



CITY OF MORGAN HILL

DEVELOPMENT SERVICES CENTER, PLANNING DIVISION

17575 Peak Avenue Morgan Hill CA 95037 (408) 778-6480 Fax (408) 779-7236

Website Address: www.morgan-hill.ca.gov

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

This is to advise that the **City of Morgan Hill** has prepared an **Initial Study** to evaluate the environmental impacts of the project identified below, as required by the California Environmental Quality Act (CEQA). As mandated by State Law, the review period for this document is 30 (thirty) days. Based upon the conclusions set forth in the IS, the City of Morgan Hill proposes to adopt a Mitigated Negative Declaration.

Project Title: World Oil Gas Station and Retail Project

Project Location: The 0.5-acre project site (APN 817-01-002) is located at 16720 Monterey Road in the City of Morgan Hill.

Project Description: The project proposes to remove the existing pump stations, retail/convenience store, and fuel canopy to redevelop the site with six pump stations (12 gas pumps), a new UST system, a new canopy, and a 2,115 square foot retail/convenience store. The project would include an air and water dispenser, trash enclosure, and surface parking spaces on the northern portion of the site. A heating, ventilation, and air conditioning unit would be located on the roof of the retail/convenience store. The proposed project would repave sidewalks along the project frontage on Monterey Road and San Pedro Avenue. The facility would continue to operate 24 hours per day, seven days per week.

Public Hearing: The Planning Commission will consider the proposed project and environmental document at a public hearing tentatively scheduled for March 14, 2023 at 7:00 pm. The community may attend in person at the Council Chamber Building at 17555 Peak Avenue or virtually at <https://bit.ly/PlanningCommissionMtg> or 669-900-9128, then enter the webinar id: 862 0324 6251.

CEQA requires this notice to disclose whether any listed toxic sites are present. The project location is included on a list of hazardous materials sites, pursuant to Government Code Section 65962.5, as a Leaking Underground Storage Tank case. The case has been closed as of 2015. The Initial Study prepared for the project includes mitigation measures to reduce any potential impacts from contaminant release during construction to less than significant levels.

The comment period for this document begins on February 3, 2023 and closes on March 6, 2023 at 5:00 PM. Persons having comments concerning this project, including objections to the basis of determination set forth in the IS, are invited to furnish their comments, during the comment period noted above, summarizing the specific and factual basis for their comments, in writing to the City of Morgan Hill Community Development Department.

The draft Mitigated Negative Declaration, Initial Study and reference documents are available for review from 8:00 AM to 5:00 PM Monday through Friday at the City of Morgan Hill, Development Services Center, Community Development Department, 17575 Peak Avenue, Morgan Hill, CA 95037. An electronic copy of the documents may

also be viewed on the city website at www.morganhill.ca.gov/ceqa or available on a CD at an additional cost. Further details may be obtained from the Community Development Department at (408) 778-6480.