

AMENDED

Comment period closing date
and mailing address have
been corrected.



CITY OF PLYMOUTH
NOTICE OF AVAILABILITY (NOA) / NOTICE OF INTENT (NOI) TO ADOPT
AN INITIAL STUDY / MITIGATED NEGATIVE DECLARATION
ARCO COMMERCIAL CENTER AND CAR WASH

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, City Staff prepared a Draft Initial Study / Mitigated Negative Declaration (IS/MND) that identify and evaluate the environmental impacts of the General Plan Amendment, Zone Change, Major Design Review, Administrative Use Permit, and Lot Line Adjustment.

Project Title: ARCO Commercial Center and Car Wash

Project No.: Project 2022-09

Project Location: 18725 State Route 49, Plymouth.

Project Description: A Lot Line Adjustment has been filed to reconfigure two parcels. A General Plan Amendment is intended to designate the proposed southern part of the parcel from Urban Commercial (UC) to Suburban Commercial (SC). The Zone Change will designate the reconfigured parcel from Village Commercial (VC) to Highway Commercial (HC). A Major Design Review and Administrative Use Permit are requested for the construction of an ARCO fueling station consisting of a 3,400 square-foot AM/PM convenience store, an automatic car wash, the gas station which will include a 4,606 square-foot canopy, six (6) multi-product dispensers that would create a total of twelve (12) vehicle fueling stations, the installation of three (3) underground storage tanks and associated improvements.

Environmental Review and Public Comment: The circulation of the Draft Initial Study/Mitigated Negative Declaration (IS/MND) is to encourage written public comments. Interested persons can review the Draft IS/MND at the following physical location:

**City of Plymouth
Planning Department
9426 Main Street
Plymouth, CA 95669**

You may obtain the document in electronic format at <https://cityofplymouth.org/planning/> or by emailing the Planner at mgonzalez@4leafinc.com. To request a PDF version of the document from the Planning Department database, please reference the project number above.

The 30-day comment period on the IS/MND opens on **Friday, February 2, 2024, at 9:00 AM** and closes on **Monday, March 4, 2024, at 4:00 PM**. Please submit comments to mgonzalez@4leafinc.com or to:

Magda Gonzalez, Senior Planner
(925) 789-7160
City of Plymouth
Planning Department
PO Box 429
Plymouth, CA 95669

Please note that public notice will be published in the newspaper and mailed to surrounding property owners when a Planning Commission hearing date is set.