

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

Phone:1-855-323-2626

**Contra  
Costa  
County**



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**September 6, 2024**

**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:** Bethel Island Road Contractor's Yard
- 2. County File Number:** CDLP23-02008
- 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:** 6130 Bethel Island Road, Bethel Island, CA, 94511, in Contra Costa County.  
(Assessor's Parcel Numbers: 031-093-033)
- 6. Applicant's Name, Address, and Phone Number:** Advance Telecom, Inc.  
c/o Susan Ramos  
5112 Prewett Ranch Road  
Antioch, CA 94531  
(510) 786-7109

7. **Project Description:** The applicant requests approval of Land Use Permit to allow the establishment of a contractor's yard for a low voltage pipeline and traffic control contractor on a 1.22-acre lot. The contractor specializes in fiber optics, asphalt restoration and traffic control. The yard would be used for overnight parking of 11 to 13 light and medium duty field vehicles, equipment storage (drill machines, excavator, Bobcat, tools, trailers etc.) and general materials such as coaxial cable reels, vaults, conduit, etc. A westerly portion of the project site has been previously improved with a 260 square-foot office building within a ±13,760 square foot paved area. If approved, project activities would include installing compacted gravel over unpaved easterly portions of the property, consisting of approximately 21,275 square feet of the 1.22-acre project site. The graveled area would include a 75' x 8' area designated for the storage of materials and a 54' by 13' area designated for the storage of equipment. Additionally, three cargo containers for hand tools are proposed immediately east of the existing office building. The site plan includes striped parking for 11 paved standard size employee parking stalls near the site's Bethel Island Road frontage. Additionally, the plan includes 16 oversize parking spaces (6 paved, 10 graveled) along the site's Stone Road frontage. Employees of the contractor would visit the site every morning, parking personal vehicles in one of the standard size parking stalls and leaving the site in a company truck for field work. The existing 260 square-foot office building would be available for employees to have morning meetings or to complete paperwork, however, no full-time employees would be present on site and storage would be the primary land use. No new buildings or structural development are proposed for the contractor's yard.

8. **Surrounding Land Uses and Setting:** The +1.22-acre project site is a corner lot located on the eastern side of Bethel Island Road and bounded to the north by Stone Road. The project site is located approximately 300 feet north of the Bethel Island Road bridge over Dutch Slough, which is the sole access road serving the Bethel Island community. This section of Bethel Island Road consists of a commercial strip serving residents and recreational visitors. The immediate vicinity generally consists of lands zoned for Retail Business (R-B), in which various land uses including residential, commercial, retail, and restaurant are permitted. Additionally, marine-oriented residential areas within Water-Recreation (F-1) districts are nearby, directly east of the project and also several hundred feet west, beyond the commercial district. To the northeast exists the Delta Coves Planned Unit (P-1) District Development, consisting of single-family residential lots constructed around a central marina containing private boat docks for each residential lot. Existing commercial land uses along Bethel Island Road in the vicinity include a church, retail stores, small offices, and restaurants. Lastly, single family residential development exists immediately east and northeast of the project site.

The topography of the project site is essentially level. Existing improvements on the subject property are limited to westerly portions of the parcel along Bethel Island Road including a 260 square foot office building located within a +13,670 square-foot paved asphalt parking area, and a wrought iron fence and access gate. The eastern portion of the property, consisting of a majority of the parcel area, is devoid of structures or vegetation. A paved sidewalk and curbs exist along the project's Bethel Island Road frontage. The parcels frontage along Stone Road includes storm drain and drainage ditch improvements. Additionally, a utility pole and ground mounted utility cabinet exist along the Stone Road frontage.

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 September 6, 2024, and extend to 5:00 P.M., Thursday, September 26, 2024.** 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 Limits
- Unincorporated
- Highways
- Highways Bay Area
- Streets
- Water Bodies
- County Boundary
- Bay Area Counties
- Assessor 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: 1,128



0.0 0 0.02 0.0 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