



COMMUNITY DEVELOPMENT DEPARTMENT

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NOTICE OF AVAILABILITY OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR THE CHICO WALMART EXPANSION PROJECT (SCH#2015102017)

Name of Project: Chico Walmart Expansion (PM 15-02, UP 15-10, UP 15-12, PDP 15-01, AR 15-16)

Location: 2044 Forest Avenue, Chico, CA. AP Nos. 002-370-057, 002-370-055, and 002-170-004

Description of Project: The Project consists of subdividing the project site to facilitate the following development and uses: (1) expand the existing Walmart store by up to 66,500 square feet; (2) develop an eight-pump fuel station (16 vehicle fueling positions) with a 1,500-square-foot kiosk; and (3) create two outlot parcels with a combined development potential of 52,000 square feet of commercial uses (retail or restaurant). Following the subdivision, the Walmart/fuel station parcel (Parcel 1) would total 21.88 acres, Parcel 2 would be 2.63 acres, and Parcel 3 would be 2.57 acres. Discretionary applications: Tentative Parcel Map, Use Permits, Planned Development Permit, and Site Design and Architectural Review.

The 27.11-acre project site is designated Regional Commercial by the General Plan and zoned CR (Regional Commercial). Surrounding properties include a hotel use and undeveloped land to the north, office and retail uses to the east, and the Wittmeier Auto Center to the south. State Route 99 abuts the project site to the west.

Environmental Review: In accordance with the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) has been prepared by the City to consider potential impacts associated with implementation of the project, and to provide mitigation measures that will reduce potential impacts to less than significant levels. The Draft EIR was released for public and agency review on June 17, 2016, and the review period ended on August 1, 2016 (a 45-day review period).

Following the close of the public review period, the City compiled comment letters from agencies, interest groups and the public regarding the Draft EIR. A Final EIR has been prepared, which responds to the written comments received on the Draft EIR. The Final EIR also contains errata that modifies certain portions of the Draft EIR.

Where Documents Are Available for Review: The Final EIR is available on the City's website at:

http://www.chico.ca.us/planning_services/documents/Wal-MartDraftEnvironmentalImpactReport.asp

The Final EIR and supporting materials may also be reviewed at the City of Chico Planning Services Division, 411 Main Street, Chico; the Butte County Library, Chico Branch, 1106 Sherman Avenue, Chico; and the Meriam Library, CSU, Chico. Please feel free to contact Associate Planner Mike Sawley at (530) 879-6812 or mike.sawley@chicoca.gov with any questions.

Anticipated Significant Impacts: The proposed project would result in one significant and unavoidable impact: A segment of southbound State Route 99 between State Route 32 and E. 20th Street, would operate at an unacceptable level during the PM peak hour under the Cumulative Plus Project conditions. Feasible mitigation was identified to lessen the severity of this impact, however, after mitigation it would remain significant and unavoidable. Other potential impacts that could be fully mitigated were also identified in the following areas: air quality / greenhouse gas emissions, biological resources, cultural resources, hydrology and water quality, noise, and transportation.