Print Form

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 #: _____

Project Title: Pinole Square Project

Lead Agency: City of Pinole

Contact Name: Amalia M. Merino, Project Planner

Email: amerino@ci.pinole.ca.us Phone Number: (510) 724-9000

Project Location: Pinole (*City*) Contra Costa (*County*)

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

The project site consists of approximately 11.89 acres located at 1201-1577 Tara Hills Drive in the City of Pinole. Currently, the site is developed with the Appian 80 Shopping Center, which includes a Safeway grocery store, a vacant CVS pharmacy, and various other smaller businesses. The proposed project would include demolition of the existing building housing the Safeway grocery store and vacant CVS pharmacy, the car wash and antique restoration store buildings located within the western portion of the site, and a portion of the existing building housing the former O'Reilly Wheel Works and Pizza Hut. The existing China Delight restaurant building, the dry cleaner/fitness studio/seafood, and barbeque restaurant/former Chase Bank buildings located within the eastern portion of the site would remain. New structures would be constructed on-site, including, but not limited to, a Safeway fuel station and associated kiosk, a drive-through restaurant, a casual sit-down restaurant and new building space to house the Safeway grocery store and other shops. In addition, the facades of portions of the existing shops would be refaced as part of the proposed project. Required entitlements for the project would include approval of a Specific Plan Amendment, Comprehensive Design Review, two Variances, eight Conditional Use Permits, and an One Lot Parcel Map. A Sign Program will be applied for separately.

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

The Initial Study/Mitigated Negative Declaration (IS/MND) identifies potentially significant impacts for the following issue areas: Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, and Noise. However, the IS/MND includes mitigation measures to reduce all potentially significant impacts to less-than-significant levels. For example, the IS/MND includes mitigation measures requiring the following: pre-construction surveys and avoidance measures if protected wildlife species are found during the surveys; protection of any cultural resources found during ground-disturbing activities; implementation of geotechnical recommendations; protocol for paleontological resources, if discovered during ground-disturbing activities; Tier 4 standards for construction equipment; proof of purchase of GHG reduction credits; preparation of a Site Management Plan; surveys of the existing on-site structures for asbestos-containing materials and lead-based paint prior to demolition; preparation and submittal of an Erosion and Sediment Control Plan; preparation and submittal of a Stormwater Control Operation and Maintenance Plan; limits on hours of construction; and implementation of a solid noise barrier.

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

Significant areas of controversy have not been identified for the proposed project.

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

Regional Water Quality Control Board
Bay Area Air Quality Management District
Department of Toxic Substances and Control