

# ITEM 1

## STAFF REPORT

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION**  
**FOR MEETING OF: JUNE 12, 2018**

**Item 1 Public Hearing - Request for a Use Permit to allow the construction of fuel service station with 12 pumps (6 pump islands), two 12,000-gallon above-ground fuel tanks, a carwash, and outdoor dining area adjacent to the covered patio at the Pine Grove Market (APNs 044-030-004 & 044-030-005).**

**Applicant:** Sam and Marilyn Orlando Revocable Trust

**Supervisory District:** 4

**Location:** 19444 Highway 88, Pine Grove, CA, immediately opposite the intersection of Highway 88 and Ridge Road (APNs 030-170-027, 030-170-028, and 030-170-029).

- A. General Plan Designation:** TC, Town Center
- B. Zoning District:** "C-1," Retail/Office/Commercial
- C. Acreage Involved:** 5.20 acres
- D. Description:** The project involves the construction of an automobile fueling station with 12 pumps to be located under 4,125 square-foot canopy; a 1,600 square-foot automatic car wash; and 580 square-foot outdoor dining area. Two structures on the property will be demolished, including a 1,100 square-foot former gas station and 500 square-foot storage shed. The existing Pine Grove Market building will retain its current footprint. The "C-1," Retail/Office/Commercial district requires a Use Permit for all proposed activities.
- E. TAC Review and Recommendations:** The Amador County Technical Advisory Committee (TAC) reviewed this application at their January 17, 2018 meeting and requested additional information regarding noise levels of the carwash, hazardous materials quantities, building elevation drawings, and integration with the Highway 88/Pine Grove Project. TAC reviewed the project and additional application materials on February 14, 2018 and found the application complete. A request for a second Use Permit to allow outdoor dining was reviewed by TAC on February 28, 2018 and the applications were combined to avoid project splitting. A final TAC meeting was held on April 18, 2018, at which time TAC completed the CEQA Initial Study, drafted Conditions of Approval, and prepared a recommendation to the Planning Commission.
- F. TAC Recommendation:** The TAC members have no technical objections to the Planning Commission approving this Use Permit subject to the Mitigation Measures, Conditions of Approval, and Findings included in the staff report.

**G. Planning Commission Action:** The first action before the Planning Commission is to determine if the proposed Mitigated Negative Declaration prepared by staff adequately identifies and mitigates the project's potential impacts. If the Commission adopts the Mitigated Negative Declaration, a decision on the project and proposed conditions can then be made.

**H. Findings:** If the Planning Commission approves this request, the following findings are recommended for adoption:

1. Pursuant to County Code Section 19.24.040, the proposed use (convenience store with car wash) is permitted in the "C-1," Retail/Office/Commercial district subject to obtaining a Use Permit;
2. The project, as conditioned, is consistent with County Code Section 19.56.040 (Use Permit findings) including, but not limited to, the findings that the establishment, maintenance operation of this use will not under any circumstances be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or the general welfare of the County; and
3. A review of this proposal was conducted by the Technical Advisory Committee, who, through their own research and the CEQA Initial Study, found this project will not have a significant effect on the environment due to the mitigation measures and conditions incorporated and a Mitigated Negative Declaration will be adopted and filed with the County Recorder.