

CITY OF RIPON  
COMMUNITY DEVELOPMENT DEPARTMENT  
259 N. WILMA AVENUE  
RIPON, CA 95366

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the City of Ripon has prepared an Initial Study (IS) of environmental effects and intends to adopt a Mitigated Negative Declaration (MND) for the Arc Way Gas Station and Retail development project. The City of Ripon is the Lead Agency for this project under the California Environmental Quality Act (CEQA).

The project proposes the development of a commercial center on a 1.61- acre parcel at the intersection of West Frontage Road and Arc Way in central Ripon. The proposed development would consist of a Circle K convenience store building of approximately 5,198 square feet, along with six fuel dispensers under a canopy in front (east) of the store. The project also proposes construction of a commercial/retail building of approximately 4,320 square feet that can accommodate up to four retail businesses.

The IS/MND analyzes the potential environmental effects of the project in accordance with CEQA and the State CEQA Guidelines. Based on this analysis, the IS/MND finds that the project will not involve any significant environmental effects, provided that the mitigation measures described in the IS/MND are implemented. The City has agreed to the mitigation measures and these measures will be adopted by the City of Ripon. There are no sites identified under Section 65962.5 of the Government Code located on or near the project site.

The IS/MND is available for public review at the Ripon Planning Department at the address shown below and at the City's website:

<https://www.cityofripon.org/publicnotices>

The City will accept public and agency comments on the IS/MND during a 30-day review period that will begin on December 31, 2024 and end on January 30, 2025. Comments may be submitted by mail or e-mail as shown below:

City of Ripon  
Community Development Department  
Attn: Ken Zuidervaart, Community Development Director  
259 N. Wilma Avenue  
Ripon, Ca 93665  
[kzuidervaart@cityofripon.org](mailto:kzuidervaart@cityofripon.org)

After completion of the public review, the City Council will consider adoption of the IS/MND and approval of the proposed project at their regularly scheduled meeting on February 18, at 6:00 p.m., at the address shown above.

Ken Zuidervaart, Director, Community Development  
City of Ripon