

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: Evora Road Self-Storage Facility - County File #CDLP19-02035Lead Agency: Contra Costa County Dept. of Conservation and DevelopmentContact Person: Syd SotoodehMailing Address: 30 Muir RoadPhone: 925-655-2877City: MartinezZip: 94553County: Contra Costa County**Project Location:** County: Contra CostaCity/Nearest Community: Bay PointCross Streets: Evora Road & Mota DriveZip Code: 94565Longitude/Latitude (degrees, minutes and seconds): 38 ° 1 ' 28.48" N / 121 ° 58 ' 10.52" W Total Acres: 7.75Assessor's Parcel No.: 098-220-015, -018, -019

Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 4Waterways: unknown stream/watercourse, Contra Costa Canal, contAirports: N/ARailways: Union Pacific, cont. Schools: Bay Christian School, ca**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. 80,539 Acres 4.59 Employees 2 Mining: Mineral _____ Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____ Educational: _____ Waste Treatment: Type _____ MGD _____ Recreational: _____ 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:**Vacant/Zoning: Light Industrial (L-I) & General Agricultural (A-2)/General Plan Designation: Light Industry (LI) & Open Space (OS)**Project Description:** (please use a separate page if necessary)

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. (cont.)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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 checked="" type="checkbox"/> Caltrans District # <u>4</u>	<input 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 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 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"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date May 13, 2021 Ending Date June 11, 2021

Lead Agency (Complete if applicable):

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

Signature of Lead Agency Representative:  Date: May 11, 2021

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Evora Road Self-Storage Facility

County File #CDLP19-02035

Notice of Completion Cont'd

Project Location (Cont'd)

Within 2 Miles:

Waterways: Mt. Diablo Creek, Lawlor Ravine, Suisun Bay/East and West Reach

Schools: Rio Vista Elementary, YWCA Contra Costa/Sacramento Delta Preschool, Riverview Head Start Preschool, Gateway High School, Shore Acres Elementary, Delta View Elementary, Bel Air Elementary

Railways: Burlington Northern Santa Fe, Amtrak, Bay Area Rapid Transit (BART)

Project Description (cont'd)

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: 4,782square-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.