

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Evora Road Self-Storage Facility - County File #CDLP19-02035

Lead Agency: Contra Costa County Dept. of Conservation and Development

Contact Name: Syd Sotoodeh

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Project Location: Bay Point
City

Contra Costa County
County

Project Description (Proposed actions, location, and/or consequences).

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 (maximum height 50 feet), 64,090 square feet of building footprint area, and 80,539 square feet of floor area on an approximately 7.75-acre lot. Site improvements include one wall sign, bio-retention basins and flow-through planters, off-street parking, interior driveways for access/loading at each building, sidewalk, curb, roadway, and gutter improvements along the southern edge of Evora Road from Mota Drive to the eastern boundary of the project site, exterior lighting, and +/-2,200 cubic yards of cut grading. The project also consists of a request for approval of a lot line adjustment to merge the three parcels that comprise the project site and annexation of the project site into water & sewer service districts through LAFCO. 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. No code-protected trees will be altered or removed as part of the project.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

- Aesthetics: mitigations include installation of landscaping, shielding/pointing down exterior lighting, use of non-reflective finishes to minimize glare.
- Air Quality: Bay Area Air Quality Management District Basic Construction mitigation measures during construction would reduce temporary impacts from, e.g., dust, loose materials, and idling trucks/equipment.
- Biological Resources: mitigations include coverage under the East Contra Costa Habitat Conservation Plan/Natural Community Conservation Plan; requiring pre-construction avian surveys by a qualified biologist and providing buffers around nesting/roosting sites, delaying construction until the end of nesting or blooming periods, avoidance and minimization of direct effects to streams/watercourses including erosion/sediment control & staking streams/wetlands.
- Cultural Resources: mitigations include stopping work and requiring a qualified archaeologist or the County Coroner to examine the site/materials if any prehistoric/historical materials or human remains are encountered during ground disturbance activities.
- Geology/Soils: mitigations include submittal of an updated, design-level geotechnical report for review by County Geologist, observation/testing/report by project geotechnical engineer during construction activities.
- Noise: mitigations for temporary noise due to construction activities include a pre-construction meeting with inspectors/contractor, notifying neighbors within 300 feet prior to grading/construction, limiting the hours of construction and heavy equipment usage and requiring all internal combustion engines to be fitted with mufflers.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None known

Provide a list of the responsible or trustee agencies for the project.

- Contra Costa County Public Works Department
- Contra Costa County Building Inspection Division
- Contra Costa County Fire Protection District
- Contra Costa County Health Services Department
- Contra Costa County LAFCO
- Golden State Water Company
- Delta Diablo Sanitary District
- Caltrans
- California Department of Fish & Wildlife