AGENDA
CITY OF PLYMOUTH
PLANNING COMMISSION

SPECIAL MEETING

THURSDAY, NOVEMBER 12, 2026

9426 Main Street, Plymouth, California

Michael Sullivan, Chair

William Klaproth, Vice Chair

Thomas Mikkelsen, Planning Commissioner

Micki East, Planning Commissioner

Micah Malcolm, Planning Commissioner

PLEASE NOTE: The Council may take up any agenda item at any time, regardless of the order listed. Action may be taken on any item on the agenda. **Members of the public who wish to speak may be subject to a three (3) minute maximum time limit when addressing the Council, and/or the City may require speaker identification sheets be submitted to the Deputy City Clerk prior to being called upon by the Mayor to provide public comment.**

CITY OF PLYMOUTH
PLANNING COMMISSION
SPECIAL MEETING AGENDA

Thursday, November 12th, 2026, at 6:30 PM

Plymouth City Hall - 9426 Main Street Plymouth, California

Members of the public not attending in person may submit written public comment prior to the meeting by emailing your comment to the Planning Clerk at jsmith@cityofplymouth.org before 3:30 PM on the day of the meeting. Emailed public comments will be distributed to the Commission and made part of the official record.

Meeting ID: 971 3412 5249 **Passcode**: 198471

https://zoom.us/j/97134125249?pwd=s8Mnn6Ls16CYkdblmNNW34mpSE7vdl.1

Michael Sullivan, Chair

William Klaproth, Vice Chair	Thomas Mikkelsen, Commissioner
Micki East, Commissioner	Micah Malcolm, Commissioner

This meeting will be recorded. Council Chambers are wheelchair accessible. Special accommodations may be requested by contacting the Planning Clerk 72 hours in advance of the meeting.

Please silence all cell phones or similar devices.

1. CALL TO ORDER / ROLL CALL:

- **Roll Call**
- **Flag Salute**

2. APPROVAL OF PLANNING COMMISSION SPECIAL MEETING AGENDA FOR NOVEMBER 12th, 2026

3. SPECIAL MEETING PUBLIC COMMENT:

Under provisions of the Government Code, citizens wishing to address the Commission for any matter not on the agenda may do so at this time by completing and submitting a Speaker Submittal Form to the Planning Clerk or following the instructions noted on this agenda. Speakers will be called by the Chair at the point on the agenda when the item will be heard. Speakers should keep comments to three minutes or less and state their name and community of residence. Under provisions of the California Government Code, the Commission is prohibited from materially discussing or taking action on any item not on the agenda unless it can be demonstrated to be of an emergency nature or an urgent need to take immediate action arose after the posting of the agenda.

4. PRESENTATIONS/APPOINTMENTS: NONE

5. CONSENT CALENDAR ITEMS:

All matters listed under the Consent Calendar are to be considered routine and will be enacted by one motion. If discussion is required, that particular item will be removed from the consent calendar and will be considered separately.

5.1 APPROVAL OF THE PLANNING COMMISSION REGULAR MEETING MINUTES OF OCTOBER 20th, 2026

6. PUBLIC HEARINGS: NONE

7. UNFINISHED BUSINESS: NONE

8. NEW BUSINESS: NONE

9. REPORTS:

- Commission
- Chairperson
- Planning Director
- City Staff

10. ADJOURNMENT

The next regular scheduled Planning Commission Meeting Date is November 19th, 2026. The meeting will begin at 6:30pm.

ADDITIONAL INFORMATION

Public documents related to items on the open session portion of this agenda, which are distributed to the Planning Commission no less than 24 hours prior to the meeting, shall be available for public inspection at the Planning Clerk's office located at Plymouth City Hall and at the time of the meeting.

NOTICE:

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Planning Clerk at (209) 245-6941 Ext. 254 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Jacob Smith, Planning Clerk for the City of Plymouth, declare that the foregoing agenda for the November 12, 2026, Regular Meeting of the Plymouth Planning Commission was posted and available for review on November 11, 2026, at the City Hall of the City of Plymouth, 9426 Main Street, Plymouth, California, 95669. The agenda is also available on the city website at www.cityofplymouth.org.

Signed at Plymouth, California
//s//
Jacob Smith
Planning Clerk

5.1
CORRESPONDENCE

CITY OF PLYMOUTH
PLANNING COMMISSION
SPECIAL MEETING MINUTES
Thursday, October 20th, 2026, at 6:30PM

Plymouth City Hall - 9426 Main Street Plymouth, California

Michael Sullivan, Chair

Thomas Mikkelsen, Vice Chair — William Klaproth, Commissioner

Micki East, Commissioner — Micah Malcolm, Commissioner

This meeting will be recorded. Council Chambers are wheelchair accessible. Special accommodation may be requested by contacting the Planning Clerk 72 hours in advance of the meeting.

Please silence all cell phones or similar devices.

1. CALL TO ORDER / ROLL CALL: Meeting called to order at 6:30pm.

COMMISSIONERS PRESENT: Thomas Mikkelsen, Micah Malcolm, Michael Sullivan, William Klaproth, Micki East

COMMISSIONERS ABSENT: None

STAFF/ADVISORY PRESENT: Erica Fraser, Planning Director, Victoria McHenry, City Clerk, Jacob Smith, Audio/Video Technician

STAFF/ADVISORY ABSENT: None

Flag Salute led by Chair Sullivan

2. APPROVAL OF PLANNING COMMISSION SPECIAL MEETING AGENDA FOR OCTOBER 20th, 2026

Commissioner Klaproth made a motion to approve the Planning Commission Special Meeting Agenda for October 20th, 2026. Second by Commissioner Malcolm. Motion Passed with a vote of 5-0.

3. PUBLIC COMMENT: NONE

4. PRESENTATIONS/APPOINTMENTS: NONE

5. CONSENT CALENDAR ITEMS:

5.1 APPROVAL OF THE PLANNING COMMISSION REGULAR MEETING MINUTES OF August 20th, 2026

DRAFT

Vice Chair Mikkelsen motioned to approve the Planning Commission Regular Meeting Minutes for August 20th, 2026. Second by Commissioner East. Motion passed with a vote of 4-0-1 with Commissioner Klaproth abstaining.

6. PUBLIC HEARINGS:

6.1 Review and make a recommendation to the City Council on a Mitigated Negative Declaration, General Plan Amendment, Rezone, Major Design Review, and Conditional Use Permit for the ARCO Project located at 18275 HWY 49(PA 2022-9)

Steve Garretson submitted written public comment. Craig Baracco submitted written public comment. Jon Campbell submitted written public comment. Stephanie Moreno submitted written public comment. Mark and Jessica Fowler submitted written public comment. Sim Bains submitted written public comment.

Planning Commissioner Fraser presented to the Planning Commission on the ARCO project. She highlighted the project area and details about the project including the size of the store, gas canopy, and carwash. Highlighting the hours of operation for both the convenience store and the car wash and designs of the ARCO. Planning Director Fraser highlighted the increase in landscaping for the project and how it exceeds the requirement to provide a buffer between the lot and the surrounding area such as Mill Street. The design aligns with the Downtown historic overlay and following the guidelines. The project included a CEQA review. Planning Director Fraser highlighted the Mitigated Negative Declaration and everything that went with it from traffic study, and other studies and the timeliness of it if the project is approved. Chairman Sullivan asked about the zoning change and its significance on the approval of the rezoning. Planning Director Fraser states the applicant has a presentation, as well as the CEQA preparer online to answer questions and other experts in the CEQA document. Commissioner Malcolm asked about why the lot needs to be rezoned when it was a gas station in years prior. Planning Director Fraser shared that the changes to zoning map made it non-compliant. Chair Sullivan asked for what types of buildings would be allowed under the rezone and the new zone vs what it is currently zoned as.

Leslie Burnside stepped up to give the applicant presentation. She also had applicant Dalip Gupta, and his leadership team, Brandon Metler (project engineer), Alex Tabrizi (traffic study) appearing via Zoom to answer questions. The applicant accepts the conditions of approval as written. Leslie Burnside wants to highlight a few topics, architectural design, stormwater management, light pollution, and water usage. She first highlights the inspiration for the design of the buildings from around historic downtown Plymouth. Next, she highlights the overhaul to the original design to a new design to fit into Plymouth. The design changes were to the convenience store, carwash, signage, fuel canopy, and land scaping. The increase in landscape is 32% coverage with twenty-one new trees. Lighting at the site would be pointed downward. Run-off is treated on site. They have gotten a will-serve letter from Amador Water Agency, and it states that they would be allotted 4,000 gallons per average day, but the anticipated use is 1,950 gallons. There is an alcohol COP that would allow the ARCO to serve beer and wine, it would be transferred from the Plymouth Trading Post. The development does bring employment opportunities and tax revenue to the City and introduces the use of a car wash within City Limits.

Chair Sullivan asks the applicant about the concern of the noise of the car wash and where it sits now and if it impacts the residents on Mill Street. Planning Director Fraser addressed this with an acoustic study and has CSG address this concern. Leslie Burnside highlights

that the dryers were the devices used in the noise study and that there are sound absorbing panels installed in the interior of the tunnel. Chair Sullivan asked about the closing time of the car wash and Leslie Burnside said that they were open to talking about it. Commissioner Malcolm asked about the canopy and if the panels are illuminated. Leslie Burnside explained the illumination and it being only the logo that would be illuminated. Commissioner Klaproth asked about the treatment of storm water run-off. Brandon Metler answered this question. He said the site would drain to the south; they would capture the run-off and put it into bio-retention areas and hit a soil structure to filter. Around the fuel station, it would be isolated, it would go into a sand and oil separator. Chair Sullivan asks if the landscaping is adequate in blocking the lighting of headlights turning in and shining in people's houses. Leslie Burnside explains that the landscaping should be adequate as it continues to grow. Kelli Allen from CSG appear via Zoom to discuss the noise topic. She reiterates that the purposes of CEQA, they use noise levels that are in the general plan and determined that the change in levels would be below standards that the City has and that the project complies. The general plan has a standard of 72 and 77 decibels; the projected noise level is from 46 to 57 decibels.

Stephanie Moreno, Plymouth resident and business owner, shared disagreement with the Planning Director about the lot owner not being able to build anything else without coming to the Planning Commission, arguing that they can build without Planning Commission approval. That they can come back for design review but not for permission to build. She also highlighted differences in the zone stating that an animal hospital, auto sales, a towing yard, building guarding materials, and emergency shelter would all be allowed with the rezone with some buildings going to just the Planning Director and not the Planning Commission. She also stated that the dryers are only one-fifth the time of the carwash and not the entirety of the carwash. Also, that the noise is analyzed at an average, not at the highest point. She also states that they should disclose the carwash if they know the type of carwash. She also wants to know why they need a will-serve letter from Amador Water Agency. She then reiterates that the rezone would mean they could build any types of buildings listed prior. She also would like to know if any of the planning commission met with the applicant or their agents in ex-parte communication because it needs to be disclosed.

Rosemarie Moreno-Moody, Plymouth resident, asked about the downtown historical requirements and if the project would no longer have to comply. Planning Director Fraser addressed there is no plan to change the overlay but that the project also needs to comply with the Scenic Corridor overlay since it is along Highway 49.

Cary Roulet, who owns a ranch up the hill, feels that the community is being crushed by outside sources. He voices concern about the potential number of gas stations. He also states his concern about the location being along the Arroyo ditch and the contamination will go clear to Sacramento. He voices that they need to keep Main Street – Main Street- not an Am/Pm.

Jon Campbell, Plymouth resident, owns property right across the street from the proposed project. He wants to know about the property rights to people that are already there. He voices concern about the project right across from his property. He also stated City Staff sounds like "cheerleaders" for the project.

Francesca Levaggi owns property in Plymouth, and states that this is a landmark site and a Gateway to Plymouth. She feels that this is the wrong choice. That it does not fit in with Plymouth and that it would be embarrassing. She believes it would be ugly and that the design does not look historic and does not fit in with the rest of Plymouth and that the

DRAFT

landscaping is not sufficient. The project would impact on the quality of life for residents and lower home values for surrounding houses. The last thought was if the study on decibels and if they know what the decibels are currently?

Scott Kingston, from Lodi but here on behalf of family who own property in Plymouth. States he is in the commercial real estate development and brokerage business. Brings up some inconsistencies in the setback and if it was consistent with City code. He mentions the underground storage tanks; measures are being taken to prevent fuel and movement underground. Chair Sullivan asked Leslie Burnside to come up and answer questions. Ms. Burnside asks Planning Director Fraser about the compliance of setbacks and the answer is that they are complying with setbacks. Ms. Burnside compares the fuel storage to that of the run-off. She highlights the procedures for tanker drivers, and the gas station employees must prevent spillage from expanding. She highlights that technology today for fuel storage is double walled. If there is any leakage from the first wall, it shuts down the system and will not change until the issue is addressed.

Cara John, Plymouth resident, asks about the maintenance and up-keep of landscaping and the prevention of the landscape dying during and after the project. Planning Director Fraser highlights that it is a condition upon approval to always maintain landscaping. That includes new additions or replacement landscaping, all of which would need to go to Planning Commission every time. If landscaping dies, code enforcement will be out to address it because they are in violation of their permit.

Meredith Hansen, Plymouth resident, opposes the project as it is not appropriate for the town. That it would be an “eye sore” and that it impacts Main Street as much as it impacts Mill Street.

Ryan Frederick, local business owner, asks about the active cleanup at the Plymouth Trading Post. Highlighting that this cleanup is still on the state water board website. He found it interesting that there is a new project development when the cleanup has not been completed. He also asks if there has been a new traffic study done besides the original one in 2023 due to the new Casino and expansions such as the Chevron. He also asks about the clearance and amount of space available to move in. He highlights that this area seems smaller than the Pokerville parking lot. He asked if the Plymouth Trading Post would remain or be removed for this project. Planning Director Fraser addressed the tanks as a state requirement that is beyond the City. The applicant did state that it is still active but does not have answers as it is with Plymouth Trading Post. Planning Director Fraser addresses the existence of the Plymouth trading Post as a condition of approval; the Trading Post will either need to bring the building up to compliance with current regulations or they will have to demolish it. But they want the site cleaned up.

Jon Campbell, Plymouth resident, brings up that loose-fill dirt was laid on the site and was pushed to a flat area. He wants to know if the fill dirt was ever inspected or ever compact tested.

Joanne Kupka, representative of property near project, states that the dirt that was dumped went under the apartment buildings and left the buildings uninhabitable. She wants to know how they are going to clean it. Chair Mikkelsen addresses this as a separate issue and recommends her to contact the City. Ms. Kupka states that the City has done nothing and that she does not want more contamination or noise from the project. Brandon Metler addresses this by explaining that the new development would need to clean up any existing contamination.

Chair Mikkelsen closes public comment on the project.

Commissioner Klaproth recommends that a fully grown bush could provide more screening than a one-gallon bush and wanting to screen Mill Street. He believes that the landscaping would help with the screening for the neighborhood.

Vice Chair Mikkelsen praises the time and effort that the applicant has made to address concerns. His overall concern is with the rezone. He thanks the applicant again for addressing concerns.

Commissioner Klaproth asks about the rezone and if it is tied to the Plymouth Trading post needing to be brought up to code or demolished and if they are tied together. Planning Director Fraser said that it is up to the applicant. But as a part of the Design Review application, there is a condition that says before they get a building permit, the applicant needs to specify if they are bringing the Trading Post up to code or if they are demolishing it.

Commissioner East brings up the Fig Barn and the potential impact of traffic, noise, and business on Fig Barn.

Commissioner Malcolm branched out to the Public on the public opinion on the project. He sees that this would bring business to Plymouth, but he does not feel like it looks like Plymouth. He looks at the design and feels that it does not fit in with Plymouth and that this project sticks out from the rest of Plymouth but acknowledges that he sees the applicant is trying.

Commissioner Klaproth thanks the applicants, owners, and all that put time and effort into the project. He compares the design of the AM/PM to other AM/PMs and said that the design has changed significantly and that it does fit in Plymouth.

Chair Sullivan also stated the comparison to other ARCOs and the design on this one is much better. The issue he has is the General Plan Amendment. Stating the importance of the General Plan. He cites the section on material public benefit and believes that it does not bring enough benefit to the public. He states that the main benefit would be a carwash but does not think it is enough of a public benefit. He also states that the purchase of the property has the risk of knowing what can be built and not built under the current zone and that the owners should know the risk of asking for a General Plan Amendment and the hurdles it has. Stating that absent the carwash, does the project have any other benefit than what Plymouth already has?

Commissioner Klaproth asks Planning Director Fraser about the community benefit and what that looks like. Planning Director Fraser states that she has had a general plan amendment tied to public benefit. Typically, it is to allow a project that a property owner wants or that the City wants to amend it. She states general plan amendments come in all shapes and sizes.

Chair Sullivan makes a motion to deny the recommendation to the City Council. Vice Chair Mikkelsen seconds the motion. Motion passes with a vote of 4-1 with Commissioner Klaproth voting no.

DRAFT

7. UNFINISHED BUSINESS: NONE

8. NEW BUSINESS: NONE

9. REPORTS:

- Commission
- Chairperson
- Planning Director
- City Staff

10. ADJOURNMENT AT 7:57 PM

Respectfully Submitted at Plymouth, California
//s//
Jacob Smith
Planning Clerk

DRAFT