

LEAD AGENCY -

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

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Assistant Deputy Director

April 19, 2023

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

County File #'s CDGP10-00003, CDRZ13-03222 and

CDLP/DP13-02025

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Community Development Division of the Department of Conservation and Development of Contra Costa County has prepared an Initial Study for the following project:

PROJECT TITLE: Byron Corners General Plan Amendment and Rezone

APPLICANT: Continental Dev. Consultants, Inc.
Attn: Tony Singh, Ph. (702) 664-6237
P.O. Box 1924
Woodland, CA 95776

LOCATION: The project site is located at 15031 Byron Highway, Byron, CA 95514. This location is within unincorporated Contra Costa County. The project site and immediate unincorporated County lands are surrounded by a mixture of single-family residences, Union Pacific Railroad Company and various agricultural uses. (Assessor Parcel Numbers: 002-140-010, 002-140-025 and 002-140-027) (Zoning: A-2 General Agricultural District and R-B Retail Business District) (General Plan Land Use Designation: Single-Family Residential-High Density)

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).

The project will also include 23 off-street parking spaces (2 American with Disabilities Act compliant spaces and 2 Electric Vehicle spaces), 12 new gas pumps, a 54 square-foot monument sign, access improvements, drainage improvements, and landscaping. Site preparation will consist of 2,048.77 cubic yards of grading (183.76 cubic yards of cut, and 1,865.01 cubic yards of import) which will result in raising the elevation of the property approximately 2 feet. One existing well will be decommissioned and relocated to the southeastern portion of the site.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:

Pursuant to Article 9 of the California Environmental Quality Act (CEQA), the Initial Study describes the proposed Project; identifies, analyzes, and evaluates the environmental impacts which may result from the proposed Project; and identifies measures to mitigate adverse environmental impacts. The mitigations identified are designed for the proposed Project to ensure that the Project will not cause a significant impact on the environment. The Initial Study for the proposed Project identified potentially significant impacts in the environmental topics of air quality, cultural resources, hazards/hazardous materials, transportation, and tribal cultural resources. Environmental analysis determined that measures were available to mitigate potential adverse impacts to less-than-significant levels. As a result of the above, a mitigated negative declaration has been prepared pursuant to Public Resources Code Section 21080(c) of the California Environmental Quality Act (CEQA) Guidelines.

WHERE TO REVIEW THE INITIAL STUDY:

The Initial Study can be viewed online at the following link: ([California Environmental Quality Act \(CEQA\) Notifications | Contra Costa County, CA Official Website](#)) Any sources of information referenced in Initial Study can be provided upon request by contacting the project planner.

PUBLIC COMMENT PERIOD:

Prior to adoption of the Initial Study, the County will be accepting comments on the adequacy of the document during a 30-day public comment period; the Initial Study may be certified at a future date in a public hearing following the public comment period. The period for accepting comments on the adequacy of the environmental document will begin on **Wednesday, April 19, 2023**, and extends to **Friday, May 19, 2023, until 4:00 P.M.** Any comments should be in writing and submitted to the following address:

**Francisco Avila, Principal Planner
Community Development Division
Contra Costa County, Department of Conservation and Development 30
Muir Road, Martinez, CA 94553**

OR emailed to Francisco.Avila@dcd.cccounty.us

Sincerely,

Francisco Avila

Francisco Avila
Principal Planner

(925) 655-2866

Francisco.Avila@dcd.cccounty.us

cc: County Clerk's Office (2 copies)
Adjacent Occupants and Property Owners Notification
List

attach: Vicinity Map

Vicinity Map



Legend

-  Board of Supervisors' Districts
-  City Limits
-  Unincorporated
-  Address Points
-  Streets
-  Building Footprints
-  Assessment Parcels
-  World Imagery
-  Low Resolution 15m Imagery
-  High Resolution 60cm Imagery
-  High Resolution 30cm Imagery
-  Citations

Notes

Contra Costa County -DOIT GIS

WGS 1984 Web Mercator Auxiliary Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate.

THIS MAP IS NOT TO BE USED FOR NAVIGATION