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NOTICE OF INTENT TO ADOPT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

DATE: October 3, 2025

Based upon the conclusions set forth in the Initial Study, the CEQA Lead Agency finds that the proposed Project, which includes measures and mitigations designed to minimize environmental impacts, would not result in significant adverse effects on the environment. The CEQA Lead Agency has prepared this Notice of Intent to adopt the Initial Study/Mitigated Negative Declaration pursuant to 14 CCR Section 15072.

Project Title: SR2025-0006, UP2025-0002 Design Permit and Conditional Use Permit for the Chevron Convenience Store and Gas Station Project

Project Description:

This project involves upgrading the existing Valero gas station and convenience store to operate as a Chevron gas station and store (1594 Square Feet). The store's will be expanded into the former auto repair area. A new fueling canopy will be added, along with one extra multi-pump dispenser and a 500-gallon above-ground propane tank for propane sales. The project also includes replacing the current underground fuel storage tanks.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

As required by CEQA, this notice confirms that the project site is listed as a hazardous materials site under Government Code Section 65962.5 due to a past Leaking Underground Storage Tank (LUST) case. That case was officially closed in 2016. The Initial Study for the project includes mitigation measures to ensure that any potential release of contaminants during construction will be reduced to less than significant levels.

Project Location: Northwest corner of Monterey Road and Wright Avenue. 17905 Monterey Road, Morgan Hill, CA.

Lead Agency: City of Morgan Hill

Public Review Period:

A 30-day public review period will begin on October 3, 2025. Written comments on the draft Initial Study/Mitigated Negative Declaration (IS/MND) must be submitted to the Lead Agency no later than 5:00 PM on November 3, 2025, and should be addressed to: City of Morgan Hill, Development Services Division, 17575 Peak Avenue, Morgan Hill, CA 95037.

Attn: Richard Buikema, or emailed to rich.buikema@morganhill.ca.gov or by phone at (408) 310-4676.

A public review of the project will tentatively be held:
November 11, 2025, at 7:00 PM
City of Morgan Hill
City Council Chambers
17555 Peak Avenue

Available Material:

A copy of the draft Initial Study/Mitigated Negative Declaration (IS/MND) and supporting materials are available at the City of Morgan Hill, Development Services Department, 17575 Peak Avenue, Morgan Hill, CA 95037. A copy of the IS/MND is available online at: <https://www.morganhill.ca.gov/2645/Chevron-Convenience-Store-and-Gas-Station>

A copy of the IS/MND will be posted to the State Clearinghouse: <https://ceqanet.opr.ca.gov/>

Contact for Public Comments:

Written comments on the draft Initial Study/Mitigated Negative Declaration may be addressed to: City of Morgan Hill, Development Services Department, 17575 Peak Avenue, Morgan Hill, CA 95037.