

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH 2019049051

Project Title: Arco AM/PM UP 19-02 and AR 19-07

Lead Agency: City of Chico Contact Person: Shannon Costa
Mailing Address: PO Box 3420 Phone: (530) 879-6807
City: Chico Zip: 95927 County: Butte

Project Location: County: Butte City/Nearest Community: Chico
Cross Streets: Bruce Road at State Route 32 (SR 32) Zip Code: 95926
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 10.86
Assessor's Parcel No.: 002-180-084 Section: NA Twp.: NA Range: NA Base: Mt. Diablo
Within 2 Miles: State Hwy #: 99, 32 Waterways: Dead Horse Slough, Cal Park Lake, Little Chico Creek
Airports: Railways: UPRR Schools: Marsh Jr. High

Document Type:

CEQA: [] NOP [] Draft EIR [] NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[X] Mit Neg Dec [] FONSI

APR 10 2019

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [X] Site Plan [] Land Division (Subdivision, etc.) [] Other:

STATE CLEARINGHOUSE

Development Type:

[] Residential: Units _____ Acres _____
[] Office: Sq.ft. _____ Acres _____ Employees _____
[X] Commercial: Sq.ft. 10,500 Acres _____ Employees _____
[] Industrial: Sq.ft. _____ Acres _____ Employees _____
[] Educational:
[] Recreational:
[] Water Facilities: Type _____ MGD _____
[] Transportation: Type _____
[] Mining: Mineral _____
[] Power: Type _____ MW _____
[] Waste Treatment: Type _____ MGD _____
[] Hazardous Waste: Type _____
[] Other: _____

Project Issues Discussed in Document:

[X] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[X] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[X] Archeological/Historical [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[X] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [X] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Other: _____

Present Land Use/Zoning/General Plan Designation:

Vacant land. Zoning: R3 and CC with RC Overlay. Gp: Med High Density and Commercial Mixed Use with Resource Constraint

Project Description: (please use a separate page if necessary)

The project involves several land use entitlements including, a use permit and architectural review applications. The proposed development would be limited to only the easterly portion of the site identified as Parcel 1 on the approved parcel map; no construction is proposed on the westerly portion of the site (Parcel 2). The proposal consists of an approximately 3,800 square foot (sq ft) 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. Also included in the proposed development 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 present within the existing Meriam Park conservation preserve and the abandonment and relocation of two poles within the project parcel.

Project Sent to the following State Agencies

State Clearinghouse Contact: (916) 445-0613

State Review Began: 4 - 10 - 2019

SCH COMPLIANCE 5 - 9 - 2019

- X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
CDFW # 2
Cal Fire
Historic Preservation
Parks & Rec
Bay Cons & Dev Comm.
DWR
CalSTA
Aeronautics
CHP
Caltrans# 3
Trans Planning
Other
Education
Food & Agriculture
HCD
OES
State/Consumer Svcs
General Services
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl.& Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
Reg. WQCB # 5R
Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
NAHC
Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

2019049051

SCH#:
Please forward late comments directly to the Lead Agency

AQMD/APCD 3

(Resources: 4 / 13)

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|--|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #3 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #5 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #2 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 4/10/2019 Ending Date 05/10/2019

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Thomas Borge, Borge Development, Inc</u>
Address: _____	Address: <u>975 Fee Drive</u>
City/State/Zip: _____	City/State/Zip: <u>Sacramento, CA 95815</u>
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  **Date:** 4/5/2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**ARCHITECTURAL REVIEW 19-07
AND USE PERMIT 19-02**

ARCO AM/PM

INITIAL STUDY – Project Description

The project involves several land use entitlements including, a use permit and architectural review applications.

The proposed development would be limited to only the easterly portion of the site ("the site") identified as Parcel 1 on the approved parcel map; no construction is proposed on the westerly portion of the site (Parcel 2). The proposal consists of an approximately 3,800 square foot (sq ft) 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 (see Figure 3 - Site Plan). Also included in the proposed development 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.

Access to the site would be via two 35-ft driveways along Bruce Road. The convenience store would be situated to the far northerly portion of the site, being the closest component of the project to the Bruce Road and SR 32 intersection. The car wash is to be located on the southerly portion of the site with the pump stations and associated canopy situated in the middle. Vehicles would be able to exit the site from the proposed driveways with the northerly driveway right turn only and the southerly driveway by way of left and right turns. Currently, the California Department of Transportation (Caltrans) and the City's Public Works Department are designing the Bruce Road and SR 32 intersection and have provided the proposed right-of-way that would accommodate the possible intersection designs.

Per CMC §19.60.030, the Parcel Map designates a 25-ft setback from the top of the bank of DHS. No buildings or site improvements will be constructed within this designated setback. The project would incorporate appropriate design standards, bank modifications and vegetation management practices to avoid impacting, or being impacted by, DHS.

The project also involves the abandonment and relocation of an existing 115 kilovolt transmission power pole present within the existing Meriam Park conservation preserve and the abandonment and relocation of two poles within the project parcel. One existing pole is located within a vernal pool and will be relocated at least 15 feet in-line with the existing pole on the project parcel, outside of the boundary of the vernal pool. The new steel pole will be approximately 75 feet tall with an arm length of 14 feet set approximately 12.5 feet into the ground and will facilitate spanning to the project parcel. The existing pole will be abandoned and remain as to not disturb the biologically sensitive area. The new span length will be approximately 234 feet to a new pole on the east side of Bruce Road. This new wooden pole will be located in the southern portion of the project parcel, it will be approximately 80 feet tall and set approximately eight feet into the ground. From there the wire will span approximately 238 feet to another new wooden pole at the western edge of the parcel. This new pole will be approximately 75 feet tall and will be set approximately 9.5 feet into the ground. Finally, the line will span 292 feet to a new 90-foot wooden pole set nine feet deep in the same hole as the existing pole at the southwest corner of Bruce Road and State Route 32. The two existing poles within the project parcel will be removed to facilitate construction.

As per City policy, the project would connect to the sanitary sewer system. There are no known septic tanks currently on the project site. A curb and gutter catch basin system would be engineered for the collection of storm water runoff. Storm water would subsequently be detained, allowing sediment to settle, or be filtered, prior to discharge into the City's storm water drainage system.