

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: Pittsburg Solar Recreational Vehicle/Boat Storage

Lead Agency: City of Pittsburg

Contact Name: Christie Robinson

Email: actingplanningmanager@pittsburgca.gov Phone Number: _____

Project Location: City of Pittsburg Contra Costa County
City *County*

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

The proposed project would involve the construction of a boat and recreational vehicle (RV) storage facility (facility) capped with a solar roof/shade structure on the 12.5-acre lot. The facility would be situated on approximately 10 acres of the site, while the balance of 2.5 acres, a wetland and hillside, would remain undeveloped. Of the developed lot acreage, approximately 0.5 acres would be used for landscaping along the project's frontage and approximately 0.4 acre would be used for two bio-retention areas along the site's northern and eastern edges. The proposed project's office hours would be Monday through Friday from 7:00 am to 7:00 pm and would be staffed by one employee during office hours. The site would be accessible to customers 24 hours per day, seven days per week via a gate keypad for any entrance or exit. The project would require a Conditional Use Permit for RV/Boat storage use.

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

See Attached.

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

Not Applicable

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

City of Pittsburg

BIO-1: Nesting Bird Avoidance. To avoid impacts to nesting birds and raptors, vegetation removal and initial ground disturbance shall occur outside the nesting bird breeding season (March 1 through August 31). If construction must begin during the nesting bird breeding season, a nesting bird and raptor pre-construction survey shall be conducted by a qualified biologist in the disturbance footprint plus a 250-foot buffer, no more than two weeks prior to the initiation of construction activities.

BIO-2: Wetlands Buffer. During project construction, the seasonal wetland within the northeastern portion of the project site shall be avoided and protected with a 25-foot buffer. During construction, the wetland and buffer shall be fenced and protected with silt fence/straw wattles. Signage shall also be installed prohibiting access to the fenced off area. Installation and maintenance of the wetland buffer shall be confirmed by a CDFW or East Contra Costa HCP/NCPP qualified biologist.

CUL-1: Worker's Environmental Awareness Program. An environmental professional shall conduct a Worker's Environmental Awareness Program (WEAP) training on archaeological sensitivity for all construction personnel prior to the commencement of any ground-disturbing activities within the project area. Archaeological sensitivity training should include a description of the types of cultural material that may be encountered, cultural sensitivity issues, regulatory issues, and the proper protocol for treatment of the materials in the event of a find.

CUL-2: Unanticipated Discovery of Cultural Resources. If archaeological resources are encountered during construction, work within 50 feet of the find shall be halted and a qualified archaeologist meeting the Secretary of Interior's Professional Qualification Standards for archaeology (National Park Service 1983) shall immediately be contacted to evaluate the find pursuant to Public Resources Code Section 21083.2.

CUL-3: Archaeological and Tribal Construction Monitoring. In the event of the identification of cultural resources on the project site, a professionally qualified archaeologist and Tribal representative shall monitor ground-disturbing construction conducted during project implementation.

GEO-1: Site Preparation and Grading. To address expansive soils on the property and conduct soil density tests for building construction.

GEO-2: Utility Trenches. To address expansive soils on the property and to maintain the desired support for foundations.

GEO-3: Surface Drainage and Bioretention Areas. To address expansive soils and design grading so that surface water shall not be allowed to collect on or adjacent to structures or pavements.

GEO-4: Building Foundations. To address expansive soils and design foundation plans such that the proposed building shall be supported by conventional, relatively shallow continuous strip footings along the building perimeter and at interior load bearing walls, with spread footings for columns.

GEO-5: Concrete Specifications. To address expansive soils and design all concrete floor and flatwork to support development.

GEO-6: Unanticipated Discovery of Paleontological Resources. In the event of an unanticipated fossil discovery is made during project construction, the find shall be properly evaluated and determine if additional mitigation or treatment is warranted.

TCR-1: Inadvertent Discoveries During Construction. In the event that cultural resources of Native American origin are identified during ground-disturbing activities, work shall be halted and a

qualified archaeologist has evaluated the nature and significance of the find; an appropriate Native American representative, based on the nature of the find, is consulted; and mitigation measures are put in place for the disposition and protection of any find pursuant to Public Resources Code Section 21083.2.

TCR-2: Tribal Cultural Resources Reburial Area. An area outside of the gated facility within the landscaped space of the final site plan, in consultation with the City and local Native Americans, shall be set aside for the reburial of Tribal Cultural Resources in the event that Tribal Cultural Resources are discovered on site.