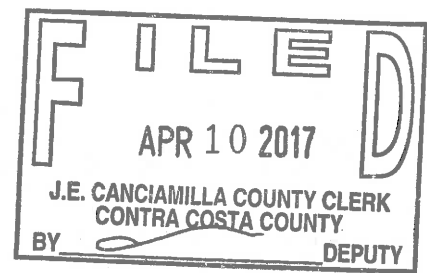


**CITY OF PLEASANT HILL  
NOTICE OF AVAILABILITY**



Draft Environmental Impact Report for a Proposed CarMax Auto Superstore (PLN 16-0027)

**NOTICE IS HEREBY GIVEN** that the City of Pleasant Hill, as the Lead Agency under the California Environmental Quality Act, has completed a Draft Environmental Impact Report (Draft EIR) for the CarMax Automobile Dealer and the Draft EIR is currently available for public review and comment.

**Project Description/Location:** CarMax automobile dealership and associated site improvements; the project site is located at 65 and 77 Chilpancingo Parkway, Assessor Parcel Numbers 153-300-001, 153-300-002, and 153-300-003.

The project includes demolition of the existing unoccupied former Kmart building and an existing operational McDonald's restaurant and construction of up to approximately 45,289 square feet of structures/facilities for a CarMax automobile dealership on approximately 9.95 -acres, constructed in two phases beginning in late 2017. It is expected that the second phase would begin construction after completion of the first phase. Phase I would include an approximately 18,824-square-foot CarMax Auto Superstore building, lighted outdoor vehicle display area and surface parking, on approximately 7.93-acres. Phase II would encompass the remaining approximately 2.02 acres including the expansion of the CarMax Auto Superstore building constructed in Phase I by approximately 26,465 square feet, with an additional automotive service building, and the addition of a Final Quality Control building, attached to the Car Wash (to be built in the first phase). The project phases are noted below:

**Phase I**

- CarMax Auto Superstore building containing sales offices, service center, presentation area in approximately 18,824 square feet.
- A private car wash building with an approximate area of 936 square feet
- Paved parking and drives aisles
- Utilities, including drainage, improvements
- Landscaping, including tree removals, new walls and fences and bicycle facilities
- Paved parking (159 customer and employee parking spaces), drive aisles and lighted outdoor vehicle display area (approximately 2.27 acres)
- A 4,000 gallon underground fuel storage facility

**Phase II**

- Reconditioning Service Building with an approximate area of 24,100 square feet
- Final Quality Control (FQC)/Auctions.
- The Carwash building would be expanded by an approximate area of 1,429 square feet for a total of 2,365 square feet.
- The vehicle staging area would be expanded in Phase II to include an additional, approximately 15,681 square feet.

**Project Issues Discussed in Document:** The Draft EIR has identified potential project issues in the following areas: Aesthetics, Air Quality/Greenhouse Gas Emissions, Biological Resources, Cultural Resources, Geology and Soil, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Transportation/Traffic, Tribal Cultural Resources, Utilities and Service Systems and Cumulative effects. After mitigation, the project would not have any significant unavoidable impacts, nor impacts which would be cumulatively considerable.

**Document Availability:** Copies of the Draft EIR and all documents referenced in the EIR are available for public review at the Planning Division in the City of Pleasant Hill City Hall offices (100 Gregory Lane, Pleasant Hill, CA 94523). In addition, the Draft EIR and related documents are also available through the City of Pleasant Hill website at [www.pleasanthillca.org](http://www.pleasanthillca.org).

**Public Review Period:** The Draft EIR is available for public review and comment pursuant to California Code of Regulations, Title 14, Sections 15085, 15087 and 15372. The 45 day public review period for the Draft EIR begins on April 10, 2017 and ends on May 25, 2017. Comments on the Draft EIR are to be submitted to the Planning Division in writing **no later than 5:00 p.m., May 25, 2017**, at 100 Gregory Lane, Pleasant Hill, CA 94523 or by email to [tfujimoto@pleasanthillca.org](mailto:tfujimoto@pleasanthillca.org).

**Contact Information:** For further information regarding this Notice of Availability or the project contact Troy Fujimoto, Project Planner, City of Pleasant Hill Planning Division, (925) 671-5224 [tfujimoto@pleasanthillca.org](mailto:tfujimoto@pleasanthillca.org).



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Greg Fuz  
Zoning Administrator