



February 15, 2018

Mr. Chuck Beatty, Planning Director  
Amador County Planning Dept.  
810 Court Street  
Jackson, CA 95642

RE: Use Permit Application #UP-17;12-2  
Pine Grove Market Fuel Station & Car Wash

Dear Mr. Beatty,

Thank you for your continued cooperation with the proposed Pine Grove Gas Station and Car Wash located at 19394 State Highway 88 adjacent to the existing Pine Grove Market.

Pursuant to comments received from the Amador County Technical Advisory Committee (TAC) meeting on January 17, 2018 please see our responses below:

TAC Responses:

- 1. Item #23 of the Environmental Information Form (EIF) should provide approximate noise levels of the car wash and dryers:

- a. This project proposes to use 3 AirCanon fixed nozzle w/ silencers. Readings are as follows:

3 AirCanon fixed nozzle Reading with Silencers	
Distance	Noise Level (Dba)
0 ft.	97.0
10 ft.	94.5
20 ft.	92.5
30 ft.	91.0
40 ft.	85.0
50 ft.	81.0
60 ft.	78.0
70 ft.	76.0
80 ft.	74.0
90 ft.	73.0
100 ft.	72.0

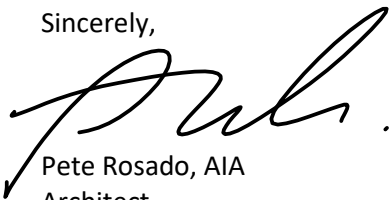
- 2. Item #25 of the EIF should state the type and quantities of hazardous materials to be stored or used on-site:

- a. Gasoline:
    - i. 12,000 gallons unleaded

- ii. 6,000 gallons premium
    - iii. 6,000 gallons diesel
  - b. Detergent:
    - i. Zep Assure 1100 Presoak – 10 gallons max
    - ii. Zep Assure 3200 Presoak – 10 gallons max
    - iii. Zep Assure Wheel Cleaner – 10 gallons max
    - iv. Zep Assure Drying Agent – 10 gallons max
    - v. Zep Assure Clear Coat Protectant – 10 gallons max
    - vi. Zep Assure Clear Coat Polish – 10 gallons max
    - vii. Super Glass Cleaner – 10 gallons max
- 3. Item #26 of the EIF should state the proposed pre-treatment process for car wash wastewater and include anticipated wastewater volumes.
  - a. Refer to enclosed Reclaim Effluent Quality Estimate from New Wave Industries.
  - b. Refer to enclosed Water Usage Letter from New Wave Industries.
- 4. Item #28 of the EIF should include the project's relationship to the existing Pine Grove Market.
  - a. The proposed gas station and canopy will be owned and operated by the Pine Grove Market owner and is part of the new business model.
- 5. Provide elevation drawings of the fuel station support posts and roof.
  - a. Refer to enclosed elevations.
- 6. Add the Highway 88 Pine Grove Project to the site plan drawings.
  - a. Refer to enclosed revised civil drawings
- 7. Provide a storm water drainage plan
  - a. Refer to enclosed revised civil drawings
- 8. Add the location of existing fire hydrants to the site plan
  - a. Refer to enclosed revised civil drawings
- 9. Show location of Pine Grove Market outdoor dining area
  - a. Refer to enclosed revised civil drawings

We hope this letter and enclosed documents satisfy the requirements of the Use Permit application for Pine Grove Gas Station and Car Wash. If the Planning department has any questions or needs clarification please don't hesitate to ask. We look forward to working with the County to develop a successful project the community can be proud of.

Sincerely,



Pete Rosado, AIA  
Architect

Enclosures: (2) New Wave Industries letters  
Fuel canopy elevations  
Revised civil drawings