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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 #: TBD

Project Title: Byron Corners General Plan Amendment and Rezone

Lead Agency: Contra Costa County, Department of Conservation and Development

Contact Name: Francisco Avila

Email: Francisco.Avila@dcd.cccounty.us Phone Number: 925-655-2866

Project Location: 15031 Byron Highway, Byron, CA 945514 Contra Costa

City *County*

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

Project Description: The applicant is requesting approval of a General Plan amendment (GPA), rezoning and land use permit/development plan to allow for the following:

1. GPA from Single-Family Residential-High Density to Commercial (CO),
2. Rezoning from A-2 General Agricultural District to R-B Retail Business District (R-B),
3. Land Use Permit/Development Plan combination,
4. demolition of a 908 square-foot existing gas pump canopy,
5. demolition of a 2,180 square-foot convenient store,
6. construction of a new 4,652 square-foot gas pump canopy,
7. construction of a new 3,542 square-foot convenient store,
8. construction of a new 1,151 square-foot restaurant.
9. Type 21 Alcohol Sales License - Off Sale General (beer, wine, and distilled spirits for consumption off the premises where sold).

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

Construction and grading could cause dust. Implimentation of Mitigation Measure Air-1 would have all exposed surfaces watered twice a day in order to reduce potential dust during construction.

During construction, discovery of unexpected human remains or historic resources may occur. To address this potential, Mitigation Measure CUL-1 would have work stopped within 50 feet and the County Coroner notified immediately. At the same time, an archaeologist would be contacted to evaluate the situation. The County Coroner will notify the Native American Heritage Commission with 24 hours if the remains are of Native American origin.

Operation of a gas station will involve the routine delivery, storage and use of hazardous materials. Compliance with all County, State, and Federal regulations on the part of the applicant suggests that the business operation will pose a less than significant risk to the community.

Based on the project's incremental increase in traffic to the area, the applicant shall contribute their fair-share payment to a future installation of a traffic signal at the Holway Drive/Camino Diablo intersection.

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

No controversy is known at this time.

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

Contra Costa County is the lead agency for this project. There are no other responsible or trustee agencies for this project.