

California Department of Transportation

DISTRICT 1
P.O. BOX 3700 | EUREKA, CA 95502-3700
(707) 445-6600 | FAX (707) 441-6314 TTY 711
www.dot.ca.gov



March 17, 2022

1-LAK-53-1.47
CUP 2022-01
APN: 010-043-530

Mr. Mark Roberts
City of Clearlake
14050 Olympic Drive
Clearlake, CA 95422

Dear Mr. Roberts:

Thank you for giving Caltrans the opportunity to review and comment on the proposed Conditional Use Permit and Categorical Exemption to allow the development of commercial uses, including a 12 pump Gas Station with a 3,179 sq. ft. covered canopy area, an 1,150 sq. ft. drive-through car wash, a 2,800 sq. ft. convenience store, a 400 sq. ft. second floor office, a 1,600 sq. ft. fast food restaurant, 15 parking spaces (9'x20) and one (1) ADA accessible parking space. The proposed project is located at the northeast corner of the State Route (SR) 53 and Dam Road intersection, at 15881 Dam Road, in the City of Clearlake. We have the following comments:

The projected AM and PM peak hour trips are approximately 200 vehicles per hour for just the gas station and convenience store. During the same time period a fast-food restaurant (without a drive-through) is expected to generate another 40 to 50 trips. The traffic signal at SR 53 and Dam road is already over capacity in the AM and does not perform at optimal levels from an operational standpoint.

We request that the City work with the applicant to provide a traffic circulation plan to minimize any impacts to the traffic signal at Dam Road and SR 53. Ingress and egress to the proposed new uses should be directly onto Dam Road Extension only, which would eliminate congestion due to additional traffic entering directly onto Dam Road and passing through the existing Carl's Jr and Starbucks properties.

Please contact me with questions or for further assistance with the comments provided at (707) 684-6879 or by email at: <jesse.robertson@dot.ca.gov>.

Sincerely,

Jesse G. Robertson

Jesse Robertson
Transportation Planning
Caltrans District 1



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: _____

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?

Highlands Water Company

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

City may require a lighting study

Supplemental Data for Initial Study (Continued)

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

not applicable

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

There is a storm drainage basin next door to the site.

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

not applicable

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

not applicable

What is the average slope of the project site?

typically flat

Supplemental Data (Continued)

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

Water - Highland Water Company

Sewer - Lake County Special Districts

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

not applicable

Yes solid waste will be produced, and taken care of via dumpsters.

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

not applicable

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

not applicable

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

The site drainage was master planned to be directed to an existing drainage detention basin located north and adjacent to the site.

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

A SWPPP Plan will be provided by a qualified Civil Engineer to address all BMP's.

Supplemental Data (Continued)

How is the site accessed?

Via existing driveways

Describe the amount of traffic the project will generate.

We will need an estimated trips per day, ans. not sufficient

minimal

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

Signage and striping may be required by the City.

not applicable

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

not applicable



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

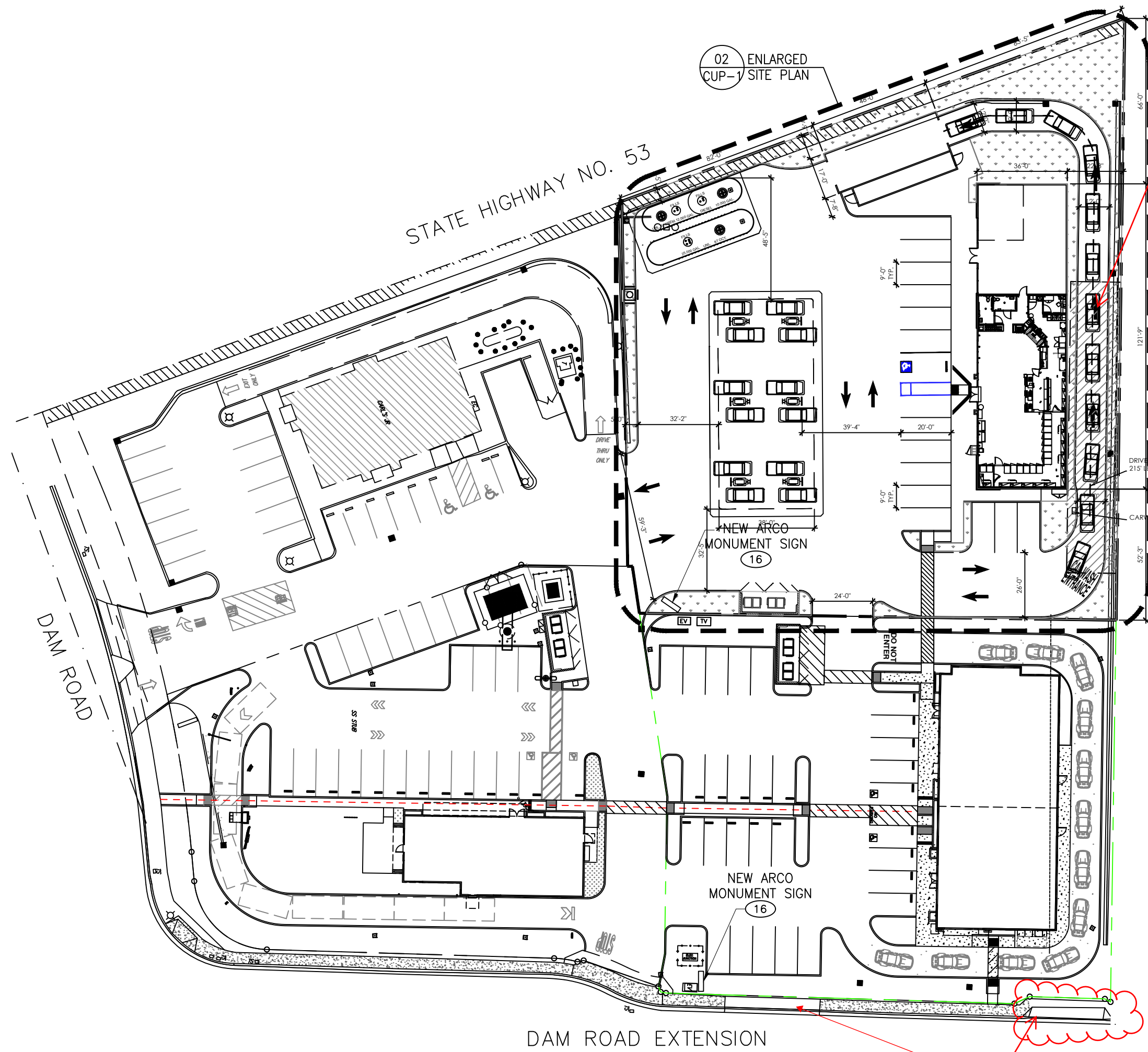
Office (2nd floor) = 400 SF

Canopy = 3,179 SF

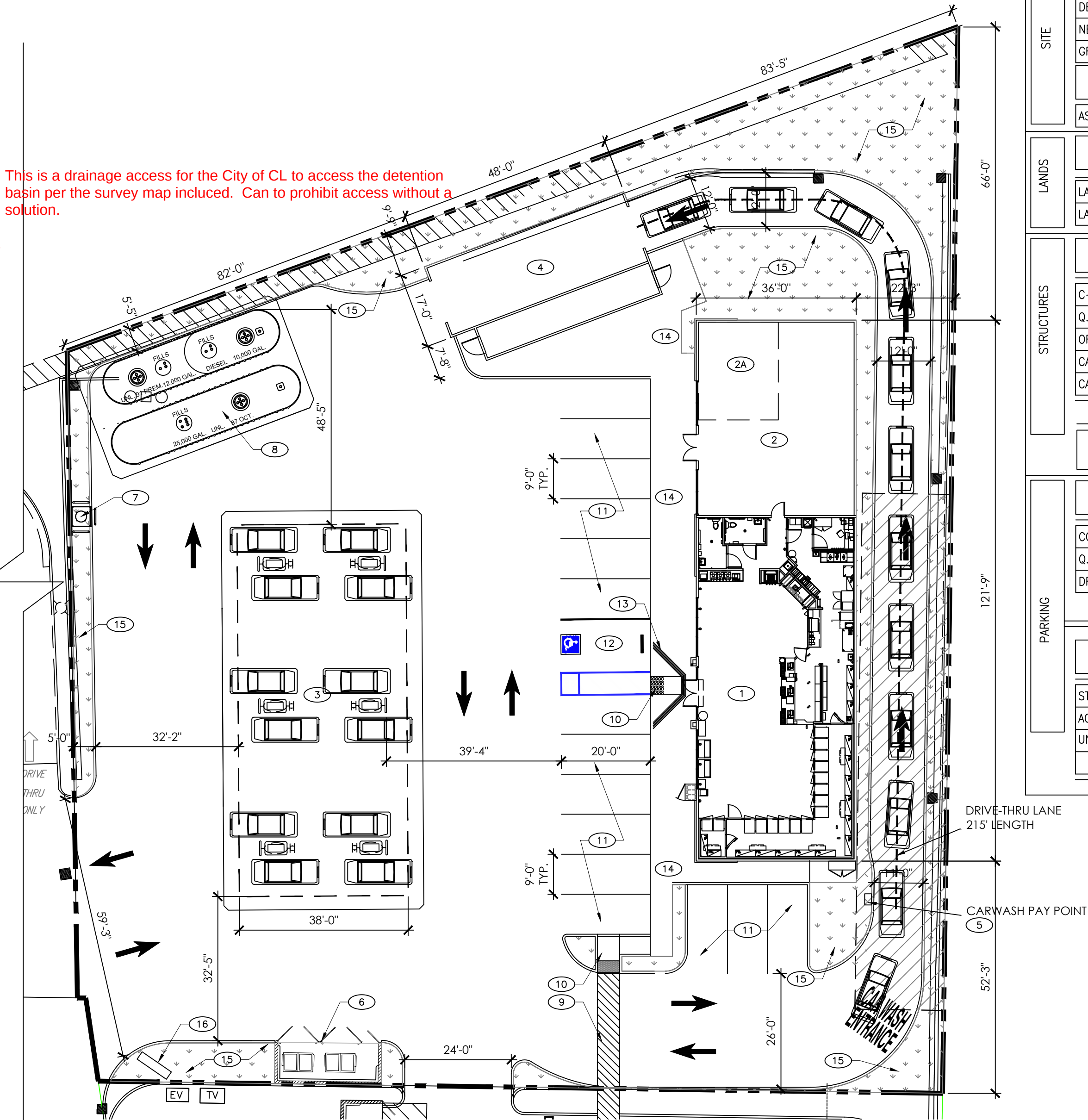
Self-Serve Car Wash = 1,150 SF

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

INDEX:
CUP-1 SITE PLAN
CUP-2 FLOOR PLAN
CUP-3 BUILDING ELEVATIONS
CUP-3.1 BUILDING COLOR ELEVATIONS
CUP-4 CANOPY ELEVATIONS
CUP-4.1 CANOPY COLOR ELEVATIONS
CUP-5 CAR WASH FLOOR PLAN AND ELEVATIONS
SN.1 SIGN PROGRAM



01 MASTER SITE PLAN
SCALE: 1"=40'



02 SITE PLAN
SCALE: 1"=20'



This is a drainage access for the City of CL to access the detention basin per the survey map included. Can to prohibit access without a solution.

Need traffic circulaithn plan with radius of largest type of vehicle proposed to service. i.e. motor home, pickup truck and camp trailer

Does one handicapp parking place meet ADA requirements?

SITE INFORMATION						
SITE	AREA OF PROPERTY					AREA
	GROSS AREA					36,292 SQ.FT.
	DEDICATIONS, EASEMENTS					
	NET BUILDABLE AREA					
	GROSS AREA (IN ACRES)					±0.83 ACRES
LANDS	ZONING					ZONE
	ASSESSORS' PARCEL NUMBER				010-043-53	
LANDS	DESCRIPTION			PERCENT	AREA	
	LANDSCAPE REQUIRED					
LANDS	LANDSCAPING PROVIDED (ON-SITE)			17%	6,172 SQ. FT.	
STRUCTURES	DESCRIPTION	SIZE	OCC.	CONS.. TYPE	STATUS	AREA
	C-STORE	77'-9" x 36'-0"	M	V-B	NEW	2,800 SQ. FT.
	Q.S.R.	44'-0" x 36'-0"	A-2	V-B	NEW	1,600 SQ. FT.
	OFFICE (2ND FLOOR)	22'-0" x 18'-0"	B	V-B	NEW	400 SQ. FT.
	CANOPY	83'-8" x 38'-0"	M	II-B	NEW	3,179 SQ. FT.
	CAR WASH	48'-0" x 24'-8"	B	V-B	NEW	1,150 SQ. FT.
	TOTAL BUILDING AREA:					9,129 SQ.FT.
% OF LOT COVERAGE (EXCLUDING CANOPY)		BUILDING AREA (GROUND LEVEL)		5,550 SQ. FT.	= (15.29%)	
		NET LOT AREA		36,292 SQ. FT.		
PARKING	DESCRIPTION (REQUIRED PARKING)				RATIO	REQD. #
	CONVENIENCE STORE				1 PER 200 SQ.FT.	14 SPACE(S)
	Q.S.R.				1 PER 200 SQ.FT.	8 SPACE(S)
	DRIVE THRU CAR WASH				N/A	0 SPACE(S)
	TOTAL PARKING SPACES REQUIRED:					22 SPACE(S)
PARKING	DESCRIPTION (PROVIDED PARKING)				SIZE	PROVIDED
	STANDARD (VEHICLE)				9'-0"X 20'-0"	15
	ACCESSIBLE SPACE(S)				17'-0"X20'-0"	1
	UNDER CANOPY SPACES				10'-0"X20'-0"	12
TOTAL PARKING SPACES PROVIDED:					28 - SPACE(S)	

KEY PLAN

- 1 NEW C- STORE 2,800 SF
- 2 NEW Q.S.R. 1,600 SF
- 2A NEW OFFICE 400 SF (2ND FLOOR)
- 3 NEW CANOPY 6 MPD
- 4 NEW AUTOMATED DRIVE-THRU CAR WASH 1,150 S.F.
- 5 NEW CAR WASH PAY POINT BOX
- 6 NEW TRASH ENCLOSURE 12'-0" x 18'-0"
- 7 NEW HEALY TANK
- 8 NEW UNDERGROUND GASOLINE TANKS
CONCRETE SLAB: 7" CONCRETE SLAB W/#3 REBAR @ 18" O.C.
EACH WAY OVER 8" COMPACT BASE MATERIAL AND GRADE OR PER SOILS REPORT AND RECOMMENDATIONS. REINFORCING BARS TO BE NO LESS THAN 2" AND NO MORE THAN 4" FROM SURFACE.
- 9 NEW PATH OF TRAVEL: SLOPE MAX 5% ON DIRECTION OF TRAVEL AND 2% CROSS SLOPE. VERIFY COMPLIANCE
- 10 NEW ACCESSIBLE RAMP WITH TRUNCATED DOWNS
- 11 NEW PARKING STANDARDS
- 12 NEW ACCESSIBLE PARKING SPACE.
- 13 NEW ACCESSIBLE PARKING SIGNAGE.
- 14 NEW SIDEWALK
- 15 NEW LANDSCAPE
- 16 NEW MONUMENT SIGN

AGC DESIGN CONCEPT, INC.

AGC

24820 ORCHARD VILLAGE RD A-311
Valencia, CA 91355
Phone: 661-255-1111

BY

REVISIONS

NO

DATE

NEW GAS STATION
DAM RD & DAM ROAD EXTENSION
CLEARLAKE, CA 95422
SITE PLAN

consultant job#

master release date

project exe date

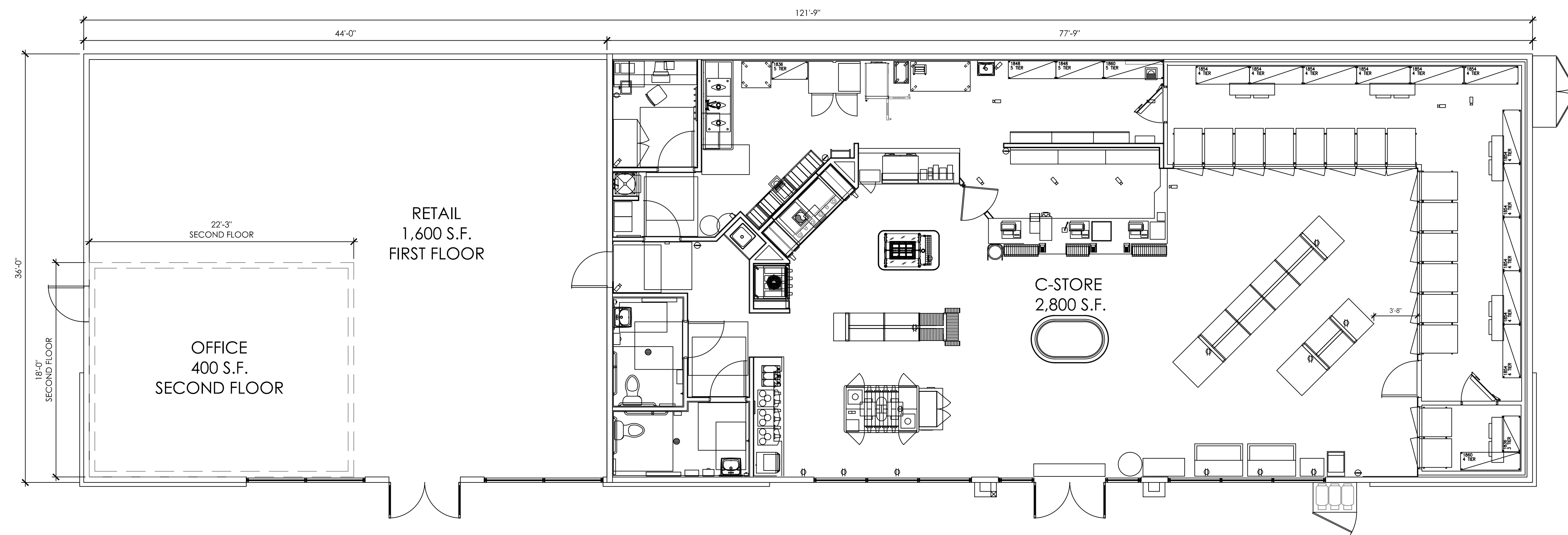
master drawn by

Filename AGC

Facility/Project

sheet name

CUP-1



01 **FLOOR PLAN**
— SCALE: 3/16"=1'-0"



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AGC DESIGN CONCEPT, INC.



VILLAGE RD. A-311
Valencia, CA 91355
Phone: 661.295.1111

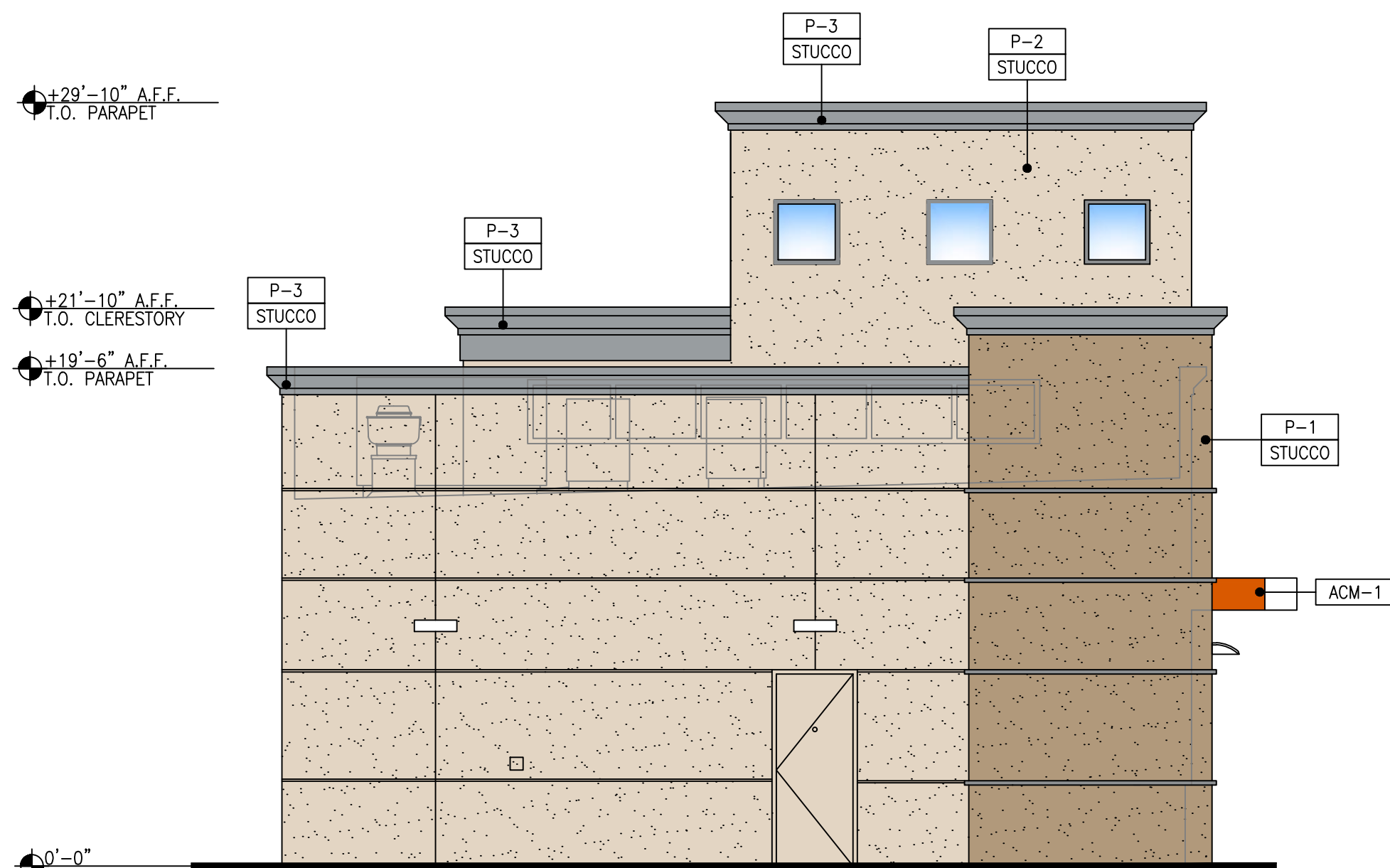
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NEW GAS STATION
DAM RD & DAM ROAD EXTENSION
CLEARLAKE, CA 95422
FLOOR PLAN

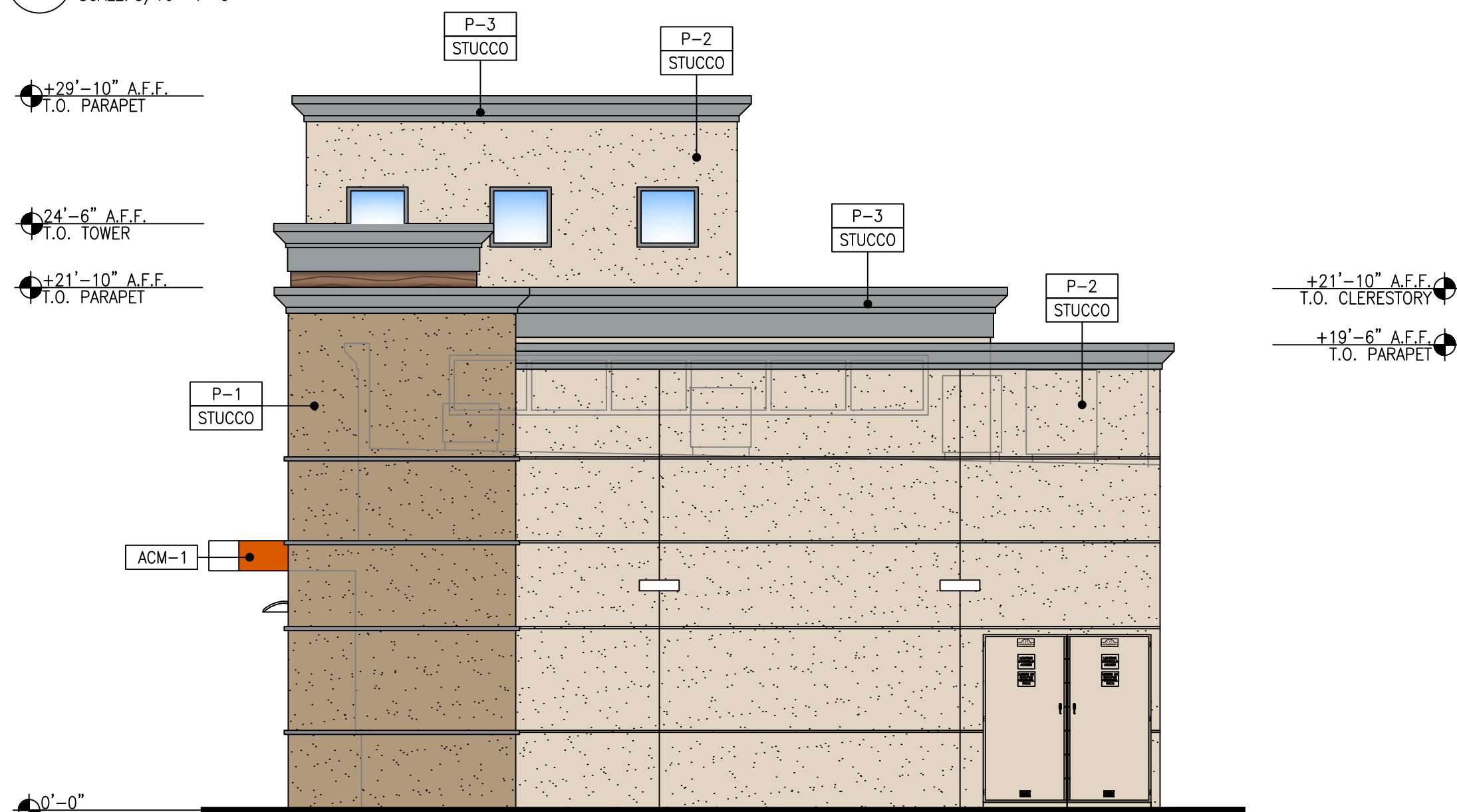
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project exe date	master drawn by
Filename AGC	
Facility/Project	
sheet name	
CUP-2	



01
—
SOUTH ELEVATION
SCALE: 3/16"=1'-0"



02
—
EAST ELEVATION
SCALE: 3/16"=1'-0"



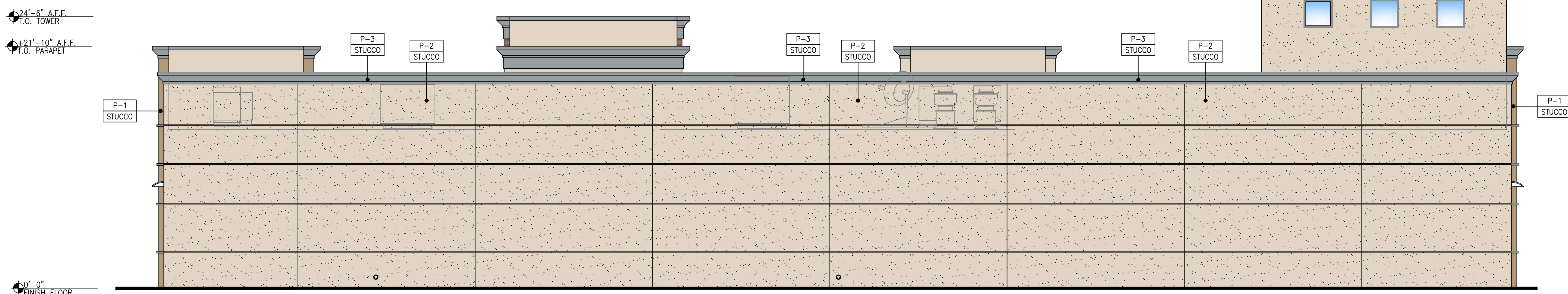
04
—
WEST ELEVATION
SCALE: 3/16"=1'-0"

COLOR LEGEND

- P-1 SATIN FINISH
BENJAMIN MOORE, 1077, "GREAT PLAINS GOLD"
- P-2 SATIN FINISH
BENJAMIN MOORE, 1030, "BRANDY CREAM"
- P-3 HIGH GLOSS FINISH
BENJAMIN MOORE, 2121-30, "PEWTER"

MATERIAL LEGEND

- STUCCO 3/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS;
TEXTURE: FINE SAND FINISH
- ACM-1 ALUMINUM COMPOSITE MATERIAL, PANTONE PMS 166c, "ORANGE"
- ACM-2 ALUMINUM COMPOSITE MATERIAL, ALUCOBOND, "RUSTIC WALNUT"
- ALUM CLEAR ANODIZED ALUMINUM
- STL-1 STEEL AWNING



04
—
NORTH ELEVATION
SCALE: 3/16"=1'-0"

NO.	DATE	BY	REVISIONS

NEW GAS STATION
DAM RD & DAM ROAD EXTENSION
CLEARLAKE, CA 95422
BUILDING COLOR ELEVATIONS

consultant job#	
master release date	
project exe date	master drawn by
Filename AGC	
Facility/Project	
sheet name	
CUP-3.2	

118'-6"
T.O. CANOPY

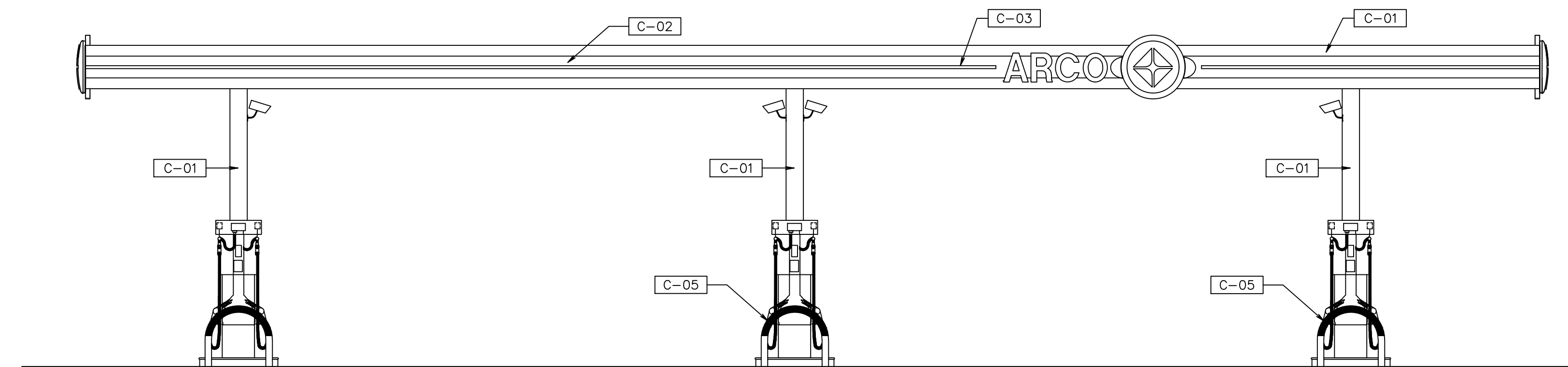
100'-0"
T.O. SLAB

118'-6"
T.O. CANOPY

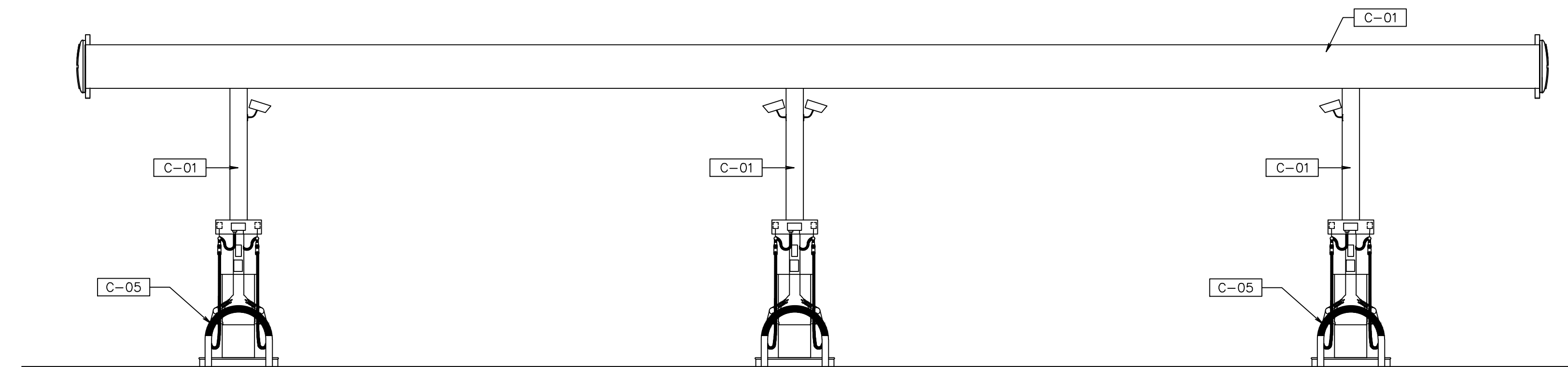
100'-0"
T.O. SLAB

118'-6"
T.O. CANOPY

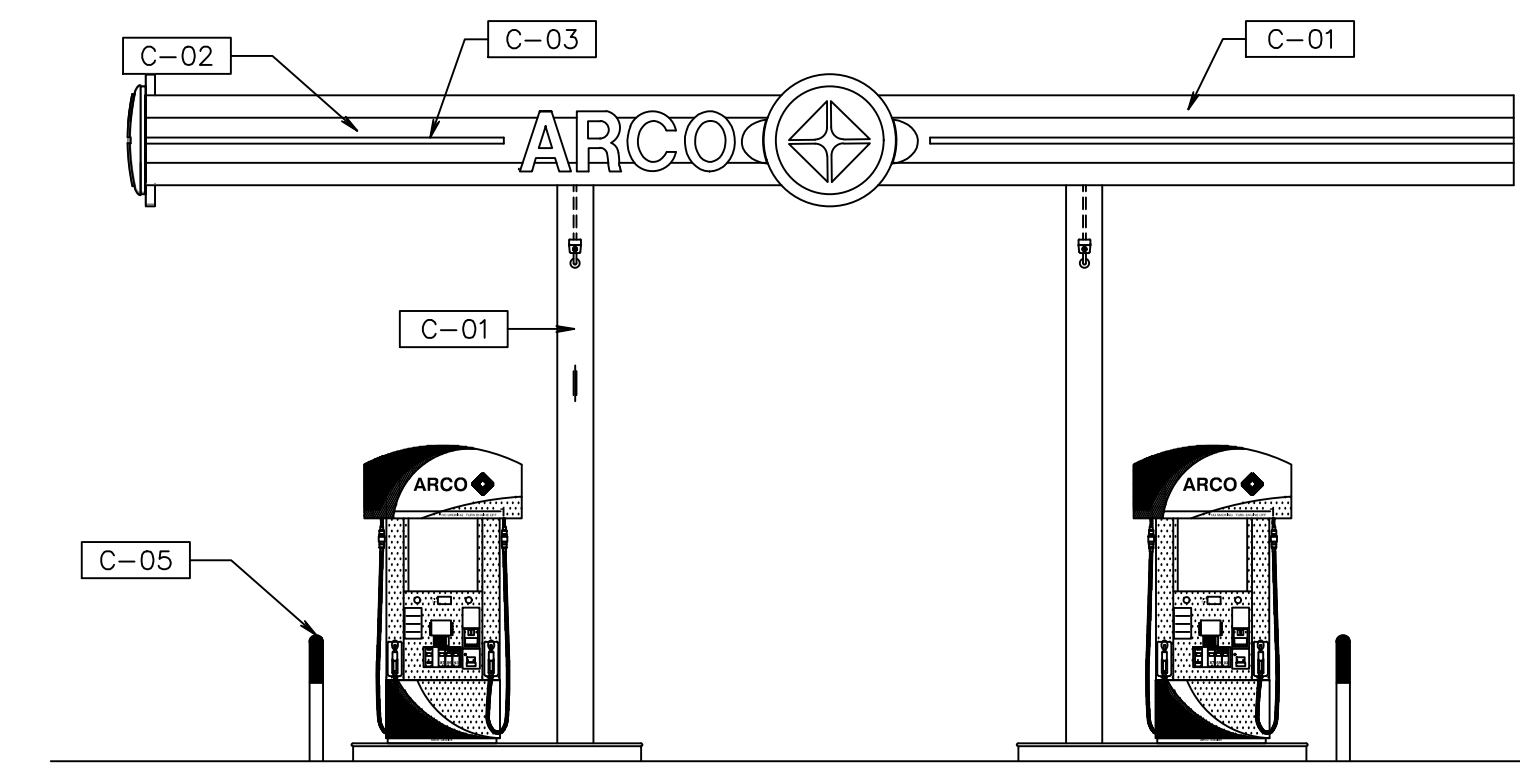
100'-0"
T.O. SLAB



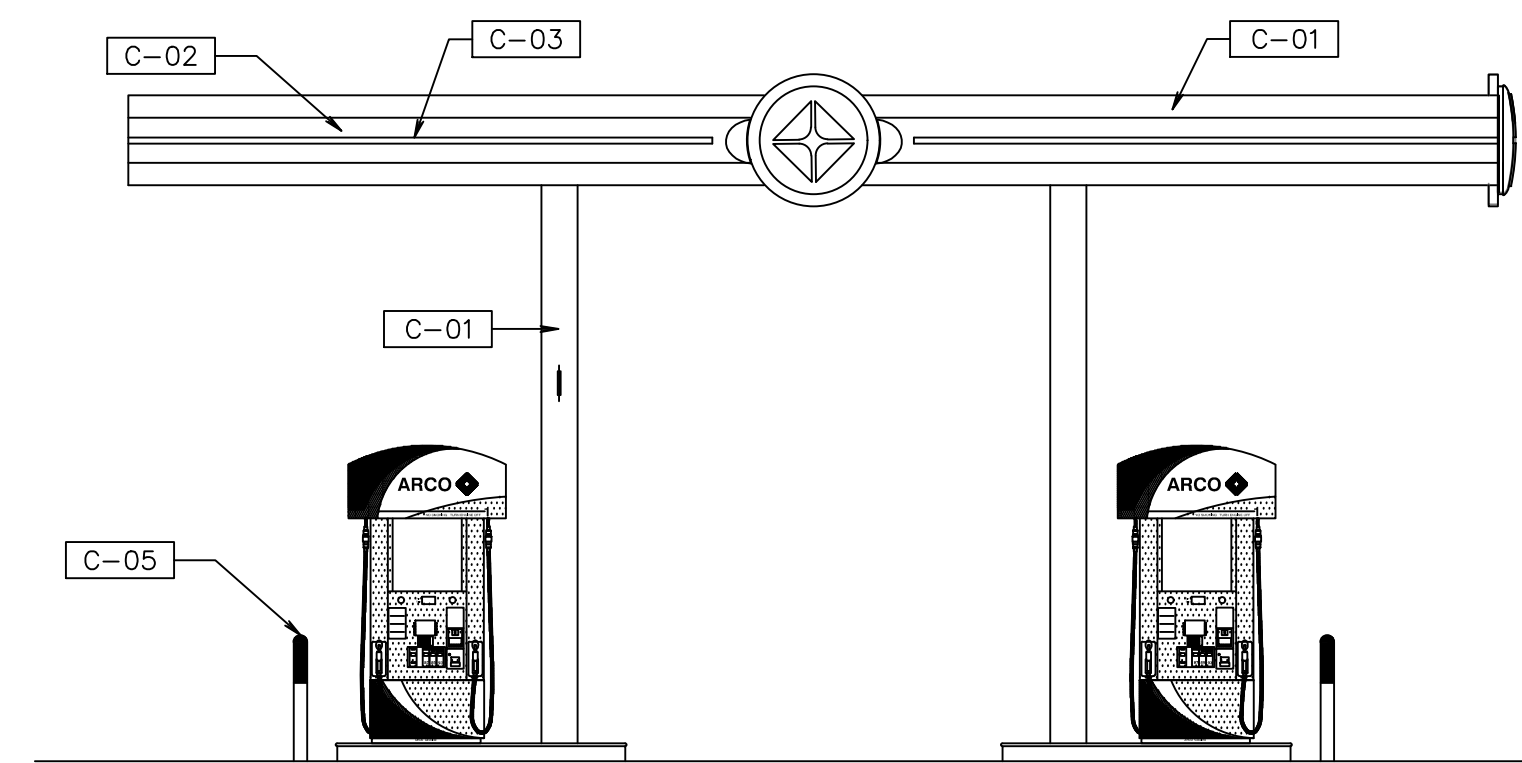
01
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SOUTH ELEVATION
SCALE: 3/16"=1'-0"



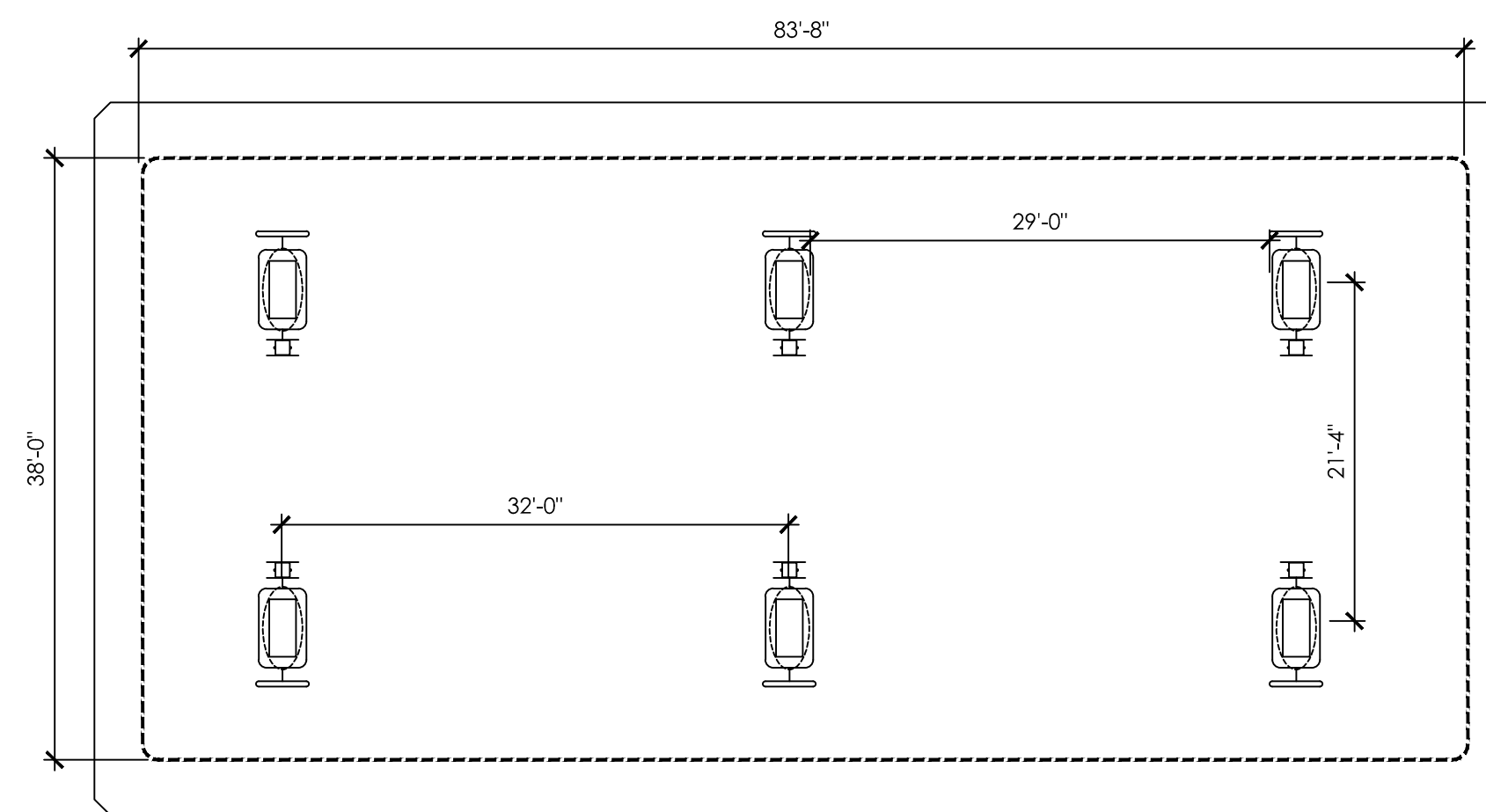
02
—
NORTH ELEVATION
SCALE: 3/16"=1'-0"



03
—
EAST ELEVATION
SCALE: 3/16"=1'-0"



04
—
WEST ELEVATION
SCALE: 3/16"=1'-0"



05
—
FLOOR PLAN
SCALE: 3/32"=1'-0"



EXTERIOR PAINTS:

C-01 COLOR: PEARL-RAL 1013
ICI #A0083 "INDIAN LEGEND"

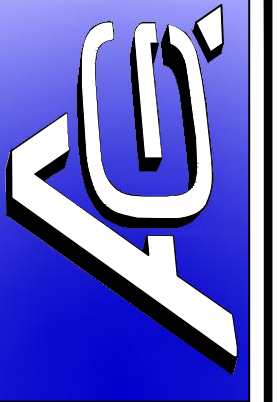
C-02 COLOR: ARCO BLUE
PANTONE PMS 288c

C-03 COLOR: ARCO LT. BLUE
LED LASER LIGHT
PANTONE PMS 2935c

C-05 COLOR: YELLOW
BENJAMIN MOORE, 2022-10, "YELLOW" - P28
DTM (GALLON)

** GUARD POSTS (TYP.) TO BE PAINTED, 2/3 BOTTOM
COLOR C-01 AND 1/3 TOP COLOR C-05

AGCDC.COM



AGC DESIGN CONCEPT, INC.
24820 ORCHARD
VILLAGE RD. A-311
VILLAGE, CA 91355
Phone: 627.255.1111

BY

DATE

NO.

REVISIONS

DATE

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REVISIONS

NEW GAS STATION
DAM RD & DAM ROAD EXTENSION
CLEARLAKE, CA 95422
CANOPY ELEVATIONS

consultant job#

master release date

project
exe date

master
drawn by

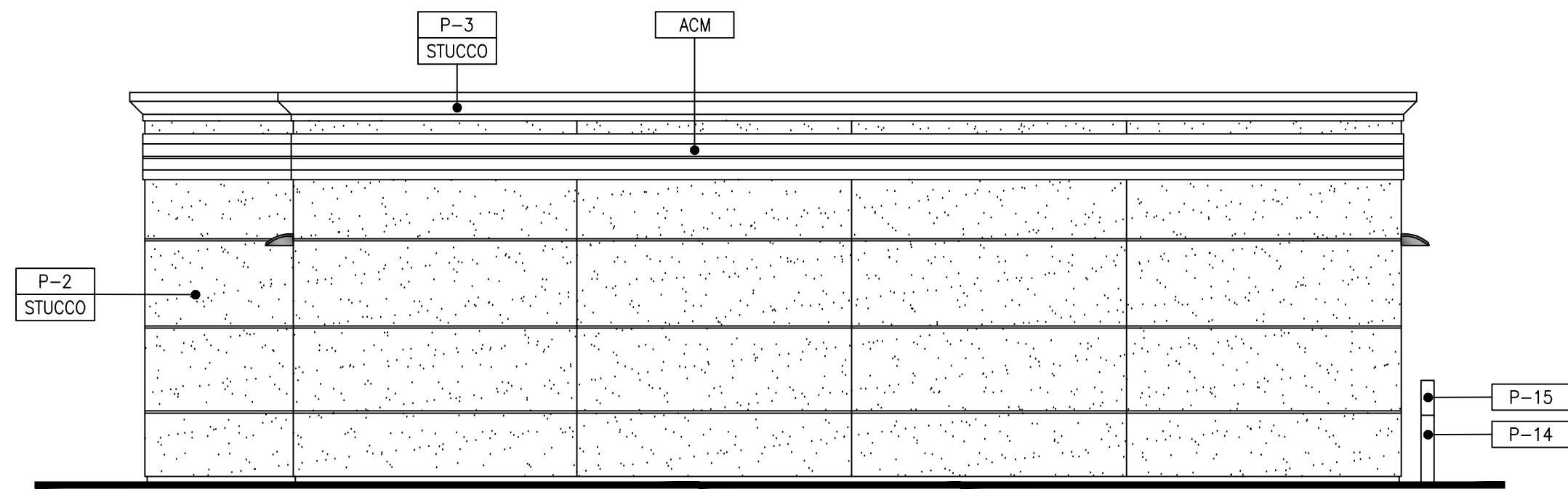
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0594

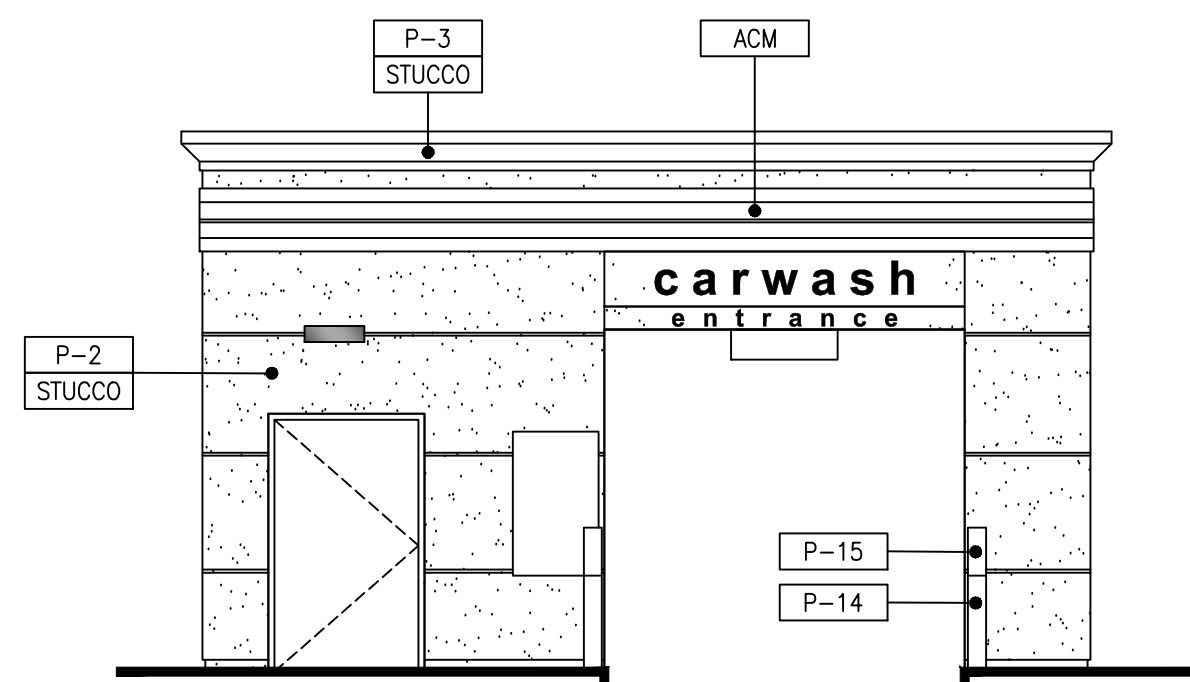
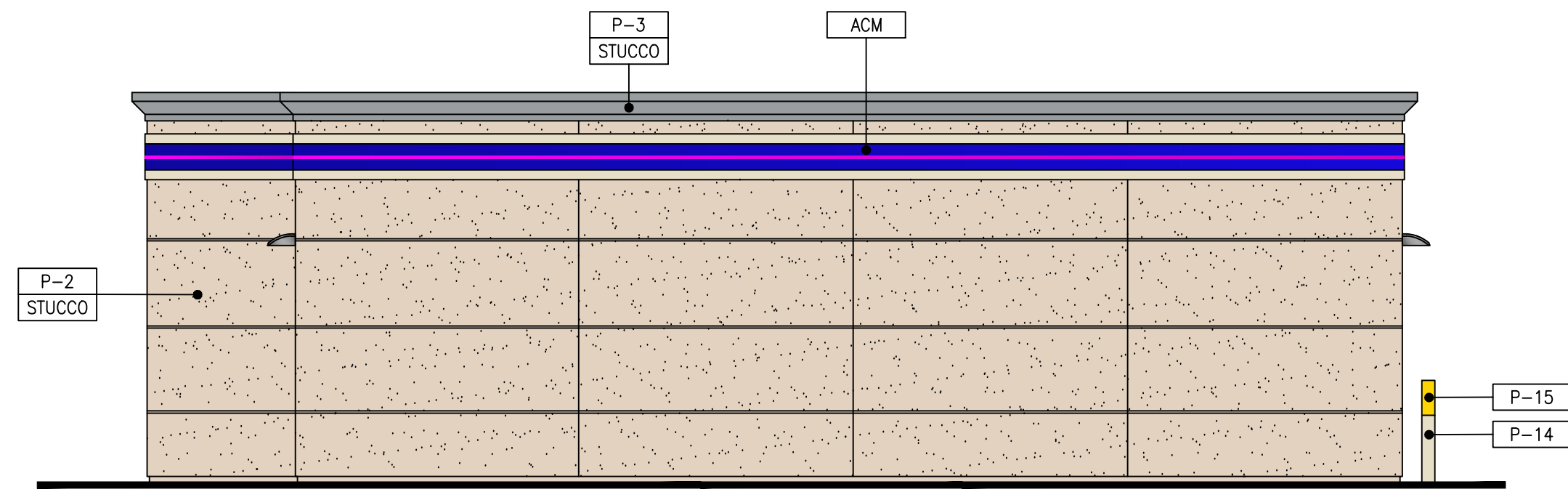
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sheet name

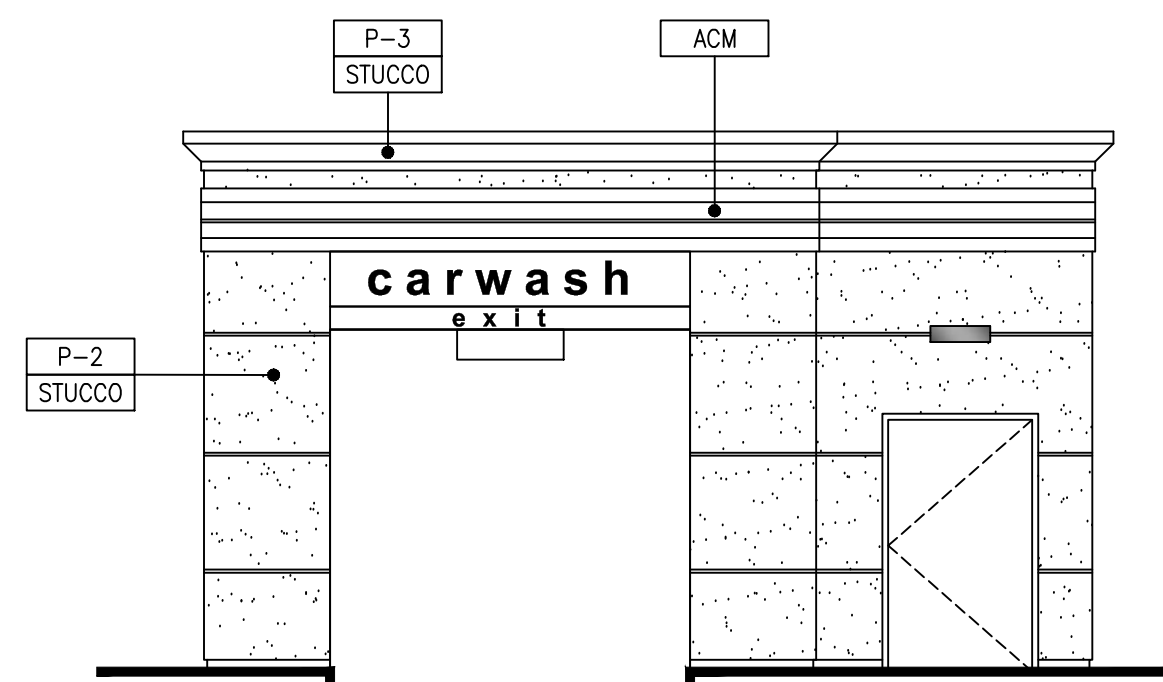
CUP-4



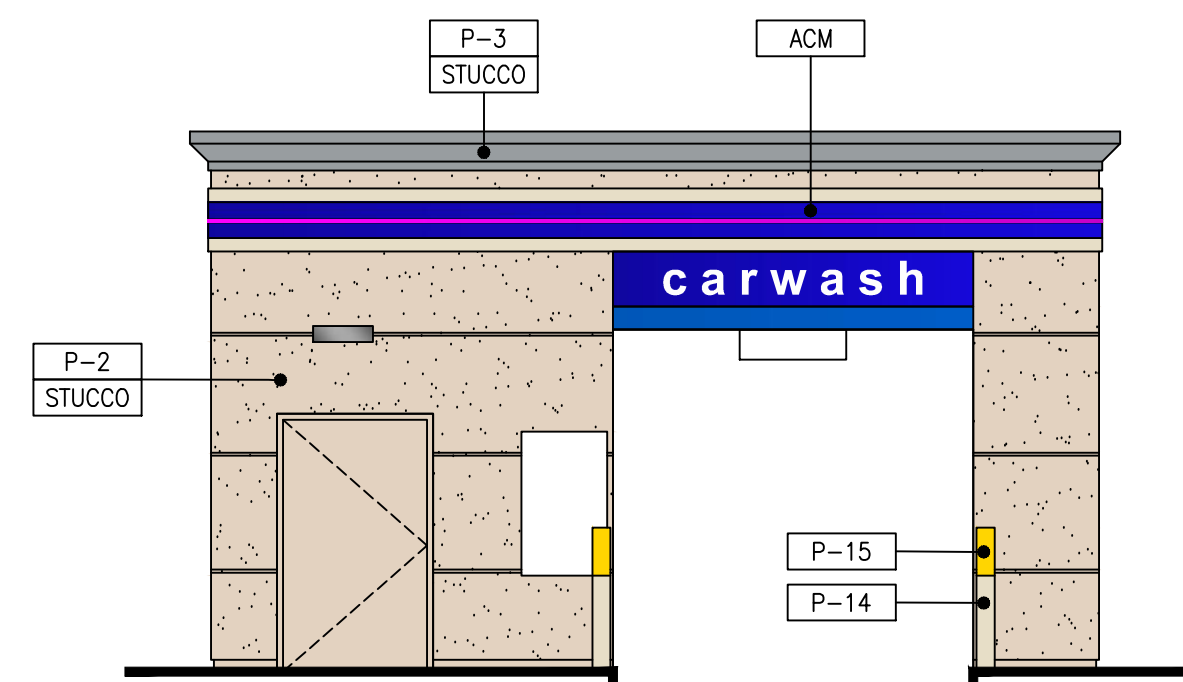
01 EAST ELEVATION
SCALE: 3/16"=1'-0"



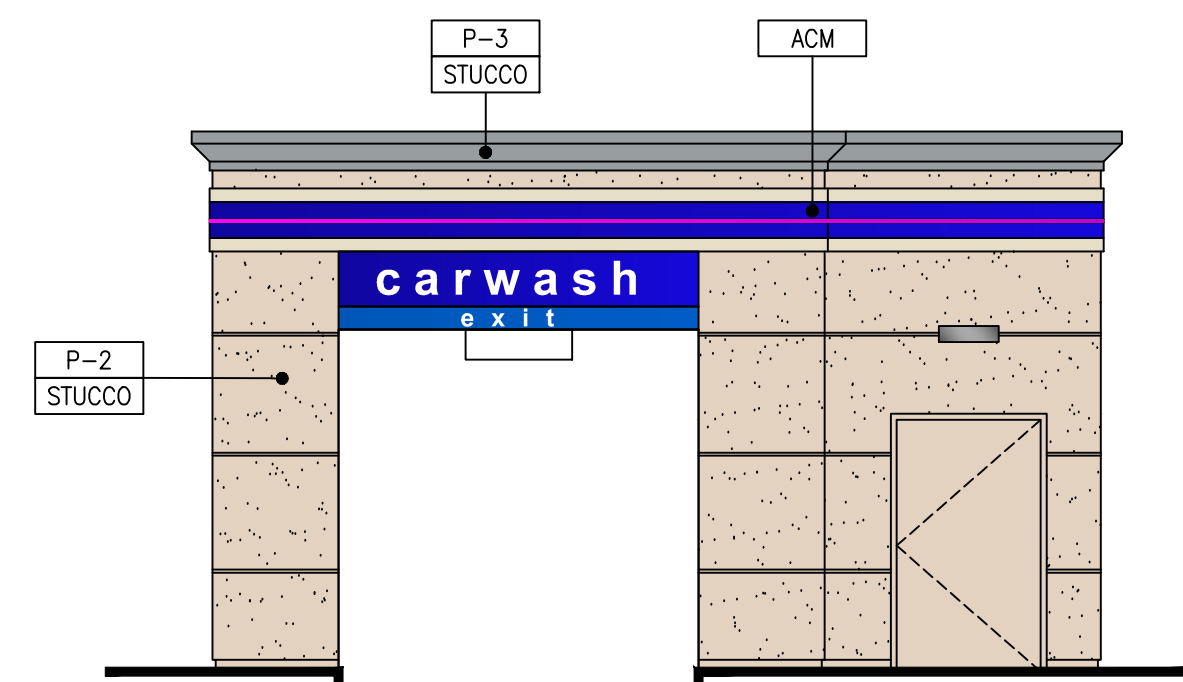
02 NORTH ELEVATION
SCALE: 3/16"=1'-0"



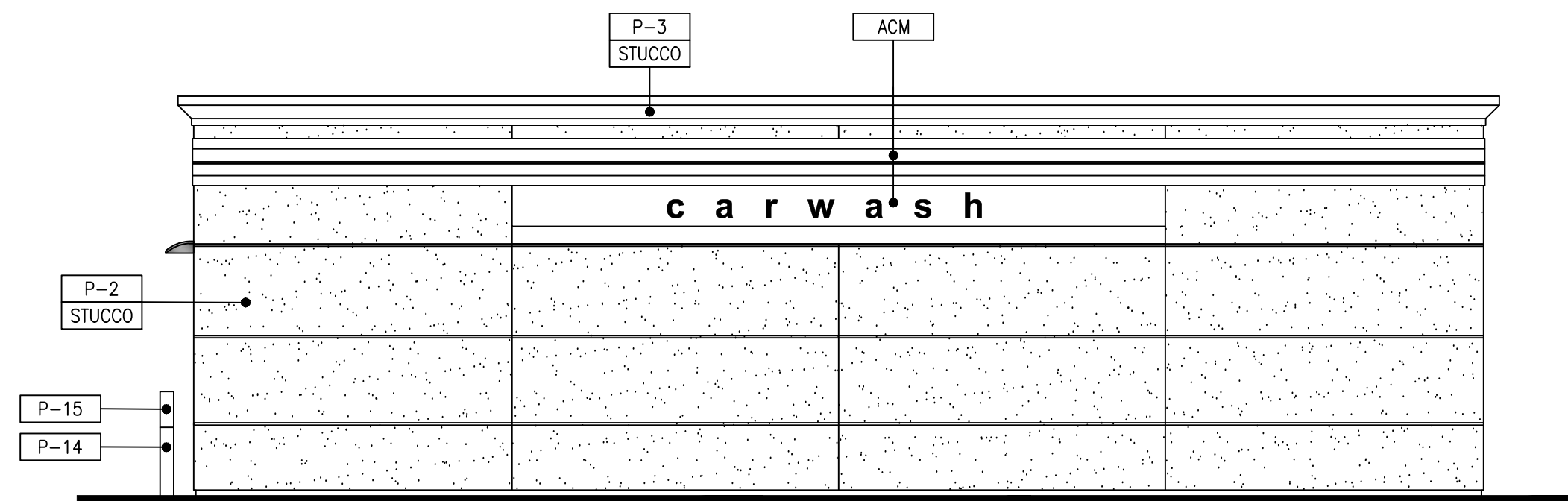
03 SOUTH ELEVATION
SCALE: 3/16"=1'-0"



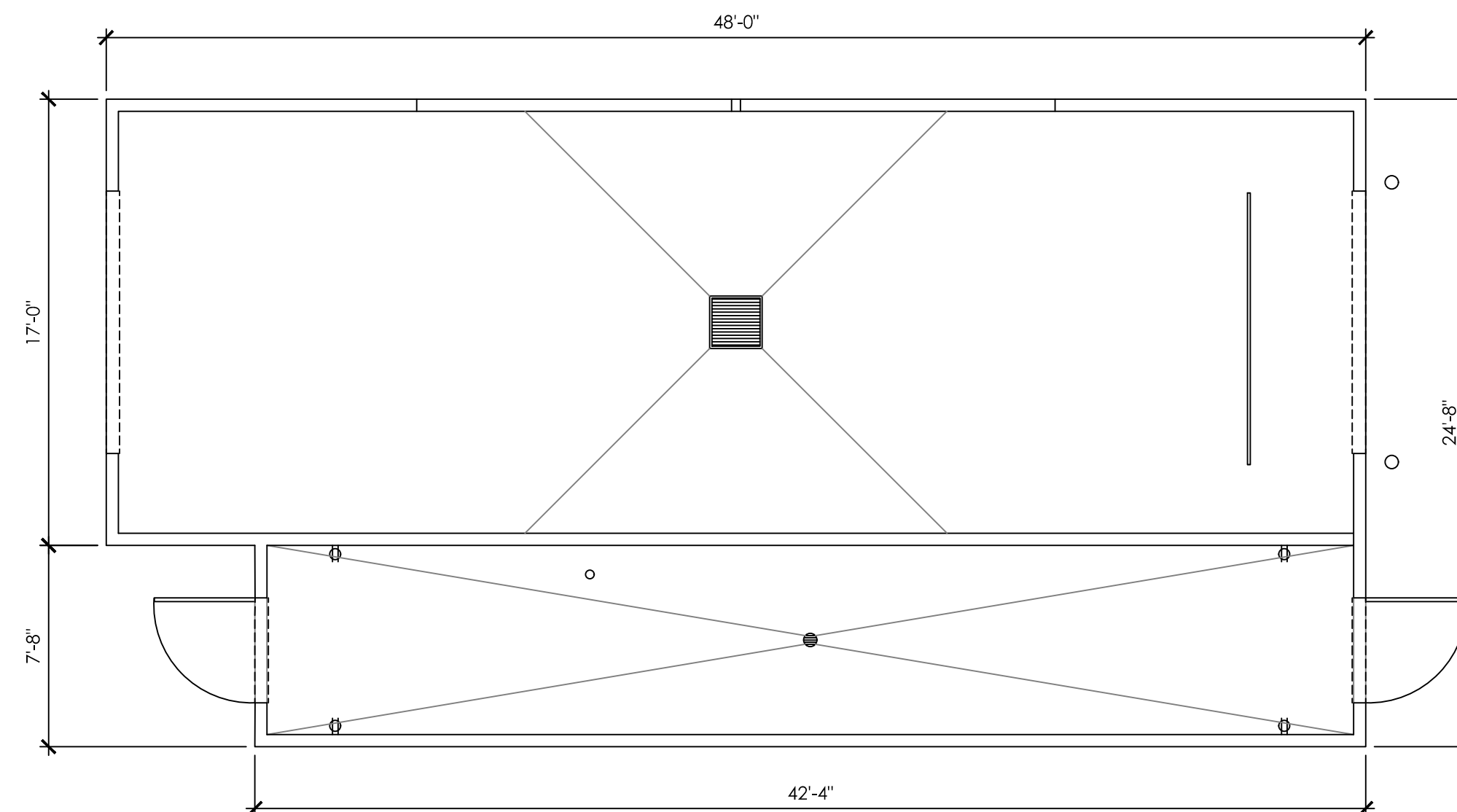
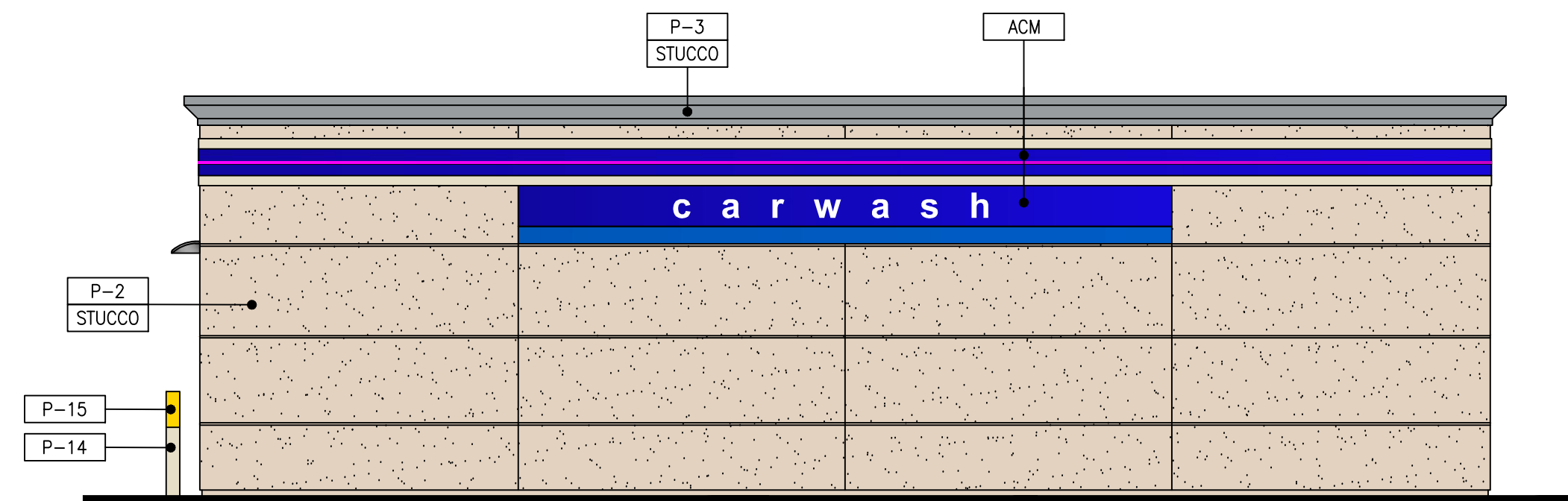
02 NORTH ELEVATION
SCALE: 3/16"=1'-0"



03 SOUTH ELEVATION
SCALE: 3/16"=1'-0"



04 WEST ELEVATION
SCALE: 3/16"=1'-0"



05 FLOOR PLAN
SCALE: 3/32"=1'-0"

COLOR LEGEND

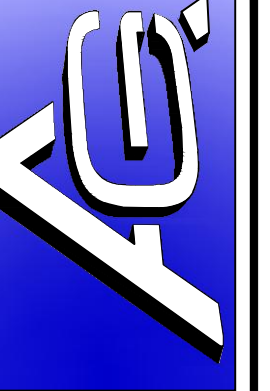
- P-2 BENJAMIN MOORE, 1030, "BRANDY CREAM", SATIN FINISH
P-3 BENJAMIN MOORE, 2121-30, "PEWTER", HIGH GLOSS
P-14 BP PEARL - BENJAMIN MOORE, OC-8, "ELEPHANT TUSK"
P-15 BP YELLOW - BENJAMIN MOORE, 2022-10, "YELLOW"

MATERIAL LEGEND

- STUCCO 3/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS;
TEXTURE: FINE SAND FINISH
ACM ALUMINUM COMPOSITE MATERIAL

AGCDC.COM

AGC DESIGN CONCEPT, INC.



24820 ORCHARD
VILLAGE RD. A-311
VILLAGE, CA 91355
Phone: 661.255.1111

BY

REVISIONS

DATE

NO.

NEW GAS STATION

DAM RD & DAM ROAD EXTENSION

CLEARLAKE, CA 95422

CAR WASH FLOOR PLAN AND ELEVATIONS

consultant job#

master release date

project

exe date

master

drawn by

Filename AGC

0594

Facility/Project

sheet name

CUP-5

118'-6"
T.O. CANOPY

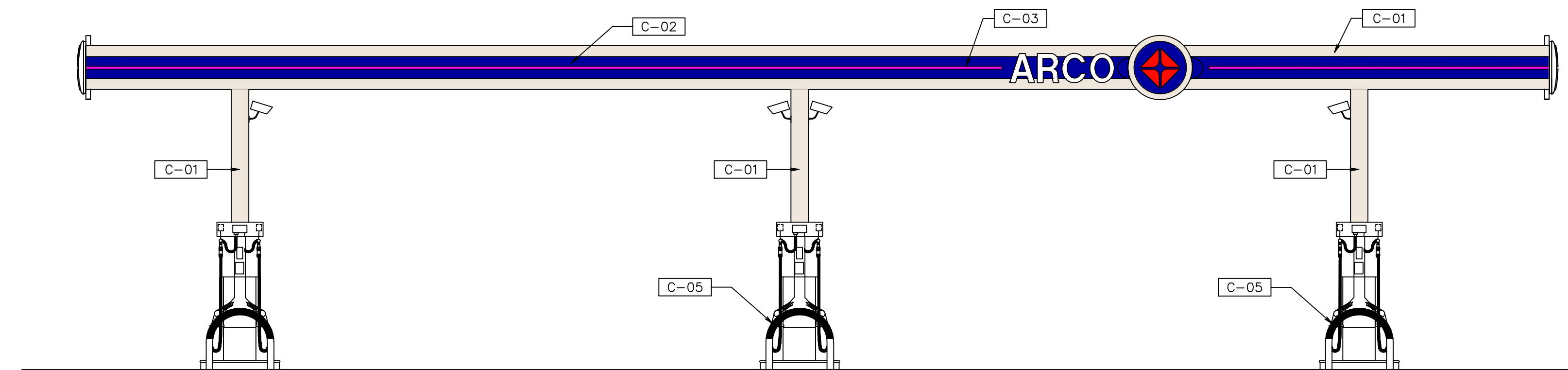
100'-0"
T.O. SLAB

118'-6"
T.O. CANOPY

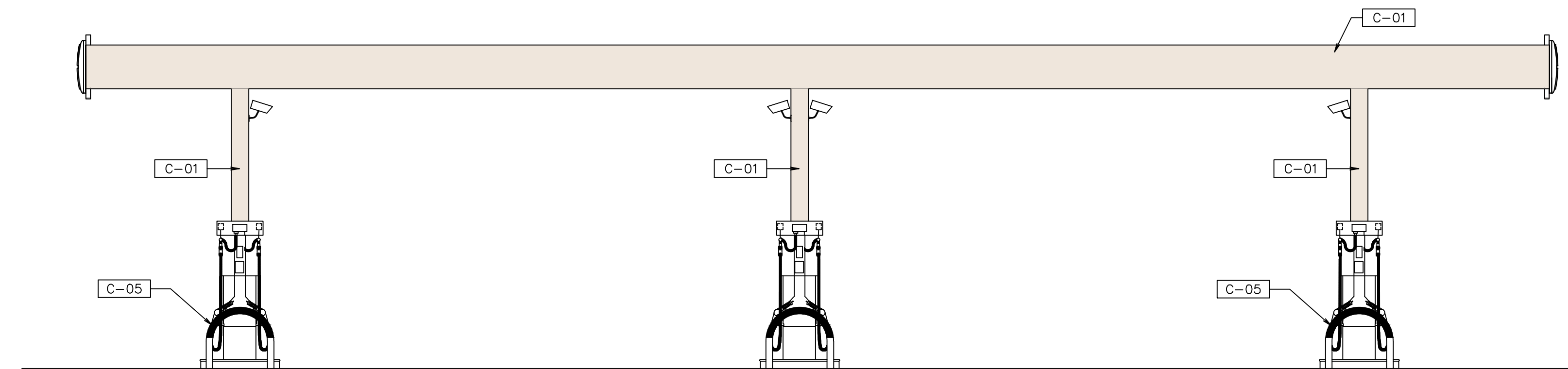
100'-0"
T.O. SLAB

118'-6"
T.O. CANOPY

100'-0"
T.O. SLAB



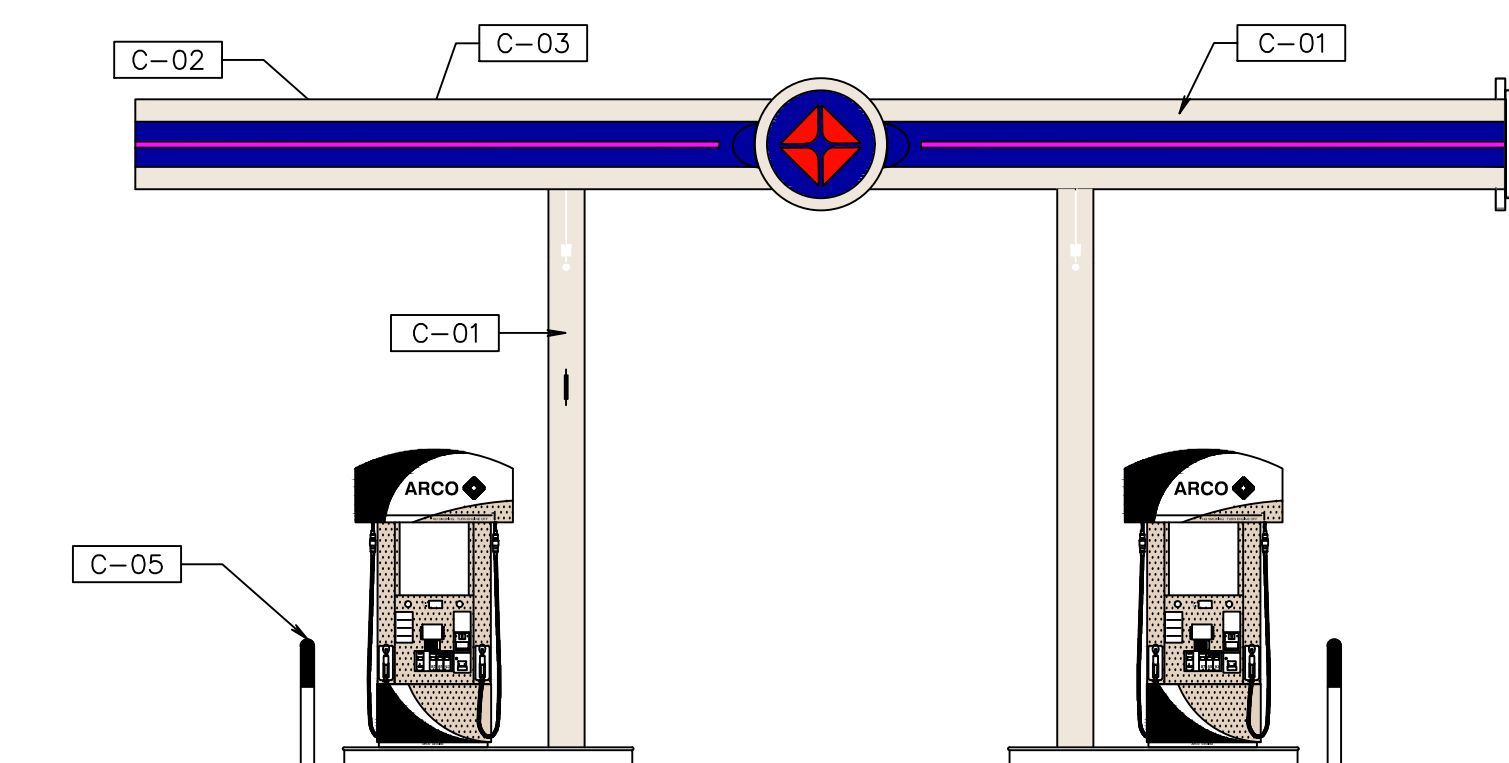
01 SOUTH ELEVATION
SCALE: 3/16"=1'-0"



02 NORTH ELEVATION
SCALE: 3/16"=1'-0"



03 EAST ELEVATION
SCALE: 3/16"=1'-0"



04 WEST ELEVATION
SCALE: 3/16"=1'-0"

EXTERIOR PAINTS:

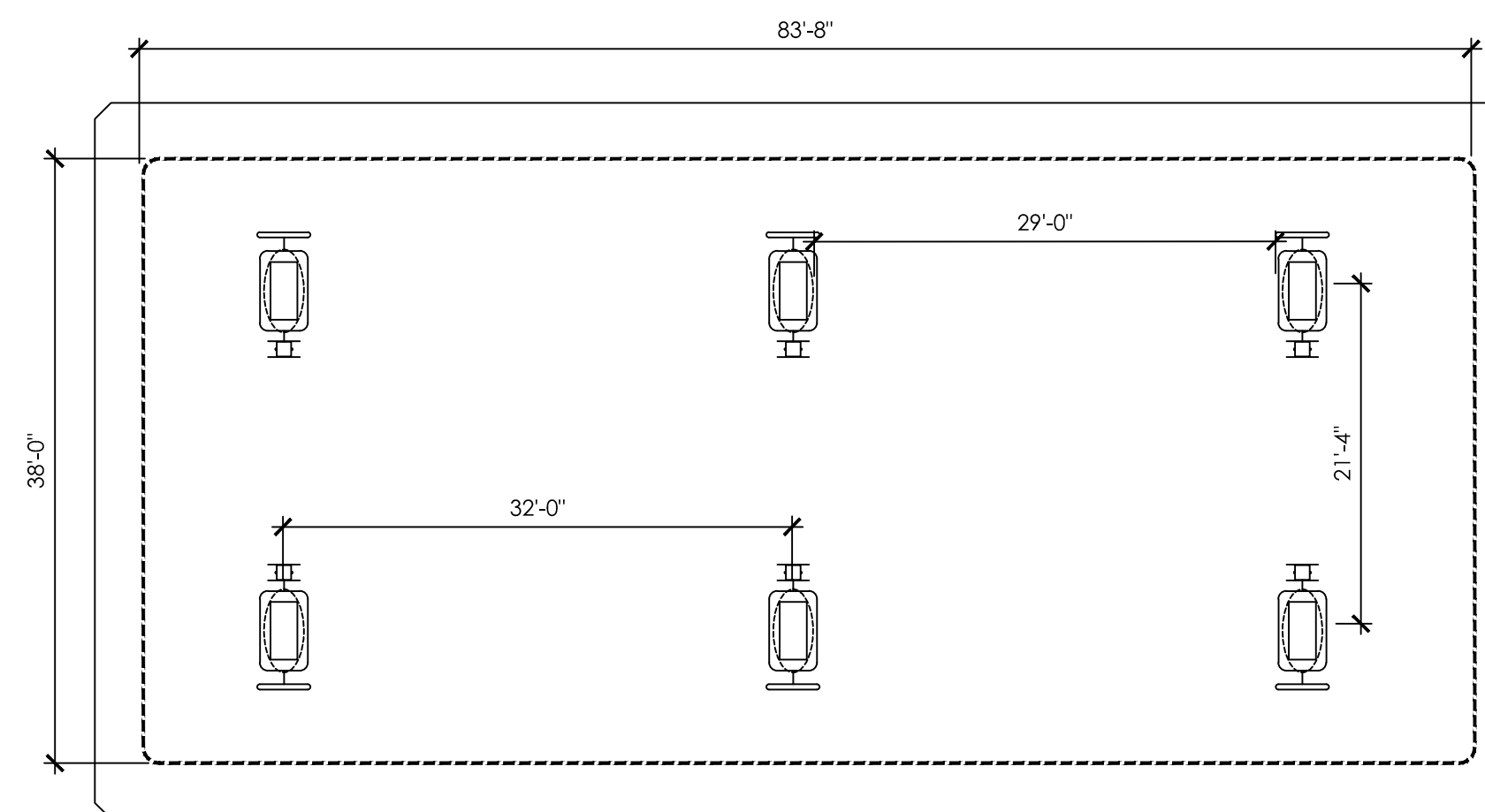
C-01 COLOR: PEARL-RAL 1013
ICI #A0083 "INDIAN LEGEND"

C-02 COLOR: ARCO BLUE
PANTONE PMS 288c

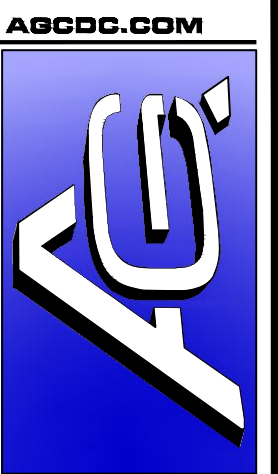
C-03 COLOR: ARCO LT. BLUE
LED LASER LIGHT
PANTONE PMS 2935c

C-05 COLOR: YELLOW
BENJAMIN MOORE, 2022-10, "YELLOW" - P28
DTM (GALLON)

** GUARD POSTS (TYP.) TO BE PAINTED, 2/3 BOTTOM
COLOR C-01 AND 1/3 TOP COLOR C-05



05 FLOOR PLAN
SCALE: 3/32"=1'-0"



AGC DESIGN CONCEPT, INC.

24820 ORCHARD
VILLAGE RD. A-311
VILLAGE, CA 91355
Phone: 627.255.1111

BY

REVISIONS

DATE

NO.

NEW GAS STATION

DAM RD & DAM ROAD EXTENSION
CLEARLAKE, CA 95422

CANOPY COLOR ELEVATIONS

consultant job#

master release date

project

exe date

master

drawn by

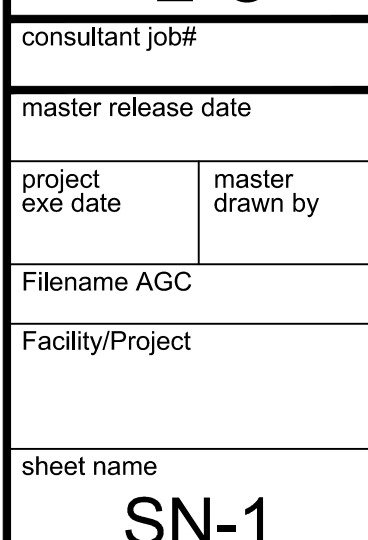
Filename AGC

0594

Facility/Project

sheet name

CUP-4.1



SR00046d

Distribution Date: 2/3/2022

Return by Date: 2/18/2022



City of Clearlake

14050 Olympic Drive, Clearlake, California 95422

(707) 994-8201 Fax (707) 995-2653

Community Development Dept. Request for Review and AB 52

Local Departments	Regional Departments	State/Federal Departments	Tribal Organizations	Other
☒ Building	☒ Air Quality Mgmt	☒ Caltrans	☒ Elem Indian Colony	☐ Cal Cannabis
☒ Code Enforcement	☒ Assessor/Recorder	☐ Ca Air Board	☐ Middletown Ranch.	☒ CA Dept PH
☒ Police Department	☒ Env Health	☐ Ca Dept F&W	☒ Koi Nation of NCA	☐ BCC
☒ Engineering	☐ Lakebed Mgmt	☐ USA Corps of Eng	☐ NAHC	☐ CDFA
☒ Fire	☐ LC Surveyor	☐ US F&W Serv	☐ HERC	
☐ PGE	☐ LC Water Resources	☐ Sonoma State		
☐ Golden State Water	☒ LC Tax Collector	☒ CHP		
☐ Konocti Water	☐ LC Transit	☐ ABC		
☐ Highlands Water	☐ Lake Area Plng Cncl	☐ Ca Water Boards		

Request: Please review the enclosed application packet material and return any comments by 2/18/2022 via email: mroberts@clearlake.ca.us, or postage: Clearlake City Hall attn. Planning Department, 14050 Olympic Drive, Clearlake, CA 95422.

[Tribal Organizations Only] Please note: In accordance with Section 21080.3.1(b) of the PRC, Consultation request under AB52 must be received in writing within 30 days of receipt of this notice on 10-30-21. We are responding to your request to be notified of projects in our jurisdiction that will be reviewed under CEQA and hereby notifying you of an opportunity to consult with us regarding the potential for this project to impact Tribal Cultural Resources, as defined in Section 21074 of the PRC

Project Description: A Conditional Use Permit and associated environmental filing (Categorical Exemption) to allow the development of a commercial operation, including but not limited to the following: **(Refer to attachments for full scope of project)**

- Convenience Store: 2,800 SQFT in size
- Fast Food Restaurant: 1,600 SQFT in Size
- Office (2nd Floor): 400 SQFT in size
- Covered Canopy Area (12 pump Gas Station): 3,179 SQFT in size
- Drive through Car Wash: 1,150 SQFT in Size
- 15 Parking Spaced (9'x20) and one (1) ADA Accessible Parking Space
- Hours of Operation: 24/7 with 7-8 employees

From: Mark Roberts
File: CUP 2022-01; CE 2022-4
Applicant: Jeanette Verdugo
Owner: Jatinder Sigh
Location: 15881 Dam Road
APN: 010-043-530-000
Zoning: General Commercial
General Plan: Commercial

Receiver

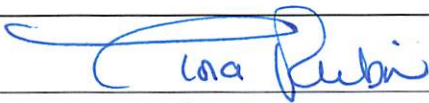
FEB 02 2022

Environmental Health

Click or tap here to enter text.

See attached memorandum

Signature: _____

 Lisa Rubin

Date: _____

2/15/22



COUNTY OF LAKE
Health Services Department
Environmental Health Division
922 Bevins Court
Lakeport, California 95453-9739
Telephone 707/263-1164
FAX 707/263-1681

Jonathan Portney
Health Services Director

Gary Pace, MD, MPH
Interim Health Officer

Craig Wetherbee
Environmental Health Director

MEMORANDUM

DATE: February 15, 2022

TO: Mark Roberts, Senior Planner

FROM: Tina Dawn-Rubin, Environmental Health Aide

RE: CUP 2022-01; CE 2022-4
Gas Station, Convenience Store, Car Wash

APN: 010-043-53 15881 Dam Rd, Clearlake

Environmental Health Division does not have any concerns on the wastewater treatment system or potable water since the property will be connected to a public water and sewer system.

The applicant must comply with the California Retail Food Code Regulations and applicant must have a potable water supply.

The applicant must apply and pay for plan check application: submit three sets of complete plans and supporting documents for review of any proposed retail food facility and must obtain approval from the Division of Environmental Health for construction before obtaining any building permits. Food facilities must be permitted and inspected prior to opening to the public.

If the applicant stores hazardous materials (defined as either virgin or waste materials) equal to or greater than 55 gallons of a liquid, 500 pounds of a solid or 200 cubic feet of compressed gas, the applicant will be required to submit a Hazardous Materials Business Plan to the Environmental Health Division via the California Electronic Reporting system (CERS) and it shall be renewed and updated annually or if quantities increase. If the amount of hazardous materials is less than the above quantities, the applicant will need to complete and submit a Hazardous Materials/Waste Declaration stating the name of the material and the quantity to be stored on site.

The applicant must comply with the California Health and Safety Code 25280 et seq. Underground Storage Tank Laws. The applicant will need to apply and pay for an Underground Storage Tank System installation permit and submit three (3) sets of full plans to the Environmental Health Division for review and approval.

If utilizing above ground tanks, the applicant shall comply with all Above Ground Petroleum Storage Tank Regulations.

Promoting an Optimal State of Wellness in Lake County



COUNTY OF LAKE
SPECIAL DISTRICTS ADMINISTRATION
230 N. Main Street
Lakeport, California 95453
Telephone (707) 263-0119
Fax (707) 263-3836

Scott Harter
Administrator

City of Clearlake
14050 Olympic Drive
Clearlake, CA 95422
ATTN: Mark Roberts, Senior Planner

RE: Request for Review Comments
CUP 2022-01; CE 2022-4
15895 Dam Road
Clearlake, CA 95422

Dear Mr. Roberts,

Lake County Special Districts has completed the request for review for the proposed Gas Station and Car Wash Project located in the City of Clearlake at the above referenced address.

Our review comments are as follows:

- RFR & AB 52 - Cover Sheet
 - Add Special Districts to list of reviewers
 - Add AT&T to list of reviewers
 - Location Address
 - The address of 15881 Dam Road does not match the project location. The correct address for the listed APN is 15895 Dam Road.
- Plans
 - Since this is only a set of Architectural plans there is not much for us to review until we are provided a set of Civil plans to review.

General comments:

1. Special Districts has not been contacted by any Civil firm or the owner to request As-Built drawings of our facilities as they relate to this project.
2. A grease trap will be required for the fast food restaurant. More information will be required to determine its size.
3. A grease trap might be required for the convenience store. More information is required to determine if one will be required.
4. Our records show that there is a sewer main and manholes located inside the footprint of the proposed building.
5. Any new portions of the sewer system for this project shall to be constructed in accordance with the Design and Construction Standards for Sanitation Facilities Lake County Sanitation District dated September, 2013.
6. The property owner will be required to pay a capacity expansion fee prior to hooking up to our facility. More information is required to be able to calculate the expansion fee amount.
7. The Car Wash will need to be designed to recycle the wash water on-site.
8. Area drains for the Gas Station will not be allowed to be connected to our facility.

Regards,


Steve Phillips
Utility Systems Compliance Coordinator

Cc: Alan Flora, City Manager, City of Clearlake
Cc: Dale Goodman, Public Works Director, City of Clearlake

Y:\Development Projects\LACOSAN 1 (SE)\15895 Dam Road - New Gas Station and Car Wash (2022)\Plan review comments - 2-11-2022.docx

From: [Steven Phillips](#)
To: [Mark Roberts](#)
Cc: [Dale Goodman](#); [Alan Flora](#); [Scott Harter](#); [Scott Hornung](#)
Subject: RFR & AB 52 CUP 2022-01 Gas Station & Car Wash - Special Districts Review Comments
Date: Monday, February 14, 2022 11:37:37 AM
Attachments: [image001.png](#)
[image003.png](#)
[RFR & AB 52 CUP 2022-01 Gas Station & Car Wash.pdf](#)
[Complete Application Packet with Plans.pdf](#)
[2022-02_11 RFR Review Comments -15895 Dam Road.pdf](#)
Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mark,

As requested here are Special Districts plan review comments for the proposed new gas station and car wash on Dam Road.

At this time are comments are general in nature. Since these are Architectural plans only, more information and details are required to do a proper review. Once a set of Civil plans are prepared please send a set to us for a formal review.

Regards,

Steve Phillips

Utility Systems Compliance Coordinator

Lake County Special Districts

230 N. Main Street

Lakeport, CA 95453

Phone: (707) 263-0119 Ext. 103

Fax: (707) 263-3836

steven.phillips@lakecountyca.gov



From: Mark Roberts [mailto:mroberts@clearlake.ca.us]

Sent: Wednesday, February 2, 2022 2:51 PM

Subject: [SUSPICIOUS MESSAGE] RFR & AB 52 CUP 2022-01 Gas Station & Car Wash

Importance: High

This Message contains suspicious characteristics and has originated outside your organization. This message appears to be from an individual who works for the County, but does not come from a County address.

Good Afternoon,

This email is in regards to the Conditional Use Permit, CUP 2022-01 and Categorical Exemptions, CE 2022-04 to allow the development of a commercial operation located at 15881 Dam Road (APN: 010-043-53). The developed included but is not limited to the following: **(Refer to Complete Application Packet with Plans for full scope of project)**

- Convenience Store: 2,800 SQFT in size
- Fast Food Restaurant: 1,600 SQFT in Size
- Office (2nd Floor): 400 SQFT in size
- Covered Canopy Area (12 pump Gas Station): 3,179 SQFT in size
- Drive through Car Wash: 1,150 SQFT in Size
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- Hours of Operation: 24/7 with 7-8 employees

Please review the enclosed application packet material and return any comments by **2/18/2022** via email: mroberts@clearlake.ca.us, or postage: Clearlake City Hall attn. Planning Department, 14050 Olympic Drive, Clearlake, CA 95422.

If you have any questions or need additional information, please let me know.

Mark Roberts | Senior Planner

City of Clearlake

14050 Olympic Drive | Clearlake, CA 95422

707-994-8201