizens

From: Edwin Pattison, District Manager
Byron Bethany Irrigation District

Subject: Notice of Preparation of a Proposed Mitigated
Negative Declaration

Project Title: **Cort Property Annexation to the Byron
Bethany Irrigation District**

Project

Location: Southeast Contra Costa County near the
community of Byron

Byron Bethany Irrigation District (BBID) is the Lead Agency and has prepared an Initial Study/Mitigated Negated Declaration (IS/MND) for the above named project. We need to know the views of your agency or organization with respect to the environmental aspects of the project. A copy of the environmental document is available for review on the BBID Website at: www.bbid.org.

A project description and relevant maps are attached to this Notice.

The 30-day public review period runs from September 5, 2024 to October 4, 2024. Please submit your comment no later than 5:00 PM on Friday, October 4, 2024. Comments may be sent by US Mail to the address shown below, by FAX, or by e-mail to Ilona Ruiz, Secretary to the Board of Directors, at i.ruiz@bbid.org.

Adoption of the IS/MND will be considered by the District Board of Directors at a Regular Meeting beginning at 9:00 AM on Tuesday, October 15, 2024 at 7995 Bruns Road, Byron, California.

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Byron-Bethany Irrigation District
7995 Bruns Road • Byron, CA 94514-1625
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Cort Property Annexation to the Byron Bethany Irrigation District

Notice of Preparation Distribution List

<u>Agency, Organization or Individual</u>	<u>E-mail Address</u>
Robert Cort, Cort Family Trust	cortproperty@gmail.com
San Joaquin LAFCo	jhightower@sjgov.org
Contra Costa LAFCo	louann.texeira@lafco.cccounty.us
Byron Sanitary District	byronsanitarydistrict@bbid.org
Byron Airport	kalynn.larson@airport.cccounty.us
Contra Costa County Conservation & Development Department	ruben.hernandez@dcd.cccounty.us
Brentwood Byron Knightsen Union Cemetery District	dm@bbkucd.org
Town of Discovery Bay Community Services District	dbreitstein@toddb.ca.gov
County Service Area EM-1	marshall.bennett@cchealth.org
County Service Area P-6	arubi001@so.cccounty.us
Contra Costa County Fire Protection District	info@cccfd.org
East Contra Costa Irrigation District	atrott@eccid.org
Contra Costa Mosquito & Vector Control District	ccmvcd@contracostamosquito.com
Contra Costa Water District	vsepulveda@ccwater.com
Reclamation District No. 800	sonnet@rd800.org
Contra Costa Resource Conservation District	info@ccrcd.org
East Contra Costa County Habitat Conservancy	joanne.chiu@dcd.cccounty.us
Sierra Club, Mt Diablo Group	mtdiablo@sfbaysc.org

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Project Description

The Cort Family Trust proposes to annex 200 acres to the Byron Bethany Irrigation District (BBID) in order to obtain a reliable supply of irrigation water for crop production.

As part of this action, an Amendment to the BBID Sphere of Influence will also be required.

Project Location

The Cort Property Annexation parcel is located between the community of Byron and the Byron Airport in southeastern Contra Costa County. The project site is also located between the Byron Highway and North Vasco Road. The property address is 5400 Byron Hot Springs Road, Byron, California. (Refer to Figure 1: Vicinity Map)

The annexation parcel consists of 200 acres and is identified as Assessor Parcel Number (APN) 002-020-021. The subject property is located in Section 15 of Township 1 South, Range 3 East, Mount Diablo Base and Meridian.

Existing Environmental Setting

The subject property is located south of the small community of Byron (population of 1,140 in 2020). This area in Southeastern Contra Costa County contains significant acreage in agricultural production and is headquarters to such family farms as Maggiore Ranches, Salvador Family Farm, Stoney Family Farms, and Freitas Cherry Ranch. A variety of crops and agricultural land uses are located in the area, including: orchards (primarily cherries, along with apricots, nectarines, peaches, olives, and walnuts); vineyards; row crops (primarily tomatoes and sweet corn); field crops (including alfalfa, hay, cereal hay, and field corn); irrigated pasture; dry farming; and grazing.

Detailed Project Description

The proposed project is the annexation of one parcel of record (under one ownership) totaling 200 acres to the Byron Bethany Irrigation District (BBID) in order to obtain irrigation water for crop production. (Refer to Figure 2: Annexation Map) Such water service will be subject to BBID's current rules and regulations governing both the distribution of water and payment of tolls and charges for water service.

Irrigation water will be supplied from two turnouts along BBID's Forty-Five Canal, which traverses along the west side of Byron Highway. The Cort property is not currently in agricultural production. Due to the on-site sandy-salty soils, the property owner may develop an approximate 182-acre portion of the property as an agricultural area for olives, and perhaps grapes, pomegranates, or hops. (Robert Cort, Project Manager; Personal Communication)

The remaining 18-acres of the property is the site of the historic Byron Hot Springs Resort dating from the 1930's. The remaining resort buildings are abandoned and in disrepair. The property owner is working toward restoring the resort; but as a separate project not associated with the agricultural activity. (Robert Cort, Project Manager; Personal Communication)

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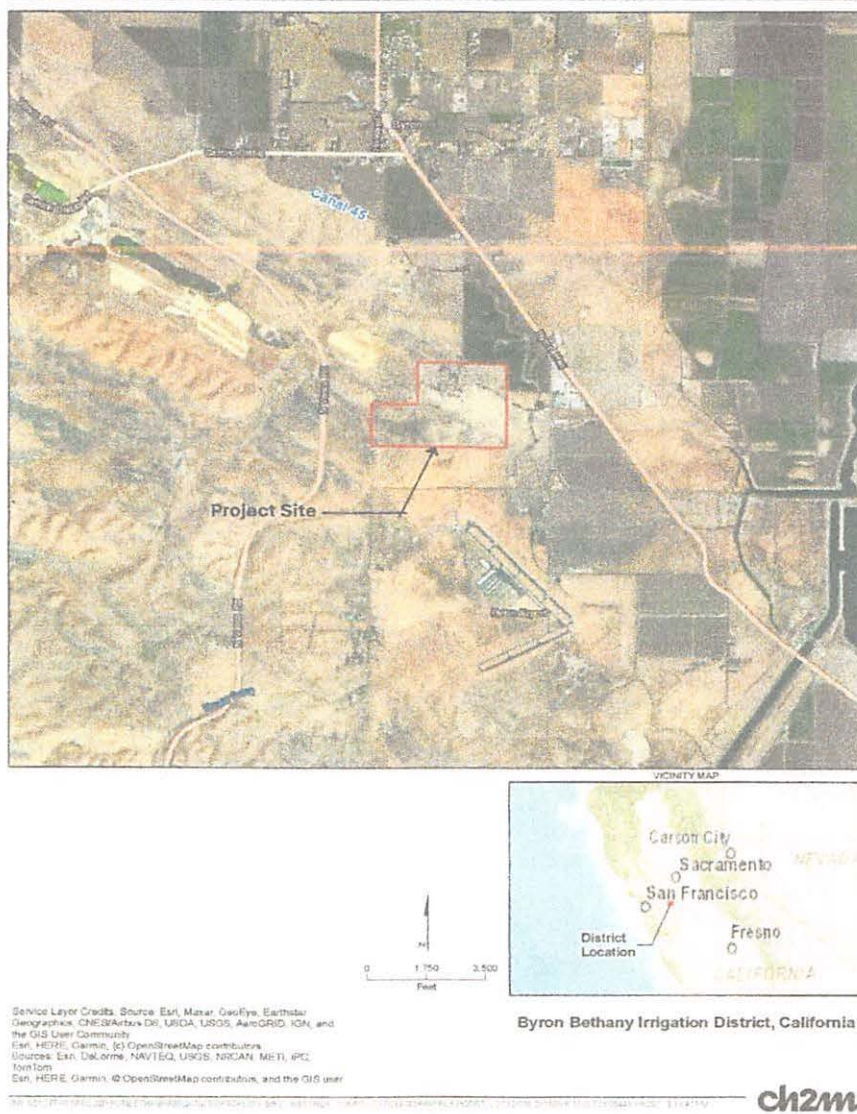


Figure 1: Vicinity Map

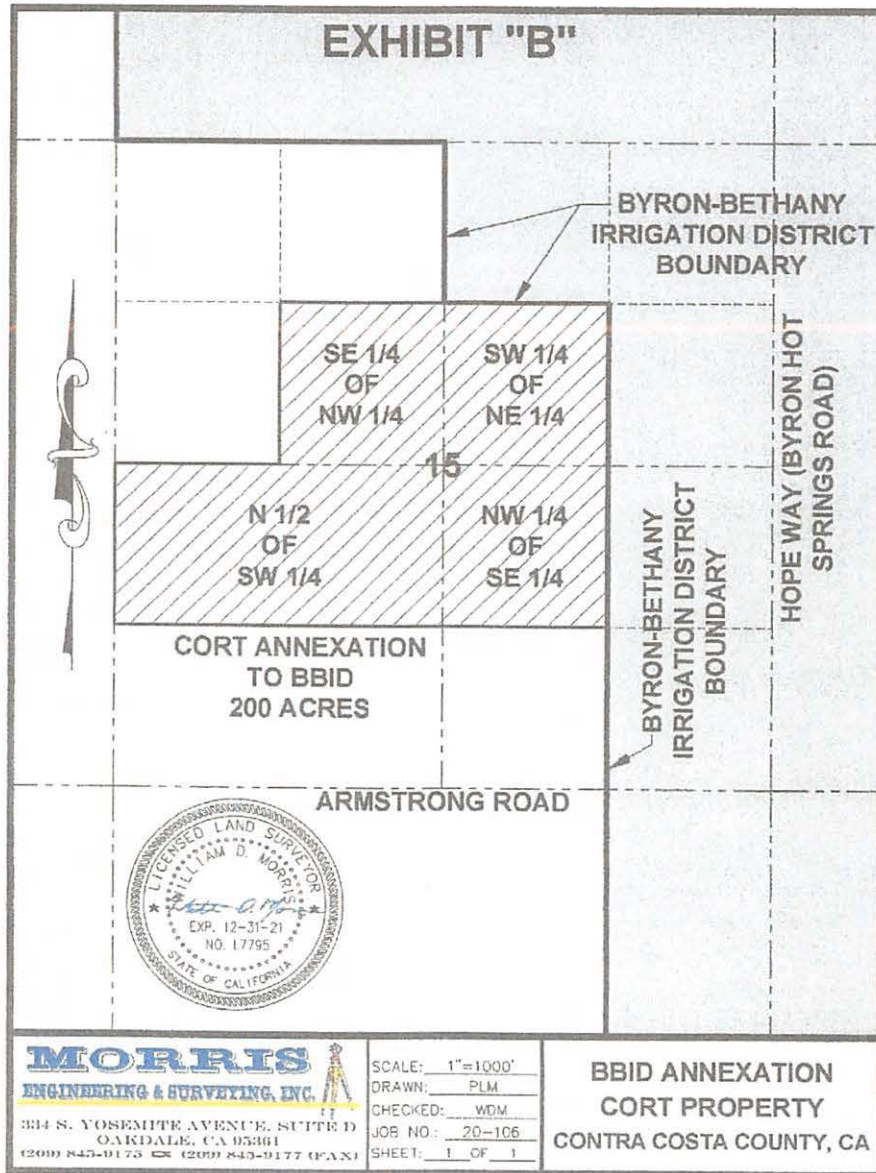


Figure 2: Annexation Map