

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF DETERMINATION

To:
 Office of Planning and Research
For U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

From:
Contra Costa County
Dept. of Conservation and Development
30 Muir Road
Martinez, CA 94553
(925) 674-7205

County Clerk
County of: Contra Costa
555 Escobar Street
Martinez, CA 94553

State Clearinghouse Number 2023040498:

Project Title: Byron Corners General Plan Amendment and Rezone

Project Applicant: Continental Development Consultants, P.O. Box 1924, Woodland, CA 95776 and (702) 287-0347

Project Location: 15031 Byron Highway, Byron, CA. APN's: 002-140-010, 025 and 027

Lead Agency: Contra Costa County Department of Conservation and Development – Francisco Avila, 925-655-2866

Project Description: The applicant is requesting approval of a General Plan amendment(GPA) rezoning and land use permit/development plan to allow 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 in order to demolish an existing gas station/convenience store/restaurant and construct an expanded gas station/convenience store and restaurant.

The project was approved on: June 4, 2024 by the Board of Supervisors

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

Notice of Determination sent to Office of Planning and Research.*

This is to certify that the Mitigated Negative Declaration with comments and responses and record of project approval, is available to the General Public at:

30 Muir Road, Martinez, CA 94553

Signature : Francisco Avila Date: 6/6/2024 Title: Principal Planner

Print Name: Francisco Avila

Contra Costa County Department of Conservation and Development

Date: June 6, 2024 Date Received for filing at OPR: June 6, 2024

AFFIDAVIT OF FILING AND POSTING

I declare that on _____ I received and posted this notice as required by California Public Resources Code Section 21152(c). Said notice will remain posted for 30 days from the filing date.

Signature

Title

Department of Fish and Wildlife Fees Due:

Applicant's Name:	Meadow Creek Group, LLC.	<input type="checkbox"/>	EIR - \$3445.25	Total Due:	\$
Address:	1500 Willow Pass Court, Concord, CA 94520	<input checked="" type="checkbox"/>	Neg. Dec. - \$2,916.76	Total Paid:	\$
		<input checked="" type="checkbox"/>	County Clerk - \$50	Receipt #	
		<input checked="" type="checkbox"/>	DCD- \$25		
Phone	925-852-0549	<input type="checkbox"/>			

*Notice Of Determination may be sent by fax to (916)323-3018, if followed up with a duplicate mailed copy.

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.