

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024020094

Project Title: ARCO Commercial Center and Car Wash

Lead Agency: City of Plymouth

Contact Name: Magda Gonzalez, Senior Planner

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Project Location: Plymouth Amador  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

There are no "potentially significant impacts" nor are there "significant" impacts as a result of this project.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The Lead Agency received three public comments with questions pertaining to this project. A summary is provided below:

First Comment: General Plan and zoning, air quality, scenic corridor, water and sewage treatment, public services (i.e. law enforcement), long-term impacts, and tribal cultural resources.

Second Comment: proposed use (i.e. gas station and car wash), electric charging stations, and alternatives to fuels/biodiesel.

Third Comment: City's process, environmental review document, proposed mitigation measures and findings, General Plan and Zoning Amendment, Environmental Impacts (Aesthetics, Air Pollution, Biological Resources, Hazards and Hazardous Materials, Mineral Resources, Traffic and Transportation, and Cumulative Impacts).

Provide a list of the responsible or trustee agencies for the project.

City of Plymouth