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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 #: _____

Project Title: Windsor Chevron Station

Lead Agency: Town of Windsor

Contact Name: Kim Voge

Email: kvoge@townofwindsor.com Phone Number: 707-838-1106

Project Location: Windsor (*City*) Sonoma (*County*)

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

The project includes entitlement requests for Site Plan and Design Review to renovate an existing gas station and a Use Permit to allow two new fuel pumps. The project would demolish an existing gas station convenience store and market, and replace them with a new 5,475-square foot convenience store with restaurant and 85-foot-long automated carwash. The project would retain the existing underground fuel tanks, six fuel pumps and canopy, and add two new fuel pumps and extend the canopy overhead. The restaurant would include indoor seating and an outdoor patio. Three self-serve vacuum stations would be provided near the carwash. An existing bulk propane dispenser would be replaced with a new 1,000-gallon vertical tank. The project includes a new sign program, including the removal of an existing high-rise sign at the southeast corner of the lot. Pedestrian and bridge easements would accommodate a future pedestrian bridge, landing, and pathway. Parking would include charging spaces for three new electric vehicles. Stormwater infiltration requirements would be completed off site to avoid any chance of spreading underground contaminants. Site development would continue the implementation of a Corrective Action Plan for known soil contamination.

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

Biological Resources. Potential impacts to special status species and/or sensitive biological resources and potential loss of jurisdictional waters.
MM 4.1 The project applicant shall implement a Worker Environmental Awareness Program (WEAP) to educate construction workers and to instruct workers on proper avoidance.
MM 4.2 Pre-construction nesting bird surveys, avoidance, and monitoring.
MM 4.3 Tree removal to be conducted outside of nesting bird season and under the supervision of a licensed arborist.
MM 4.4 Pre-construction roosting bat surveys, with any eviction process to be monitored by a qualified biologist.
MM 4.5 Clean Water Act Section 404 and 401 permits and/or a 1602 Streambed Alteration Agreement.
MM 4.6 Compliance with Town of Windsor Tree Preservation and Protection Ordinance.
Cultural Resources. Potential discovery of previously unknown cultural resources
MM 5.1 Standard mitigation for treatment of previously unidentified archaeological cultural deposits.
MM 5.2 Standard mitigation for treatment of previously unidentified paleontological resources.
MM 5.3 Standard mitigation for treatment of previously unidentified human remains.
Hazardous Materials. Potential for exposure to hazardous building materials, such as asbestos and lead-based paint.
MM 9.1 Preconstruction testing for asbestos-containing building materials and lead-based paint and, proper removal.
Noise. Temporary construction noise. MM 13.1 Compliance with construction hours in Municipal Code.

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

There are no known areas of controversy for this project.

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

Caltrans, District 4
California Department of Fish and Wildlife
North Coast Regional Water Quality Control Board