

# 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: Discovery Bay Boat Repair Shop, County File CDLP22-02002 and CDGP21-00001

Lead Agency: Contra Costa County

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Project Location: Discovery Bay Contra Costa County  
*City County*

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

The project includes a General Plan Amendment (GPA) to change the land use designation from PS to CO for the purpose of opening a boat service and repair business.

Approval of a Land Use Permit and Development Plan combination permit to modify County file #CDDP74-03074 would be required to allow the conversion of the existing firehouse building to a boat service and repair facility. The facility operations are expected to include boat repair, boat servicing, the sale and storage of retail parts and accessories, and associated activities. To accommodate the operations, the building would require interior improvements and a new 8-foot fence for screening. An accessory building at the rear of the project site would be demolished.

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

Construction activities could have a potentially significant adverse environmental impact by exposing sensitive receptors to substantial pollutant concentrations. Bay Area Air Quality Management District, Basic Construction Mitigation Measures shall be implemented.

Operational activities could have a potentially significant adverse environmental impact by exposing sensitive receptors to odors and fumes. The project proponent shall implement the odor control plan and prevents odors from impacting neighboring parcels or creating a public nuisance.

The project is located adjacent to residential and retail commercial areas that could be negatively impacted by excessive noise associated with project operations. An acoustical analysis to confirm that the operations and design to be used on the site would not expose surrounding commercial properties to noise levels exceeding 70 dB and residential or school properties to levels exceeding 60 dB. If the analysis determines that additional noise insulation features or operational restrictions are required, the acoustical analysis shall identify the type of noise insulation features or operational restrictions that shall be implemented to reduce noise levels to levels identified in the Community Noise Exposure Levels.

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.

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

East Contra Costa Fire Protection District  
Discovery Bay Community Services District  
RECLAMATION DISTRICT #800