

**PUBLIC NOTICE  
NOTICE OF INTENT TO  
ADOPT A MITIGATED NEGATIVE DECLARATION  
NOVEMBER 18, 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 3516 San Pablo Dam Road, San Pablo, CA 94803.

**Project Title**

3516 San Pablo Dam Road Self-Storage Project

**Lead Agency**

City of San Pablo, Community Development Department, 1000 Gateway Avenue, San Pablo, CA 94806

**Proposed Project Description**

The City of San Pablo has received an application to demolish existing self-storage structures totaling approximately 21,530 square feet and the subsequent construction of a new, three-story personal storage building and associated site improvements. The new self-storage structure would be approximately 91,560 gross square feet and would have a maximum height of just over 38 feet. The self-storage structure would consist of 757 personal storage units, an associated management office, and approximately 1,200 square feet of retail space offering moving supplies, boxes, and similar storage-related items for sale. Parking would include 19 off-street vehicle parking spaces and two bicycle parking spaces. The project would also involve a Conditional Use Permit to allow a self-storage facility as a continuation and expansion of an existing nonconforming use in a Commercial Mixed-Use District and a reduction in parking requirements. The project would also require Major Design Review for a new commercial building.

The existing driveway from San Pablo Dam Road would be demolished, and access to the storage facility would be from two new driveways along San Pablo Dam Road—one two-way driveway (ingress and egress) in the northeastern portion of the project site and one one-way (egress) driveway at the northwest side. An internal road would provide vehicular access to the covered loading spaces along the east side of the building and the parking spaces in the rear. Fire lane access along San Pablo Dam Road would be maintained per Contra Costa Fire Protection District requirements.

Office and retail hours would be Monday through Friday from 9:30 a.m. to 6:00 p.m. and on Saturday from 9:00 a.m. to 5:30 p.m. and would be staffed by two employees. Customers would be allowed to access the project site using a unique passcode between the hours of 6:00 a.m. and 10:00 p.m. every day. Customer passcodes would be disabled during non-operating hours to prevent entrance into the gated area and the buildings.

Existing vegetation along the north frontage to San Pablo Dam Road would be removed during construction, including one mature silver Linden tree, and re-landscaped after completion of construction. The removed tree would be replaced consistent with the City of San Pablo's Tree Ordinance, and landscaping requirements. New landscaping would also extend along the western perimeter and northeast corner of the site. Landscaping on the project site would total approximately 2,323 square feet and would consist of native California and horticulturally appropriate trees, shrubs, and groundcover. Approximately 1,300 square feet of landscaping would be utilized as a Low Impact Development (LID) measure to direct stormwater runoff from the site to vegetated areas and reduce stormwater flow exiting the site.

Project construction is estimated to occur over a 13-month period and would include typical construction phases such as demolition, site preparation and grading, building construction, paving, and architectural coating. The project would include the decommissioning and removal 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 San Pablo Dam Road. Based on applicant-provided information, project construction would utilize the following Best Management Practices (BMPs) recommended by the Bay Area Air Quality Management District (BAAQMD) to control fugitive dust from construction not otherwise regulated under federal, state, or local law:

- Watering exposed surfaces at least twice daily
- Watering areas to be graded prior to earthmoving
- 15 mph vehicle speed limit
- Covering trucks hauling dirt or loose materials

### **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 implemented to reduce potentially adverse impacts to air quality, biological resources, cultural resources, geology and soils, noise, and tribal cultural resources. The 20-day review period during which comments can be provided on the IS/MND begins on November 18, 2021 and ends on December 8, 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 December 14, 2021 at 6:00 p.m. during the Planning Commission hearing held online via Zoom Conferencing:

<https://www.sanpabloca.gov/1400/City-CouncilSA-Planning-Comm-AgendasMin>

<https://tinyurl.com/SPPC12142021> (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: 895 5108 8716

The IS/MND prepared for the proposed project is available for review at the City of San Pablo, Community Development Department located at 1000 Gateway Avenue, San Pablo, California 94806. The IS/MND can also be viewed on our website <https://www.sanpabloca.gov/2705/California-Environmental-Quality-Act>. For further information, please contact Elizabeth Tyler, Ph.D., FAICP, Community Development Director at (510) 215-3036 or [LibbyT@sanpabloca.gov](mailto:LibbyT@sanpabloca.gov).

Written comments should be sent to the attention of Elizabeth Tyler, Ph.D., FAICP, Community Development Director, City of San Pablo, Community & Economic Development Office, 1000 Gateway Avenue, San Pablo, California 94806 or emailed to [LibbyT@sanpabloca.gov](mailto:LibbyT@sanpabloca.gov) by December 8, 2021.