

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Aruna Bhat
Deputy Director

Jason Crapo
Deputy Director

Maureen Toms
Deputy Director

Amalia Cunningham
Assistant Deputy Director

Kelli Zenn
Business Operations Manager

May 11, 2021

**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:** Evora Road Self-Storage Facility
- 2. County File Number:** Land Use Permit #CDLP19-02035
- 3. Lead Agency:** Contra Costa County, Department of Conservation and Development
- 4. Lead Agency Contact Person:** Syd Sotoodeh, Planner II
(925) 655-2877 / syd.sotoodeh@dcd.cccounty.us
- 5. Project Location:** A 7.75-acre parcel located on Evora Road near Mota Drive and Saint Tropez Drive in the Bay Point area of Contra Costa County
(APNs: 098-220-019, 098-220-018, and 098-220-015)
- 6. Applicant's Name, Address, and Phone Number:** Kelly Gallacher
Gallacher Development LLC
10465 Park Meadows Drive
Lone Tree, CO 80124
(916) 719-0733

7. **Description of Project:** The applicant seeks approval of a Land Use Permit to allow the construction of a new self-storage facility with seven buildings consisting of one-, two-, and three-story building elements, 64,090 square feet of building footprint area, and 80,539 square feet of floor area on an approximately 7.75-acre lot. The project also consists of a request for approval of a lot line adjustment to merge the three parcels that comprise the project site. Development of the buildings and other improvements will occur wholly within the approximately 4.59-acre area of the subject property designated in the County General Plan for Light Industrial (LI) uses. Access to the facility will be through a new driveway from the existing edge of pavement of Evora Road. No code-protected trees will be altered or removed as part of the project.

The project consists of the following elements:

- Seven self-storage buildings
 - Building A: 5,184 square-foot, one-story building, with an office and 24 storage units,
 - Building B: 4,782 square-foot, one-story building with 21 storage units,
 - Building C: 15,404 square-foot, two-story building with 114 storage units,
 - Building D: 10,432 square-foot, one-story building with 87 storage units,
 - Building E: 14,164 square-foot, one-story building with 91 storage units,
 - Building F: 22,944 square-foot, three-story building with 166 storage units,
 - Building G: 8,027 square-foot, one-story building with 43 storage units;
- One 130-square-foot wall sign installed on Building A facing Evora Road;
- Two bio-retention basins and fourteen flow-through planters for drainage;
- Four off-street parking spaces, including one ADA-compliant space, adjacent to the office in Building A;
- Interior driveways for access and loading at each building;
- Sidewalk, curb, roadway, and gutter improvements along the southern edge of Evora Road extending from the existing crosswalk and intersection at Mota Drive to the eastern boundary of the project site;
- Lighting installed on buildings for security;
- Grading resulting in the export of ±2,200 cubic yards of cut;
- Annexation of the project site into water and sewer service districts through an action of the Contra Costa County Local Agency Formation Commission (LAFCO).

The proposed operating hours of the storage facility are:

- Office Hours: Monday through Friday 9:00 A.M. to 6:00 P.M.
Saturday & Sunday 10:00 AM to 5:00 P.M.
- Access Hours: Daily 7:00 A.M. and 9:00 P.M.

Customers would be provided with a gate code for access at-will during access hours.

In addition to the proposed project elements, the project proponent has identified an area of the property to be offered for potential use as public trail access to the Delta De Anza Regional Trail which runs adjacent to the subject property. The offered trail area and potential future trail connection are related to development of The Bay Church located west of the subject property (County File #CDDP91-03001) and is not related to nor required for this storage facility. Therefore, development of the trail area is not analyzed as part of the proposed project.

8. **Surrounding Land Uses and Setting:** The subject property is located within a developed, urban area of Bay Point, in unincorporated Contra Costa County. County General Plan Land Use Designations in the surrounding area include those for high density and low density Single-Family Residential

developments (SH and SL), Parks and Recreation (PR), Public-Semi-Public (PS), Open Space (OS), and Commercial (CO). As discussed in the Project Description above, the subject property is designated for both Light Industrial (LI) and OS land uses. In addition to roads and highways, development in the vicinity consists primarily of single-family residences to the north and The Bay Church to the west. Commercial uses in the area include a metal fabricator on Evora Road northeast of the project site.

The subject property is bounded on the east by undeveloped land and State Route 4 (SR 4) to the south. The Delta de Anza Regional Trail, a multi-use bicycle/hiking path, runs in an east-west direction between SR 4 and the site. The project site consists of three parcels totaling approximately 7.75 acres in area. Approximately 2,050 feet of the subject property fronts the southern boundary of Evora Road. The project site is located approximately 0.40 miles west of Willow Pass Road and 0.25 miles east of Driftwood Drive. The subject property is located on a hilly terrain with a natural downward slope from west to east. Existing elevations range from approximately 200 feet to 400 feet above sea level, with the highest elevation at the southwest corner of the property and the lowest elevation at the eastern property boundary. The three parcels are primarily covered in low-lying grasses and shrubs and are otherwise devoid of trees or any significant vegetation. The only existing site improvement on the subject property consists of one approximately 3-foot-wide concrete drainage channel (V-Ditch) that traverses the middle of the property in a north-to-south direction beginning approximately 50 feet south of Mota Drive. The proposed development is east of the V-Ditch and would not modify or improve the existing drainage channel.

- 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.

Due to the COVID-19 shelter-in-place order, the mitigated negative declaration can be viewed online at the following link: <https://www.contracosta.ca.gov/4841/Public-Input>. 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 May 13, 2021 and extend to 4:00 P.M., Friday, June 11, 2021.** Any comments should be submitted in writing to the following address:

Contra Costa County
Department of Conservation & Development
Attn: Syd Sotoodeh
30 Muir Road
Martinez, CA 94553

or;

via email to syd.sotoodeh@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. Due to the COVID-19 shelter-in-place order, the hearing will be held remotely via phone/web. Hearing notices with instructions on how to join 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 syd.sotoodeh@dcd.cccounty.us or by telephone at (925) 655-2877.

Sincerely,



Syd Sotoodeh
Planner II
Department of Conservation & Development

cc: County Clerk's Office (2 copies)

attach: Project Vicinity Map