

ITEM 1

CORRESPONDENCE

AMADOR FIRE PROTECTION DISTRICT

810 Court Street, Jackson California 95642-2132 (209) 223-6391



MEMORANDUM

To : Planning Department

From : David Bellerive, Fire Chief

Date : 1-10-2018

Subject : Orlando Family trust, APN's 030-170-027, 030-170-028, 030-170-029

To mitigate the impact on fire protection services, in accordance with Amador County Ordinance No. 1640, the developer shall participate in the annexation to the County's Community Facilities District No. 2006-1 (Fire Protection Services), including execution of a "waiver and consent" to the expedited election procedure, the successful completion of a landowner-vote election authorizing an annual special tax for fire protection services, to be levied on the subject property by means of the County's secured property tax roll, and payment of the County's cost in conducting the procedure.



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
FAX: (209) 257-5002
WEBSITE: www.amadorgov.org
E-MAIL: planning@amadorgov.org

COUNTY ADMINISTRATION CENTER • 810 COURT STREET • JACKSON, CA 95642-2132

VIA EMAIL ONLY

January 25, 2018

Sam Orlando
PO Box 1500
Linden, CA 95236

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

Dear Mr. Orlando:

The Amador County Technical Advisory Committee met on January 17, 2018 to review the above referenced Use Permit application for "completeness." That review found the following items are needed to proceed with the review of your project:

- 1) Item #23 of the Environmental Information Form should provide approximate noise levels of the car wash and dryers;
- 2) Item #25 of the Environmental Information Form should state the type and quantities of hazardous materials to be stored or used on-site (gasoline, detergents, etc.);
- 3) Item #26 of the Environmental Information Form should state the proposed pre-treatment process for car wash wastewater and include anticipated wastewater volumes;
- 4) Item #28 of the Environmental Information Form should include the project's relationship to the existing Pine Grove Market.
- 5) Provide elevations drawings of the fuel station support posts and roof;
- 6) Add the Highway 88 Pine Grove Project to the site plan drawings;
- 7) Provide a storm water drainage plan;
- 8) Add the location of existing fire hydrants to the site plan.

Upon receipt of the above items, we will schedule another TAC meeting to continue the processing of your application. If you have any questions concerning this matter, feel free to contact this office.

Sincerely,

Chuck Beatty, AICP
Planning Director

cc: Pete Rosado, LDA Partners
Louie Mendez, Dillon and Murphy
Amador Fire Protection District
Building Department
Environmental Health Department
Transportation & Public Works Department



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:

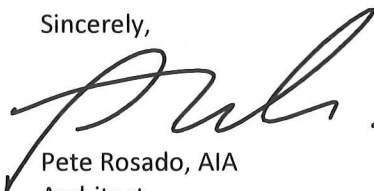
3 AirCanon fixed nozzle Reading with Silencers	
Distance	Noise Level (Dba)
0 ft.	97.0
10 ft.	94.5
20 ft.	92.5
30 ft.	91.0
40 ft.	85.0
50 ft.	81.0
60 ft.	78.0
70 ft.	76.0
80 ft.	74.0
90 ft.	73.0
100 ft.	72.0

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



October 18, 2017

**Reclaim Effluent Quality Estimate for
PurWater Reclaim Systems**

Vehicles will attract contaminants predicated on the region of the country, and the roads traveled. These contaminants will consist of soil, road film, tree sap, bird droppings, pollen, insects, oil, and greases. Depending on if the region has snow and ice, then whatever will stick in the snow and ice will also stick to the vehicle. Snow and ice removal materials, which include but are not limited to sand, salt, liquid magnesium chloride which is often applied with a molasses to help it adhere to the road can and will stick to your vehicle as well. All of these contaminants will wash from the vehicle and will end up in the water reclamation tanking system.

The PurWater Reclaim System consists of two primary components ... the underground reclaim tank(s) and the above ground PurWater unit. The below ground tanks are normally supplied by a local concrete vault vendor, with their capacity and lay-out per PurWater specifications. The primary purpose of the reclaim system is to provide quality water to the wash so that the water can be re-used within the wash and still provide a clean car. The re-use of the water allows the operator to minimize the amount of incoming fresh water to the wash and the amount that is discharged from the wash. The reclaim system is not designed to meet a specific effluent quality of the discharge, although in many cases the water discharged from the system goes directly to sewer or a leach field.

As the primary purpose of the PurWater Reclaim System is to provide quality water for re-use within the wash, the system is designed to separate settleable solids (typically sand, grit) and free oils from the water going to the wash. These solids and oils can affect the wash quality, and increase the maintenance on wash pumps, piping, and nozzles. The large settleable solids (60-70 micron and larger) are settled within the underground tanks prior to entering the above ground PurWater unit. The PurWater unit uses high efficiency cyclones to remove down to 5 micron settleable solids prior to the wash. The solids-laden water from the PurWater unit is re-introduced into the reclaim water at the front end of the underground tanks, where some solids settle and some continue with the water phase to be re-treated or go out with the effluent. The free oils (60-70 micron and larger) float to the surface within the underground tanks and are trapped within the tanks. Accumulated settleable solids and free oils are periodically (normally every 3-6 months) removed from the reclaim system by pumping out the underground tanks and replacing with fresh water.

Some amount of water is continuously discharged from the reclaim system in order to satisfy the water balance for the wash. The volume of discharge is dependent on the amount of fresh water used by the wash, less any water that is lost to evaporation and carry-out. Depending upon local municipal requirements, the discharge can be sent directly to sewer or to a leach field, or may require additional treatment before final discharge. As each municipality will have its own discharge requirements, it is important to understand what contaminants the PurWater Reclaim System can and cannot affect.

The PurWater Reclaim system uses two processes to reduce contaminant loading. The first is physical separation using centrifugal force (the cyclones) and gravity settling (the reclaim tanks). Physical separation will directly affect the amount of free oil & grease (FOG) and total suspended solids (TSS) left in the discharge water, and indirectly affect the BOD / COD level as it removes oil & grease. The second process is chemical, oxidation using ozone. Ozone will affect the bacterial count, BOD / COD, total suspended solids (primarily bacterial), and some dissolved oils and chemicals. From field testing and experience, the PurWater Reclaim system has been shown to produce effluent qualities as follows:

CONTINUED NEX PAGE

Total Suspended Solids (TSS): 15-100 ppm
Free Oil & Grease (FOG): 10-25 ppm
BOD: 15-50 ppm

TSS, FOG, and BOD are typically the main concerns by municipalities receiving an effluent from a car wash. Given the type of processes used by the PurWater Reclaim system, there is no effect on total dissolved solids (TDS), pH, or temperature. There may also be little to no effect on certain chemicals dissolved in the water, emulsified or dissolved oils, and non-settleable solids.

The above effluent qualities are going to be similar for other types of systems that incorporate physical separation (plate separators, screen / bag filters, media filters, etc.) and chemical oxidation. Biological processes, when operating properly, may produce lower TSS, FOG, and BOD levels than the above, but still will not affect dissolved minerals and some dissolved chemicals in the water.

The above effluent quality estimates are based on normal contaminant loadings seen by car washes. The estimates are not a guarantee of performance. The estimated discharge quality from the PurWater Reclaim System may or may not be acceptable for direct discharge to sewer or a leach field. Local authorities and municipalities should be consulted to determine whether additional treatment is required to meet discharge permits.

If you have any questions or comments on the above, please contact our Sacramento office.

Sincerely,

Charlie Borchard
Vice President of Operations
New Wave Industries
PurClean / PurWater



January 25, 2018

Site: Pine Grove
Wash Info: Belanger Saber
Subject: Water Usage Information

To Whom It May Concern:

The PurWater Recovery System has been engineered and designed specifically with the Professional Car Wash Operator in mind and incorporates the same innovative, cutting edge technology the industry has come to expect from PurClean. Modular in design, the PurWater System platform provides a simplified approach that allows the system to be easily adapted to meet the needs and requirements of the targeted wash facility and eliminates the confusion typically associated with water recovery.

Belanger Saber

It is a commonly used number that you will lose 6 gallons to evaporation and carry out. Using 50 gallons total (reclaim, RO, RO reject and freshwater) per vehicle will put you at 74.8% reclaim which should be a good balance of wash quality and conservation. With your chemical applications and final rinse applications at 18.6 gallons per vehicle, and all wash applications running on reclaimed water you will be at 6.6 gallons per vehicle going to sewer.

Water Use Per Car

- ◆ evaporation and carry out 6 gallons
- ◆ chemical application and final rinse (RO and RO Reject) 18.6 gallons
- ◆ wash applications running on reclaim water 31.4 gallons
- ◆ at maximum going to sewer 6.6 gallons of reclaim water

Summary

- ◆ Total of 50 gallons of water used per vehicle
- ◆ 18.6 gallons of RO, RO reject and freshwater for chemistry
- ◆ 31.4 gallons of water for the wash / recycle
- ◆ 6 gallons of water lost to evaporation and carry out
- ◆ 6.6 gallons going to the sewer – calculates to 74.8% reclaim

Total Gallons to Sewer Daily (estimated at 100 cars per day count)

- ◆ 12.6 gallons per vehicle going to sewer (estimated 100 cars per day) total to sewer per day 1,260 gallons

Total Gallons Freshwater (RO & Reject) used (estimated at 100 cars per day count)

- ◆ 18.6 gallons per vehicle which includes freshwater, RO & RO Reject (estimated 100 cars per day) total freshwater used per day is 1,860 gallons

Best Regards,

Teresa Borchard
Director of Technical Sales and Project Management
New Wave Industries
PurClean/PurWater



Amador County Technical Advisory Committee (TAC) Meeting February 28, 2018

Lucas Carthew <lcarthew@amadorwater.org>

Mon, Feb 26, 2018 at 10:00 AM

To: "rrehart@amadorgov.org" <rrehart@amadorgov.org>, "planning@amadorgov.org" <planning@amadorgov.org>

Cc: Gene Mancebo <gmancebo@amadorwater.org>, Cris Thompson <cthompson@amadorwater.org>, Damon Wyckoff <dwyckoff@amadorwater.org>, Darrel Evensen <devensen@amadorwater.org>, Brandt Cook <bcook@amadorwater.org>

Good Morning Robin,

AWA has the following comments in regards to the Orlando Family Trust Gas Station application:

- 1) The Development will be responsible to design and construct all on and off site improvements deemed necessary by the State, County, California Regional Water Quality Control Board ('RWQCB') and the Agency to adequately serve the Development. The Development will be required to obtain all WDRs, permits, licenses, acceptances, pay all associated fees, design, construct and make acceptable to the State, County, RWQCB, and the Agency a collection and disposal system to serve this Development.
- 2) Developer is required to submit an application for wastewater service to AWA with anticipated wastewater flows and plans for water reclamation use.
- 3) Payment of applicable fees for engineering review, administration and construction inspection per the Agency's rules and regulations in force at the time of application and/or service.
- 4) Payment of all applicable Participation Fees per the Agency's rules and regulations in force at the time of payment and/or service. Participation fees increase every July first.
- 5) No service shall be initiated until the system has met all conditions above and been accepted by the Agency.

Prior to service from the Agency, Development is subject to and must provide approval from the Authority Having Jurisdiction, Amador County.

This message is not a commitment of service and in no way guarantees wastewater service for this Development.

It is a status of service availability for the proposed Development and in general provides the condition under which service **may** be provided.

If there are any questions, please contact me at your earliest convenience.

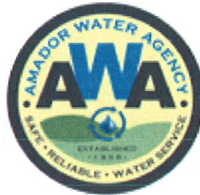
Very Respectfully,

Lucas Carthew

Assistant Engineer

Amador Water Agency

Office: [\(209\) 257-5207](tel:2092575207)



From: Brandt Cook

Sent: Friday, February 23, 2018 11:49 AM

To: Lucas Carthew <lcarthew@amadorwater.org>; Darrel Evensen <devensen@amadorwater.org>

Subject: FW: Amador County Technical Advisory Committee (TAC) Meeting February 28, 2018

Sincerely,

Brandt Cook

Amador Water Agency

www.amadorwater.org (209) 223-3018

Direct: (209) 257-5206, Fax: (209) 257-5295

12800 Ridge Road, Sutter Creek, CA 95685

From: rrehart@amadorgov.org [<mailto:rrehart@amadorgov.org>] **On Behalf Of** Planning Department

Sent: Friday, February 23, 2018 11:47 AM

Subject: Amador County Technical Advisory Committee (TAC) Meeting February 28, 2018

[Quoted text hidden]

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Thank You,

Amador Water Agency 12800 Ridge Road, Sutter Creek, California 95685 www.amadorwater.org



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
ENVIRONMENTAL HEALTH DEPARTMENT

PHONE: (209) 223-6439

FAX: (209) 223-6228

WEBSITE: www.amadorgov.org

EMAIL: ACEH@amadorgov.org

COUNTY ADMINISTRATION CENTER • 810 COURT STREET • JACKSON, CA 95642-2132

MEMORANDUM

TO: Chuck Beatty, Planning Department

FROM: Michael W. Israel, Environmental Health Department *MWI*

DATE: May 2, 2018

SUBJECT: Pine Grove Market and Chevron Fuel Station & Car Wash; CUP Application

This office finds the application complete and proposes the following project conditions.

HAZARDOUS MATERIALS / HAZARDOUS WASTE

The permittee shall maintain substantial compliance with requirements regarding activities subject to oversight by the Certified Unified Program Agency (CUPA) throughout the life of the Use Permit.

UTILITIES AND SERVICE SYSTEMS

The permittee shall comply with all requirements of the Amador Water Agency for connection to the Pine Grove Community Wastewater System. A copy of a will serve commitment by the Amador Water Agency shall be required prior to activation of the use permit.

DEPARTMENT OF TRANSPORTATION

OFFICE OF THE DISTRICT 10 DIRECTOR

P.O. BOX 2048, STOCKTON, CA 95201

(1976 E. DR. MARTIN LUTHER KING JR. BOULEVARD 95205)

PHONE (209) 948-7325

FAX (209) 948-7165

TTY 711

www.dot.ca.gov

*Making Conservation
a California Way of Life.*

June 21, 2017

AMA-88- PM 22.9
Orlando Family LLC
Pre-Application ReferralMr. Chuck Beatty, Planner
Amador County Planning Department
810 Court Street
Jackson CA 95642

Dear Mr. Beatty:

The California Department of Transportation (Caltrans) District 10 appreciates the opportunity to review the pre-application referral from the Orlando Family, LLC, to develop a fuel service station with a total of 12 pumps on 6 islands and a carwash. The property is located at 19444 State Route (SR) 88 in Pine Grove, California, immediately opposite the intersection of SR 88 and Ridge Road on Assessor's Parcel Numbers 030-170-027, 030-170-028, and 030-170-029.

The County should review the need for setbacks and dedications to accommodate the planned sections for the Pine Grove Improvements construction project (10-OG550). The project includes a transition lane, a bike lane, and dual left turn lanes from Ridge Road to eastbound SR 88.

The driveways shall be designed and constructed according to Caltrans standards and require a truck-turning template for analysis of turning radius on the property. The width and grade of the driveway needs to accommodate larger delivery trucks. The western driveway will be right-in, right-out, due to the close proximity of SR 88 and Ridge Road. The eastern driveway will eventually be right-in, right-out, due to conflicting traffic movements when the planned Pine Grove Improvements construction project (referenced above) is complete.

An encroachment permit from Caltrans will be required for any project construction activities that will encroach on the SR 88 right of way. CEQA documentation and environmental studies must be submitted with the encroachment permit application. These studies will include an analysis of potential impacts to any cultural sites, biological resources, hazardous waste locations, and/or other resources within Caltrans right of way at the project site.

If you have any questions, please contact Michele Demetras, at (209) 948-7647 (email: michele.demetras@dot.ca.gov) or me at (209) 948-7325 (carl.baker@dot.ca.gov).

June 21, 2017
Page 2

Sincerely,



CARL BAKER
Chief, Office of Rural Planning

c: Aaron Brusatori, Amador County Department of Transportation and Public Works
John Gedney, Amador County Transportation Commission

Amador County Planning Department

810 Court Street

Jackson, Ca 95642

Re: Pine Grove Market use permit

Upon receiving the notice of public hearing regarding this project I'd like to express a few thoughts,

1. There is a seasonal creek adjacent to this property. It begins at the pond on the northern end, which is also the headwaters of Jackson Creek. Any car wash or fuel station leaks, overruns, or other issues will go directly into the creek. That is not environmentally sound.
2. Traffic is already very difficult trying to get onto 88 from our driveway (@Jack Dunn Well Drilling) I cannot foresee traffic miraculously improving with this project.
3. Pine Grove Market is difficult to enter or exit at the signal light, adding more traffic to an already difficult intersection doesn't make sense.
4. It's difficult to express what this project will do to the quality of life for the immediate neighbors. Our quiet, dark, secluded home will be exposed to the noise, lights, fumes, nosy people, and who knows what with that project adjacent to our home. I cannot imagine any benefit for ourselves, our neighbors or our property values.
5. Do we really need gas station #4 in a town our size? I haven't noticed long lines of vehicles trying to fuel up in town...Why are we looking at another gas station?

I am not opposed to a project such as this one but do believe there is an appropriate place for it to be built, and this is not it.

Regards,

Dave & Carol Laubach