

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION 2025-04-01

This notice is to inform the public and interested agencies that in accordance with the California Environmental Quality Act (CEQA), the City of Corning is circulating Initial Study/Mitigated Negative Declaration (MND) 2025-04-01 for public comment.

Project/Location: APN: 087-090-077

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.

Document Availability: The Initial Study/MND will be available for review at the following locations beginning on Friday, May, 30, 2025:

- City of Corning, 794 Third St. Corning, CA 96021
- City of Corning website: <https://www.corning.org/current-notices/>

Public Review Period: The 30-day public review period for the Initial Study/MND is from May 30, 2025 to June 30, 2025.

Comments: Any person who wishes to comment on the City's intent to adopt the MND must submit written comments no later than 5:00 p.m. on Monday, June 30, 2025. Written comments may be sent to: Christina Meeds, City Planner, City of Corning 794 Third Street, Corning, CA. 96021
Comments may also be sent by e-mail to cmeeds@corningca.gov.

Project Impacts: Based on the findings of the Initial Study, it has been determined that the project will not have a significant effect upon the environment based on mitigating measures, which will be attached to the project as conditions of approval. A Mitigated Negative Declaration (MND 2025-04-01) has been prepared outlining a Mitigation Monitoring and Reporting Plan to mitigate the potentially significant impacts.

Public Hearing: The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements.

