

Discovery Bay Boat Repair Shop Project General Plan Amendment (County File No. CDGP21-00001)

CONTRA COSTA COUNTY DEPARTMENT OF CONSERVATION AND DEVELOPMENT

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Today's Presentation

2



PROJECT
BACKGROUND



PROJECT OVERVIEW



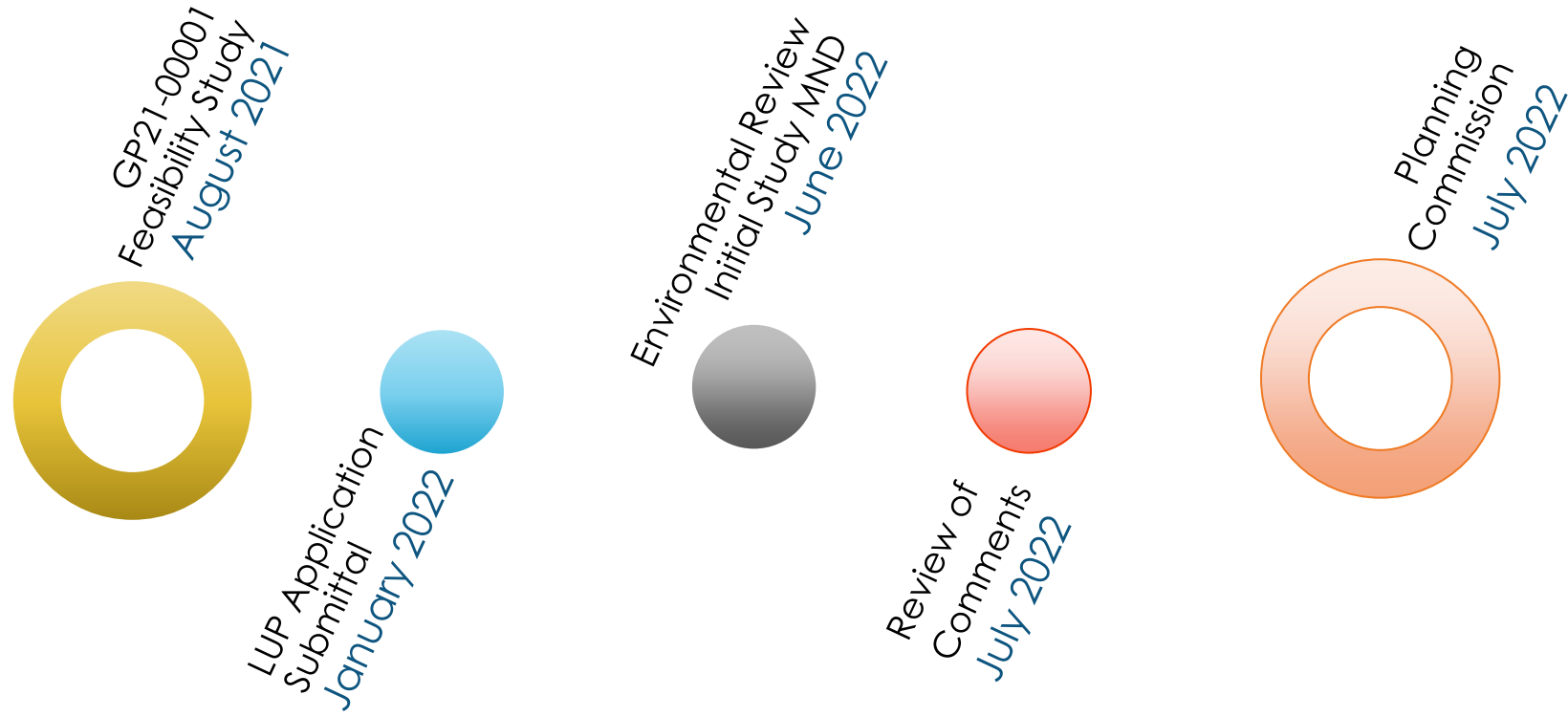
ENVIRONMENTAL
REVIEW



RECOMMENDATION

Background

Review Timeline



Project Overview

Project Site

Location

1535 Discovery Bay Blvd, Discovery Bay, CA 94505

Site

27,748 square-foot (0.64-acre) site
3,000 sq. ft. Existing Fire Station Building

General Plan and Zoning

Public and Semi-Public (PS)
P-1 Planned Unit (Discovery Bay Final Development Plan)

Discovery Bay Boat Repair Shop Project

A Land Use Permit and Development Plan Combination Permit to modify County file #CDDP74-03014 to allow the conversion of the existing firehouse building to a boat service and repair facility.

A General Plan Amendment to the 2005-2020 Contra Costa County General Plan to change the land use designation of the subject property from PS to CO for consistency with the proposed use.

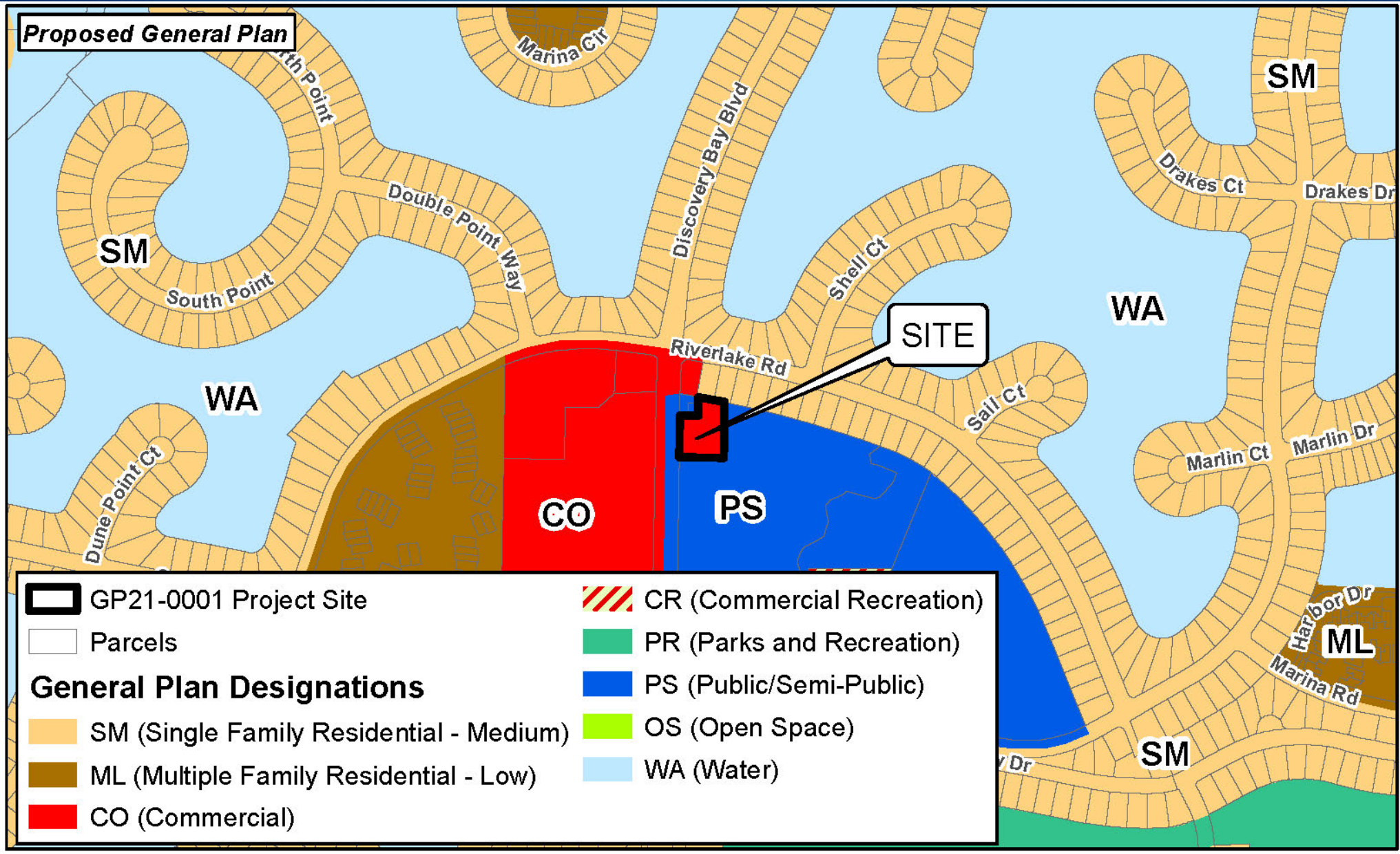
Project Context

North are a small office building, single-family homes, and ToDB CSD well site, designated CO, SM, and PS.

Across Discovery Bay Boulevard is Discovery Bay Shopping Centre, also designated CO.

To the south and east are the recreation areas, Town of Discovery Bay Community Center and Community Services District offices, designated PS.





Environmental Review

California Environmental Quality Act Overview

12

Initial study – Mitigated Negative Declaration

Potential Environmental Impacts Identified In:

- Air Quality
- Noise

Mitigation Measures

Air Quality #1: BAAQMD Basic Construction Mitigation Measures

Air Quality #2: Odor Management and Control Plan

Noise #1: Noise Limitations on adjacent properties and Acoustical Analysis

Noise #2: Hours of operation limits

Staff Recommendation

1. OPEN the public hearing on Resolution No. 2022/340, RECEIVE testimony, and CLOSE the public hearing.
2. FIND that on the basis of the whole record before the County (Department of Conservation and Development, 30 Muir Road, Martinez, CA 94553), that there is no substantial evidence the project will have a significant effect on the environment and that the June 8, 2022, Mitigated Negative Declaration prepared for the project reflects the County's independent judgment and analysis;
3. ADOPT the June 8, 2022, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program prepared for the project;
4. ADOPT Resolution No. 2022/340, amending the General Plan to change the land use designation of the subject property from Public and Semi-Public (PS) to Commercial (CO) (County File #CDGP21-00001)
5. DIRECT Staff to file a CEQA Notice of Determination with the County Clerk.



Questions?