



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.

Public Notice of Public Hearing: The City of Plymouth Planning Commission will hold a public hearing to consider the ARCO Commercial Center and Car Wash and make a recommendation to the City Council, for review and adoption. Said public hearing will be held on June 19, 2025 at 6:30pm (or as soon thereafter as the matter may be heard), at Plymouth City Hall, located at 9426 Main Street, Plymouth, CA, 95669.

All persons interested in this matter may attend the public meeting as set forth in the agenda to be posted by the City at least 72 hours prior to the above-mentioned hearing time, and may present any public comments deemed relevant to project.

Project Description: The proposed project is for a new Gas Station and Car Wash and includes a Lot Line Adjustment, General Plan Amendment, Rezone, Minor Design Review and Administrative Use Permit applications. A Lot Line Adjustment has been filed to reconfigure two parcels thus allowing the existing gas station to be located on its own parcel. A General Plan Amendment is intended to redesignate the proposed southern part of the parcel from Urban Commercial (UC) to Suburban Commercial (SC). The Rezone (or Zoning Map Amendment) will redesignate 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 **Monday, May 5, 2025, at 9:00 AM** and closes on **Thursday, June 5, 2025, 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