

**PUBLIC NOTICE
NOTICE OF INTENT TO
ADOPT A MITIGATED NEGATIVE DECLARATION
MARCH 25, 2021**

In accordance with the California Environmental Quality Act (CEQA) Guidelines, Article 6, Section 15072, Notice of Intent to Adopt an Initial Study and Mitigated Negative Declaration (IS/MND) is hereby given for the development of a self-storage facility on 2600 Moraga Road, San Pablo, CA 94806.

Project Title

2600 Moraga Road Self Storage Project

Lead Agency

City of San Pablo
Community Development

Proposed Project Description

The City of San Pablo has received an application to construct a 124,620 square-foot self-storage facility comprised of personal storage units and a rental office within three single-story structures and one three-story structure. The three-story structure would have a maximum height of 34 feet. Parking would include 16 on-site parking spaces and three bicycle parking spaces. The storage facility would be constructed on an approximately 4.1-acre parcel that would be created as part of a lot split. The City proposes to develop a new community park facility on the remaining (northern) portion of the parcel and is conducting CEQA review concurrently with the Initial Study. The project would also involve a General Plan Amendment to change the project site's land use designation from Parks/Recreation to Public/Institutional and a rezoning from Open Space District to Institutional District to allow the proposed use.

Access to the storage facility would be from an existing driveway on Moraga Road. A vinyl coated 6-foot chain link sliding gate and a passcode-enabled gate entry keypad would be constructed to provide secure access, with administrative approval. Loading docks for self-storage units would generally be sited along the perimeter of storage structures. An internal road would provide vehicular access to self-storage unit entrances. Fire apparatus access would be maintained per Contra Costa Fire Protection District requirements along all buildings. Office hours would be Monday through Friday from 7:00 am to 7:00 pm and on Saturday and Sunday from 8:00 am to 8:00 pm and would be staffed by two employees during office hours. Customers would be allowed to access the project site using a unique passcode between the hours of 6:00 am and 10:00 pm, Monday through Sunday. Customer passcodes would be disabled during non-operating hours to prevent entrance into the gated area and the buildings.

The proposed project would comply with the City of San Pablo's Water Efficient Landscape Ordinance. Landscaping on the site would total approximately 37,190 square feet and would consist of native California and horticulturally appropriate trees, shrubs, and groundcover. The proposed project would include approximately 5,480 square feet of stormwater bioretention swales to assist with groundwater recharge. Tall-growing drought-resistant grasses would be planted within proposed bioretention swales in the northern and northwestern portions of the site. In addition, the bioretention swale located in the northern portion of the site would be equipped with a meter release that would release stormwater from the area at the pre-development rate. Existing mature trees and vegetation along the eastern property line would be maintained. The project would include the removal of 19 trees, including four eucalyptus trees in the northwestern portion of the site and 15 hackberry trees along Moraga Road. Landscaping would also include the removal of existing vegetation from the northwestern portion of the project site. The removed trees would be replaced consistent with the City's Tree Ordinance and landscaping requirements.

Project construction is estimated to occur over a 13-month period and would include typical construction phases such as site preparation and grading, building construction, paving, and architectural coating. The project would include the removal and decommissioning of an on-site well used for irrigation. During

project construction, equipment anticipated to be used includes backhoes, dozers, pavers, concrete mixers, trucks, air compressors, saws, and hammers. Trucks providing deliveries and hauling to and from the project site would access the site from Moraga Road.

Initial Study/Mitigated Negative Declaration

Based on the findings of the IS/MND, the proposed self-storage facility would have no significant impacts if mitigation measures are followed to reduce potentially adverse impacts to biological resources, cultural resources, and geology and soils. The 20-day review period during which comments can be provided on the IS/MND begins on March 25, 2021 and ends on April 14, 2021. The San Pablo Planning Commission proposes to adopt the IS/MND following the close of the public comment period.

Lists of sites enumerated under Section 65962.5 of the Government Code

The proposed project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Public Review and Comment

A public hearing to evaluate the proposed project is scheduled for April 27, 2021 at 6:00 p.m. during the Planning Commission hearing held online via Zoom Conferencing:
<https://www.sanpabloca.gov/1400/City-CouncilLSA-Planning-Comm-AgendasMin> or

<https://tinyurl.com/SPPC042721> (no password needed)

OR Join by phone: Dial (for higher quality, dial a number based on your current location) US: +1 669 900 9128 or +1 346 248 7799 or +1 253 215 8782 or +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592

Webinar ID: 814 1147 7357

The IS/MND prepared for the proposed project is available for review at the City of San Pablo, Community Development Office located at 1000 Gateway Avenue, San Pablo, California 94806 via appointment (see contact information below) and is also available electronically at the official City website at <https://www.sanpabloca.gov/2705/California-Environmental-Quality-Act>. For further information, or to make an appointment to view the hard copy document, please contact Sandra Marquez, Associate Planner at (510) 215-3030 or SandraM@sanpabloca.gov.

Written comments should be sent to the attention of Sandra Marquez, Associate Planner, City of San Pablo, Community Development Office, 1000 Gateway Avenue, San Pablo, California 94806 or emailed to SandraM@sanpabloca.gov by April 14, 2021.