

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Kern

1115 Truxtun Avenue

Bakersfield, CA 93301

From: (Public Agency): City of Arvin

141 Plumtree Drive

Arvin, CA 93203

(Address)

Project Title: Sycamore and Meyer Gas Station, Convenience Store, and Drive-through Facility

Project Applicant: Moe Muthana

Project Location - Specific:

Southwest corner of Sycamore Road and Meyer Street at 1101 Meyer Street

Project Location - City: Arvin

Project Location - County: Kern

Description of Nature, Purpose and Beneficiaries of Project:

Moe Muthana (Applicant) requests Site Development Permit 2025-04 pertaining to facilitate the development of a gas station, convenience store, and drive-through facility, located on the southwest corner of Sycamore Road and Meyer Street, on a portion of APN 189-353-01. The development would include one (1) approximately 7,777 square foot building to be utilized as a convenience store and drive-through facility, one (1) approximately 5,050 square foot gas station canopy, and various on- and off-site improvements, such as landscaping, sidewalk, curb, and gutter.

Name of Public Agency Approving Project: City of Arvin

Name of Person or Agency Carrying Out Project: Moe Muthana

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Section 15332; Class 32 (In-Fill exemption)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The proposed project includes the construction of a new commercial building and a gas station canopy. The proposed use is consistent with the General Plan designation of Commercial and zoning designation of C-2 (Heavy Commercial). The project site is located within the City of Arvin limits on a 1.45-acre portion of a larger parcel. The subject property is surrounded by existing development and does not have any value as a habitat for endangered, rare, or threatened species. The proposed project would not result in any significant effects related to biological resources, traffic, noise, air quality, or water quality, and the site would be adequately served by all required utilities and public services. None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 including location, cumulative impact, significant effect, scenic highways, hazardous waste sites, and historical resources apply to this project.

Lead Agency

Contact Person: Isaiah Medina

Area Code/Telephone/Extension: 661-606-6065

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Isaiah Medina Date: 9/12/2025 Title: Contract Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____