

CITY OF CHICO
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the City of Chico Planning Commission intends to adopt a Mitigated Negative Declaration for the project described below.

Arco AM/PM (UP 19-02 and AR 19-07)- Vacant parcel located on the south side of Bruce Road/State Route 32 (SR 32) intersection, APN. 002-180-084: The project involves a use permit and architectural review for an approximately 3,800 square foot AM/PM convenience store, nine Arco pump stations under an approximately 5,500 sq ft canopy, and an approximately 1,200 sq ft car wash facility. Also included are two underground storage tanks, parking facilities, trash enclosure, landscaping, site lighting, illuminated signage and solar panels on the roof of the convenience store, pump station canopy and parking stalls. The project also involves the abandonment and relocation of an existing 115 kilovolt transmission power pole and the abandonment and relocation of two poles within the project parcel. The site is located on the southeast corner of the intersection of Bruce Road and State Route 32. The parcel is bisected by Bruce Road, separating the parcel into westerly and easterly portions. The easterly portion of the site is zoned Community Commercial (CC) and designated Commercial Mixed Use (CMU) in the General Plan and the westerly portion is zoned Medium-High Density Residential (R3) and designated Medium-High Density Residential in the General Plan. The entire site has a Resource Constraint Overlay.

An initial study for environmental review has been prepared for the project. Based upon the information contained within the initial study, Planning staff is recommending that a Mitigated Negative Declaration (MND) be adopted for the project pursuant to the California Environmental Quality Act (CEQA). A MND is a determination that a project will not have a significant impact on the environment with the incorporation of mitigation measures. **A 30-day public review period is being conducted on the proposed MND, that begins on Wednesday, April 10, 2019 and extends until 5:00 p.m. on Friday, April 10, 2019.** During this time period, the initial study, mitigated negative declaration, mitigation monitoring program, and all documents referenced therein shall be available for public review at the City of Chico Planning Division, 411 Main Street, Second Floor, Chico, California, 95928, Monday through Friday from 8:00 a.m. to 5:00 p.m. The initial study and MND will also be available for review on the City's website at:

http://www.ci.chico.ca.us/planning_services/OtherPlanningDocumentsandReports.asp.

Comments relating to environmental concerns and the proposed MND must be filed in writing with the City of Chico Planning Division, via mail at P.O. Box 3420, Chico, CA 95927, or via email at shannon.costa@chicoca.gov, during the designated 30-day review period. Any comments received will be forwarded to the Planning Commission for consideration. Please contact Associate Planner Shannon Costa at (530) 879-6807 with any questions. Additional information, including maps and files, may be viewed at the City of Chico Planning Division.

E/R PUBLISH: Wednesday, April 10, 2019