

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

SCH #

Note: The State Clearinghouse (SCH) will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., Notice of Preparation or previous draft document) please fill in.

Project Title: Queen Olive Galleria

Lead Agency: City of Corning

Contact Person: Christina Meeds

Mailing Address: 794 Third Street

Phone: 530-824-7036

City: Corning

Zip: CA

County: Tehama

Project Location: County: Tehama

City/Nearest Community: Corning

Cross Streets: South Ave

Zip Code: 96021

Longitude/Latitude (degrees, minutes, and seconds): -122.200314 39.902465

Total Acres: 8.75

Assessor's Parcel No.: 087-090-077
M.D.B&M

Section: S1/2 28 Twp.: 24N Range: R.3W Base:

Within 2 Miles: State Hwy #: 99W

Waterways: Sacramento River

Airports: Corning Municipal

Railways: Union Pacific

Schools: Corning Union School District

Document Type:

CEQA:

- NOP Early Cons
 Neg Dec Mit Neg Dec Draft EIR Supplement/Subsequent EIR
(Prior SCH No.) _____ Other: _____

NEPA:

- NOI EA Draft EIS FONSI

Other:

- Joint Document Final Document Other: _____

Local Action Type:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division
(Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- Residential: Units _____ Acres _____
- Office: Sq.ft. _____ Acres _____ Employees _____
- Commercial: Sq.ft. 66,000 Acres 8.75 Employees 100
- 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:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input checked="" type="checkbox"/> Land Use | <input checked="" type="checkbox"/> Traffic/Circulation |
| <input checked="" type="checkbox"/> Agricultural Land | <input checked="" type="checkbox"/> Minerals | <input type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Water Quality |
| <input type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Wetland/Riparian |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Recreation/Parks | <input checked="" type="checkbox"/> Other: <u>Cultural Resources, Energy,</u> |
| <input type="checkbox"/> Cumulative Effects | <input type="checkbox"/> Schools/Universities | Greenhouse Gas Emmissions, |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Septic Systems | Hazards & Hazardous |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Sewer Capacity | Materials, Hydrology, |
| <input type="checkbox"/> Fiscal | <input type="checkbox"/> Soil Erosion/Compaction/Grading | Mandatory Findings of |
| <input type="checkbox"/> Floodplain/Flooding | <input type="checkbox"/> Solid Waste | Significance, Tribal Cultural, |
| <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Toxic/Hazardous | Utilities/Service Systems, |
| <input checked="" type="checkbox"/> Geologic/Seismic | | Wildfire |
| <input type="checkbox"/> Growth Inducement | | |

Present Land Use/Zoning/General Plan Designation:

C-3 – General Business District CBDZ

Project Description:

The project proposes to construct a freeway oriented commercial center on an 8.75-acre vacant parcel adjacent to and southwest of the existing Interstate 5/South Avenue interchange. Proposed development would include two fueling stations, one with a car wash, one quick service restaurant, two casual dining restaurants and a 100-room hotel. Other project features would include parking areas, a pedestrian plaza, landscaping, and signage, including a freestanding advertising sign adjacent to I-5. The project would include widening and frontage improvements along South Avenue and a new access road along the west line of the project

site. Municipal water and sewer services would be extended from existing City facilities in Highway 99 West beneath Interstate 5 along one of two alternative routes to the project site. An on-site storm drainage system would be installed.

Reviewing Agencies Checklist

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

- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Public Utilities Commission |
| <input checked="" type="checkbox"/> Caltrans District # 2 | <input checked="" type="checkbox"/> Regional WQCB # 5 |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> Fish and Wildlife Region # 1 | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Other: <u>CA Transportation Commission</u> |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | |
| <input type="checkbox"/> Housing and Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |
| <input type="checkbox"/> Office of Historic Preservation | |

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

Starting Date 5/30/2025 Ending Date 6/30/2025

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: Christina Meeks **Date:** 5/30/2025

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