

# ITEM 1

## PROJECT APPLICATION MATERIALS



December 5, 2017

Ms. Susan Grijalva  
Amador County Planning Dept.  
810 Court Street  
Jackson, CA 95642

RE: Pine Grove Gas Station and Car Wash

Dear Ms. Grijalva,

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 the requirements of C1 zoning the proposed gas station requires a use permit. The gas station proposes six (6) double sided dispensers of unleaded, premium, and diesel fuel under a canopy with two 12K gallon above ground fuel tanks. It is understood a gas station was once located at this address in the past but has since been decommissioned.

In addition to the gas station a single bay touchless car wash is proposed. The existing site paving surface will be repaired and the existing service building will be demolished. Thirty-one parking stalls with landscape islands will be introduced at the center of the site.

Please consider the below information in response to the Environmental Information Form as part of the Use Permit application.

Project Description:

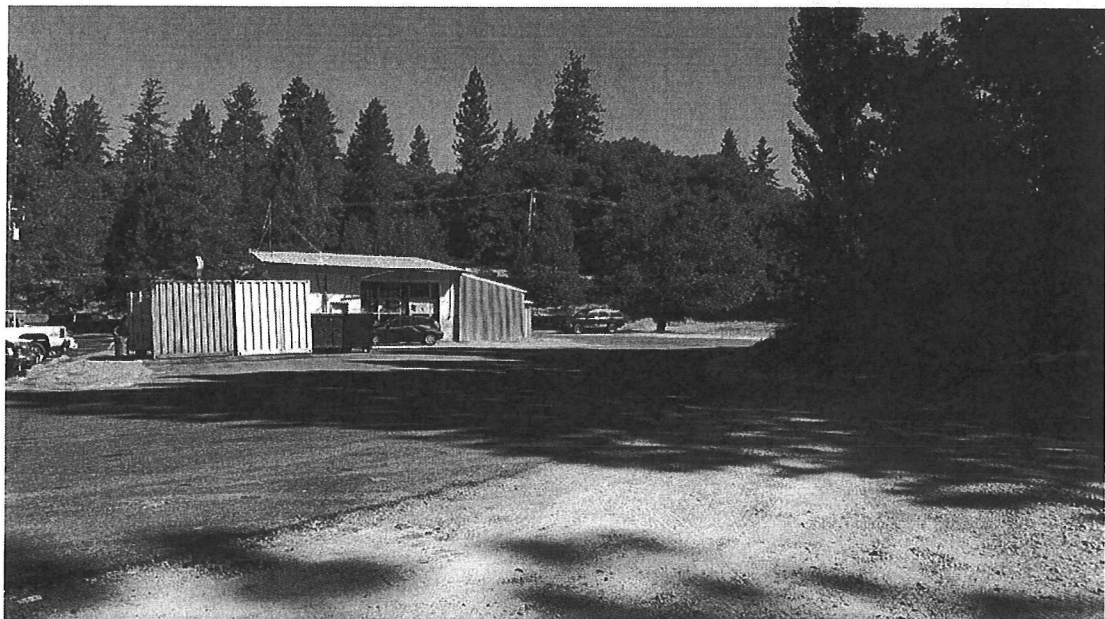
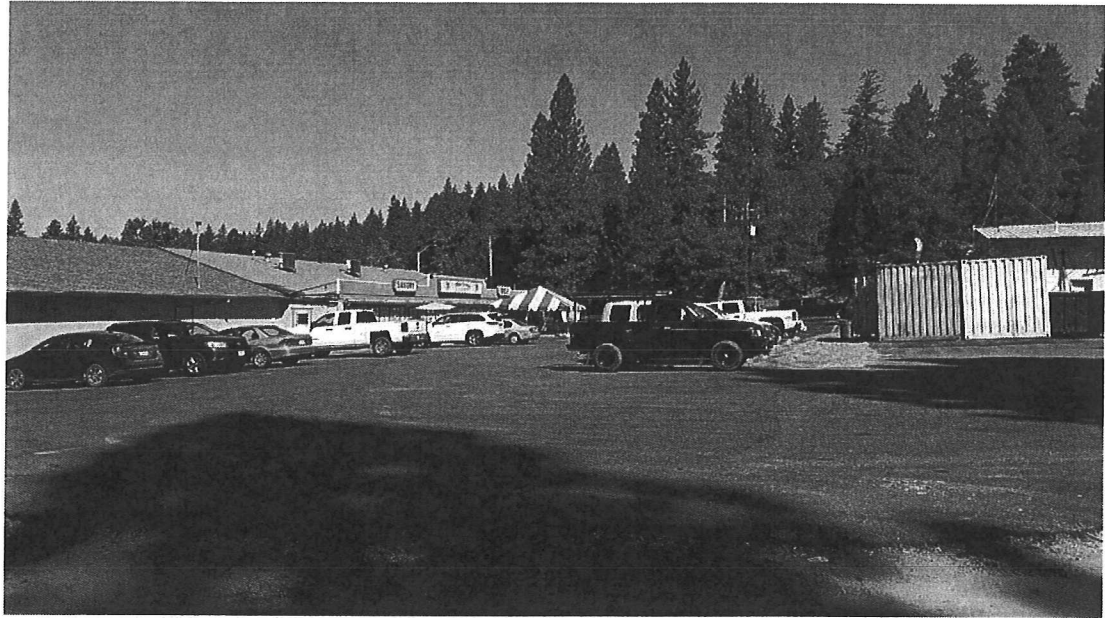
1. Site Size: 5.2 acres
2. Square footage of Existing/Proposed Structures:
  - a. Existing Supermarket: Approx. 14,760sf
  - b. Proposed Car Wash: 1,550sf
  - c. Proposed Gas Station Canopy: 5,000sf
3. Number of Floors of Construction: 1
4. Amount of off street Parking Provided: 60
5. Source of water: Pine Grove Community Service District (Public)
6. Method of Sewage disposal: Amador Water Agency (Public)
7. Attach Plans: Site Plan, Car Wash elevations
8. Proposed Scheduling of Project Construction: Start construction Spring 2018
9. Project Phases: No phasing is contemplated.
10. Associated Projects: None
11. Subdivision/Land Division Projects: Not applicable
12. Residential Projects: Not applicable

13. Type of business: Gas Station & Car Wash
  - a. Number of employees: No new employees are contemplated.
  - b. Neighborhood, City, or regionally oriented: City
  - c. Square footage of sales area: 0
  - d. Loading Facilities: None
14. Industrial Projects: Not applicable
15. Institutional Projects: Not applicable
16. This project seeks to obtain a Use Permit for a gas station in a C1 zoning.
17. This project does not change any existing land features
18. Scenic views will not change due to this project. This project proposes a gas station and car wash across the parking lot of Pine Grove Market. Half the site remains unimproved.
19. No changes in pattern, scale or character of the general area are contemplated
20. No significant amount of solid waste will be created.
21. No change in dust, ash, smoke, fumes, or odors are contemplated.
22. No changes in lake, stream, or ground water quality or quantity are contemplated.
23. The project does not create or add to existing noise or vibration levels.
24. The site will be regraded. There are some undeveloped areas of the site that have grades estimated steeper than 10%. There is a basin near the frontage of the property where the basement of the previous building was located. This area may receive engineered fill if needed.
25. No use or disposal of potentially hazardous materials are contemplated.
26. The car wash anticipates an increase in water demand. Each car wash uses approximately 50 gallons of water. However, it is noted that 9-15 gallons of that total is from recycled water with fresh water reserved for the final rinse. Thus 70% to 82% of water is recycled limiting the water use.
27. A substantial increase in fossil fuel is not contemplated.
28. This project is not related to or dependent on any other projects

Environmental Setting:

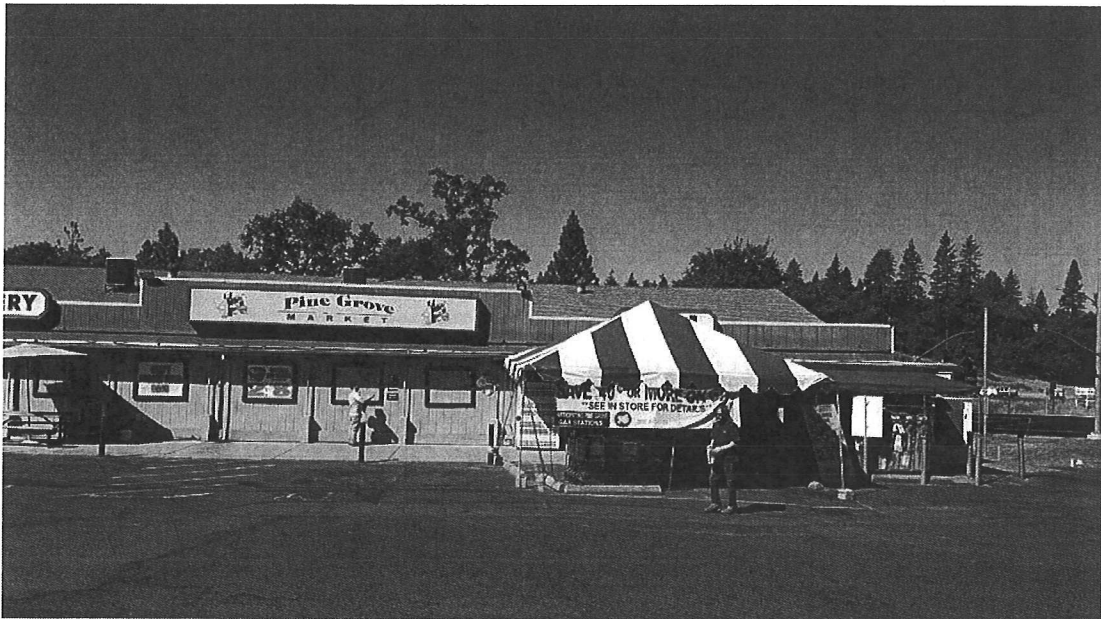
29. The project site is flat with asphalt paving in parking and vehicle circulation area. Unimproved areas of the site are dirt and trees. The south boundary of the site sits at the base of a hill. Wildlife has not been observed onsite. The Owner is not aware of any historical or cultural significance of the project site. There are three buildings on site, 1) Pine Grove Market, 2) dilapidated service station, and 3) a residence. The market is a two-level structure with lower level serving as a community center and the main level serving as the market. The existing service station is proposed to be demolished. The existing residence will remain since it is outside the proposed improvement area.

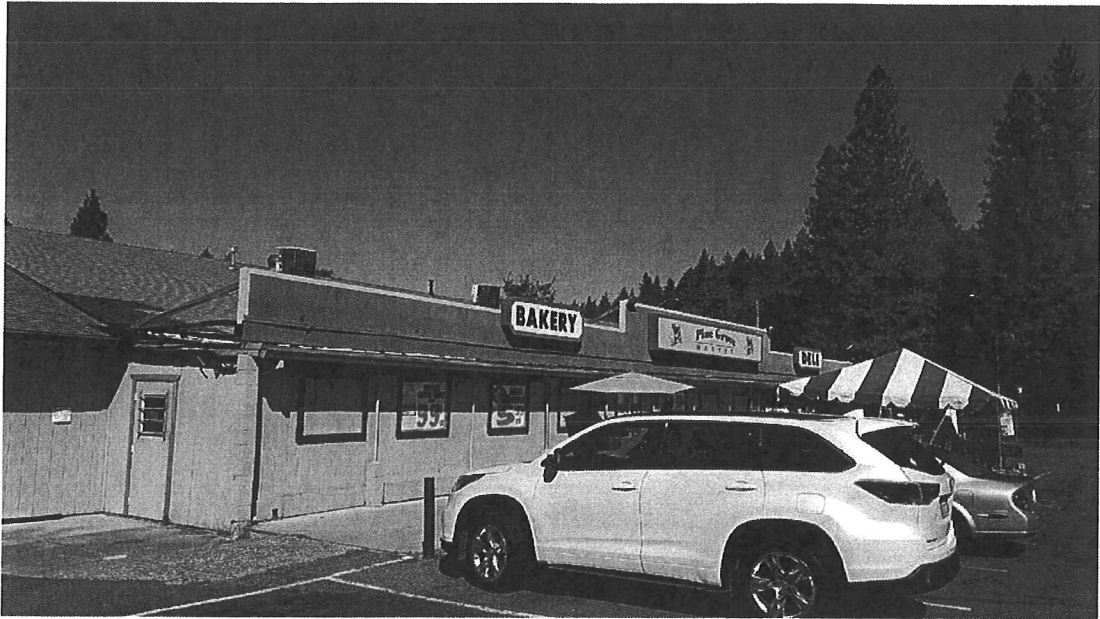
Site:





Market building:

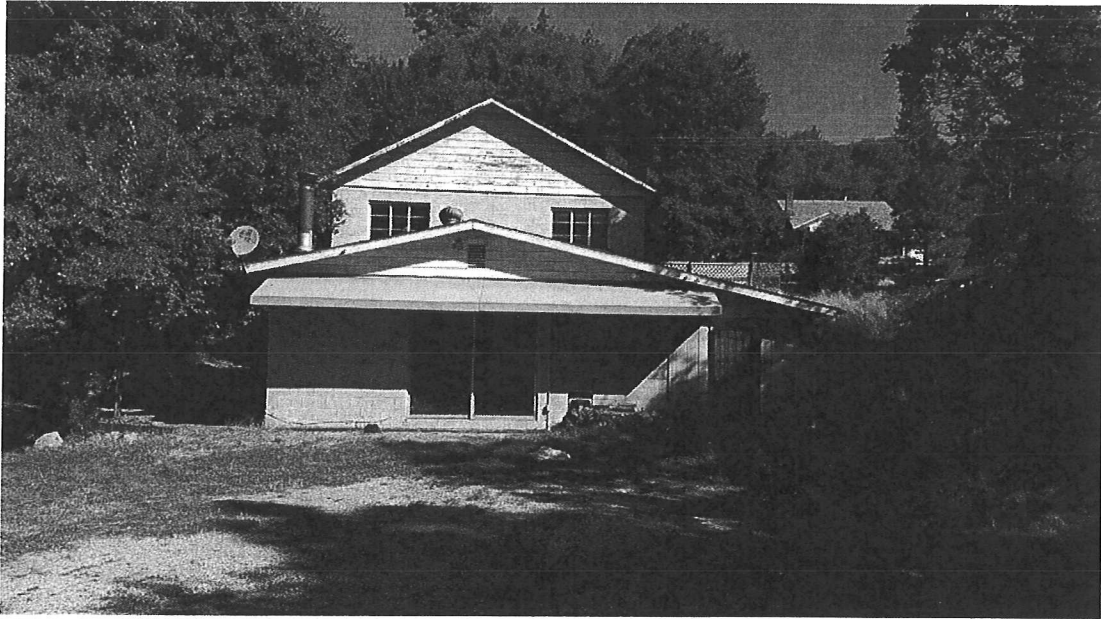




Service Station:



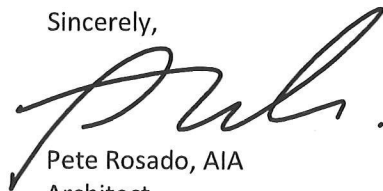
Residence:



30. Surround properties have similar characteristics and are covered in vegetation and trees. The Owner is not aware if these properties have cultural or historical aspects.
31. No known mine shafts, tunnels, air shafts, etc. are known to be on this site.

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: Plot plan, car wash elevations

# PINE GROVE STATION PRELIMINARY PLOT PLAN

NOVEMBER, 2017  
REVISED FEBRUARY, 2018

## APPLICANT

SAM ORLANDO  
P.O. BOX 1500  
LINDEN, CA 95236  
(916) 708-4999

## ENGINEER

DILLON & MURPHY  
C/O: JOE MURPHY / LOUIE MENDEZ  
P.O. BOX 2180  
847 N. CLUFF AVENUE, SUITE A2  
LODI, CA. 95241  
(209) 334-6613

## OWNERS

SAM AND MARILYN ORLANDO  
REVOCABLE TRUST  
5252 E. ASHLEY LANE  
STOCKTON, CA 95212

## NOTES

- SEWER: AMADOR WATER AGENCY (PUBLIC)
- WATER: PINE GROVE COMMUNITY SERVICE DISTRICT (PUBLIC)
- STORM DRAINAGE: PINE GROVE COMMUNITY SERVICE DISTRICT
- FUEL TYPE AND AMOUNT:  
12,000 GALLONS - UNLEADED  
6,000 GALLONS - PREMIUM  
6,000 GALLONS - DIESEL  
24,000 GALLONS (TOTAL)
- ZONING: CURRENT ZONES ARE ZONE C1, ZONE R1A AND ZONE X  
PROPOSED ZONING: ZONE C1
- EXISTING FIRE HYDRANTS ARE WITHIN 450-FEET AS REQUIRED BY AMADOR COUNTY FIRE DISTRICT.

## LEGEND

APN	ASSESSOR'S PARCEL NUMBER
EX.	EXISTING
FH	FIRE HYDRANT
SS	SANITARY SEWER
SSFM	SANITARY SEWER FORCE MAIN
TYP.	TYPICAL
W	WATER
FH	EX. FIRE HYDRANT



VICINITY MAP

N.T.S.

SCALE: 1" = 50'

NOTE:  
STATE HIGHWAY 88 IMPROVEMENTS SHOWN ARE BASED ON THE "SR-88 PINE GROVE CORRIDOR IMPROVEMENT PROJECT" BY MARK THOMAS & COMPANY.

RIDGE ROAD

STATE HIGHWAY 88

EX. DRIVEWAY  
NO CHANGE

EX. DRIVEWAY  
NO CHANGE

EX. HOUSE

SAM & MARILYN ORLANDO  
19474 STATE HIGHWAY 88  
PINE GROVE, CA 95665  
A.P.N. 030-170-029  
2.35 ACRES

ZONE C1

A.P.N. 030-170-014

APPROXIMATE  
ZONE LIMITS

SAM & MARILYN ORLANDO  
19444 STATE HIGHWAY 88  
PINE GROVE, CA 95665  
A.P.N. 030-170-028  
0.27 ACRES

ZONE R1A

SAM & MARILYN ORLANDO  
19394 STATE HIGHWAY 88  
PINE GROVE, CA 95665  
A.P.N. 030-170-027  
2.58 ACRES

EX. BUILDING  
(PINE GROVE  
MARKET)

ZONE X

EX. PARKING LOT

A.P.N. 030-170-026

ZONE C1

A.P.N. 030-170-026

## SITE IMPROVEMENT NOTES:

- NEW GAS STATION CANOPY WITH 6 DISPENSERS.
- PROPOSED DRIVE THROUGH TOUCH-LESS CAR WASH.
- PROPOSED PARKING AREA (9 STALLS).
- PROPOSED PARKING AREA (16 STALLS).
- PROPOSED PARKING AREA (6 STALLS).
- PROPOSED (2) ABOVE GROUND FUEL STORAGE CONTAINERS.
- NEW OR REPAIRED ASPHALT CONCRETE. APPROXIMATELY 37,845 S.F.
- EXISTING SERVICE BUILDING TO BE DEMOLISHED.
- PROPOSED 29-FOOT SINGLE POLE LED PRICING SIGN TO BE DONE BY ENCROACHMENT PERMIT WITH CALTRANS DISTRICT 10. (NOT A PART OF THIS SUBMITTAL)
- PROPOSED 580 S.F. OUTDOOR DINING AREA WITH 4-FOOT TALL WROUGHT IRON FENCE ENCLOSURE. SHOWN WITH 8 (3'X6') TABLES.



NOTE:  
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BASED ON THE "SR-88 PINE GROVE CORRIDOR  
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RIDGE ROAD

STATE HIGHWAY 88

SCALE: N 1" = 30'

EX. DRIVEWAY  
NO CHANGE

EX. DRIVEWAY  
NO CHANGE

EX. HOUSE

EX. BUILDING  
(PINE GROVE MARKET)

EX. PARKING LOT

**PRELIMINARY GRADING NOTES:**

1. APPROXIMATELY 4,125 S.F. CONCRETE PAD.
2. APPROXIMATELY 1,600 S.F. CONCRETE PAD FOR CAR WASH.
3. LANDSCAPED TRAFFIC ISLAND. APPROX. 47 LF 6" CONC. CURB.
4. LANDSCAPED TRAFFIC ISLAND. APPROX. 322 LF 6" CONC. CURB.
5. LANDSCAPED TRAFFIC ISLAND. APPROX. 31 LF 6" CONC. CURB.
6. PROPOSED (2) ABOVE GROUND FUEL STORAGE CONTAINERS.
7. NEW OR REPAIRED ASPHALT CONCRETE. APPROXIMATELY 37,845 S.F.
8. EXISTING SERVICE BUILDING TO BE DEMOLISHED.
9. PROPOSED 29-FOOT SINGLE POLE LED PRICING SIGN TO BE DONE BY ENCROACHMENT PERMIT WITH CALTRANS DISTRICT 10. (NOT A PART OF THIS SUBMITTAL)
10. APPROX. 152 LF. 6" CONC. CURB.
11. PROPOSED 580 S.F. OUTDOOR DINING AREA WITH 4-FOOT TALL WROUGHT IRON FENCE ENCLOSURE. SHOWN WITH 8 (3'X6') TABLES.

**LEGEND**

- APN ASSESSOR'S PARCEL NUMBER
- BPD BACKFLOW PREVENTION DEVICE
- BCM BURIED CABLE MARKER
- CMP CORRUGATED METAL PIPE
- EB ELECTRICAL BOX
- EV ELECTRICAL VAULT
- EX. EXISTING
- FD. FOUND
- FH FIRE HYDRANT
- ICV IRRIGATION CONTROL VALVE
- MH MANHOLE
- PP POWER POLE
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEANOUT
- SSFM SANITARY SEWER FORCE MAIN
- TYP. TYPICAL
- W WATER
- W<sup>FH</sup> EX. FIRE HYDRANT
- DIRECTIONAL FLOW (NATURAL)

**APPLICANT**

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6. EXISTING FIRE HYDRANTS ARE WITHIN 450-FEET AS REQUIRED  
BY AMADOR COUNTY FIRE DISTRICT.



VICINITY MAP  
N.T.S.



Know what's below.  
Call before you dig.

**DILLON & MURPHY**

CONSULTING CIVIL ENGINEERS  
ENGINEERING • PLANNING • SURVEYING  
847 N. CLUFF AVENUE, SUITE A2, LODI, CALIFORNIA 95240 (209) 334-6613

PINE GROVE STATION IMPROVEMENTS  
FOR SAMMY ORLANDO

PRELIMINARY GRADING PLAN

PINE GROVE, CALIFORNIA  
FEBRUARY, 2018

REV. NO.	DESCRIPTION	DATE	SCALE: 1" = 30'	BENCH MARK: EL: 2225.5	SHEET
	DRAWN BY: LM				1
	DESIGNED BY: LM			DESCRIPTION: BRASS DISK ON HEADWALL ALONG HWY 12 AT PIPE CULVERT STATION 402+90	OF 1 SHEETS
	CHECKED BY:			PID JS0363	JOB NO. 16113
	AS BUILT BY:				