



## Operational Statement for New Service Station

Project Address: NEC of California 53 & Dam Road, Clearlake

Project will consist of a new service station. The property's APN is 010-043-53 and currently is an empty lot of .83 acreage.

This development is being submitted by AGC Design Concept Inc. on behalf of Mr. Jatinder Singh.

Proposed gas station with fast food will operate 24/7 and will employ a total of approximately 7-8 employees when fully operational.

Following is a list of proposed structures:

Convenience store = 2,800 SF

Fast food = 1,600 SF

Office (2<sup>nd</sup> floor) = 400 SF

Canopy = 3,179 SF

Self-Serve Car Wash = 1,150 SF

Project will also include new landscape area, parking and trash enclosure.



# City of Clearlake

14050 Olympic Drive, Clearlake, California 95422  
(707) 994-8201 Fax (707) 995-2653

(Please type or print)

## Planning Application Use Permit

Project Name: New Gas Station @ Dam Road  
Assessor's Parcel #: 010-043-53

INITIAL FEES:	
CUP	\$750
CE	\$0.00
SIGNAGE	\$85.00
Receipt #	
Received By	
Date	\$835.00

### APPLICANT:

NAME: Jeanette Verdugo  
MAILING ADDRESS: 24820 Village Rd A311  
CITY: Valencia  
STATE: CA ZIP: 91355  
PRIMARY PHONE: ( ) 323.972.6881  
EMAIL: jverdugo@agcdc.com  
SIGNATURE: Jeanette Verdugo

I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application

### PROPERTY OWNER (IF NOT APPLICANT):

NAME: Jatinder Singh  
MAILING ADDRESS: 1401 Red Hawk Circle #p-205  
CITY: Freemont  
STATE: CA ZIP: 94538  
PRIMARY PHONE: ( ) 209.352.4359  
EMAIL: Jatindersingh2207@gmail.com  
SIGNATURE: Jatinder Singh

I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application

### PROJECT LOCATION:

ADDRESS: NEC of CA-53 & Dam Road  
PROPERTY SIZE: 0.83 Acres  
PRESENT USE OF LAND: Vacant  
WATER SUPPLY: \_\_\_\_\_  
SEWER/SEPTIC: \_\_\_\_\_  
FLOOD ZONE: \_\_\_\_\_

### OFFICE ONLY:

ZONING: \_\_\_\_\_  
GENERAL PLAN: \_\_\_\_\_  
APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
RELATED FILES: \_\_\_\_\_  
NOTES: \_\_\_\_\_

### DESCRIPTION OF PROJECT:

New service station to include:

Convenience Store = 2,800 SF  
Fast food = 1,600 SF  
Office (2nd floor) = 400 SF  
Canopy w/ 6 dispensers = 3,179 SF  
Self serve car wash = 1,150 SF

New landscape, parking and trash enclosure

## Supplemental Data for Use Permit

The following supplemental information is required for all applications. If questions do not apply to your project, indicate by writing ' N /A' or check "no". Use separate sheets of paper if necessary. **IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE CITY OF CLEARLAKE PLANNING DEPARTMENT.**

Description of objective of project and its operational characteristics:

Type of Business: Gas Station w/ Car wash, fast food and 2nd floor office

Product or service provided: \_\_\_\_\_

Hours of operation: 24 hours Days of operation: 7 days

Number of shifts (normal): 3 Number of shifts (peak): 3-4

Employees per shift (normal): 3 Employees per shift (peak): 3-4

Number of deliveries per day: > 1 Number of customer per day: \_\_\_\_\_

Number of pick-ups per day: \_\_\_\_\_ Lot size: 0.83 Acres

Number and type of company Vehicles: \_\_\_\_\_ Type of loading facilities: \_\_\_\_\_

Floor area of existing structures: \_\_\_\_\_ Proposed building floor area: c-store 2800  
FF 1600  
Office 400

Number of existing parking spaces: \_\_\_\_\_ Number of proposed parking spaces: 22

Number of floors: two floors

Additional relevant information: \_\_\_\_\_

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## Supplemental Data (Continued)

### Description of site prep/construction activities

When do you anticipate starting construction?

Approximately September of 2022

How long will construction take?

Approximately six months

What days/times will construction occur?

7AM to 6PM Monday - Saturday

What type of construction equipment will be used?

Typical construction site equipment

How many truck/vehicle trips will be necessary for construction?

To be determined

Will equipment be idling during construction?

Occasionally

Where will construction equipment be staged/stored?

mostly on site

Will any trees or vegetation be removed? If yes, please provide type and amounts.

to be determined

## Supplemental Data (Continued)

How much grading is anticipated to occur and where?

to be determined when civil engineer is appointed

Will soil be imported or exported to/from the site? If so from where and what amount?

to be determined when civil engineer is appointed

Is trenching required? If yes, please provide location, dimensions and cubic yards.

to be determined when civil engineer is appointed

How much water will be used for construction, operation and maintenance? What is the water source?

Public water source

### Other questions and information needed for the Initial Study

Describe how scenic views or vistas are impacted by the cultivation site.

not applicable

What lighting is proposed for the project? Will areas be lit at night?

standard service station lighting LED and yes it will be lit at night

## Supplemental Data for Initial Study (Continued)

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How will dust, ash, smoke, fumes or odors generated by the cultivation site be managed?

not applicable

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Are there any water features (drainages, streams, creeks, lakes, rivers, vernal pools, wetlands, etc.) on-site or immediately adjacent to the project? If yes, will any work take place in or near them?

not applicable

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Will there be a loss of any wetland or streamside vegetation? If yes, describe where, total area, and type of vegetation lost.

not applicable

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Describe and site or buildings have any archaeological or historical significance.

not applicable

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What is the average slope of the project site?

typically flat

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## Supplemental Data (Continued)

What agency will be supplying Water/Sewer; Waste Management etc., to the project site?

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Will solid waste be produced? If yes, how will it be disposed of?

not applicable

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Will hazardous waste be produced? If yes, how will it be disposed of?

not applicable

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Will any material be taken to a landfill? If yes, which one and how much material is anticipated?

not applicable

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## Supplemental Data (Continued)

Describe risk of an explosion or release of hazardous substances in case of an accident.

very low

Describe the existing drainage patterns on the site and how they may be alternated and to what degree as a result of this project.

not applicable

What Best Management Practices (BMPs) or measures will be implemented in order to prevent erosion and impacts to water quality?

sand bags around the project site



## Supplemental Data (Continued)

How is the site accessed?

Via existing driveways

Describe the amount of traffic the project will generate.

minimal

Are there any road improvements that would be required? If yes, please provide specs (type of materials and dimensions).

not applicable

Describe if this project will result increased traffic hazards to motor vehicles, bicyclists, or pedestrians?

not applicable