



PLANNING COMMISSION MEETING

Clearlake City Hall Council Chambers
14050 Olympic Dr, Clearlake, CA

Tuesday, April 26, 2022

6:00 PM

The Planning Commission meetings are viewable in person in the Council Chambers, via livestreaming on the City's YouTube Channel (https://www.youtube.com/channel/UCTyifT_nKS-3woxEu1ilBXA) or "Lake County PEG TV Live Stream" at <https://www.youtube.com/user/LakeCountyPegTV/featured> and the public may participate through Zoom at the link listed below. The public can submit comments and questions in writing for Commission consideration by sending them to the Administrative Services Director/City Clerk at mswanson@clearlake.ca.us. To give the Planning Commission adequate time to review your questions and comments, please submit your written comments prior to 4:00 p.m. on the day of the meeting.

AGENDA

MEETING PROCEDURES: *All items on agenda will be open for public comments before final action is taken. Citizens wishing to introduce written material into the record at the public meeting on any item are requested to provide a copy of the written material to the Administrative Services Director/City Clerk prior to the meeting date so that the material may be distributed to the Planning Commission prior to the meeting. Speakers must restrict comments to the item as it appears on the agenda and stay within a three minutes time limit. The Mayor has the discretion of limiting the total discussion time for an item.*

AMERICANS WITH DISABILITY ACT (ADA) REQUESTS

If you need disability related modification, including auxiliary aids or services, to participate in this meeting, please contact Melissa Swanson, Administrative Services Director/City Clerk at the Clearlake City Hall, 14050 Olympic Drive, Clearlake, California 95422, phone (707) 994-8201, ext 106, or via email at mswanson@clearlake.ca.us at least 72 hours prior to the meeting, to allow time to provide for special accommodations.

AGENDA REPORTS

Staff reports for each agenda item are available for review at www.clearlake.ca.us. Any writings or documents pertaining to an open session item provided to a majority of the Planning Commission less than 72 hours prior to the meeting, shall be made available for public inspection on the City's website at www.clearlake.ca.us.

Zoom Link: <https://clearlakeca.zoom.us/j/85928359190>

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE**C. ADOPTION OF THE AGENDA** *(This is the time for agenda modifications.)*

D. PUBLIC COMMENT: *This is the time for any member of the public to address the Planning Commission on any matter not on the agenda that is within the subject matter jurisdiction of the City. **The Brown Act, with limited exceptions, does not allow the Commission or staff to discuss issues brought forth under Public Comment.** The Commission cannot take action on non-agenda items. Concerns may be referred to staff or placed on the next available agenda. Please note that comments from the public will also be taken on each agenda item. Comments shall be limited to three (3) minutes per person.*

E. CONSENT AGENDA: *All items listed under the Consent Agenda are considered to be routine in nature and will be approved by one motion. There will be no separate discussion of these items unless a member of the Commission requests otherwise, or if staff has requested a change under Adoption of the Agenda, in which case the item will be removed for separate consideration. Any item so removed will be taken up following the motion to approve the Consent Agenda.*

1. Planning Commission Minutes of November 3, 2020, May 17, 2021, June 22, 2021, August 24, 2021, November 9, 2021, January 11, 2022, and January 25, 2022
Recommended Action: Receive and file

2. General Plan Consistency Determination, GPCD 2022-01; Categorical Exemption, CE 2022-07; APN: 042-362-100-000; PC Resolution No. 2022-09
Recommended Action: Adopt resolution

3. General Plan Consistency Determination, GPCD 2022-02; Categorical Exemption, CE 2022-08; Road Abandonment: Portion of Spruce Avenue and Armijo Avenue; Resolution PC 2022-10
Recommended Action: Adopt resolution

F. PUBLIC HEARING

4. Conditional Use Permits CUP 2022-01; Categorical Exemption, CE 2022-05; APN: 010-043-53-000; Resolution No. PC 2022-08
Recommended Action: Adopt Resolution

G. BUSINESS**H. CITY MANAGER AND COMMISSIONER REPORTS****I. FUTURE AGENDA ITEMS****J. ADJOURNMENT**

POSTED: April 20, 2022

BY:

Melissa Swanson

Melissa Swanson, Administrative Services Director/City Clerk



PLANNING COMMISSION MEETING

Clearlake City Hall Council Chambers
14050 Olympic Dr, Clearlake, CA

Tuesday, January 11, 2022

6:00 PM

MINUTES

Zoom Link: <https://clearlakeca.zoom.us/j/84793844009>

A. ROLL CALL

Present:

Chair Wilson

Vice Chair Coker

Commissioner Williams

Commissioner Stewart

Absent:

Commissioner McCarrick

B. PLEDGE OF ALLEGIANCE

C. ADOPTION OF THE AGENDA

D. PUBLIC COMMENT:

There were no public comments.

E. CONSENT AGENDA:

Senior Planner Mark Roberts read the staff report.

1. Determination of General Plan Consistency and environmental determination prior to the conveyance of real property by a government agency, pursuant to Government Code 65402. The assessor parcel number of the property is 042-222-550-000, and is commonly

known as 16502 5th Avenue, Clearlake, CA 95422; Resolution No. PC 2022-01
Recommended Action: Adopt Resolution

Senior Planner Mark Roberts Read the staff report.

Motioned by Commissioner Williams

Second by Vice Chair Coker

All present Members vote YEA

2. Determination of General Plan Consistency and environmental determination prior to the conveyance of real property by a government agency, pursuant to Government Code 65402. The assessor parcel number of the property is 042-161-010-000, and is commonly known as 15789 25th Avenue, Clearlake, CA 95422; Resolution No. PC 2022-02
Recommended Action: Adopt Resolution

Senior Planner Mark Roberts read the staff report.

Motioned by Commissioner Williams

Second by Commissioner Stewart

All present members vote YEA

3. Determination of General Plan Consistency and environmental determination prior to the conveyance of real property by a government agency, pursuant to Government Code 65402. The project parcel is located at 16564 5th Avenue, Clearlake, CA 95422, further described as assessor parcel number of the property is 042-223-590-000; Resolution No. PC 2022-03
Recommended Action: Adopt Resolution

Senior Planner Mark Roberts read the staff report.

Motioned by Commissioner Williams

Second by Commissioner Stewart

All present members vote YEA

4. Determination of General Plan Consistency and environmental determination prior to the conveyance of real property by a government agency, pursuant to Government Code 65402 for 23 parcels located in the City of Clearlake; Resolution No. PC 2022-04
Recommended Action: Adopt Resolution

Assistant Planner Michael Taylor read the staff report.

Motioned by Commissioner Stewart

Second by Commissioner Williams

All present Members vote YEA

- 5. Determination of General Plan Consistency and environmental determination prior to the conveyance of real property by a government agency, pursuant to Government Code 65402. The property is APN 037-382-470-000 located at 13696 Santa Clara; Clearlake, CA 95422; Resolution No. PC 2022-05
Recommended Action: Adopt Resolution

Assistant Planner Michael Taylor read the staff report.

Motioned by Commissioner Stewart

Second by Commissioner Williams

All present Members vote YEA

F. CITY MANAGER AND COMMISSIONER REPORTS

G. FUTURE AGENDA ITEMS

H. ADJOURNMENT

The meeting was adjourned at 6:42pm.

BY:



Justin Sturgill, Secretary/Permit Technician



PLANNING COMMISSION MEETING

Clearlake City Hall Council Chambers
14050 Olympic Dr, Clearlake, CA

Tuesday, January 25, 2022

6:00 PM

MINUTES

Zoom Link: <https://clearlakeca.zoom.us/j/81815694058>

A. ROLL CALL

PRESENT

Chair Lisa Wilson

Vice Chair Coker

Commissioner Stewart

Commissioner Williams

Commissioner McCarrick

B. PLEDGE OF ALLEGIANCE

C. ADOPTION OF THE AGENDA

D. PUBLIC COMMENT:

E. PUBLIC HEARING

1. Conditional Use Permit, CUP 2021-33; Categorical Exemption, CE 2021-12
Recommended Action: Adopt Resolution PC 2022-07, A Resolution of the Planning Commission of the City of Clearlake Approving Conditional Use Permit Application CUP 2021-33 & Categorical Exemption, CE 2021-12 to allow alcoholic beverage sales (on-site consumption) in an existing established restaurant located at 14094 Lakeshore Drive

Assistant Planner Michael Taylor read the staff report.

Senior Planner read/clarified conditions of approval.

Ellis Reese spoke against the project.

Commissioner Stewart recommended added a COA for the restaurant to secure the parking lot after hours.

Motion by Seconded by voting yea: Chair Lisa Wilson, Vice Chair Coker, Commissioner Stewart, Commissioner Williams, Commissioner McCarrick

- 2. Conditional Use Permit, CUP 2021-34; Categorical Exemption, CE 2021-13
Recommended Action: Adopt Resolution PC 2022-06, A Resolution of the Planning Commission of the City of Clearlake Approving Conditional Use Permit Application CUP 2021-34 & Categorical Exemption, CE 2021-13 for the development of an Automobile Sales Operation located at 14585 Olympic Drive, Suite A, Clearlake Ca 95422

Assistant Planner Michael Taylor read the staff report.

Applicant Tom Ealey spoke in favor of his business.

Ellis Reese spoke about potential parking problems in the future.

Motion by Seconded by voting yea: Chair Lisa Wilson, Vice Chair Coker, Commissioner Stewart, Commissioner Williams, Commissioner McCarrick.

F. CITY MANAGER AND COMMISSIONER REPORTS

G. FUTURE AGENDA ITEMS

H. ADJOURNMENT

Meeting was adjourned at 7:04pm.

BY:



Justin Sturgill, Secretary/Permit Technician



PLANNING COMMISSION MEETING

Clearlake City Hall Council Chambers
14050 Olympic Dr, Clearlake, CA

Tuesday, November 09, 2021

6:00 PM

MINUTES

Zoom Link: <https://clearlakeca.zoom.us/j/82241493046>

A. ROLL CALL

PRESENT

Vice Chair Robert Coker
Commissioner Erin McCarrick
Commissioner Fawn Williams
Commissioner Lisa Wilson

B. PLEDGE OF ALLEGIANCE

C. ADOPTION OF THE AGENDA

Motion by Chair Wilson Second by Commissioner Williams, voting yea: Commissioner McCarrick, Commissioner Williams, Vice Chair Coker, Chair Wilson, Commissioner Stewart.

D. BUSINESS

1. Swearing In of Newly Appointed Planning Commissioner

Deputy City Clerk Tina Viramontes swore in Commissioner Terry Stewart

2. Appointment of the Chair/Vice Chair

Recommended Action: By motion, nominate Chair/Vice Chair

Chair: Commissioner Wilson

Motion made by Commissioner McCarrick, Seconded by Commissioner Williams.

Voting Yea: Vice Chair Coker, Commissioner McCarrick, Commissioner Williams, Commissioner Wilson

Vice Chair: Robert Coker

Motion made by Commissioner Williams, Seconded by Commissioner Stewart.

Voting Yea: Vice Chair Coker, Commissioner McCarrick, Commissioner Williams, Commissioner Wilson,

Commissioner Stewart.

E. PUBLIC COMMENT:

There were no public comments.

F. PUBLIC HEARING

- 3. CONTINUED FROM OCTOBER 26, 2021: Consideration of Conditional Use Permit Applications CUP 2021-05 through 2021-08 for the development of a Commercial Cannabis Operation, corresponding Mitigated Negative Declaration based on Initial Study 2021-02 and companion application Development Agreement DA 2021-04 located at 2185 Ogulin Canyon Road, further described as Assessor Parcel Number 010-044-017. Recommended Action: Staff recommends approving Resolutions No. PC 2021-21 and 2021-22 recommending the Mitigated Negative Declaration and the Development Agreement to the City Council for approval and authorizing Conditional Use Permits 2021-05 through 2021-08 for the operation of a cannabis business at 2185 Ogulin Canyon Road, further described as APN 010-044-017.

Commissioner McCarrick recused herself due to conflict of interest/her business is within 500 feet of 2185 Ogulin Canyon Rd.

Senior Planner Mark Roberts read the staff report.

Richard Knoll introduced applicants and gave a power point on behalf of the applicants.

Senior Planner Mark Roberts clarified that everyone within 600 feet of the proposed project was notified.

G. CITY MANAGER AND COMMISSIONER REPORTS

H. FUTURE AGENDA ITEMS

I. ADJOURNMENT

The meeting adjourned at 6:49pm.

BY:



Justin Sturgill, Secretary/Permit Technician



PLANNING COMMISSION MEETING

Clearlake City Hall Council Chambers
14050 Olympic Dr, Clearlake, CA

Tuesday, August 24, 2021

6:00 PM

MINUTES

Zoom Link: <https://clearlakeca.zoom.us/j/84463302441>

A. ROLL CALL

PRESENT

Chair Kathryn Davis
Vice Chair Robert Coker
Commissioner Erin McCarrick
Commissioner Fawn Williams
Commissioner Lisa Wilson

B. PLEDGE OF ALLEGIANCE

C. ADOPTION OF THE AGENDA *(This is the time for agenda modifications.)*

Motion made by Commissioner Williams, Seconded by Vice Chair Coker.
Voting Yea: Chair Kathryn Davis, Vice Chair Coker, Commissioner McCarrick, Commissioner Williams, Commissioner Wilson

D. PUBLIC COMMENT:

There were no public comments.

E. PUBLIC HEARING

1. Consideration of Appeal application 2021-02 in regards to the Director's determination of Administrative Use Permit application 2021-07 for a drive-through coffee shop
Recommended Action: Make a finding either to deny Appeal application AP 2021-02 or approving the associated Resolution PC 2021-19 in order to revoke Administrative Use Permit AUP 2021-07, for the installation of through/walk up coffee shop with limited outdoor seating located at 14760 Olympic Drive, further described as APN 039-570-18.

Senior Planner Mark Roberts read the staff report.

Appellant Diane Drake spoke in favor of the appeal.

Applicant April Sides with Mudslingers spoke against the appeal.

James Hummel spoke in favor of the appeal.

Dave Hughes spoke in favor of the appeal.

Vicente Clausion spoke in favor of the appeal.

David Gillan spoke in favor of the appeal.

Applicant Shana Parker from Mudslingers spoke against the appeal.

Melinda Gill spoke in favor of the appeal.

Applicant Lisa Reynolds from Mudslingers spoke against the appeal.

Jamie Fielden spoke in favor of the appeal.

Motion made by Commissioner Wilson, Seconded by Commissioner Williams.

Voting Yea: Chair Kathryn Davis, Commissioner McCarrick, Commissioner Williams, Commissioner Wilson

Voting Nay: Vice Chair Coker

F. CITY MANAGER AND COMMISSIONER REPORTS

G. FUTURE AGENDA ITEMS

H. ADJOURNMENT

The meeting was adjourned at 7:12pm.

POSTED: August 20, 2021

BY:



Justin Sturgill, Secretary/Permit Technician



PLANNING COMMISSION MEETING

Clearlake City Hall Council Chambers
14050 Olympic Dr, Clearlake, CA

Tuesday, June 22, 2021

6:00 PM

MINUTES

Zoom Link: <https://clearlakeca.zoom.us>

AGENDA REPORTS

CALL TO ORDER

ROLL CALL

PRESENT

Chair Kathy Davis

Vice Chair Robert Coker

Commissioner Erin McCarrick

Commissioner Fawn Williams

Commissioner Lisa Wilson

PLEDGE OF ALLEGIANCE

MEETING PROCEDURES:

ADOPTION OF THE AGENDA

Motion made by Commissioner Williams, Seconded by Commissioner McCarrick.

Voting Yea: Chair Davis, Vice Chair Coker, Commissioner McCarrick, Commissioner Williams, Commissioner Wilson

PUBLIC COMMENT:

PUBLIC HEARING

1. Appeal AP 2021-01 of Administrative Use Permit AUP 2021-01 & Categorical Exemption, CE 2021-04
Recommended Action: Make a finding either motioning to deny Appeal application AP 2021-01 or approving Resolution PC 2021-16 for Administrative Use Permit AUP 2021-01, authorizing the installation of an oversized garage at 3006 Old Hwy 53, Clearlake, further described as assessor's parcel number 010-040-040-000.

Senior Planner Mark Roberts read the staff report.

Applicant spoke in favor of the project.

Thomas McNicholas spoke against the project.

Dave Hughes spoke on the concerns from applicant's neighbors. Mr. Hughes gave parcel maps to members of the public and staff/commission.

Chair Davis continued the hearing to a later date pending site plans

Consensus from Commissioners/Staff/Applicant to have an improved site plan drawn to scale along with landscape/fencing, buffer plan.

CITY MANAGER AND COMMISSIONER REPORTS

FUTURE AGENDA ITEMS

ADJOURNMENT

Chair Davis adjourned the meeting at 7:01pm



Justin Sturgill, Secretary/Permit Technician



PLANNING COMMISSION SPECIAL MEETING

Clearlake City Hall Council Chambers
14050 Olympic Dr, Clearlake, CA

Monday, May 17, 2021

6:04 PM

MINUTES

Zoom Link: <https://clearlakeca.zoom.us>

AGENDA REPORTS

CALL TO ORDER

ROLL CALL

PRESENT

Chair Kathy Davis

Vice Chair Robert Coker

Commissioner Fawn Williams

Commissioner Lisa Wilson

ABSENT

Commissioner Erin McCarrick

PLEDGE OF ALLEGIANCE

MEETING PROCEDURES:

PUBLIC HEARING

1. Cannabis Cultivation, Processing and Distribution Development Agreement (companion application)
Recommended Action: Adopt Planning Commission Resolutions PC 2021-13 and 2021-14, approving Conditional Use Permit applications CUP 11-20, 12-20, and 13-20 authorizing a Cannabis business operation at 2560 Highway 53, approving Corresponding Mitigated Negative Declaration based on findings from Initial Study IS 2021-01 in accordance with CEQA guidelines, and recommending approval of accompanying Development Agreement DA 2021-02 to City Council.

Senior Planner Roberts corrected a typo in the development agreement to DA 2021-03.

Assistant Planner Gutierrez gave the staff report.

Public hearing opened at 6:20pm. No Comments

Motion A made by Commissioner Williams, Seconded by Vice Chair Coker.

Voting Yea: Chair Davis, Vice Chair Coker, Commissioner Williams, Commissioner Wilson

Motion B made by Vice Chair Coker, Seconded by Commissioner Williams.

Voting Yea: Chair Davis, Vice Chair Coker, Commissioner Wilson, Commissioner Williams.

ADJOURNMENT

Meeting adjourned at 6:25pm



Justin Sturgill, Secretary/Permit Technician



PLANNING COMMISSION SPECIAL MEETING

Clearlake City Hall Council Chambers
14050 Olympic Dr, Clearlake, CA

Tuesday, November 3, 2020

5:00 PM

MINUTES

Zoom Link: <https://clearlakeca.zoom.us/j/91683014256>

AGENDA REPORTS

CALL TO ORDER

ROLL CALL

PRESENT

Chair Kathy Davis

Vice Chair Robert Coker

Commissioner Fawn Williams

Commissioner Lisa Wilson

PLEDGE OF ALLEGIANCE

MEETING PROCEDURES:

PUBLIC HEARING

1. Determination of General Plan Consistency for the Conveyance of Property Located at 15886 18th Ave, APN 042-174-230-000 Recommendation: Adopt Resolution PC 2020-08 finding that the conveyance of 0.120 acres of City property is consistent with the City's General Plan and exempt from environmental review.

Assistant Planner Susanna Gutierrez read the staff report.

There were no public comments.

Motioned by Commissioner Wilson, Seconded by Commissioner McCarrick, voting yea; Commissioner Williams, Commissioner Wilson, Commissioner McCarrick, Vice Chair Coker, Chair Davis.

2. Determination of General Plan Consistency for the Conveyance of Property Located at 14885 Burns Valley Road, APNs 010-026-400-000, 039-570-180-000, 010-026-290-000, 039-481-

570000, 039-481-440-000, 039-481-450-000 Recommendation: Adopt Resolution PC 2020-09 finding that the conveyance of 31.12 acres of City property is consistent with the City's General Plan and exempt from environmental review.

Assistant Planner Susanna Gutierrez read the staff report.

There were no public comments.

Motioned by Commissioner McCarrick, Seconded by Commissioner Wilson, voting yea; Commissioner Williams, Commissioner Wilson, Commissioner McCarrick, Vice Chair Coker, Chair Davis.

ADJOURNMENT

Meeting adjourned at 7:11pm



Justin Sturgill, Secretary/Permit Technician



CITY OF CLEARLAKE

Planning Commission

STAFF REPORT	
SUBJECT: General Plan Consistency Determination, GPCD 2022-01 Categorical Exemption, CE 2022-07	MEETING DATE (Regular): 04/26/2022
SUBMITTED BY: Michael Taylor, Planning Department	
PURPOSE OF REPORT: <input type="checkbox"/> Information only <input type="checkbox"/> Discussion <input checked="" type="checkbox"/> Action Item	
LOCATION: 16331 6th Avenue Clearlake, CA 95422 APN: 042-362-100-000	APPLICANT/OWNER: Panacci, Marlene M. Trustee
ZONING: Rural Residential, "RR"	GENERAL PLAN: Medium Density Residential

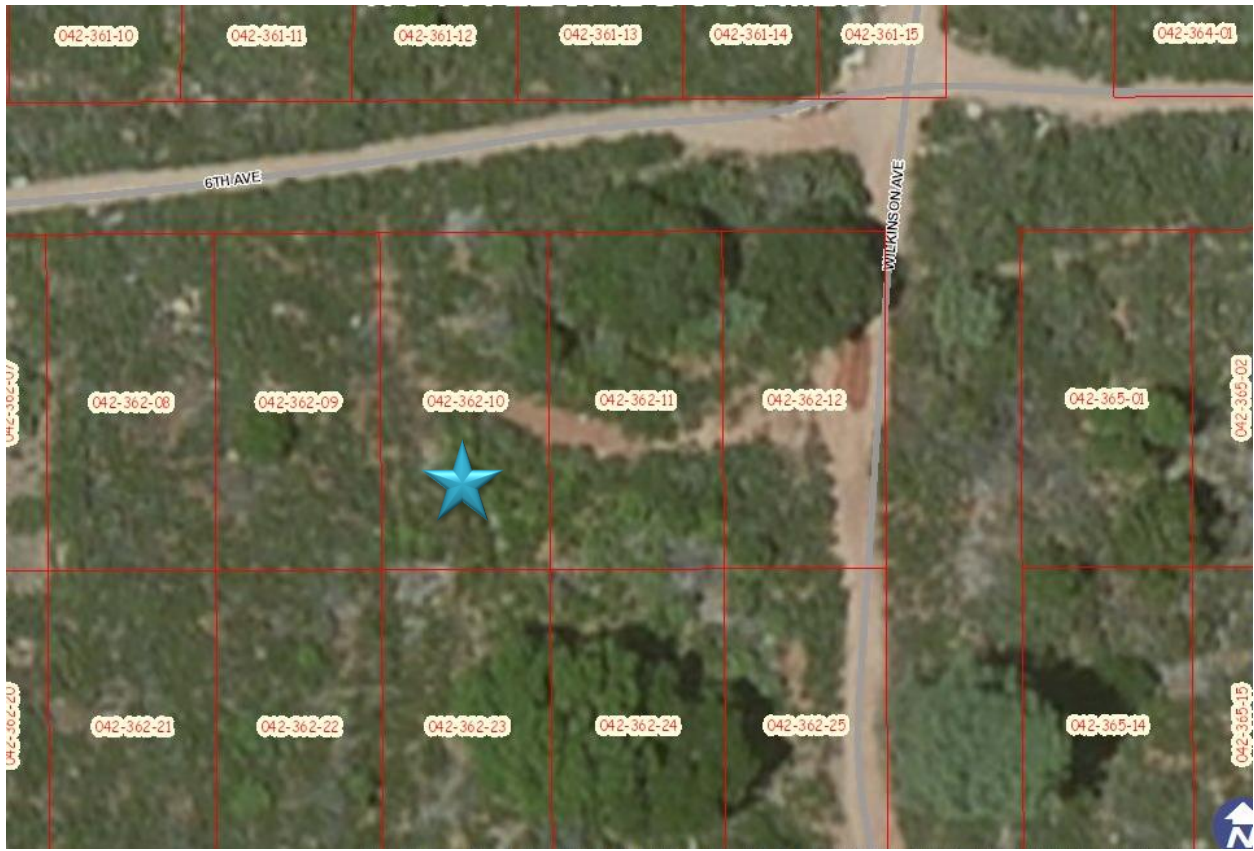
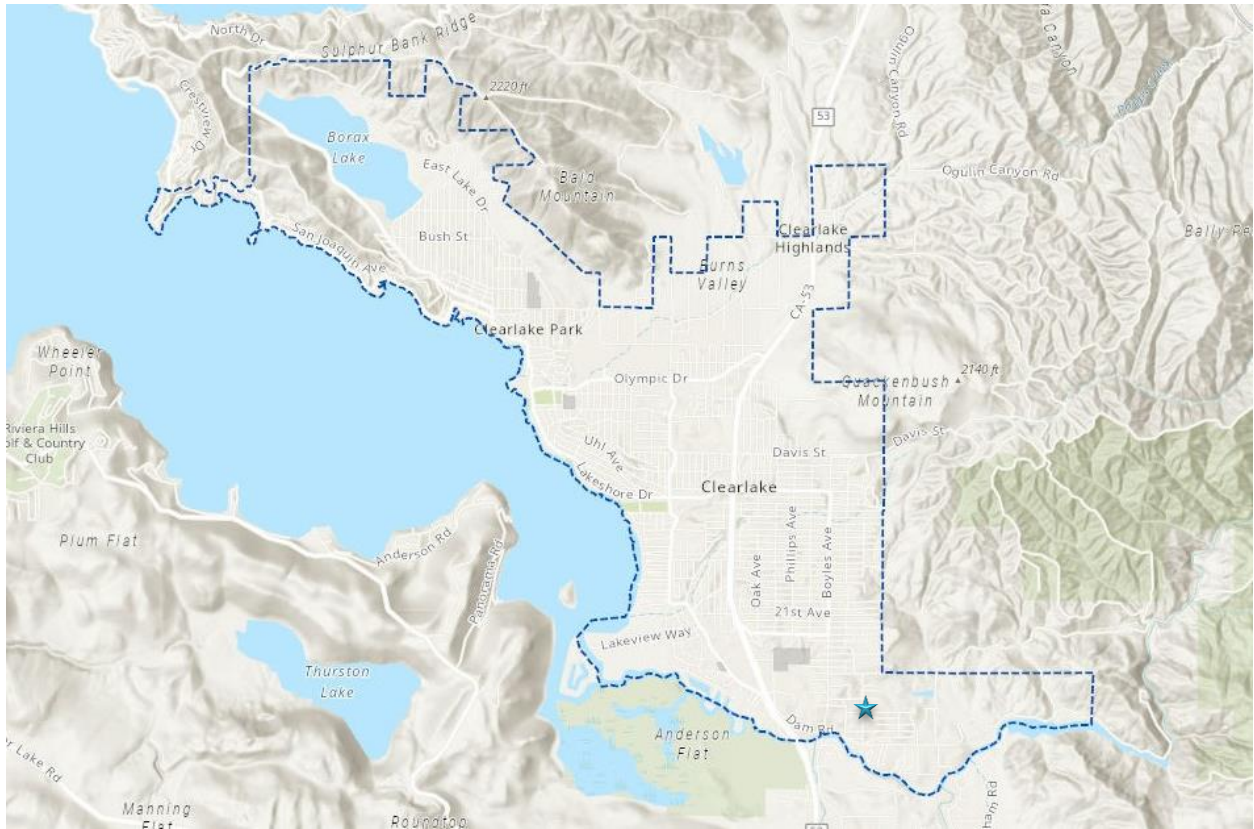
WHAT IS BEING ASKED OF THE PLANNING COMMISSION

The Planning Commission is being asked to make a determination of General Plan Consistency and environmental determination prior to the conveyance of real property by a government agency, pursuant to Government Code 65402. The assessor parcel number of the property is 042-362-100-000, and is commonly known as 16331 6th Avenue, Clearlake, CA 95422.

BACKGROUND/DISCUSSION

The site is located approximately 500 feet east of Konocti Avenue and 1,200 feet north of Dam Road. The surrounding area is mostly characterized by undeveloped lots zoned for residential and unimproved roads. The site itself has no building improvements. The standard sized lot is rectangular in shape and +/- 0.110 acres in size (approximately 4,791 square feet). Lots in the area are generally rectangular in shape and vary in size, with most lots approximately 0.110 (4,791 square feet) acres.

The property can be developed with a single-family residence and will most likely be part of the Homestead Program or may be purchased from the City.



GENERAL PLAN AND ZONING ORDINANCE CONSISTENCY

General Plan:

The General Plan Medium Density Residential allows for low density concentrations of single-family homes up to 15 dwelling units per acres and compatible uses.

Zoning Ordinance:

Land Use Designation of “RR” Rural Residential allows for a maximum density of one (1) dwelling unit per net acre. The minimum lot size is one and one-quarter (1.25) acres. This zone allows for low density concentrations of single-family homes and compatible uses.

ENVIRONMENTAL REVIEW (CEQA)

Categorical Exemption CE 2022-07.

This General Plan Consistency Report is exempt from the California Environmental Quality Act (CEQA) under Section 15061 (b)(3) (Common Sense Exemption) and therefore does not require an environmental determination process. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA review. Future development of the site will be subject to additional environmental analysis.

ENABLING PROVISIONS OF THE PLANNING COMMISSION

Government Code Section 65402 states that prior to the conveyance of real property by a government agency, the planning agency must first make the finding that the location, extent, and purpose of such conveyance is in conformance with the General Plan. The city is requesting a determination of General Plan consistency for the proposed transfer of 16331 6th Avenue, Clearlake, CA 95422.

RECOMMENDATION

Staff recommends option 1 below – that the Planning Commission move to Adopt Resolution PC 2022-09, a Resolution of the Planning Commission of the City of Clearlake finding that the location, extent, and purpose of such conveyance is in conformance with the City of Clearlake General Plan.

MOTION/OPTIONS

1. Move to Adopt Resolution PC 2022-09, A Resolution of the Planning Commission of the City of Clearlake finding that the location, extent, and purpose of such conveyance is in conformance with the City of Clearlake General Plan.

2. Move to Deny Resolution PC 2022-09 and direct staff to prepare appropriate findings.
3. Move to continue the item and provide alternate direction to staff.

ATTACHMENT(S)

Attachment "A"-Resolution

Attachment "B"-Quitclaim

RESOLUTION NO. PC 2022-09

**A Resolution of the Planning Commission of the
City of Clearlake General Plan Consistency Determination GPCD 2022-01
for the property located at 16331 6th Avenue, Clearlake CA 95422, further described
as Assessor Parcel Number (APN) 042-362-100-000.**

WHEREAS, State Government Code Section 65402 stipulates that prior to the acquisition of real property by a government agency, the planning agency of the jurisdiction in which said property is located must first make the finding that the transfer of said real property is in conformity with the adopted General Plan of the local jurisdiction; and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APN 042-362-100-000; and

WHEREAS, the project is Exempt from the California Environmental Quality Act under Section 15061 (b)(3); and

WHEREAS, the Planning Commission of the City of Clearlake has reviewed and considered the staff report, testimony, and evidence at a regular meeting on April 26, 2022.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Clearlake makes the following findings:

- 1) The acquisition of this property is consistent with the adopted goals, objectives, and polices of the General Plan.

PASSED AND ADOPTED on this 26 day of April 2022 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Chairman, Planning Commission

ATTEST: _____
City Clerk, Planning Commission

March 25, 2022

City of Clearlake
14050 Olympic Drive
Clearlake, CA 95422
Attn: Tina Viramontes

Re: 16331 6th Avenue
Parcel #042-362-100

Dear Tina,
Please record the enclosed Quitclaim Deed effectively removing me as owner of the above listed property. I would appreciate it if you would send me a copy of the recorded deed once it has been returned to you with the recording information. I've enclosed a stamped envelope for your convenience. If I have missed any information, please let me know.

Thank you.

Sincerely,



Marlene Panacci
925-389-0767

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE:

This instrument was prepared by:
Marlene Panacci
629 Saint George Road
Danville, CA 94526

After recording, mail document
and tax statements to:
City of Clearlake
14050 Olympic Drive
Clear Lake, CA 95422
042-362-100-000

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this 21st day of March, 2022 (the "Effective Date") between Marlene M Panacci, Trustee of the Panacci Family Trust (the "Grantor"), an individual whose mailing address is 629 Saint George Road, Danville, CA 94526, and City of Clearlake (the "Grantee"), an individual whose mailing address is 14050 Olympic Drive, Clear Lake, CA 95422.

WITNESSETH, that the Grantor, for and in consideration of the sum of _____.00_____ (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in an incorporated area in Lake County, California, and more particularly described as follows:

See attached Exhibit "A"

The Property is not homestead of the Grantor.

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever.

Grantor declares that the transfer is exempt from any documentary transfer taxes.

EXECUTED this 4th day of April, 2022.

Marlene M Panacci, Trustee

Grantor Signature

Marlene M Panacci, Trustee of the Panacci
Family Trust

Grantor Name

Grantee Signature

City of Clearlake

Grantee Name

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness accuracy, or validity of that document

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF CALIFORNIA.

COUNTY OF CONTRA COSTA.

On 04/04/2022, 2022, before me, Srivani Ravikumar,
Notary Public, personally appeared MARLENE M. PANACCI, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph his true and correct.

WITNESS my hand and official seal.

[Signature]
Notary's Public Signature



12/18/2024 (Date)
My Commission Expires

EXHIBIT "A"

All that real property situate in the City of Clearlake, County of Lake, State of California

The following described Lots as shown on that certain map entitled "TRACT NO. 5 CLEAR LAKE HIGHLANDS" filed for record in the office of the County Recorder of said Lake County on February 18 1924, in Book 3 of Town Maps at page 76 to 78 , incl:

LOTS 15, in BLOCK 27.

TOGETHER WITH an appurtenant easement for the use of certain real property commonly known as SHADY NOOK CAMP, which said Shady Nook Camp is more particularly described in a certain deed from Howard D. Day, et ux, to Leisure Lands, Inc., a corporation, dated June 20, 1962, and bearing Lake County Recorder's File No. 5731 for the year 1962, on the following express terms and conditions:

1. Said easement shall be for use in common with all persons to whom Grantor conveys lots or parcels within tracts Nos. 1, 2 and 5 CLEARLAKE HIGHLANDS.
2. Said easement shall be limited to beach, boating, park, pleasure, swimming and recreational uses only, and no commercial use shall be permitted.
3. No building or structure of any kind shall be built, placed or maintained on or in said Shady Nook Camp area without the written consent of Leisure Lands, Inc., its successors or assigns, and said Leisure Lands, Inc., its successors and assigns shall in nowise be responsible or liable for the maintenance of said area. Said area shall at all times be kept in a clean and sanitary condition by the persons for whose benefits said easement is given.
4. Said easements shall be forever subject to the right of Leisure Lands, Inc., a corporation, its successors and assigns, to, at any time, convey to any duly constituted water district, mutual water company, or public utility, any area of said Shady Nook Camp not in excess of 2,500 square feet, and upon such conveyance, said easements shall cease and be of no further force and effect whatsoever as to said lands so conveyed. Said easements shall further cease and be of no force and effect whatsoever upon the conveyance of the balance of said Shady Nook Camp area to any community service district, public district, or private organization or association which represents more than 50% of assessed valuation of lands conveyed by Grantor, her heirs and assigns to parties who are owners of the within easements.
5. Subject to the effect of the conditions, restrictions, reservations, easements and rights of way as set forth or referred to in deeds to owners of lots within this subdivision from the original subdivider.



LAKE COUNTY 2021 - 2022 PROPERTY TAX BILL

Barbara C. Ringen, Treasurer Section E, Item 2.

255 N Forbes Street, Room 215 Lakeport, CA 95453

SECURED TAX ROLL FOR FISCAL YEAR JULY 1, 2021 THROUGH JUNE 30, 2022

PROPERTY INFORMATION	IMPORTANT MESSAGES
----------------------	--------------------

ASMT NUMBER: 042-362-100-000 **TAX RATE AREA:** 002-076
FEE PARCEL NUMBER: 042-362-100-000
LOCATION: 16331 6TH AVE
ASSESSED OWNER: PANACCI MARLENE M TRUSTEE

Original bill date 09/15/2021
 EPAY <http://tax.lakecountyca.gov> or (866) 506-8035
 Please see reverse side for additional information



*****ALL FOR AADC 945
 PANACCI MARLENE M TRUSTEE
 629 ST GEORGE ROAD
 DANVILLE CA 94526

1-0022735
 000091
 000006

0101



Paid in full

2021 - 2022

COUNTY VALUES, EXEMPTIONS AND TAXES

PHONE #S	VALUE DESCRIPTION	ASSESSED VALUES X TAX RATE / 100 = COUNTY TAX
ASSESSOR (707) 263-2302	LAND	829
VALUES / EXEMPTIONS		
ADDRESS CHANGES		

AUDITOR (707) 263-2311
 TAX RATES / REFUNDS

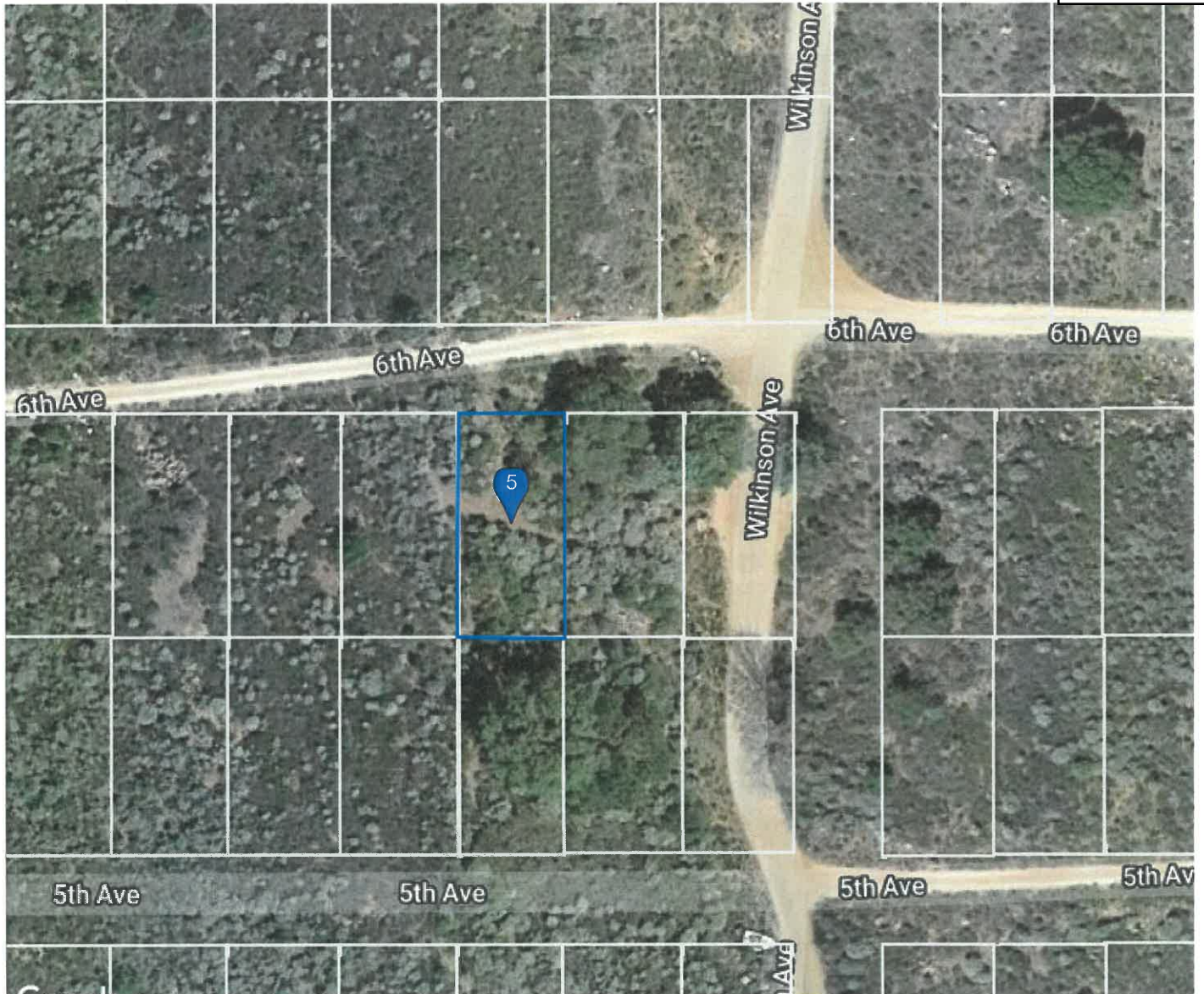
COLLECTOR (707) 263-2234
 PAYMENT INFORMATION

NET TAXABLE VALUE	829	1.000000	8.28
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VOTER APPROVED TAXES, TAXING AGENCY DIRECT CHARGES AND SPECIAL ASSESSMENTS

PHONE #S	DESCRIPTION	ASSESSED VALUES X TAX RATE / 100 = AGENCY TAX		
(707) 994-6475	KONOCTI UNIFIED SCHOOL BONDS	829	0.081560	0.68
(707) 994-6475	KONOCTI UNIFIED SCHOOL BONDS	829	0.042660	0.36
(530) 741-6970	YUBA COMM COLLEGE SERIES 2006	829	0.024995	0.20
(530) 741-6970	YUBA COMM COLLEGE SERIES 2016	829	0.011068	0.10
(800) 273-5167	LAKE CO VCD & MOSQUITO CONTROL		DIRECT CHARGE	2.76
(707) 994-2170	FIRE LAKESHORE		DIRECT CHARGE	43.10

AGENCY TAXES+DIRECT CHARGES+FEES	47.20
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© 2015 ParcelQuest www.parcelquest.com (888) 217-8999

Map data ©2022 Imagery ©2022, Maxar Technologies

Marlene
925-389-0767

5 Property Address: 16331 6TH AVE CLEARLAKE CA 95422

Ownership

County: **LAKE, CA**
Assessor: **RICHARD FORD, ASSESSOR**
Parcel # (APN): **042-362-100-000**
Parcel Status: **ACTIVE**
Owner Name: **PANACCI MARLENE M TRUSTEE**
Mailing Address: **629 ST GEORGE ROAD DANVILLE CA 94526**
Legal Description:

Assessment

Total Value: **\$829** Use Code: **5110** Use Type: **RESIDENTIAL**
Land Value: **\$829** Tax Rate Area: **002-076** PQ Zoning: **R1**
Impr Value: Year Assd: **2021** Census Tract:
Other Value: Property Tax: **\$55.48** Price/SqFt:
% Improved: **0%** Delinquent Yr:
Exempt Amt: HO Exempt: **N**

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:				11/15/2007
Document Number:	1963R0390541			2007R0025951
Document Type:				
Transfer Amount:				
Seller (Grantor):	LEWIN, SOPHIE			

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 0.110	Spaces:	Site Influence:
Lot SqFt: 4,791	Garage SqFt:	Timber Preserve:
Year Built:		Ag Preserve:
Effective Year:		



CITY OF CLEARLAKE

Planning Commission

STAFF REPORT	
SUBJECT: General Plan Consistency Determination, GPCD 2022-02 Categorical Exemption, CE 2022-08	MEETING DATE (Regular): 04/26/2022
SUBMITTED BY: Mark Roberts and Michael Taylor, Planning Department	
PURPOSE OF REPORT: <input type="checkbox"/> Information only <input type="checkbox"/> Discussion <input checked="" type="checkbox"/> Action Item	
LOCATION: Partial Abandonment of Spruce and Armijo Avenue; Clearlake, CA 95422	APPLICANT/OWNER: City of Clearlake
ZONING: General Commercial (GC)	GENERAL PLAN: General Commercial

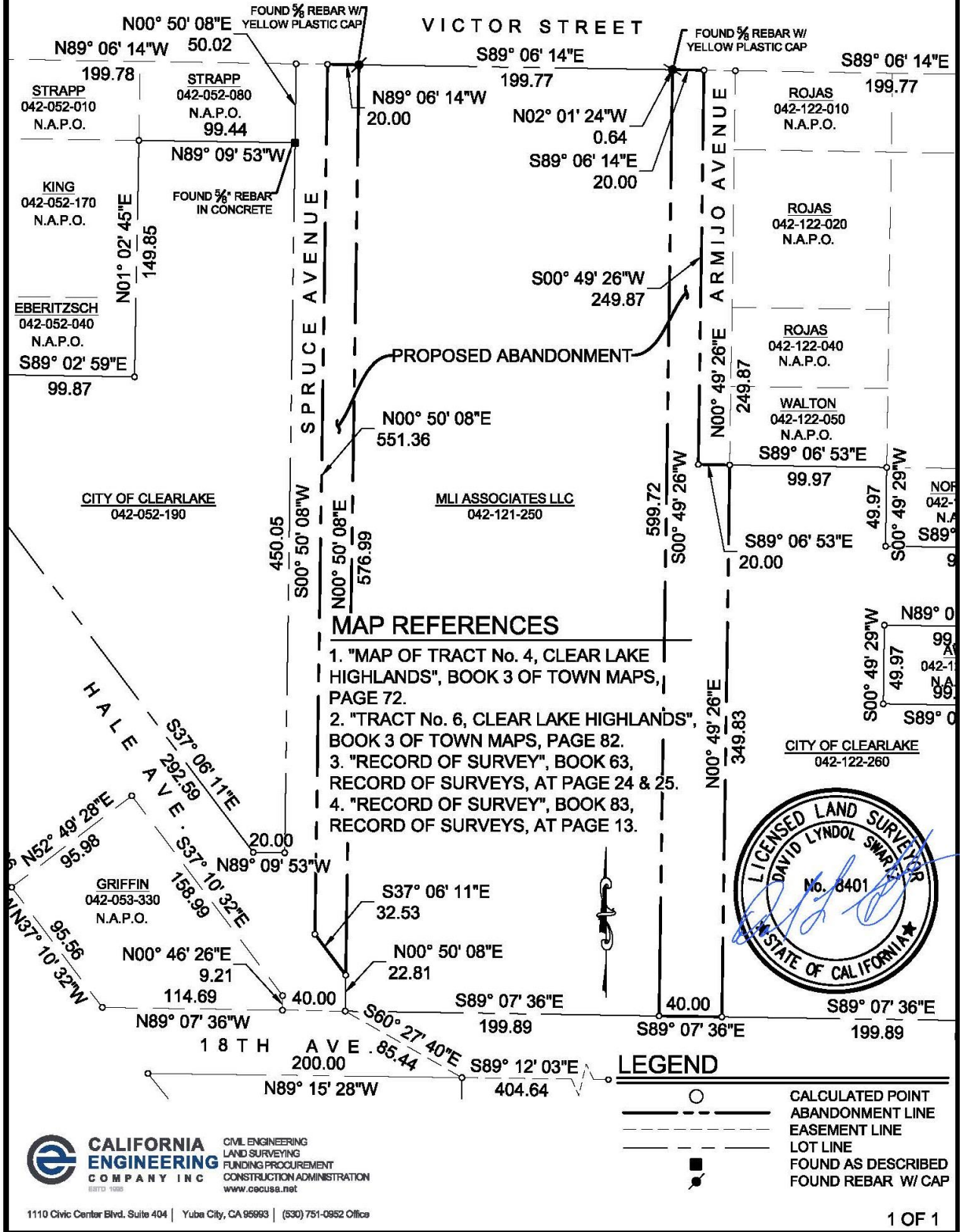
WHAT IS BEING ASKED OF THE PLANNING COMMISSION

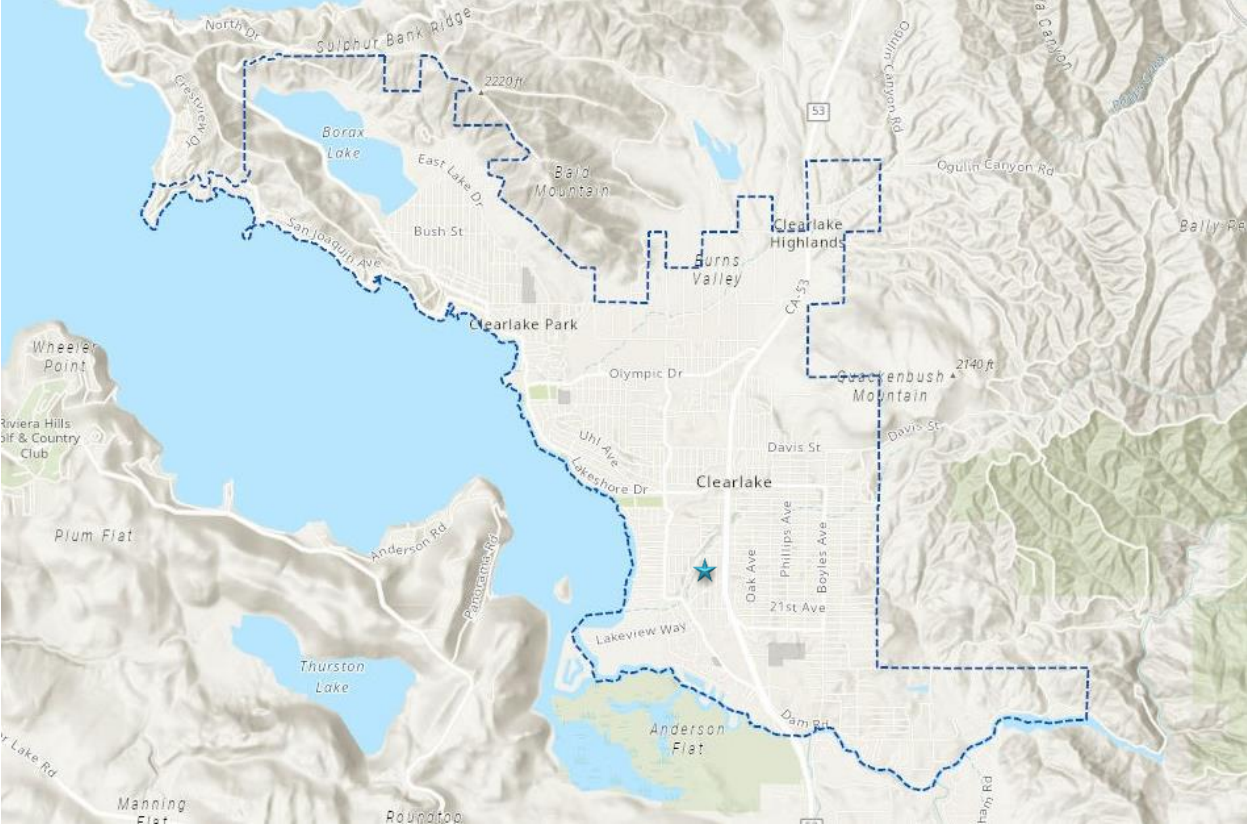
The Planning Commission is being asked to make a determination of General Plan Consistency and environmental determination prior to the conveyance of real property by a government agency, pursuant to Government Code 65402 to abandon a portion of Spruce Avenue and Armijo Avenue.

BACKGROUND/DISCUSSION

The site is located approximately 600 feet east of Old Highway 53 and 550 feet from the intersection of State Highway 53 and 18th Avenue. The surrounding area is mostly characterized by undeveloped and developed lots zoned for commercial and residential uses. The surrounding parcels itself has no building improvements and will be used for future economic developments. The partial abandonment of Spruce Avenue and Armijo Avenue will not only help stimulate future economic growth, but it is also for the overall health, safety, and general welfare of the public. Please refer to the Exhibit below for details on the partial abandonment.

EXHIBIT





GENERAL PLAN AND ZONING ORDINANCE CONSISTENCY

General Plan and Zoning Designation:

The surrounding parcels have a General Plan and Zoning Designation of “GC” - General Commercial.

ENVIRONMENTAL REVIEW (CEQA)

Categorical Exemption CE 2022-08.

This General Plan Consistency Report is exempt from the California Environmental Quality Act (CEQA) under Section 15061 (b)(3) (Common Sense Exemption) and therefore does not require an environmental determination process. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA review. Future development of the site will be subject to additional environmental analysis.

ENABLING PROVISIONS OF THE PLANNING COMMISSION

Government Code Section 65402 states that prior to the conveyance of real property by a government agency, the planning agency must first make the finding that the location, extent, and purpose of such conveyance is in conformance with the General Plan. The city is requesting a determination of General Plan consistency for the partial abandonment of Spruce Avenue and Armijo Avenue.

RECOMMENDATION

Staff recommends option 1 below – that the Planning Commission move to Adopt Resolution PC 2022-10, a Resolution of the Planning Commission of the City of Clearlake finding that the location, extent, and purpose of such conveyance is in conformance with the City of Clearlake General Plan.

MOTION/OPTIONS

1. Move to Adopt Resolution PC 2022-10, A Resolution of the Planning Commission of the City of Clearlake finding that the location, extent, and purpose of such conveyance is in conformance with the City of Clearlake General Plan.
2. Move to Deny Resolution PC 2022-10 and direct staff to prepare appropriate findings.
3. Move to continue the item and provide alternate direction to staff.

ATTACHMENT(S)

1. Attachment 1 – Abandonment Road Exhibit Map

RESOLUTION NO. PC 2022-10

**A Resolution of the Planning Commission of the
City of Clearlake General Plan Consistency Determination GPCD 2022-02
for the partial abandonment of Spruce Avenue and Armijo Avenue
as described in the attached Exhibit Map.**

WHEREAS, State Government Code Section 65402 stipulates that prior to the acquisition of real property by a government agency, the planning agency of the jurisdiction in which said property is located must first make the finding that the transfer of said real property is in conformity with the adopted General Plan of the local jurisdiction; and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City more particularly described as Spruce and Armijo Avenue in the attached Exhibit Map; and

WHEREAS, the project is Exempt from the California Environmental Quality Act under Section 15061 (b)(3); and

WHEREAS, the Planning Commission of the City of Clearlake has reviewed and considered the staff report, testimony, and evidence at a regular meeting on April 26, 2022.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Clearlake makes the following findings:

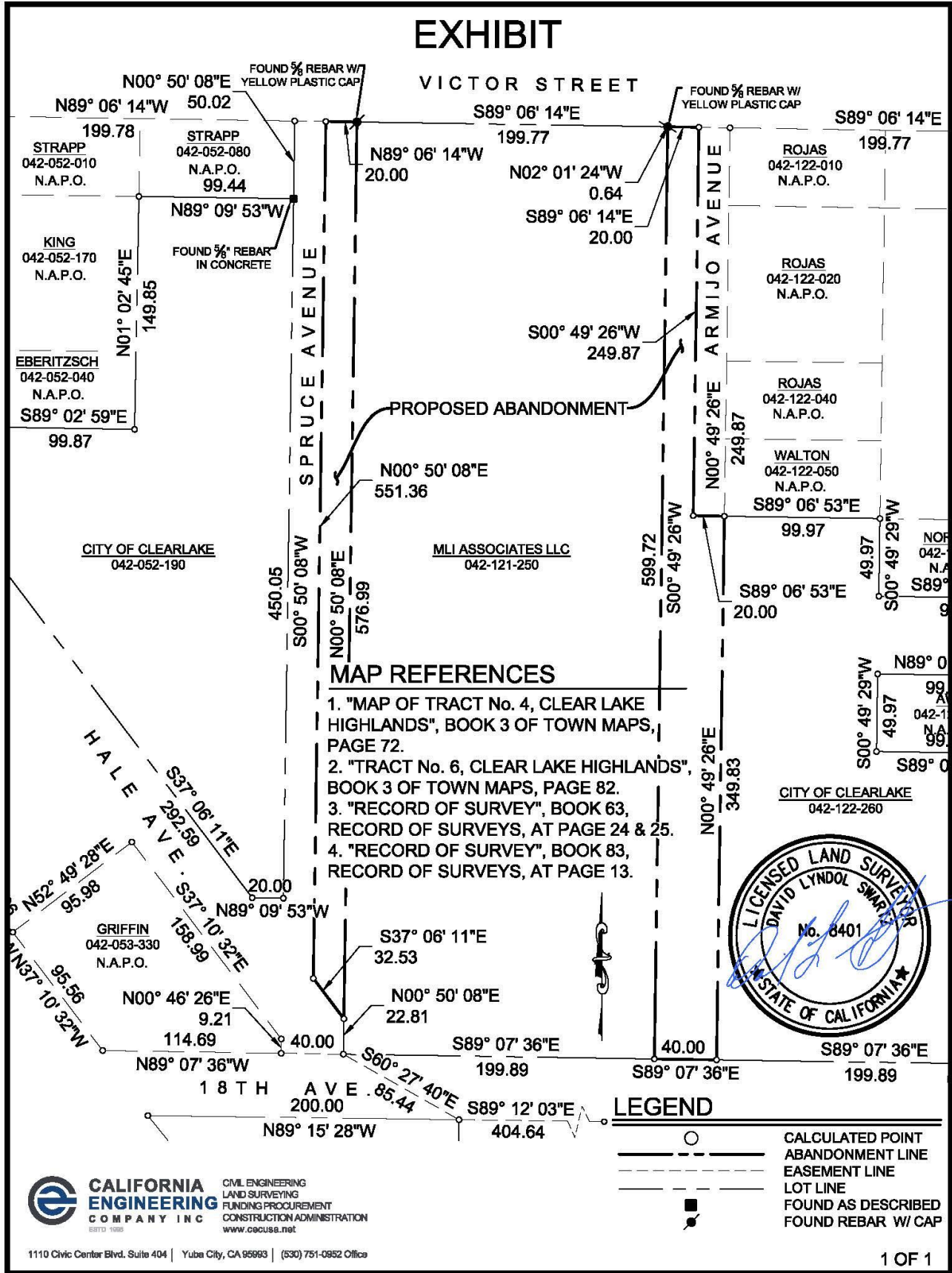
- 1) The acquisition of this property is consistent with the adopted goals, objectives, and polices of the General Plan.

PASSED AND ADOPTED on this 26 day of April 2022 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Chairman, Planning Commission

ATTEST: _____
City Clerk, Planning Commission





CITY OF CLEARLAKE
Planning Commission

STAFF REPORT	
SUBJECT: Conditional Use Permits CUP 2022-01 Categorical Exemption, CE 2022-05	MEETING DATE (Regular): April 26, 2022
SUBMITTED BY: Mark Roberts and Michael Taylor - Planning Department	
PURPOSE OF REPORT: <input type="checkbox"/> Information only <input type="checkbox"/> Discussion <input checked="" type="checkbox"/> Action Item	
LOCATION: 15895 Dam Road (formally 15881) Clearlake, CA 95422	APPLICANT/OWNER: <ul style="list-style-type: none"> • Jeanette Verdugo (Applicant) • Jatinder Sign (Owner)
PARCEL NUMBER(S): 010-043-53-000	
ZONING: General Commercial	GENERAL PLAN: Commercial

WHAT IS BEING ASKED OF THE PLANNING COMMISSION

The Planning Commission is being asked to consider Conditional Use Permit Application CUP 2022-01 and corresponding environmental assessment, Categorical Exemption CE 2022-05, to develop and operate a gas station with convenience store (with onsite sales of alcohol), office space, fast food restaurant, and a drive through car wash, located at 15895 Dam Road (formally 15881), Clearlake, CA further described as Assessor Parcel Number 010-043-53-000.

BACKGROUND/DISCUSSION

Specifically, the following use permit is being requested in accordance with Chapter XVIII Zoning Regulations, section 18-18 Use Regulations of the City of Clearlake Municipal Code (*Refer to Attachments 1 and 2 for full details*)

- Convenience Store: 2,800 square feet in size
- Fast Food Restaurant: 1,600square feet in Size
- Office (2nd Floor): 400square feet in size
- Covered Canopy Area (12 pump Gas Station): 3,179 square feet in size
- Drive through Car Wash: 1,150 square feet in Size
- 15 Parking Spaces (9'x20) and one (1) ADA Accessible Parking Space
- Landscape Area: 6,172 square feet
- Underground Gasoline Tanks

The proposed hours of operation are 24 hours - 7 days a week. During normal shifts there will be +/- 3 employees and during peak shifts there will be +/- 4 employees. The applicant anticipates three normal shifts and up to four peak shifts. The business will employ up to approximately 8 individuals when fully operational. The applicant anticipates starting construction September of 2022, and construction will take approximately 6 months, 7 a.m. to 6 p.m., Monday through Saturday.

ENVIRONMENTAL SETTING

The site lies within the Clearlake Shopping Center, a developed commercial shopping complex on the corner of California State Highway 53/Old Hwy 53 and Dam Road. The project is mostly surrounded by commercially zoned parcels, with some mixed-use properties on the southwest side of the intersection. There are various big box commercial retail stores and national fast-food chains in the general vicinity including Walmart, Tractor Supply, McDonald’s, Big Five, Carl’s Jr., and Starbuck’s.

GENERAL PLAN CONSISTENCY, AND ZONING AND DESIGN STANDARDS COMPLIANCE

General Plan Consistency: The General Plan identifies the project site for commercial land uses. The project involves retail sales of automotive products consistent with the commercial land use designation. The site falls within the Olympic Drive Corridor, one of nine key growth areas of Clearlake’s Preferred Growth Scenario, as described by the General Plan (2040):

GOAL ED 2: A supportive and nurturing business climate.

Objective ED 2.1: Develop a diverse economic base including a range of manufacturing, retail, service, and knowledge-based professional activities.

- o Policy ED 2.1.1: The City should approve development proposals suitable for business districts with specific functional uses including office, commercial, retail, and applicable industry.
- o Policy ED 2.1.2: The City shall support a healthy mix of businesses.

Objective ED 2.2: Provide high-quality municipal services, facilities, and economic development assistance for business growth and expansion.

- o Policy ED 2.2.1: The City should reduce obstacles and barrier for business establishments and development.
- o Program ED 2.2.1.1: Through the Zoning Code Update, the City shall designate appropriate land for commercial land use along highly accessible commercial corridors such as Lakeshore and Olympic Drives and State Route 53.

Zoning Ordinance Regulations: The proposed development would allow the establishment of a gas station, including a convenience store (with onsite sales of alcohol), with office Space (with onsite sales of alcohol), fast food Restaurant, and a drive through car wash which requires a Conditional Use Permit in the “GC” General Commercial Zoning District.

- o To grant a use permit, the Director or Planning Commission, an appeal, or the Council, must find that the proposed use will not be detrimental to the health, safety or welfare of persons working or living at the site or within the vicinity. The Director, Planning Commission or Council may deny the proposal or attach conditions as deemed necessary to secure the purposes of these regulations. Actions on use permits shall be justified by written findings, based on substantial evidence in view of the whole record (CZC Section 18-28.040, Findings)

Off-Street Parking: As indicated on the site plan (*Refer to Attachment 2 for details*) the applicant has supplied a minimum of 14 parking spaces and one (1) ADA Parking Space. Therefore, the number of parking spaces complies with the number of required spaces per the City’s Off-Street Parking Code requirements for the size of building proposed. In addition to the parking spaces, the applicant has provided approximately 121.9 feet of vehicle stacking for the drive through lane which exceeds the minimum requirement of 114 feet. **The parking lot design complies with the City’s Parking Design Standards in terms of size, orientation, and access.**

Exterior Lighting: The applicant has not provided a lighting plan at this time. Any new lighting will be subject to compliance with **Section 18-20.120** of the Municipal Code regarding night sky preservation as well as the City’s Lighting Standards. Use permit conditions of approval requires submittal and approval by staff of a detailed lighting plan that complies with these standards.

Trash/Recycling Containment: The applicant has not provided a Trash/Recycling Containment Plan at this time. In accordance with **Section 18-20.070**, a 15’ x 15’ trash enclosure plan for storage of recycling and trash will provided adjacent to the proposed structure. A condition of approval requires that such installation shall be completed, consistent with the City’s Trash/Recycling Enclosure Design Standards prior to occupancy.

Signage: The applicant has submitted Preliminary Signage for the operation (*Refer to Attachment 2 for details*). Upon review of the preliminary signage, the applicant is in compliance with the City of Clearlake Municipal Code. As a condition of approval, the applicant will need to submit a sign program (if proposed in the future) for staff review for compliance with the Zoning Code prior to installation of any signs.

Landscaping: There site plan indicates little to no landscaping from the street view of the property. Use permit conditions of approval requires submittal and approval by staff of a detailed landscaping and irrigation plan in accordance with Section 18-20.130 of the Municipal Code (*Specifically for the parking area and street/highway frontage areas*).

AGENCY REVIEW

The project documents were sent to the appropriate federal, state and local agencies for review and comment beginning on February 3, 2022, and ending on February 8, 2022. The project was also sent to the local tribal organizations in accordance with AB 52 (Section 21080.3.1(b) of the PRC).

- *During the review period, the city did not receive any adverse comments and/or Tribal Consultation Request. The city did receive comments from the city Engineer, Lake County Environmental District and Lake County Special Districts.*
- *The City did receive comments from the Department of Transportation (Cal Trans) dated March 17, 2022. Upon reviewing the comments with the City Engineer, Staff does not have any concerns and/or think the proposed use will have a greater impact on the surrounding area. The surrounding area is heavily developed with commercial and/or light to heavy industrial uses.*

All agencies/comments have been incorporated into Conditions of Approval and have been forward to the applicant.

ENVIRONMENTAL REVIEW/CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The California Environmental Quality Act (CEQA) requires agencies to evaluate the environmental implications of land use actions. Upon review of the application, agency comments, and considering that the project is located within an urbanized area, staff has determined the project is exempt from the California Environmental Quality Act (CEQA), pursuant to California Environmental Quality Act (CEQA) guidelines, the project is considered categorically exempt from additional environmental review in accordance with Article 19. Categorical Exemption, 15303 New Construction or Conversion of Small Structures Class 3

- *Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:*

- (c) A store, motel, office, restaurant, or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.

LEGAL NOTICE & PUBLIC COMMENT

The public hearing was noticed at least ten (10) days in advance in an electronic publication of the Lake County Record Bee on April 15, 2022 and mailed (via USPS) to all surrounding property owners (including those who have requested to be notified in writing) within 300 feet of the subject parcel(s) as required pursuant to the Clearlake Municipal Code. All mailing address are drawn from the electronic database supplied by the Lake County Assessor Office Database. The City of Clearlake did not receive any written public concerns regarding the project.

FINDINGS OF APPROVAL

Pursuant to Section 18-28.040, to grant a Conditional Use Permit, the Community Development Director, Planning Commission or City Council must determine the following:

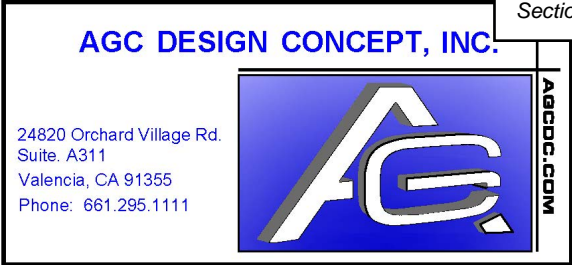
1. That the proposed use will not be detrimental to the health, safety or welfare of persons working or living at the site or within the vicinity.
2. The Community Development Director, Planning Commission or the City Council may deny the proposal or attach conditions as deemed necessary to secure the purposes of these regulations.
3. Actions on use permits shall be justified by written findings, based on substantial evidence in view of the whole record.

MOTION/OPTIONS

1. Move to Adopt Resolution PC 2022-08 A Resolution of the Planning Commission of the City of Clearlake Recommending Approval of Conditional Use Permit Applications CUP 2022-01, and, corresponding environmental assessment/Categorical Exemption, CE 2022-05 to develop and operate a Gas Station, Convenience Store/Office Space (with onsite sales of alcohol), Fast Food Restaurant, and a Drive through Car Wash located at 15895 Dam Road (formally 15881); Clearlake, CA further described as Assessor Parcel Number 010-043-53-000.
2. Move to Deny Resolutions PC 2022-08, and direct staff to prepare appropriate findings.
3. Move to continue the item and provide alternate direction to staff.

Attachments:

- 1) Use Permit Application
- 2) Proposed Site & Architectural Plans
- 3) Agency Comments
- 4) PC 2022-08 Resolution with Conditional of Approval



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.



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: [Signature]

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: [Signature]

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?

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)

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

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?

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

not applicable

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

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

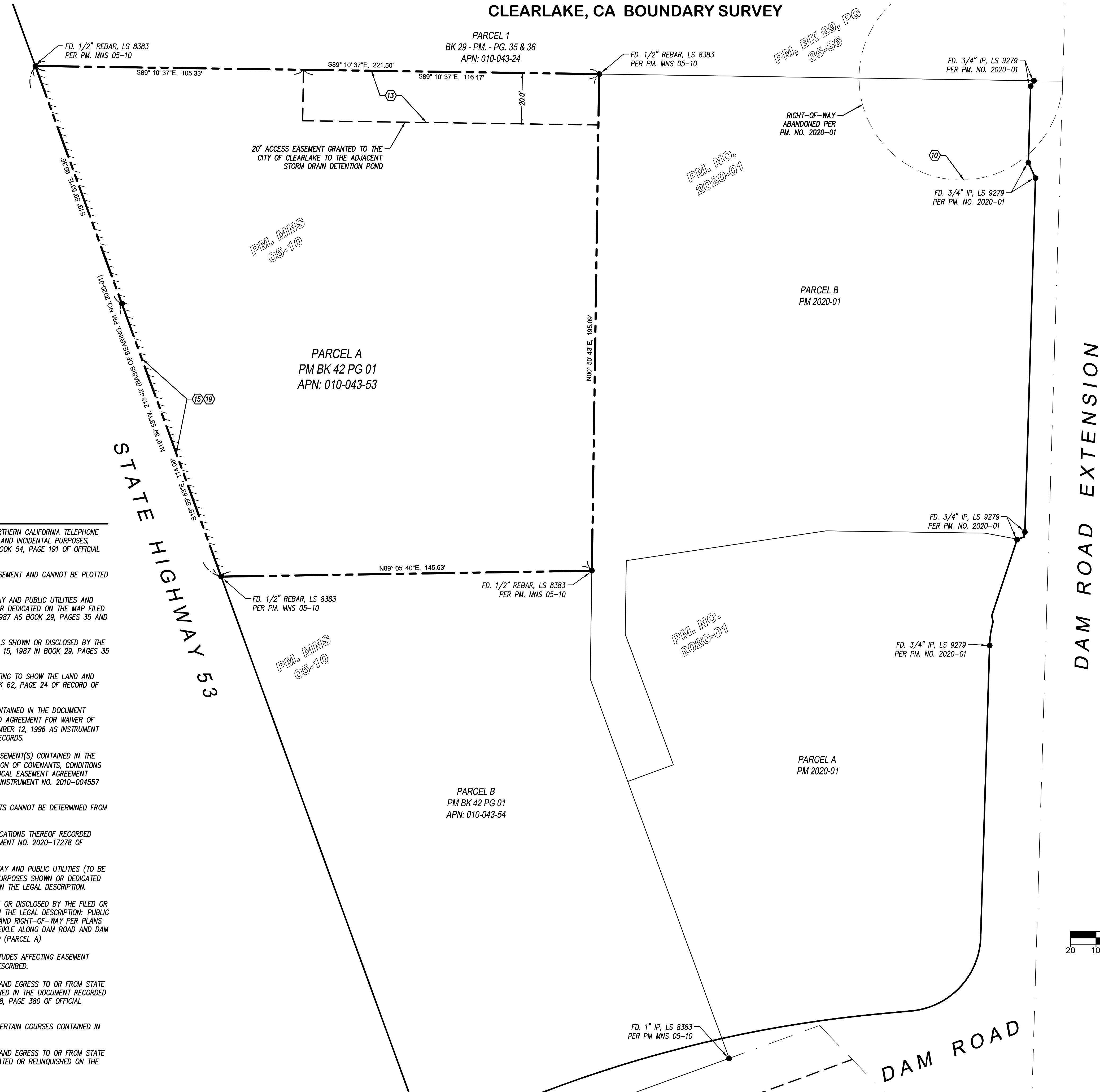
Are there any road improvements that would be required? If yes, please provide specs (type of materials and dimensions).

not applicable

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

not applicable

CLEARLAKE, CA BOUNDARY SURVEY



OWNER INFORMATION:

OAK SHADOW LLC, TENACITY INVESTMENTS LLC
 10 HARRIS COURT, SUITE B-1
 MONTEREY, CA 93940

CLIENT INFORMATION:

RMK DESIGN, INC.
 1801 LANDER AVE.
 TURLOCK, CA 95380

SITE INFORMATION:

SITE ADDRESS: 15895 DAM ROAD EXTENSION
 CLEARLAKE, CA 95422
 APN: 010-043-53
 SITE AREA: 36,292 SQ.FT. / 0.83 ACRES

LEGAL DESCRIPTION:

PARCEL A:
 PARCELS A AND B, AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 2020-01 FILED ON DECEMBER 16, 2020 IN BOOK 43 OF PARCEL MAPS, PAGE 12, 13 AND 14, LAKE COUNTY RECORDS.

PARCEL B:
 NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT, DATED, MARCH 31, 2010 AND RECORDED ON MARCH 31, 2010 INSTRUMENT NO. 2010-004557, OFFICIAL RECORDS OF LAKE COUNTY.

SURVEY NOTE:

SURVEY COMPLETED BY: VAN RYN ENGINEERING, INC. DATE COMPLETED: 10/08/2021
 16766 BERNARDO CENTER DR., STE. 213
 SAN DIEGO, CA 92128
 858.521.8100

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WESTERLY LINE OF THE SUBJECT PARCEL ALSO BEING THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 53 BEARING: N 19° 59' 53" W, AS SHOWN ON PARCEL MAP NO. 2020-01

SURVEY NOTES:

1. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A FIELD SURVEY. RECORD DIMENSIONS MAY VARY. THE BOUNDARIES OF ADJOINING PARCELS WERE COMPILED FROM RECORDED OR FIELD DATA, AND ARE TO BE USED FOR PLANNING PURPOSES ONLY.
2. NO TITLE COMMITMENT PROVIDED AT THE TIME OF THIS SURVEY.

REFERENCE MAPS:

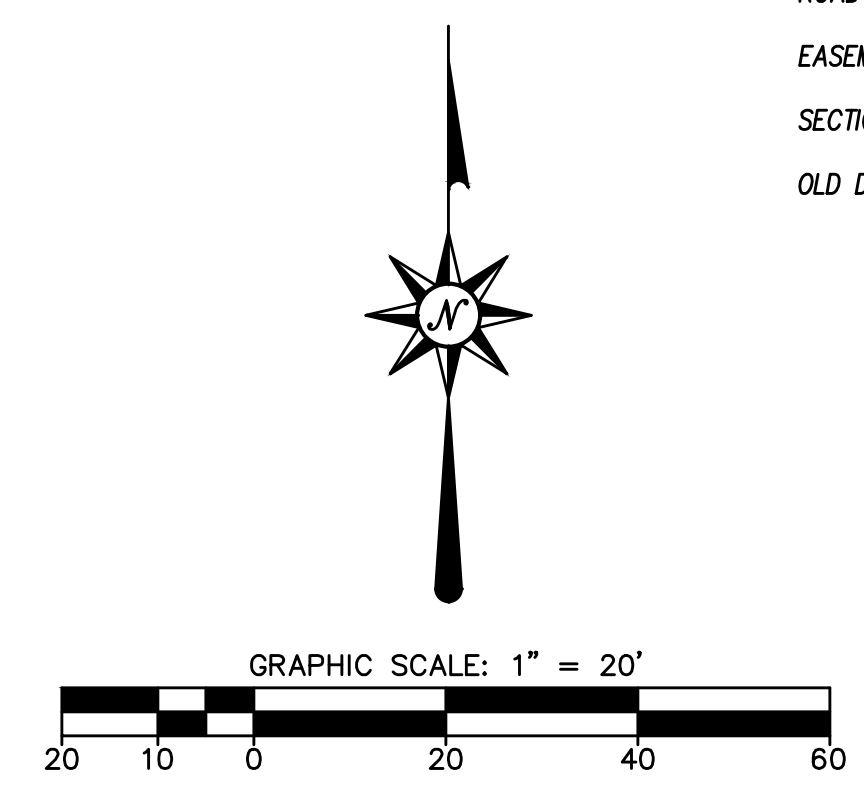
1. PARCEL MAP MNS 05-10
2. PARCEL MAP NO. 2020-10

ABBREVIATIONS:

FD.....FOUND
 SPN.....SEARCHED FOUND NOTHING
 IP.....IRON PIPE
 ROS.....RECORD OF SURVEY MAP
 PM.....PARCEL MAP
 CR.....CORNER RECORD MAP
 APN.....ASSESSOR PARCEL NUMBER

LEGEND:

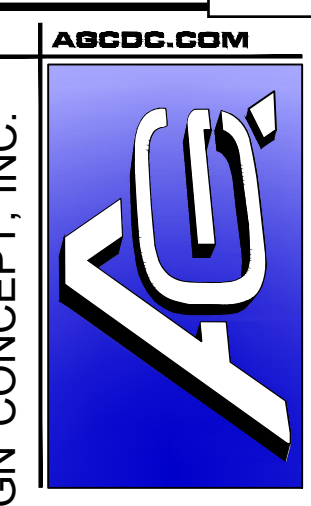
FOUND SURVEY MONUMENT AS NOTED	●
PROPERTY LINE	— — — — —
ADJOINING LOT LINE	— — — — —
RIGHT OF WAY	— — — — —
ROAD CENTERLINE	— — — — —
EASEMENT LINE	— — — — —
SECTION LINE	— — — — —
OLD DEED LINE	— — — — —



EASEMENTS

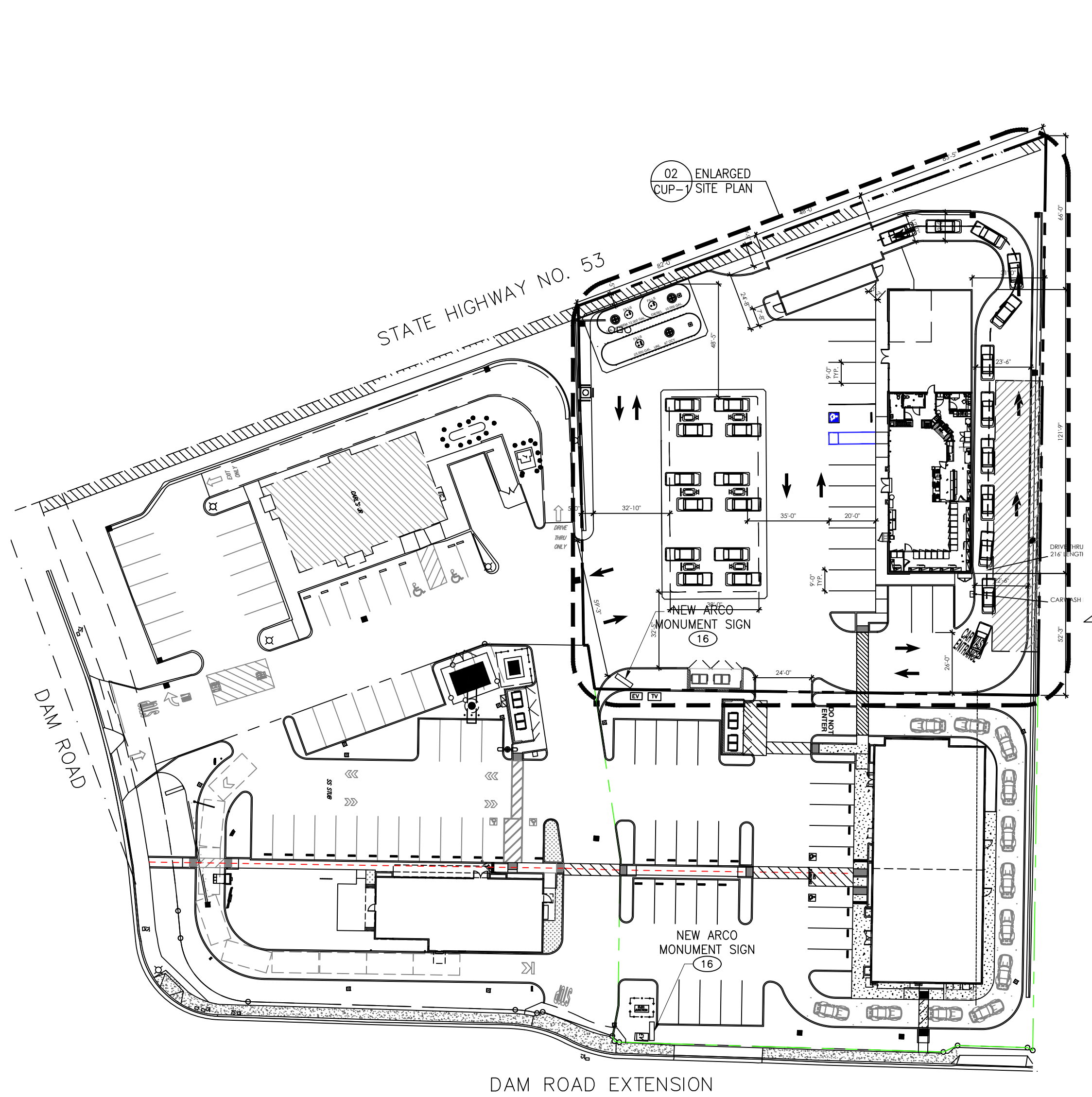
- 3 AN EASEMENT IN FAVOR OF NORTHERN CALIFORNIA TELEPHONE COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 03, 1929 AS BOOK 54, PAGE 191 OF OFFICIAL RECORDS.
 APPEARS TO BE A BLANKET EASEMENT AND CANNOT BE PLOTTED BY RECORD INFORMATION.
- 4 AN EASEMENT FOR RIGHT OF WAY AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED SEPTEMBER 15, 1987 AS BOOK 29, PAGES 35 AND 36 OF PARCEL MAPS.
- 5 THE VARIOUS NOTE AND RECITALS SHOWN OR DISCLOSED BY THE FILED OR RECORDED SEPTEMBER 15, 1987 IN BOOK 29, PAGES 35 AND 36 OF PARCEL MAPS.
- 6 THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED IN BOOK 62, PAGE 24 OF RECORD OF SURVEYS.
- 7 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "UNILATERAL EXECUTED AGREEMENT FOR WAIVER OF PARCEL MAP" RECORDED SEPTEMBER 12, 1996 AS INSTRUMENT NO. 1996-15388 OF OFFICIAL RECORDS.
- 8 THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT" RECORDED MARCH 31, 2010 AS INSTRUMENT NO. 2010-004557 OF OFFICIAL RECORDS.
 THE LOCATION OF THE EASEMENTS CANNOT BE DETERMINED FROM RECORD INFORMATION.
 DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED DECEMBER 30, 2020 AS INSTRUMENT NO. 2020-17278 OF OFFICIAL RECORDS.
- 10 AN EASEMENT FOR RIGHT-OF-WAY AND PUBLIC UTILITIES (TO BE ABANDONED) AND INCIDENTAL PURPOSES SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION.
- 11 THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION: PUBLIC UTILITY EASEMENT STATEMENT; AND RIGHT-OF-WAY PER PLANS DESIGNED BY LAGENOUR AND MEKLE ALONG DAM ROAD AND DAM ROAD EXTENSION, JOB NO. 3450 (PARCEL A)
- 13 ANY EASEMENTS AND/OR SERVITUDES AFFECTING EASEMENT PARCEL(S) PARCEL B HEREIN DESCRIBED.
- 15 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STATE HIGHWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED JANUARY 23, 1964 AS BOOK 418, PAGE 380 OF OFFICIAL RECORDS.
 EXCEPTING THEREFROM THOSE CERTAIN COURSES CONTAINED IN SAID DOCUMENT.
- 19 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STATE HIGHWAY 53, HAVE BEEN DEDICATED OR RELINQUISHED ON THE FILED MAP.



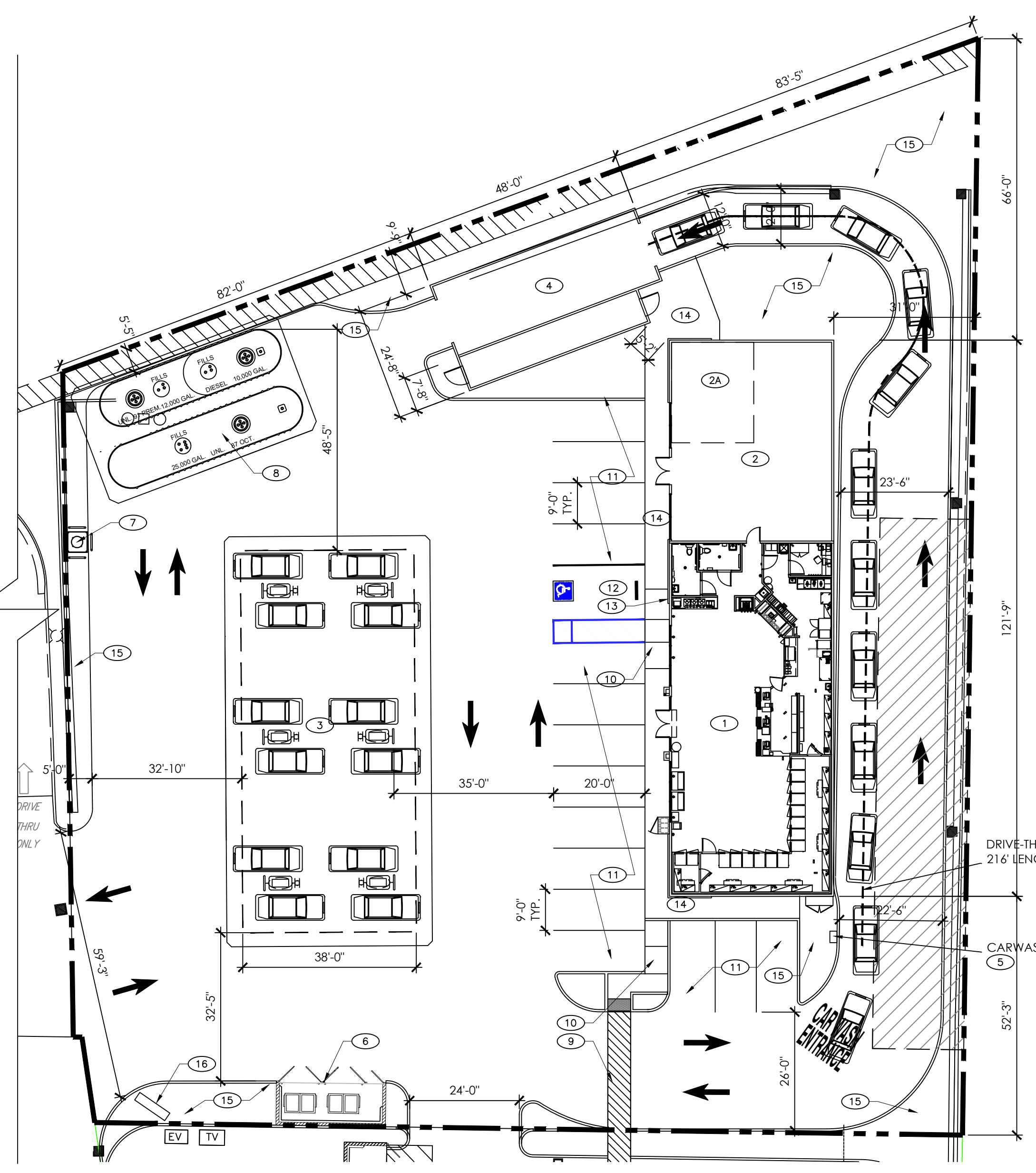


AGC DESIGN CONCEPT, INC.
 24820 ORCHARD VILLAGE RD. A-311
 Valencia, CA 91355
 Phone: 671-2551111

- 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'
 [North Arrow]



02 SITE PLAN
 SCALE: 1"=20'
 [North Arrow]

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	
ZONING					ZONE	
ASSESSORS' PARCEL NUMBER					010-043-53	
LANDS	DESCRIPTION		PERCENT	AREA		
	LANDSCAPE REQUIRED					
	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)	
DESCRIPTION (PROVIDED PARKING)		SIZE	PROVIDED			
STANDARD (VEHICLE)		9'-0" X 20'-0"	15			
ACCESSIBLE SPACE(S)		17'-0" X 20'-0"	1			
UNDER CANOPY SPACES		10'-0" X 20'-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 DOMES
 - 11 NEW PARKING STANDARDS
 - 12 NEW ACCESSIBLE PARKING SPACE.
 - 13 NEW ACCESSIBLE PARKING SIGNAGE.
 - 14 NEW SIDEWALK
 - 15 NEW LANDSCAPE
 - 16 NEW MONUMENT SIGN

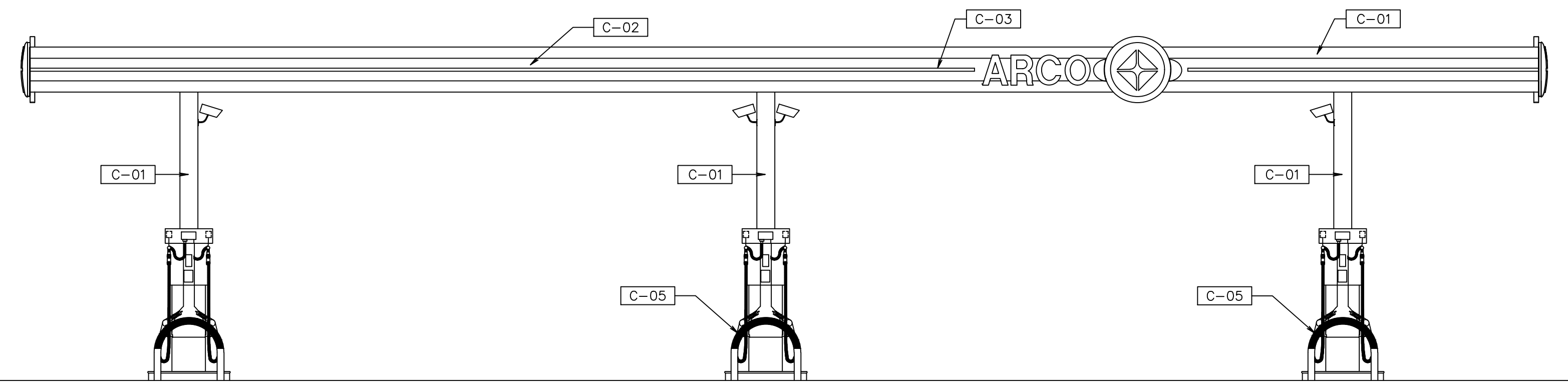
NO.	DATE	REVISIONS

**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

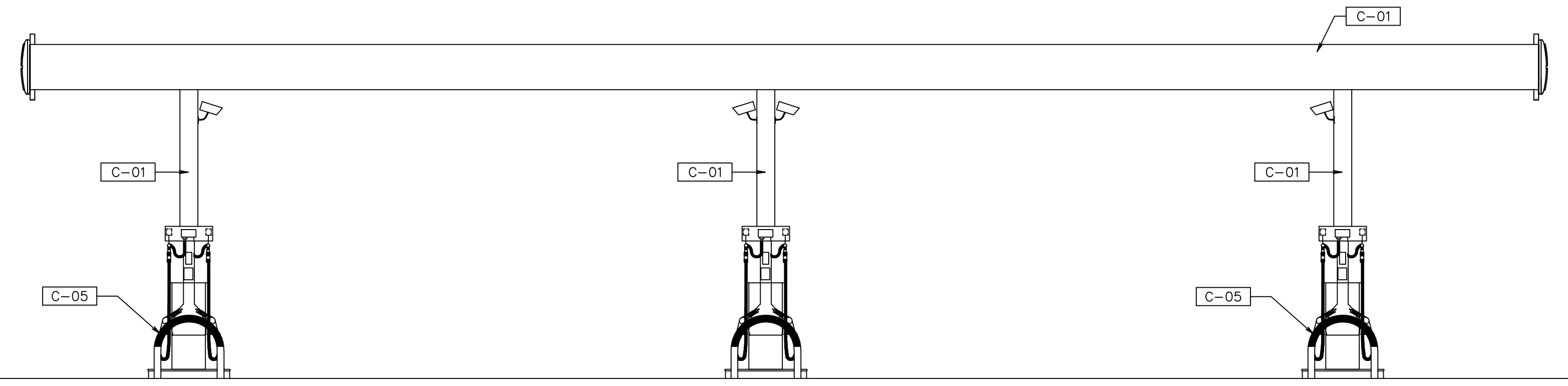
118'-6"
T.O. CANOPY



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

100'-0"
T.O. SLAB

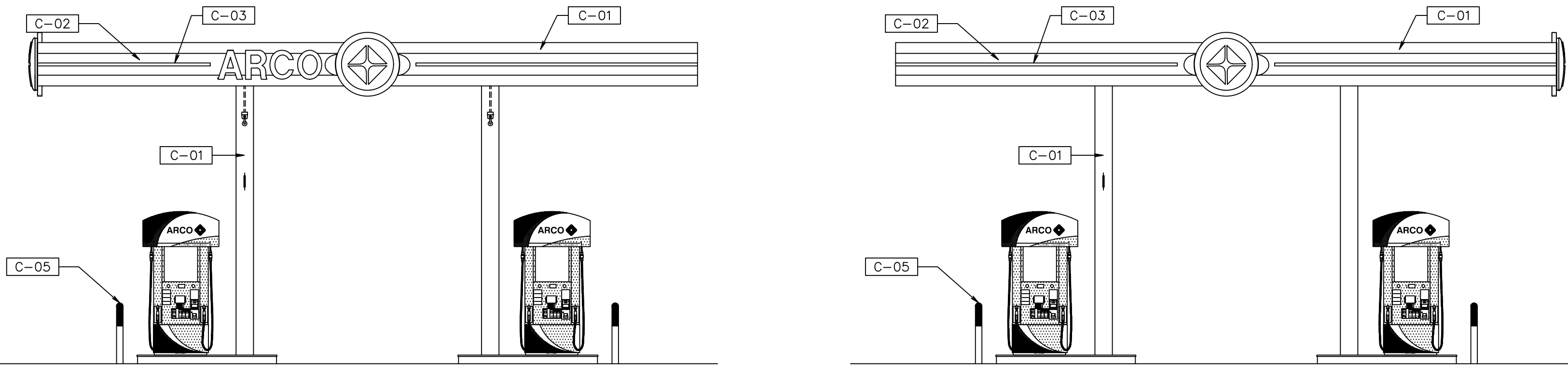
118'-6"
T.O. CANOPY



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

100'-0"
T.O. SLAB

118'-6"
T.O. CANOPY



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

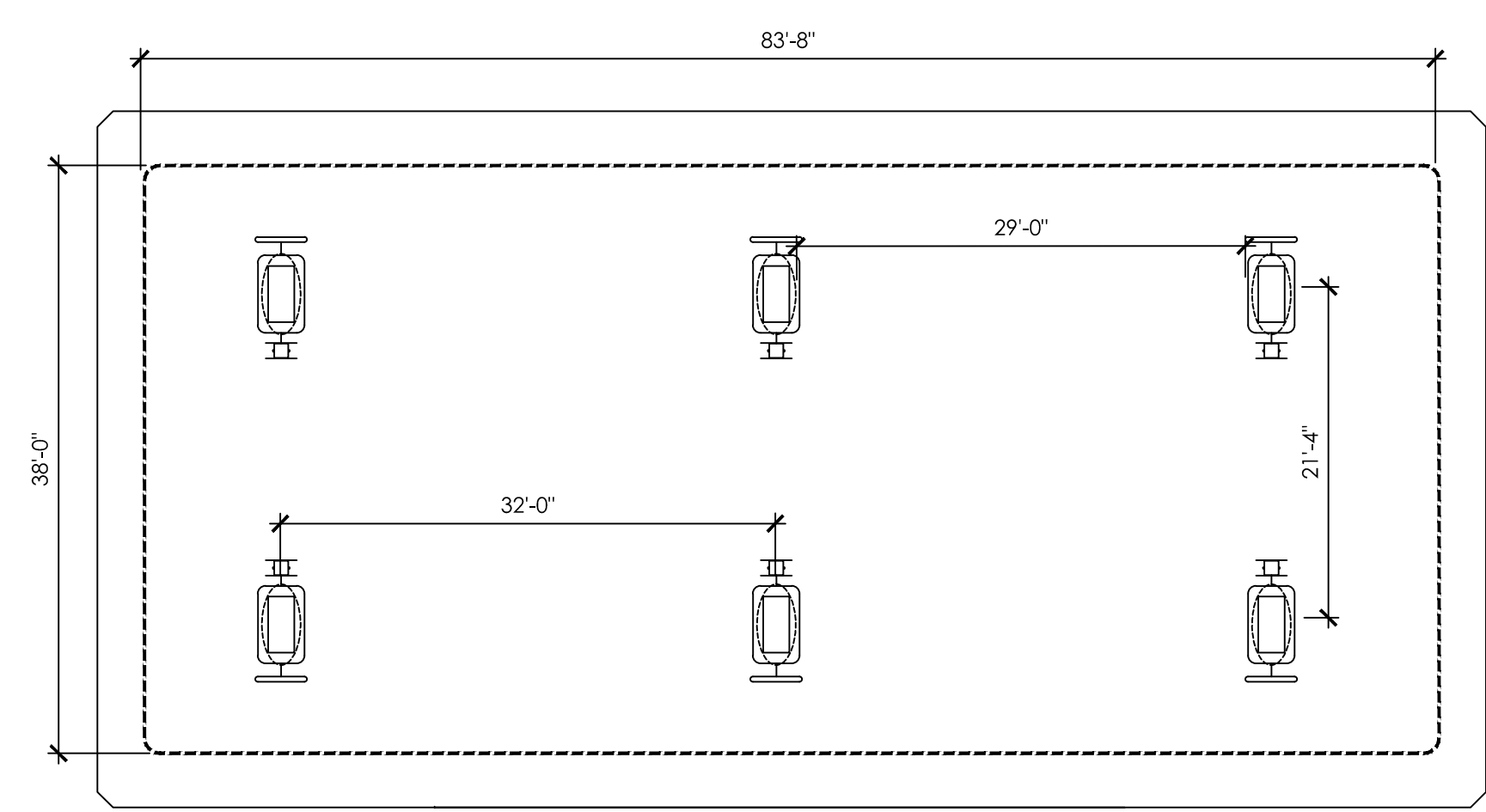
04 WEST ELEVATION
SCALE: 3/16"=1'-0"

100'-0"
T.O. SLAB

EXTERIOR PAINTS:

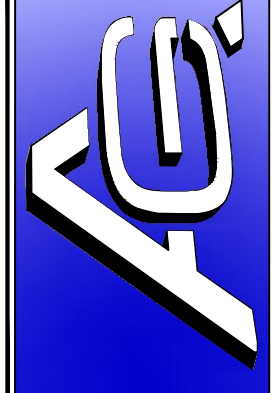
- C-01 COLOR: PEARL-RAL 1013
ICI #A0083 "INDIAN LEGEND"
- C-02 COLOR: ARCO BLUE
PANTONE PMS 288c
- C-03 COLOR: ARCO LT. BLUE
LED LASER LIGHT
PANTONE PMS 2935c
- C-05 COLOR: YELLOW
BENJAMIN MOORE, 2022-10, "YELLOW" - P28
DTM (GALLON)

** 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
 VALLEJO, CA 94588
 Phone: 927.250.1111

NO.	DATE	REVISIONS	BY

consultant job#

master release date

project exe date

master drawn by

Filename AGC 0594

Facility/Project

sheet name

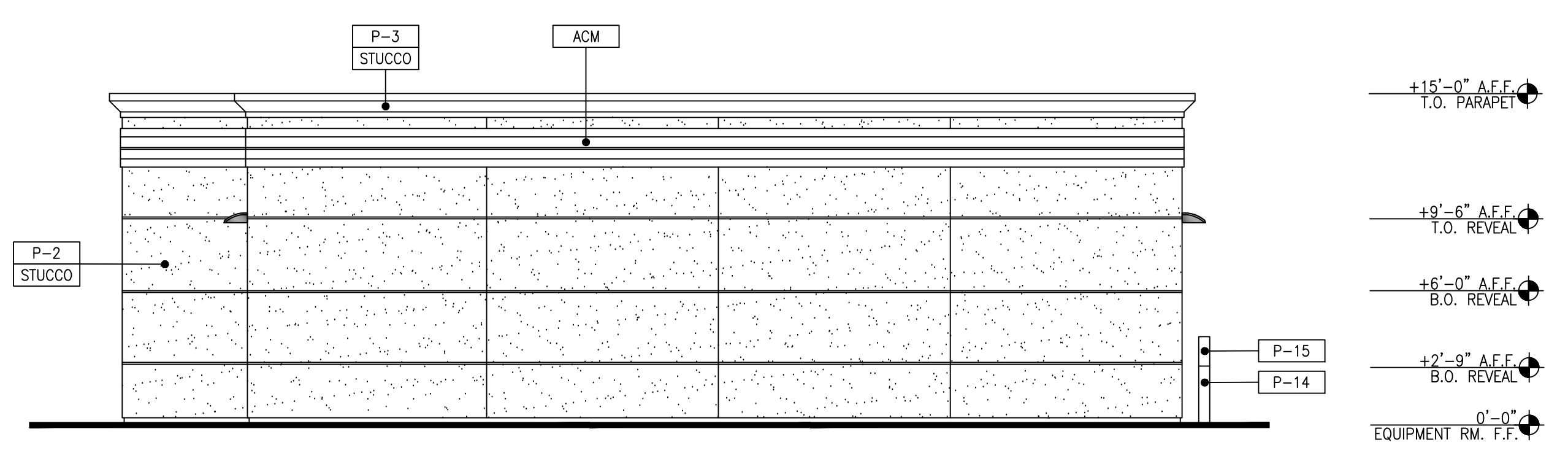
CUP-4

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

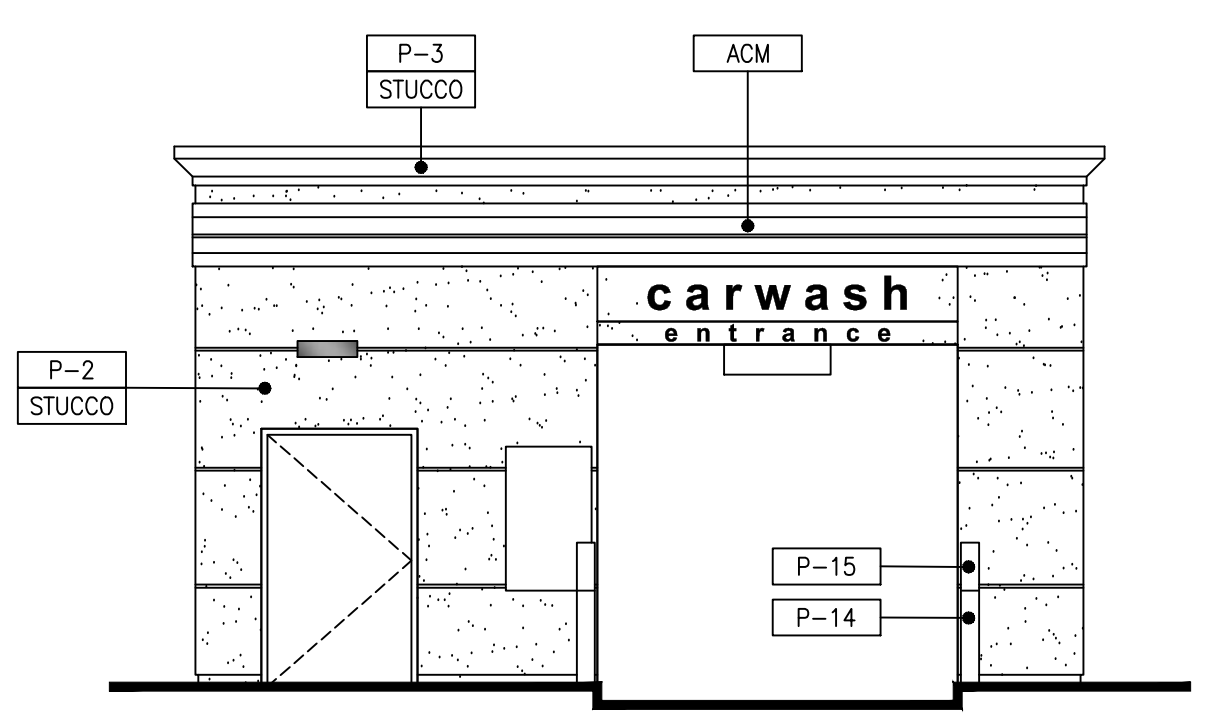
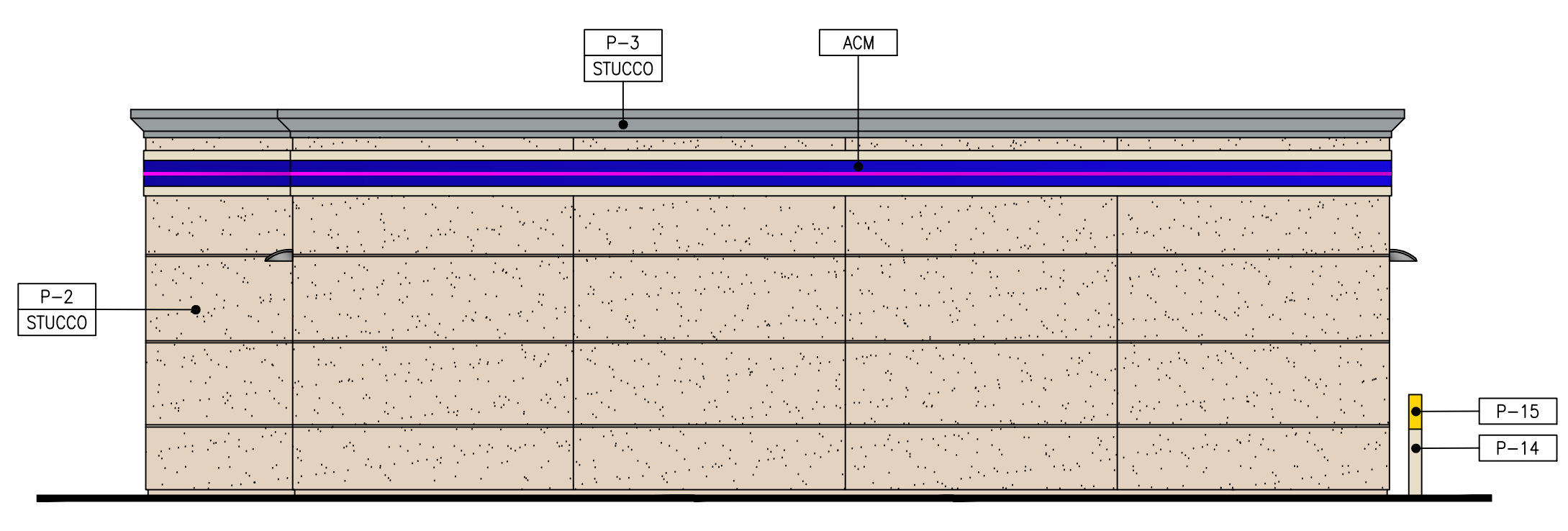


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 VALLEJO, CA 94588
 Phone: 927.250.1111

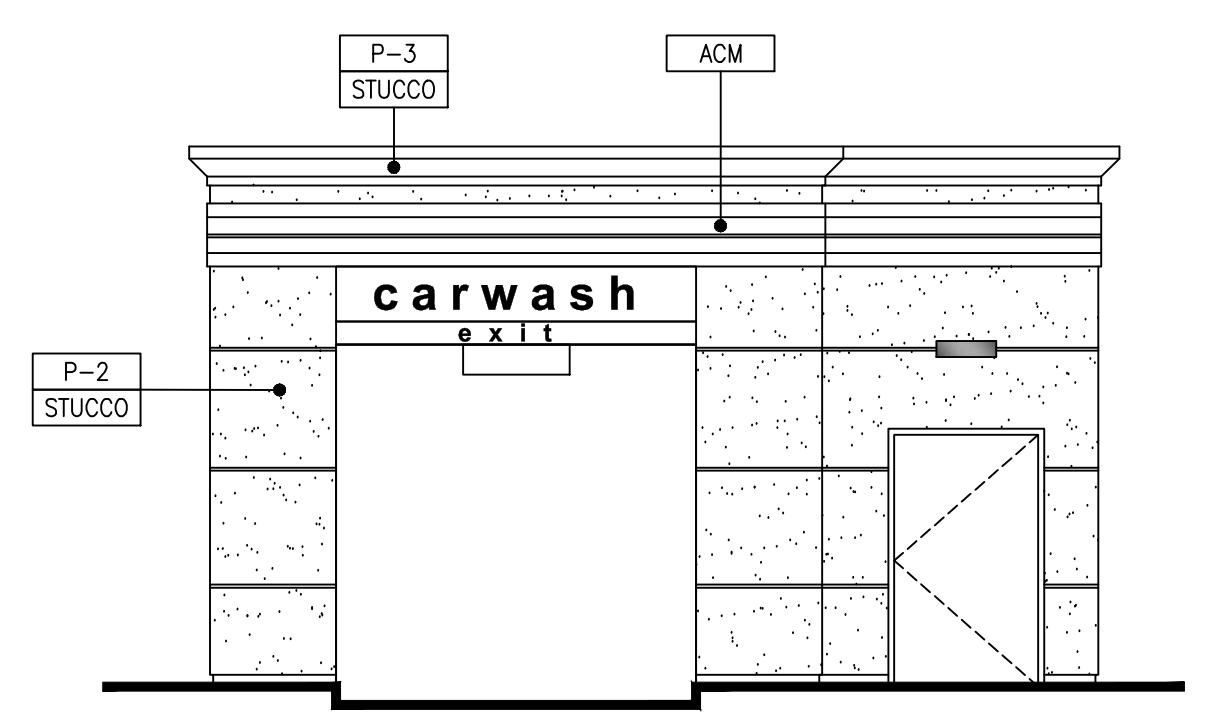
NO.	DATE	REVISIONS



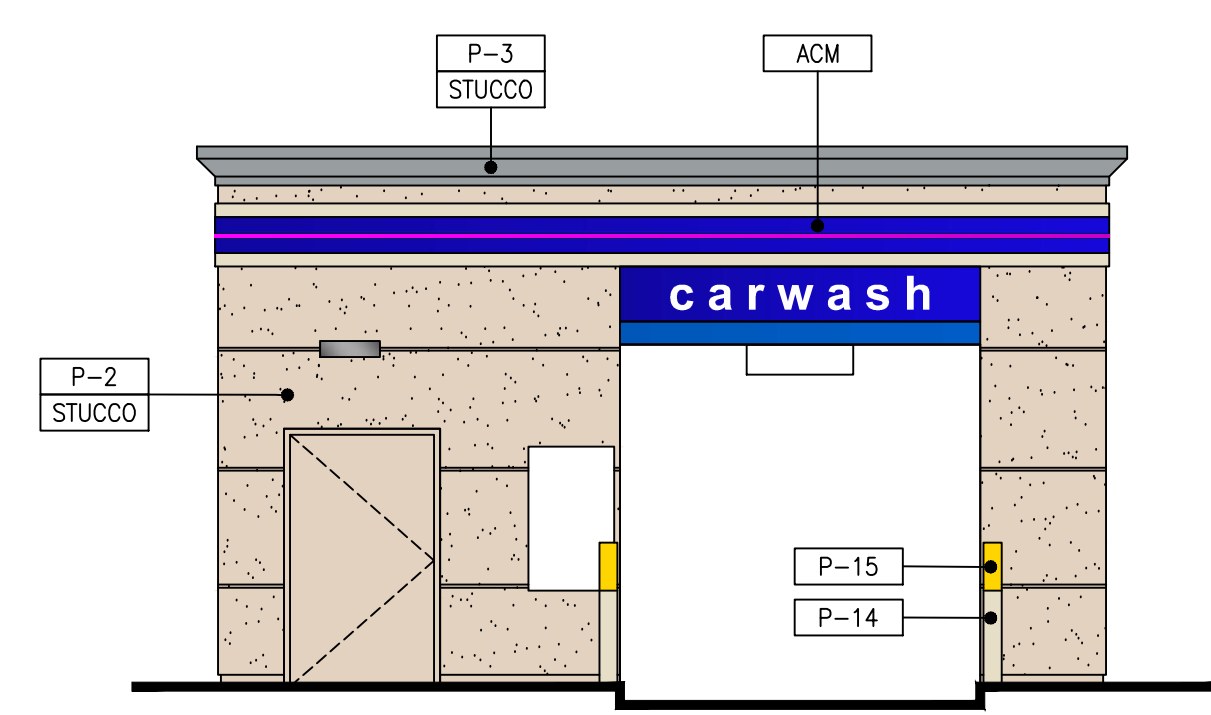
01 EAST ELEVATION
 SCALE: 3/16"=1'-0"



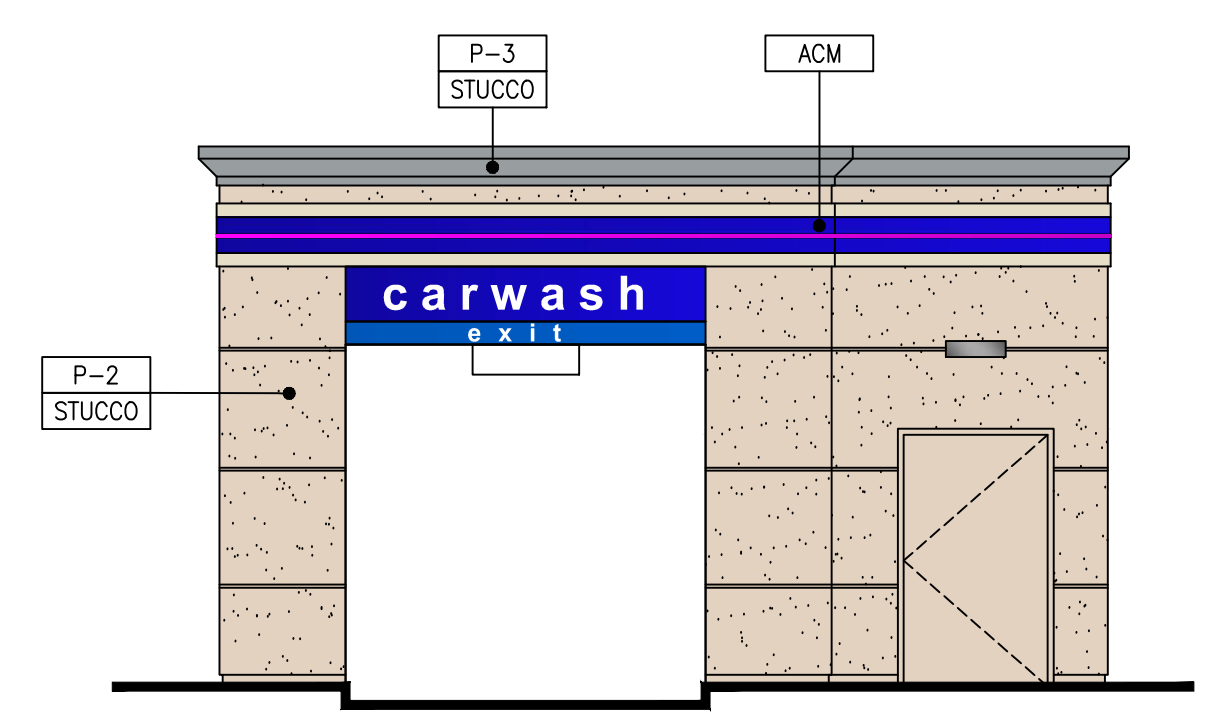
02 NORTH ELEVATION
 SCALE: 3/16"=1'-0"



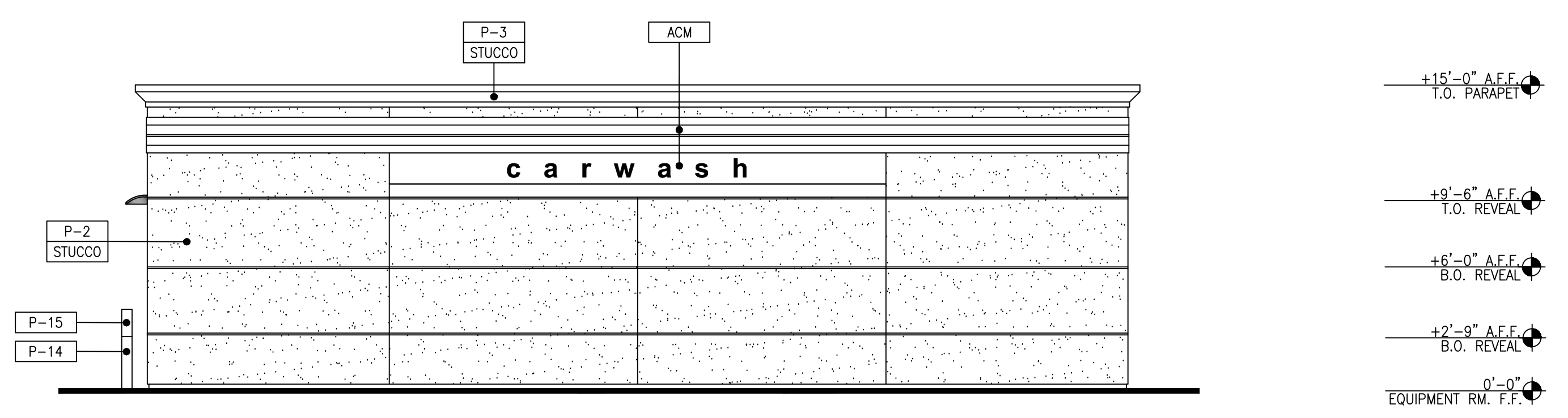
03 SOUTH ELEVATION
 SCALE: 3/16"=1'-0"



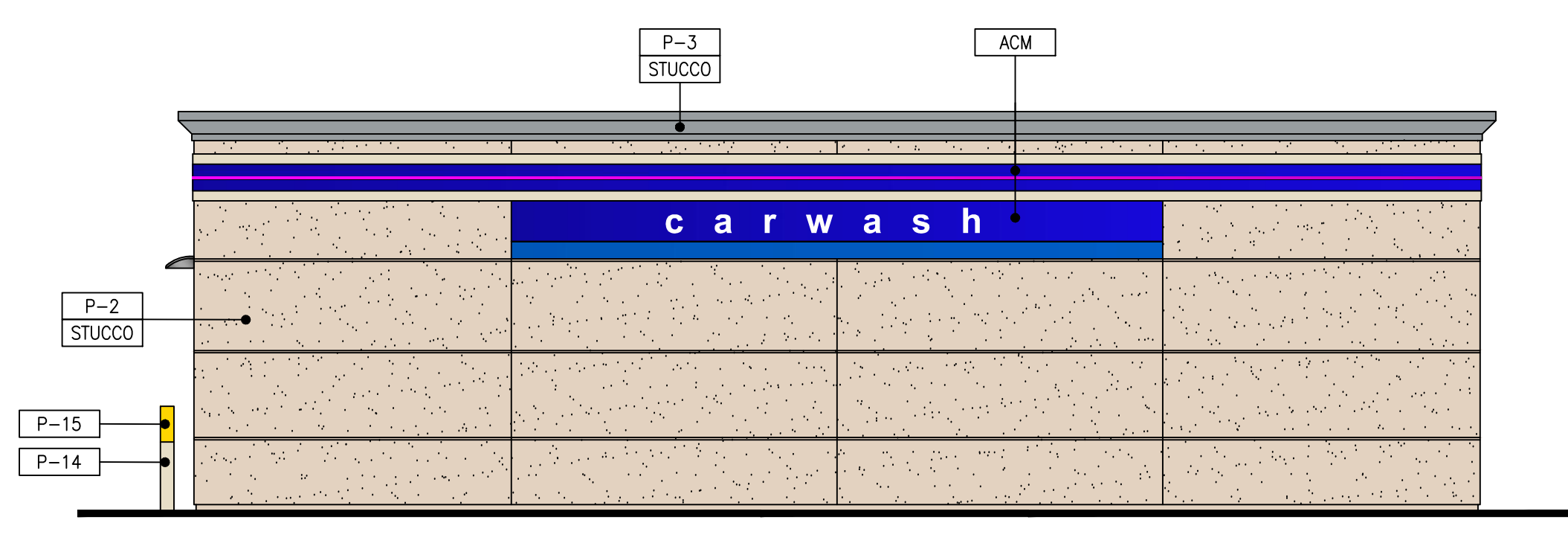
02 NORTH ELEVATION
 SCALE: 3/16"=1'-0"



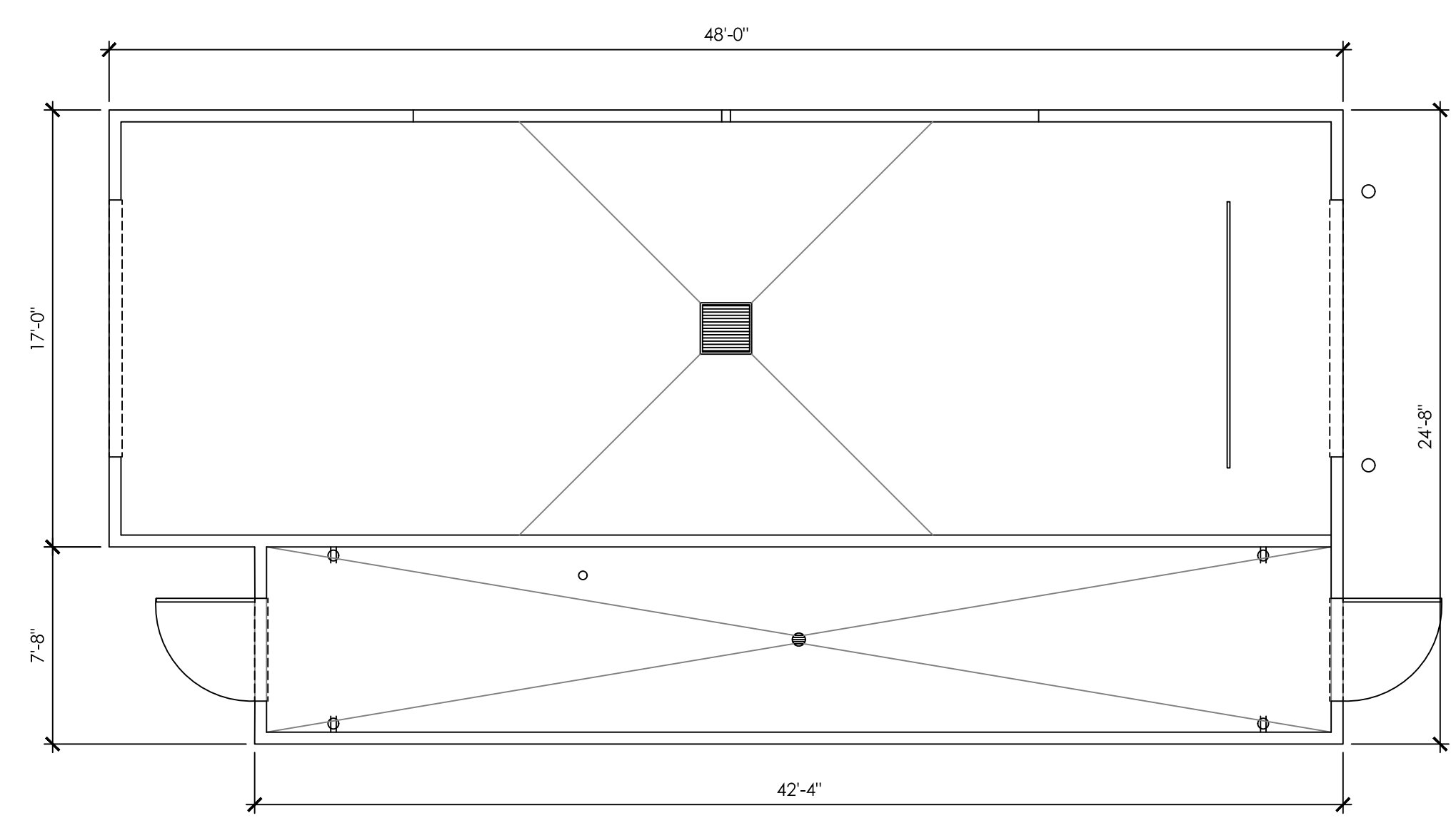
03 SOUTH ELEVATION
 SCALE: 3/16"=1'-0"



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



- 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

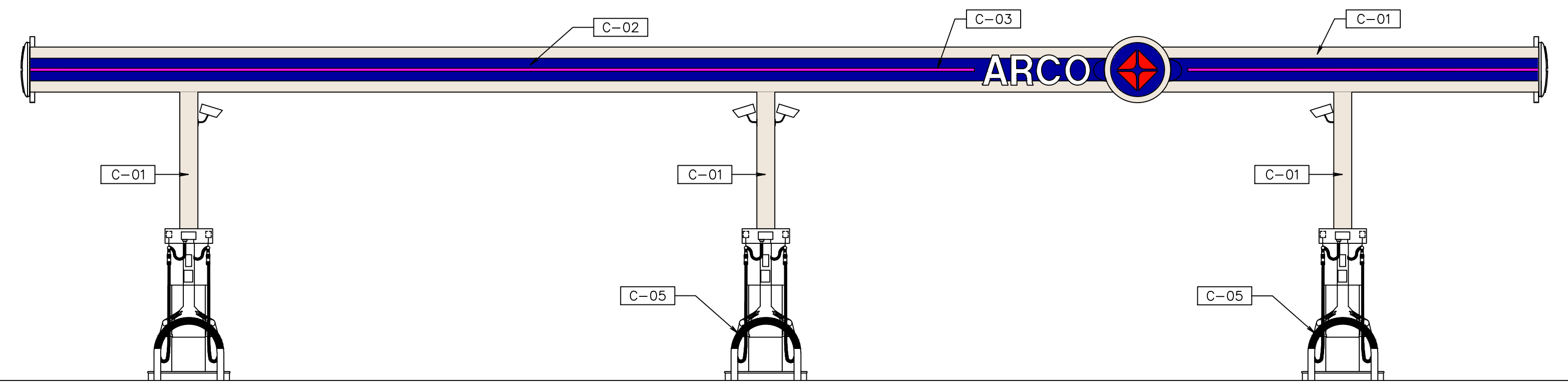


05 FLOOR PLAN
 SCALE: 3/32"=1'-0"

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

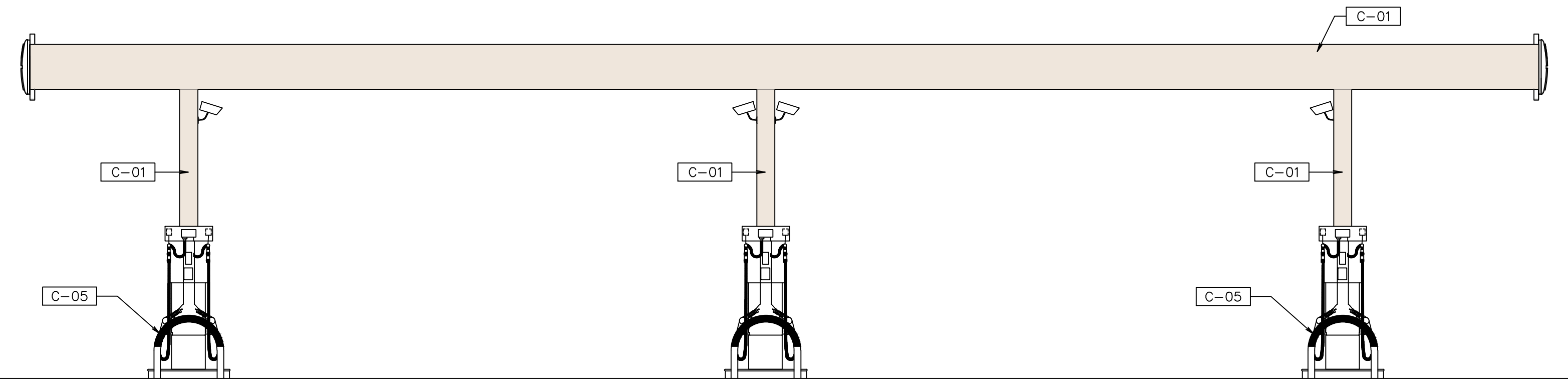
118'-6"
T.O. CANOPY



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

100'-0"
T.O. SLAB

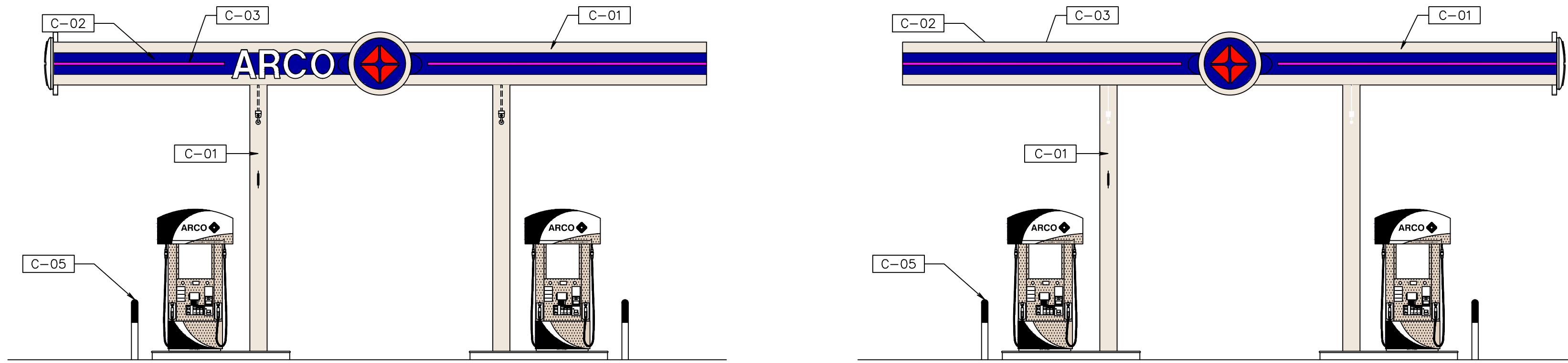
118'-6"
T.O. CANOPY



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

100'-0"
T.O. SLAB

118'-6"
T.O. CANOPY



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

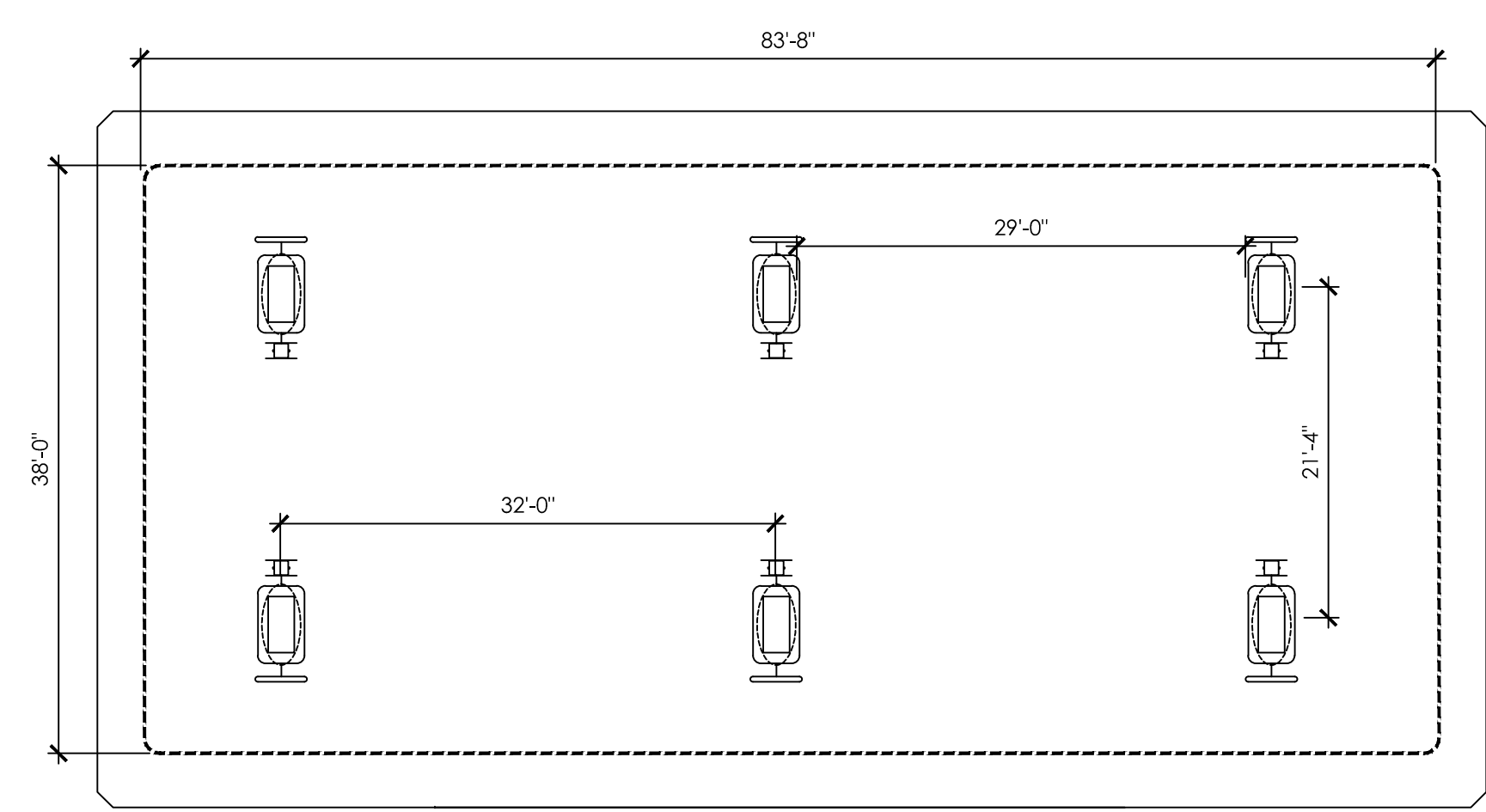
04 WEST ELEVATION
SCALE: 3/16"=1'-0"

100'-0"
T.O. SLAB

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
 VANALISA, CA 95355
 Phone: 916.250.1111

NO.	DATE	REVISIONS	BY

--

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



AGC DESIGN CONCEPT, INC.
 24820 ORCHARD VILLAGE RD. A-311
 MILLIKEN, CA 95035
 Phone: 925-256-1111

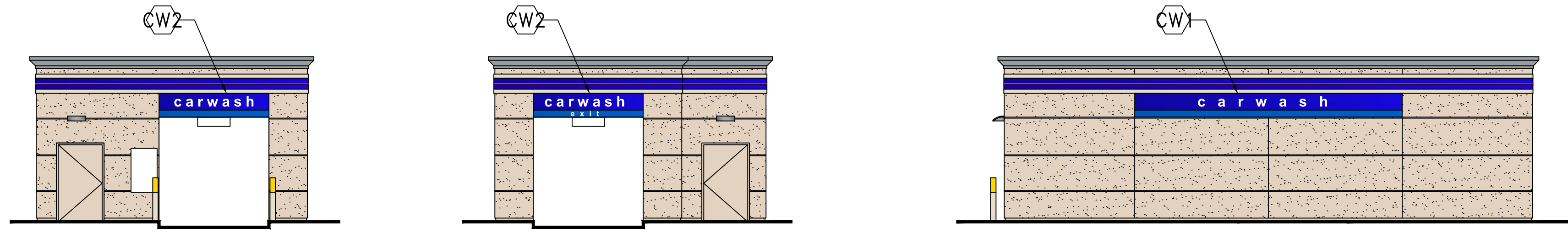
BY: _____

NO. DATE _____

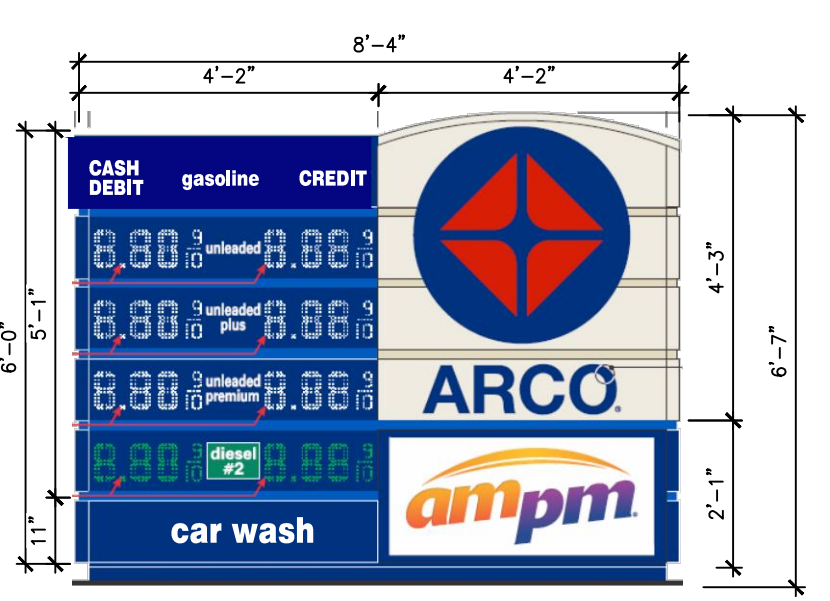
REVISIONS _____



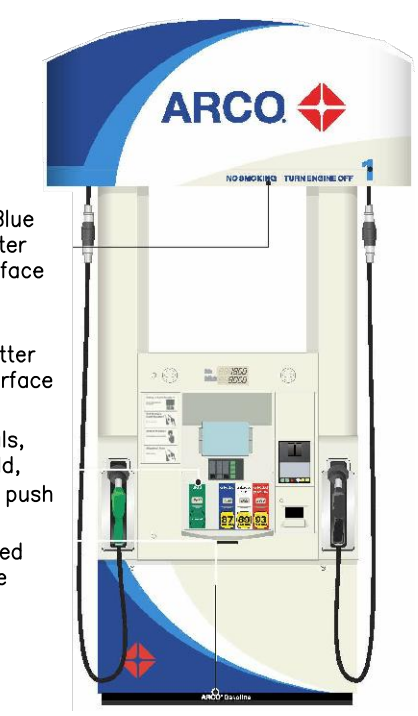
01 C-STORE
 SCALE: 1/8"=1'-0"



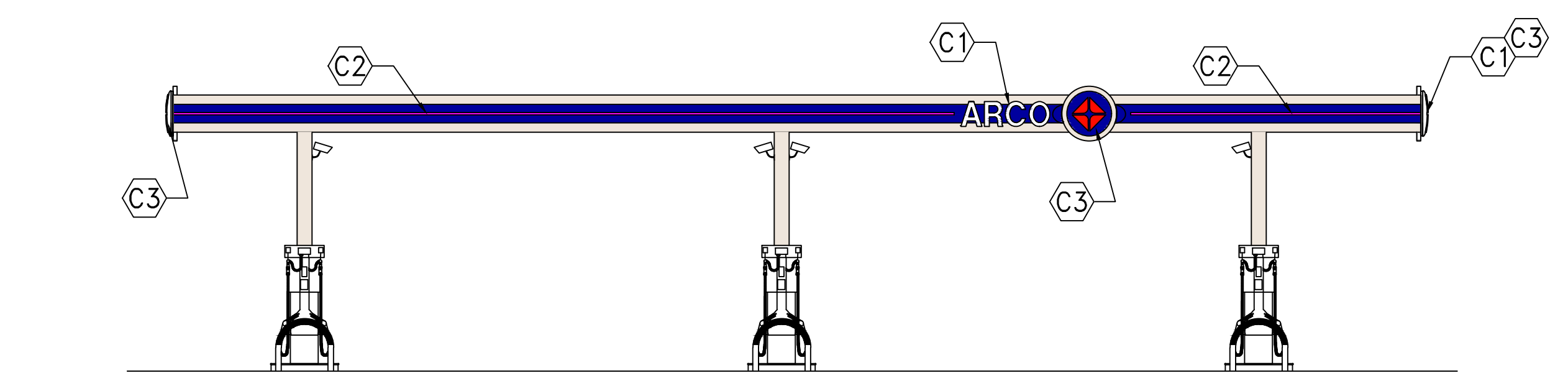
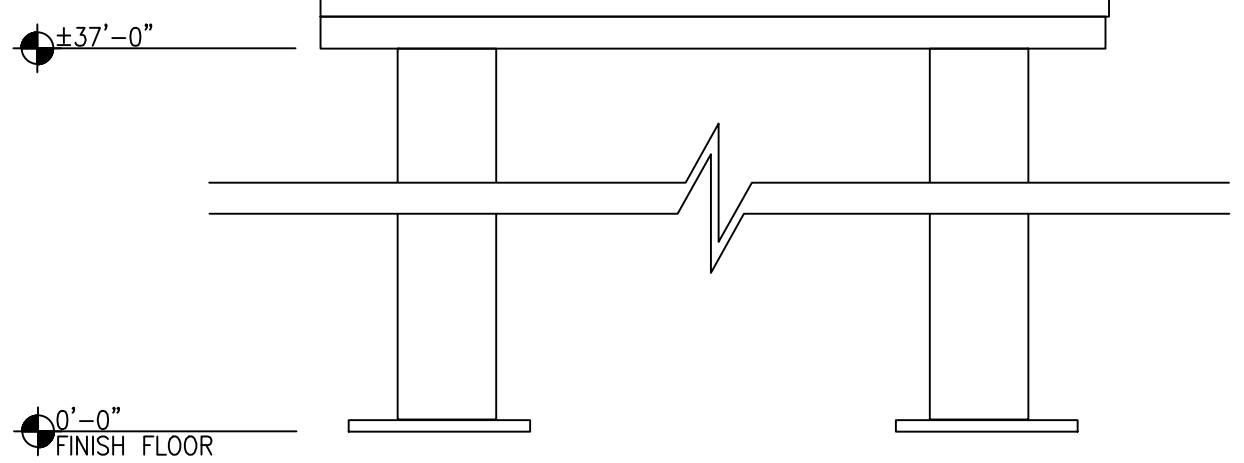
03 CAR WASH
 SCALE: 1/8"=1'-0"



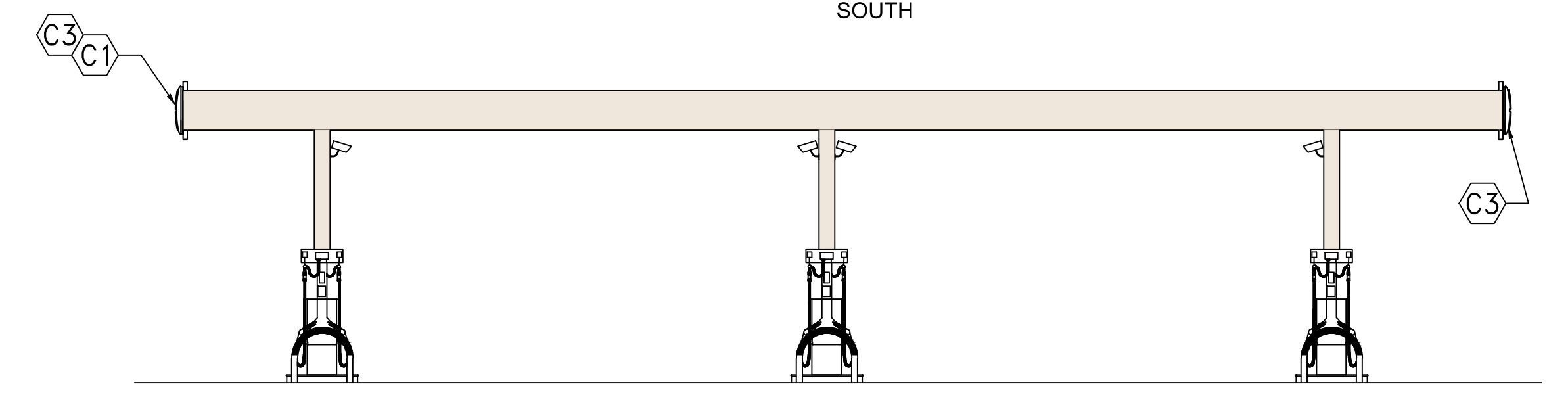
M1 MONUMENT SIGN
 N.T.S.



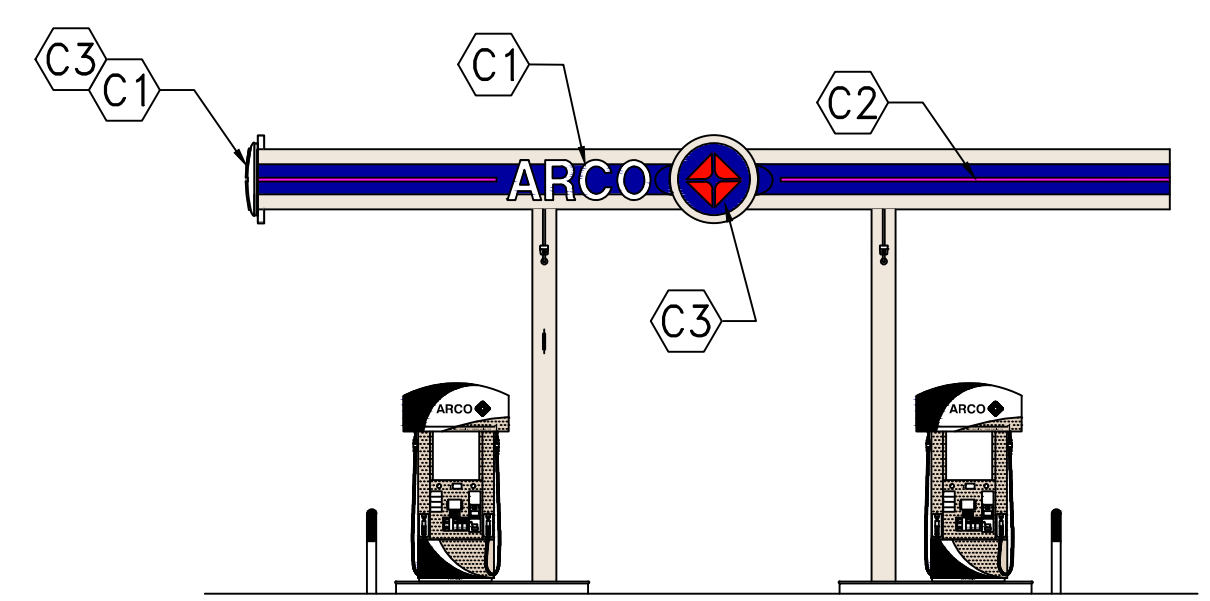
DISPENSER
 N.T.S.



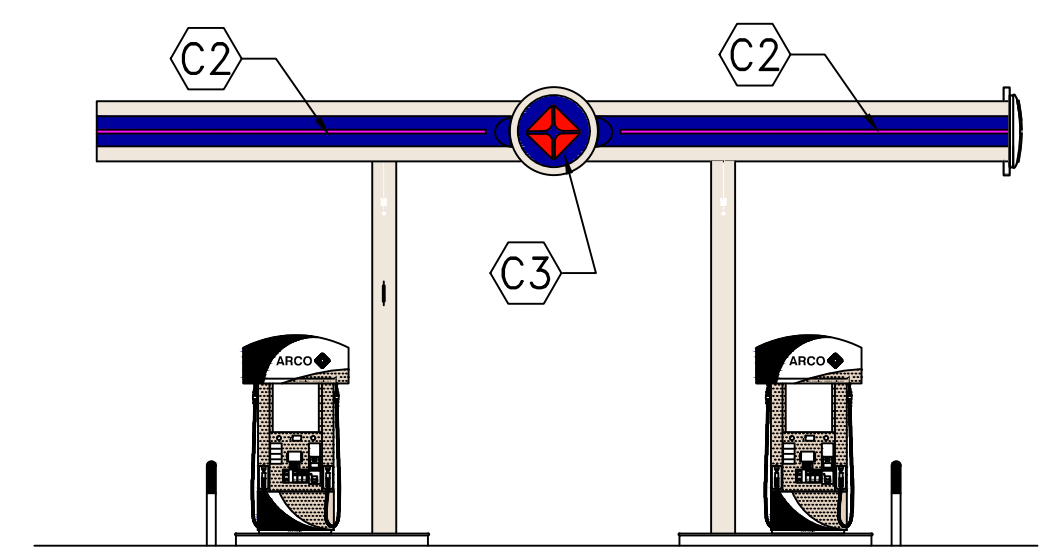
SOUTH



NORTH



EAST

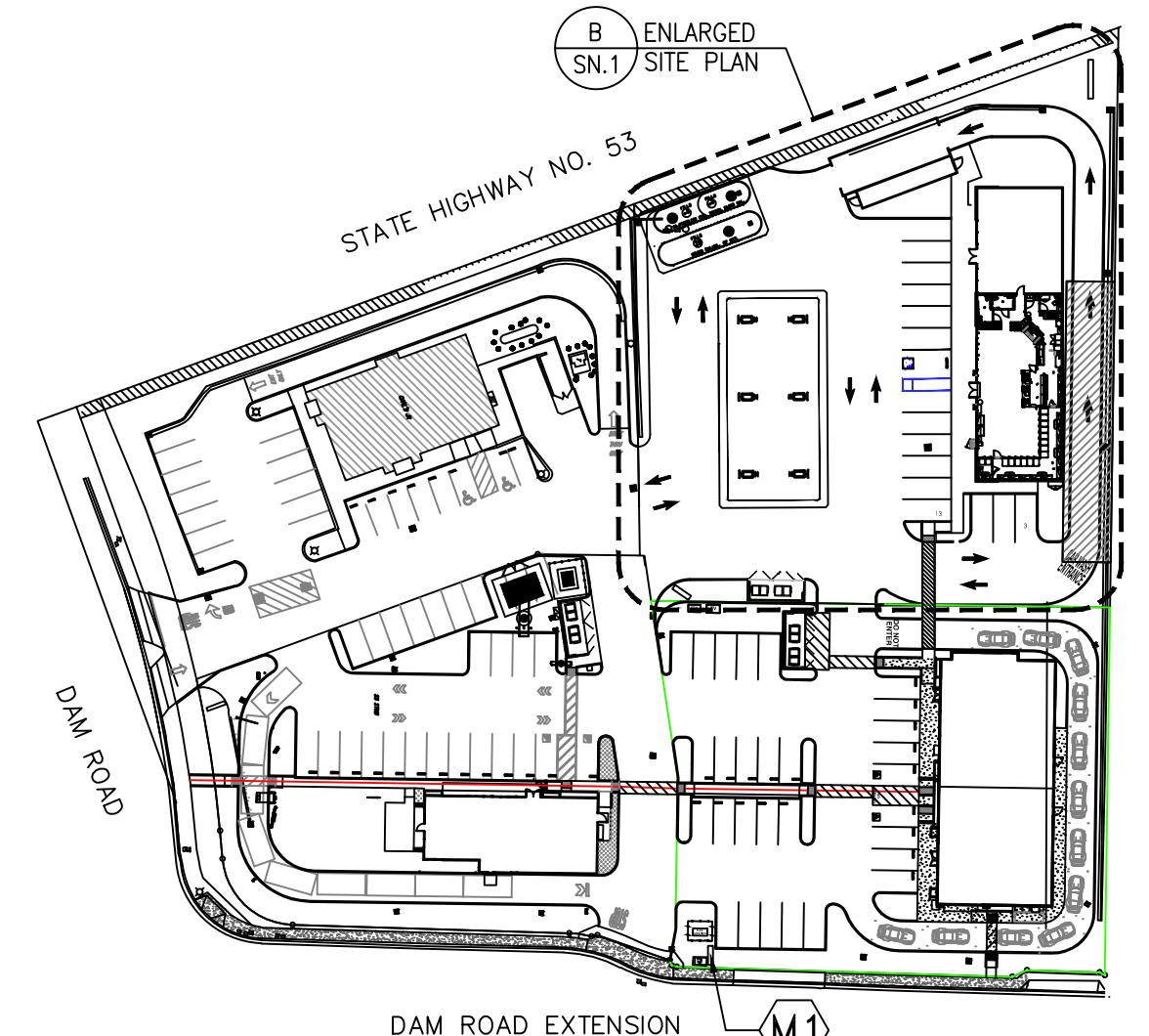
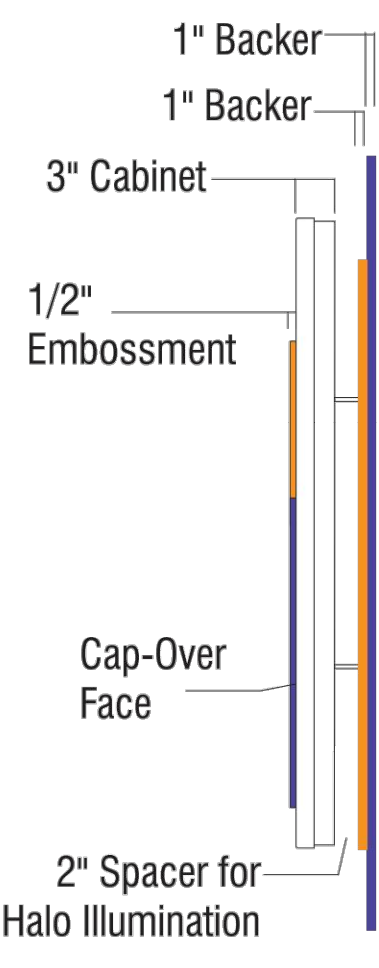


WEST

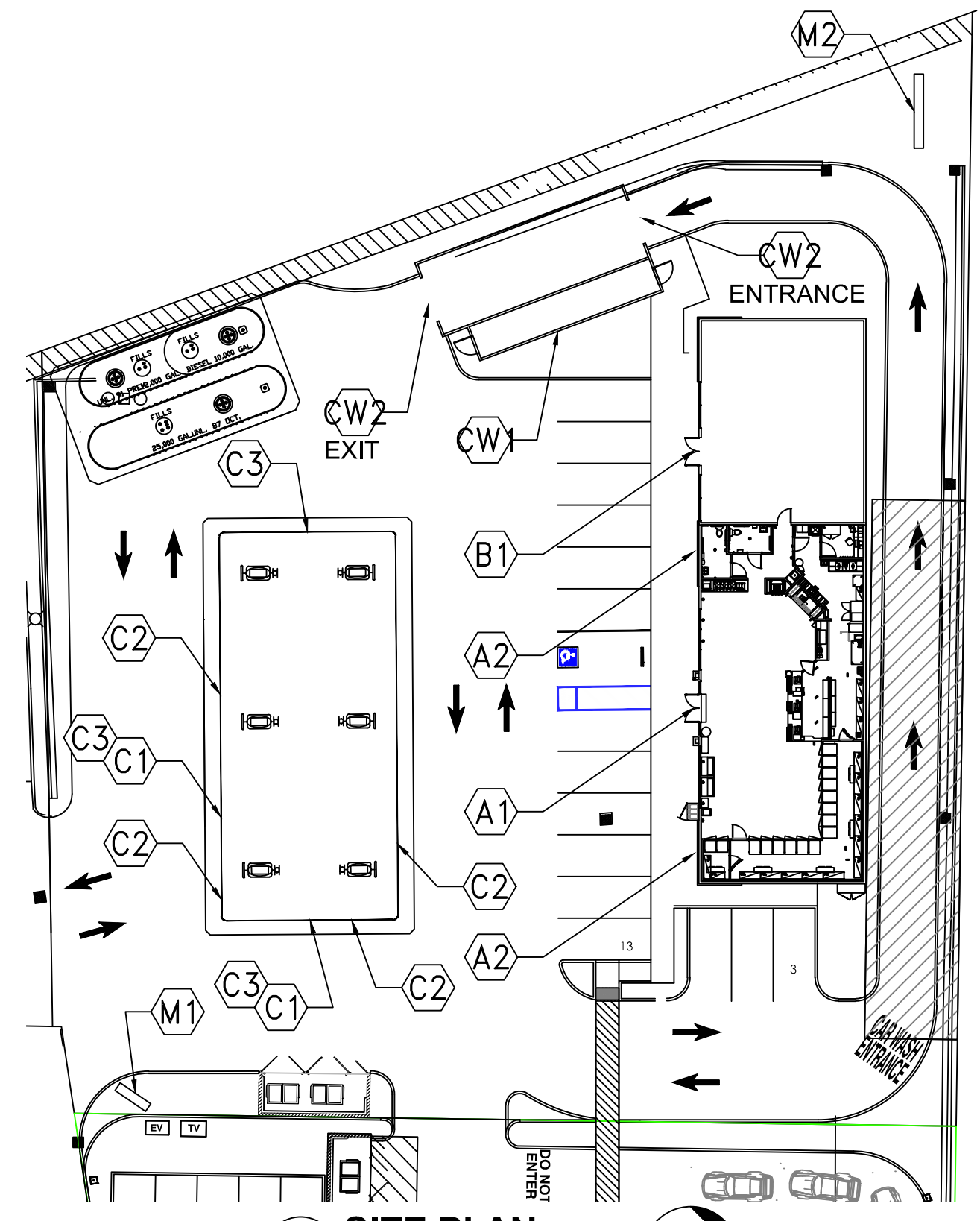
02 C-STORE
 SCALE: 1/8"=1'-0"



CANOPY SPARK



A MASTER SITE PLAN
 SCALE: N.T.S.



B SITE PLAN
 SCALE: N.T.S.

PROPOSED SIGN SUMMARY					
MARK	DESCRIPTION	DIMENSIONS	AREA (SQ. FT.)	QTY.	TOTAL AREA (SQ. FT.)
A1	BUILDING (AM/PM LETTERS)	12'-3" X 5'-2"	63.29	1	63.29
A2	AM/PM TENANT SIGN	2'-6" X 3'-4"	8.3	6	49.8
B1	RETAIL SIGN	6'-4" X 3'-4"	21.11	1	21.11
CW	CAR WASH LETTERS	24'-4" X 2'-2"	52.72	1	52.72
CW2	CAR WASH ENTRANCE/EXIT	10'-0" X 2'-2"	21.66	2	43.32
C1	CANOPY (ARCO LETTER)	1'-8" X 6'-0"	10	2	20
C2	CANOPY DECAL W/BLUE LED LIGHT	159'-5" X 1'-3"	199.2	1	199.2
C3	CANOPY SPARK	36" DIM	7.06	3	21.18
M1	PRICE SIGN	8'-4" X 6'-0"	50	2	100
M2	FREEWAY SIGN	16'-0" X 13'-0"	208	1	208
TOTAL NEW SIGN AREA (SQ.FT.)					778.62

04 SIGN SUMMARY
 SCALE:

* PRICE PANELS DON'T COUNT TOWARDS SIGNAGE AREA
 1. SIGNAGE UNDER SEPARATE PERMIT BY SIGN INSTALLER
 2. SIGNAGE TO BE PROVIDED AND INSTALLED BY GC.

**NEW GAS STATION
 DAM RD & DAM ROAD EXTENSION
 CLEARLAKE, CA 95422
 SIGN PROGRAM**

consultant job# _____

master release date _____

project exe date _____ master drawn by _____

Filename AGC _____

Facility/Project _____

sheet name
SN-1

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: [Signature]

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: [Signature]

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.

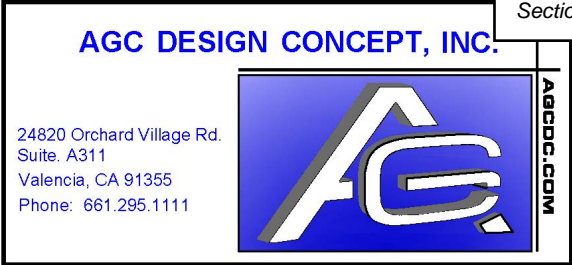
We will need an estimated trips per day, ans. not sufficient minimal

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.

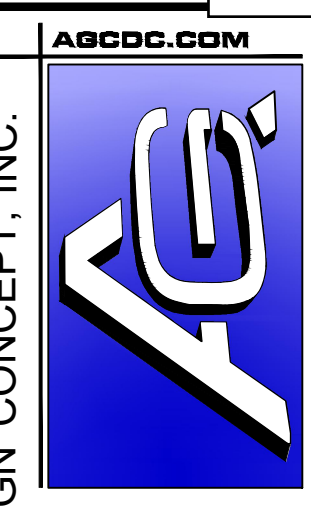
This development is being submitted by AGC Design Concept Inc. on behalf of Mr. Jatinder Singh.

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:

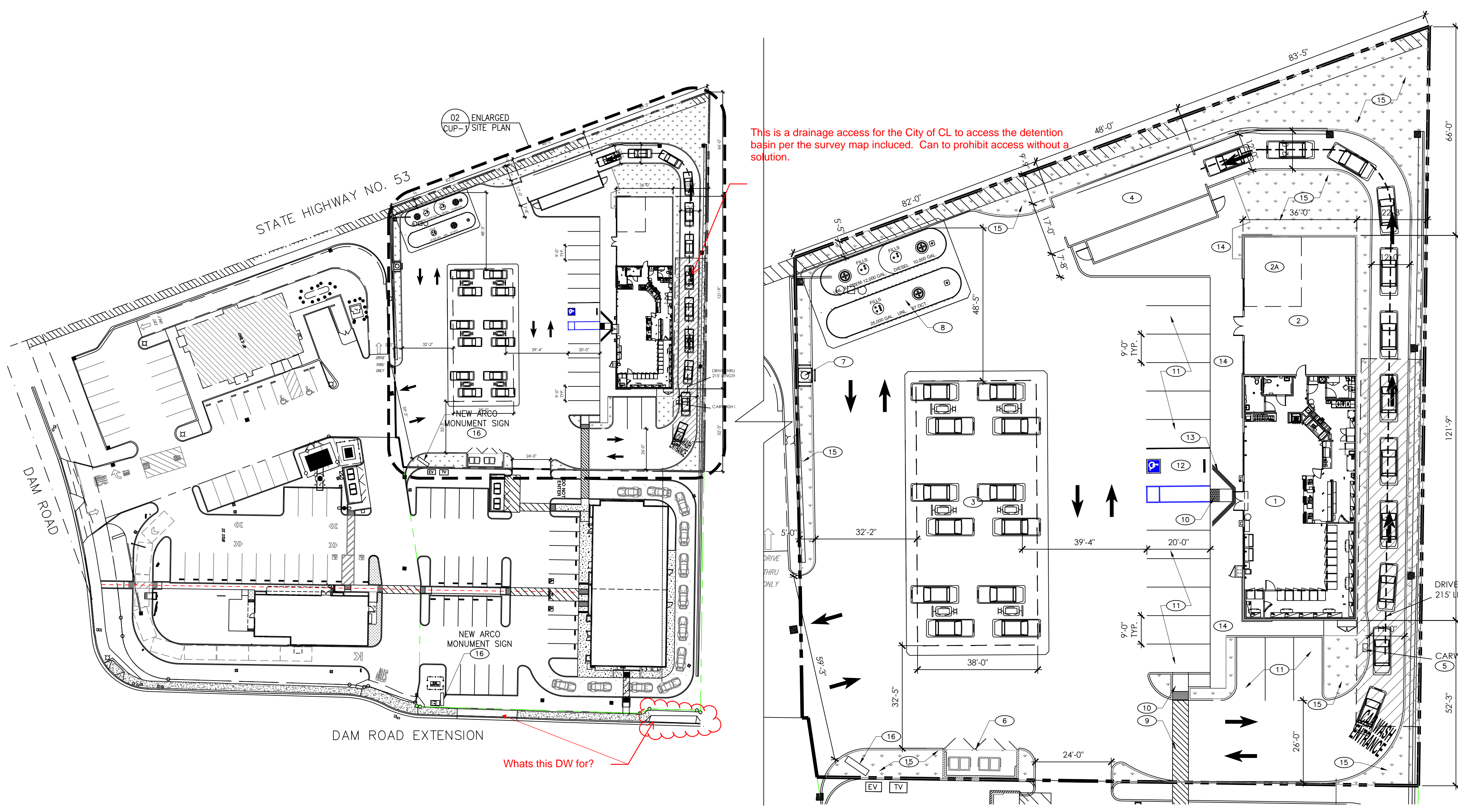
- Convenience store = 2,800 SF
- Fast food = 1,600 SF
- Office (2nd floor) = 400 SF
- Canopy = 3,179 SF
- Self-Serve Car Wash = 1,150 SF

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



AGC DESIGN CONCEPT, INC.
24820 ORCHARD VILLAGE RD. A-311
Valencia, CA 91355
Phone: 661-255-1111

- 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



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	
ZONING					ZONE	
ASSESSORS PARCEL NUMBER					010-043-53	
LANDS	DESCRIPTION		PERCENT	AREA		
	LANDSCAPE REQUIRED					
	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)						
DESCRIPTION (PROVIDED PARKING)		SIZE	PROVIDED			
STANDARD (VEHICLE)		9'-0" X 20'-0"	15			
ACCESSIBLE SPACE(S)		17'-0" X 20'-0"	1			
UNDER CANOPY SPACES		10'-0" X 20'-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 DOMES
 - 11 NEW PARKING STANDARDS
 - 12 NEW ACCESSIBLE PARKING SPACE.
 - 13 NEW ACCESSIBLE PARKING SIGNAGE.
 - 14 NEW SIDEWALK
 - 15 NEW LANDSCAPE
 - 16 NEW MONUMENT SIGN

01 MASTER SITE PLAN
SCALE: 1"=40'

02 SITE PLAN
SCALE: 1"=20'

Need traffic circulaityn 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?

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

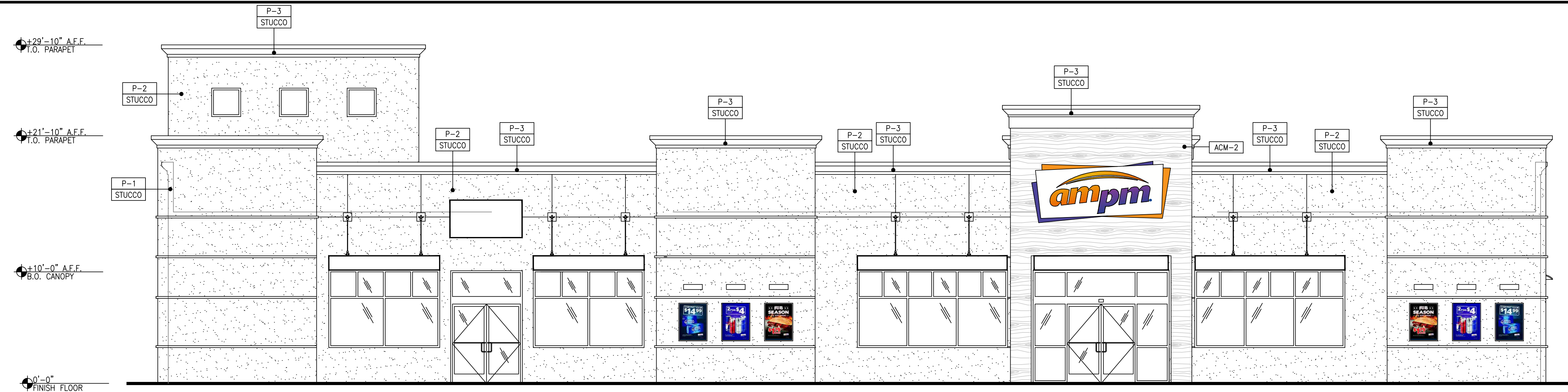
sheet name

CUP-1

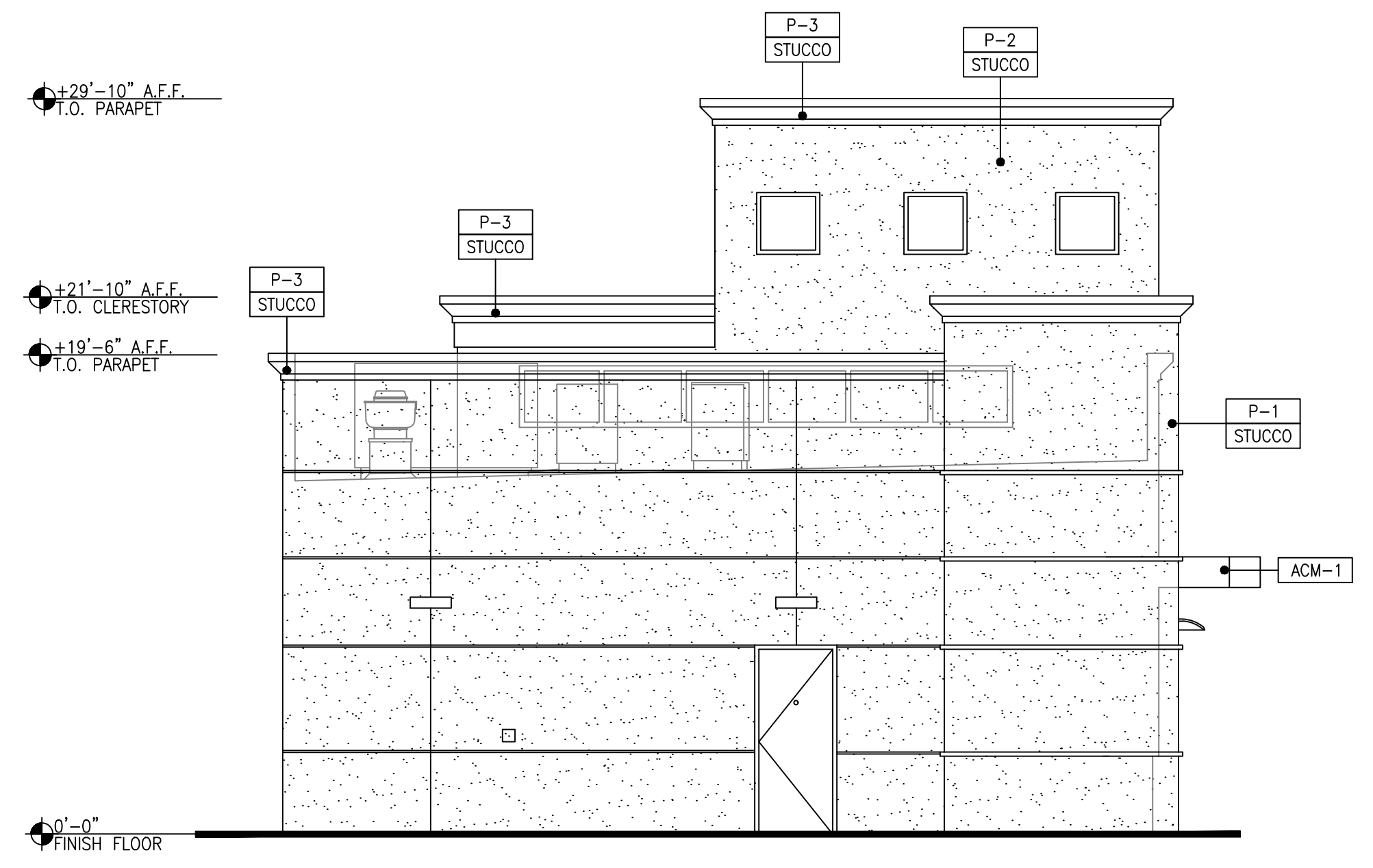


AGC DESIGN CONCEPT, INC.
24820 ORCHARD VILLAGE RD. A-311
VILLAGE, CA 95055
Phone: 651-2501111

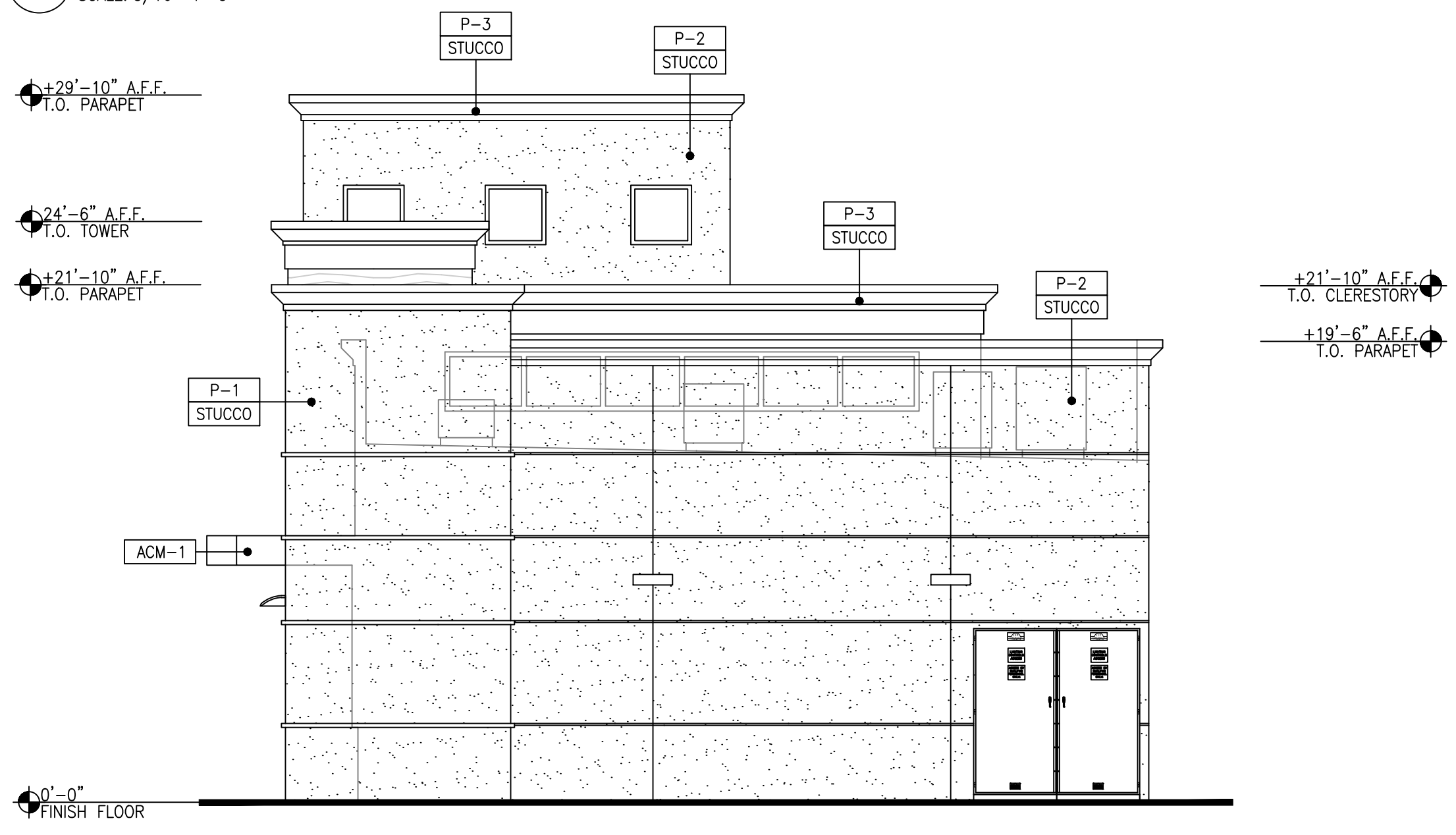
NO.	DATE	REVISIONS



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



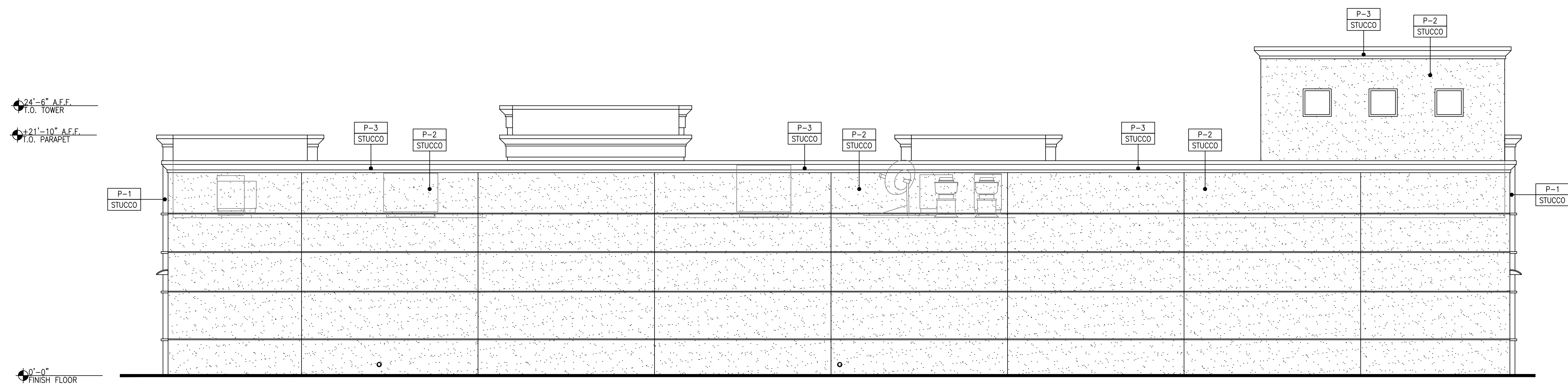
02 EAST ELEVATION
SCALE: 3/16"=1'-0"



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"

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

consultant job#	
master release date	
project exe date	master drawn by
Filename AGC	
Facility/Project	
sheet name	CUP-3.1

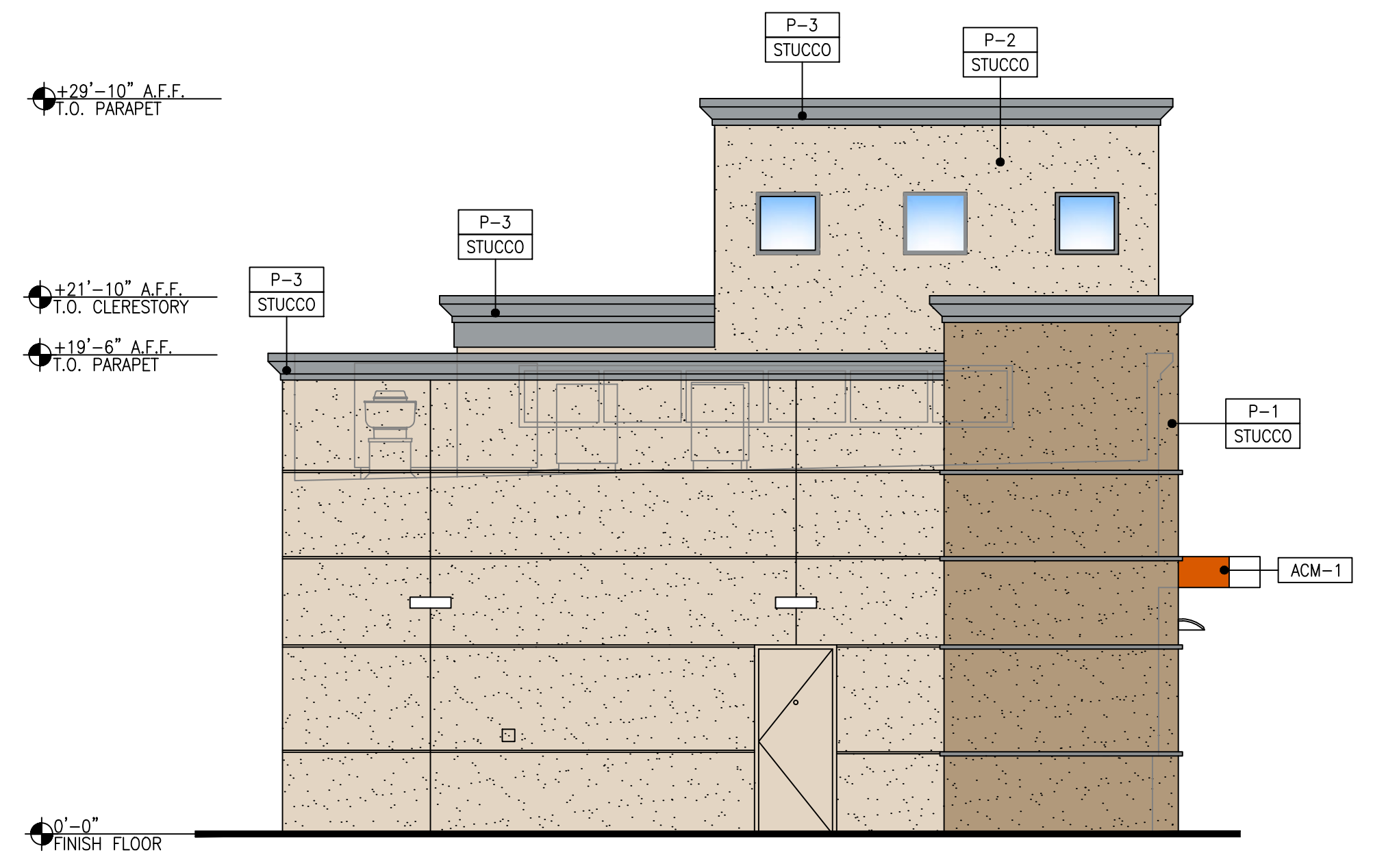


AGC DESIGN CONCEPT, INC.
 24820 ORCHARD VILLAGE RD. A-311
 VANALISA, CA 95655
 Phone: 916/2661111

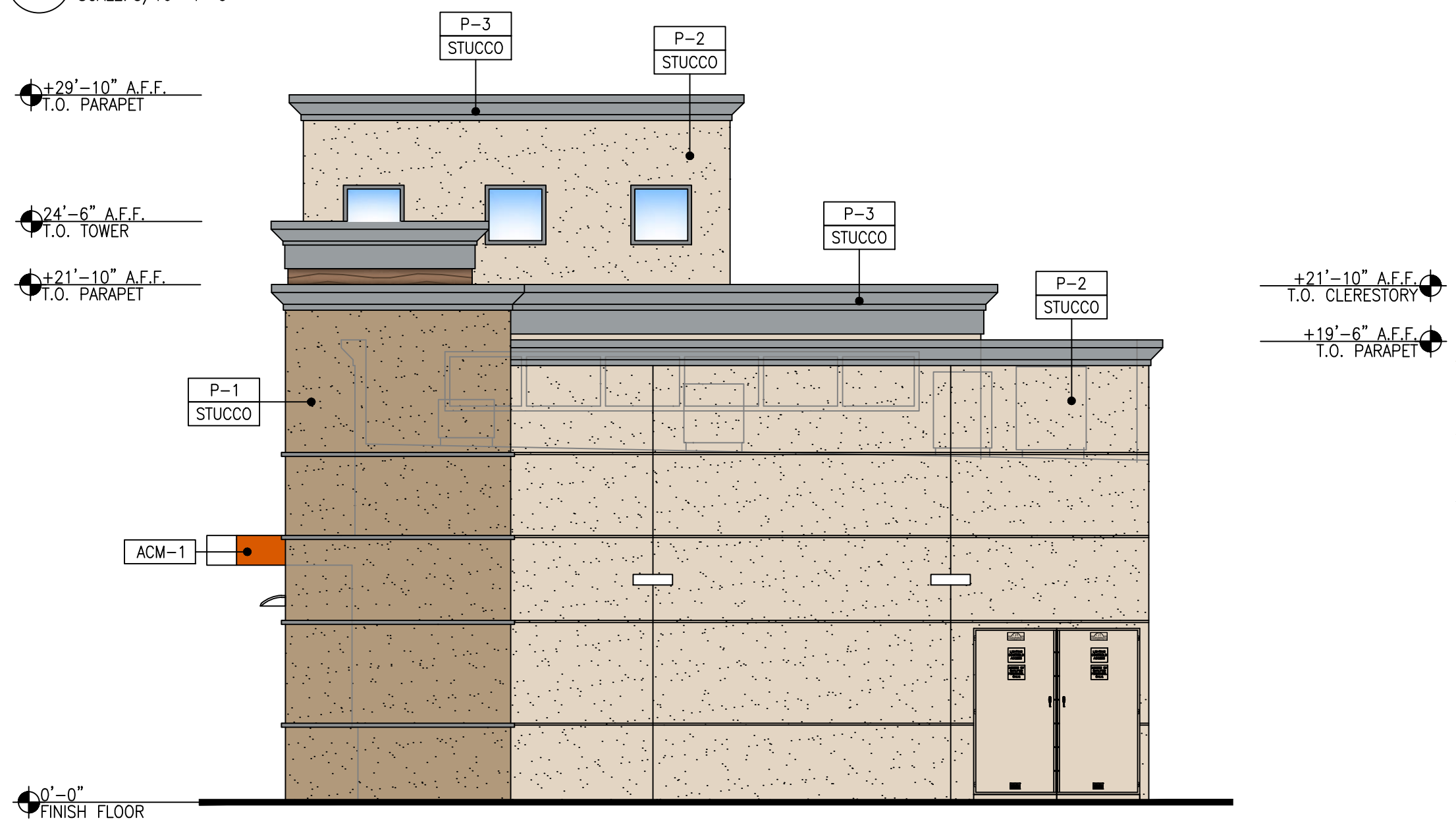
NO.	DATE	REVISIONS



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



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



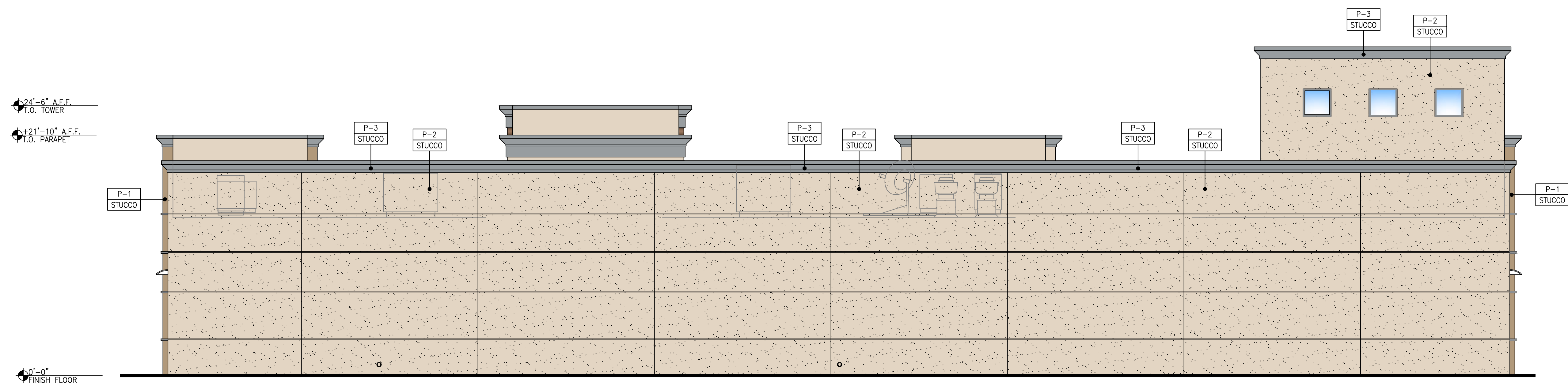
04 WEST ELEVATION
 SCALE: 3/16"=1'-0"

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

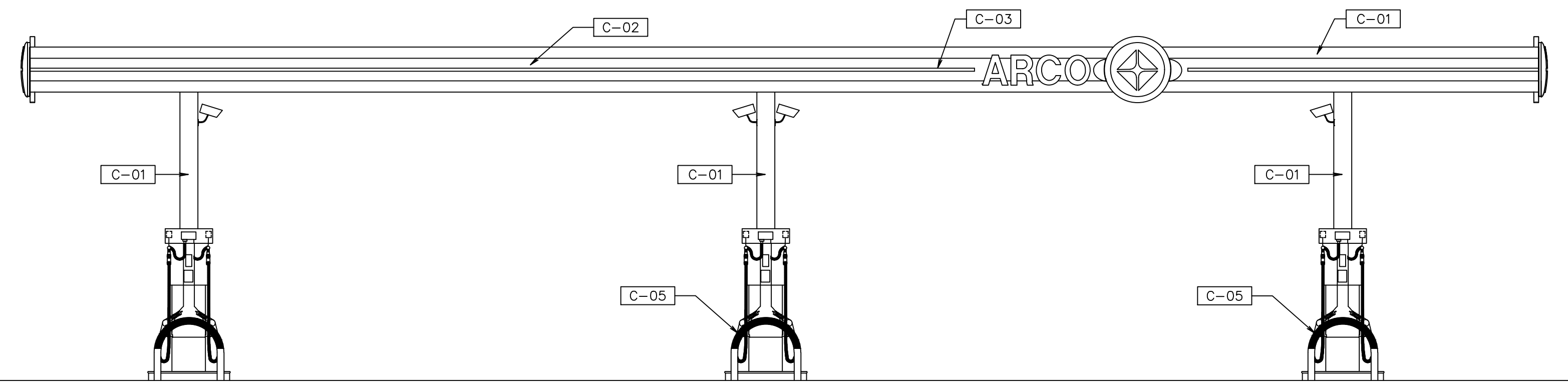


04 NORTH ELEVATION
 SCALE: 3/16"=1'-0"

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

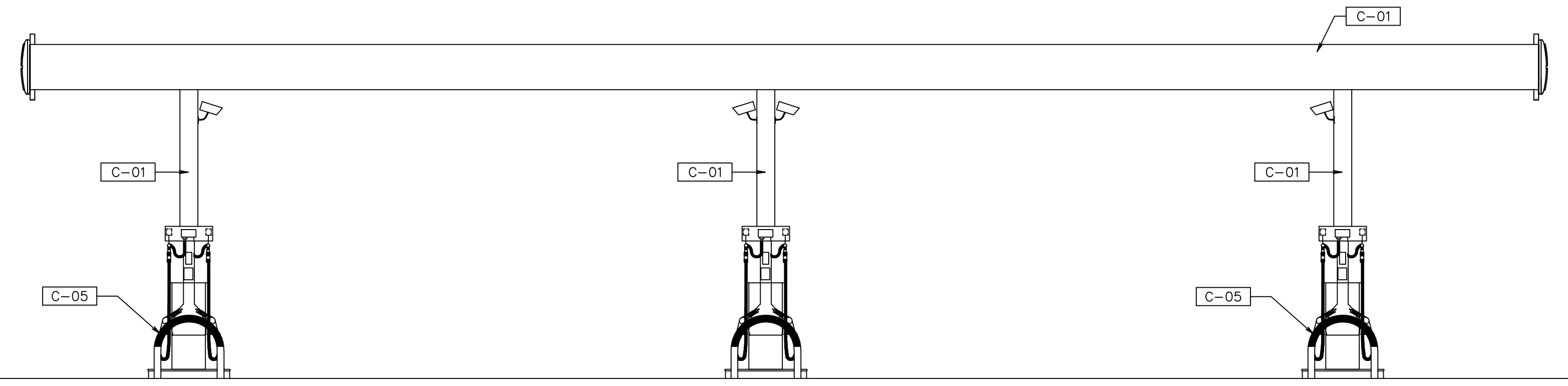
118'-6"
T.O. CANOPY



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

100'-0"
T.O. SLAB

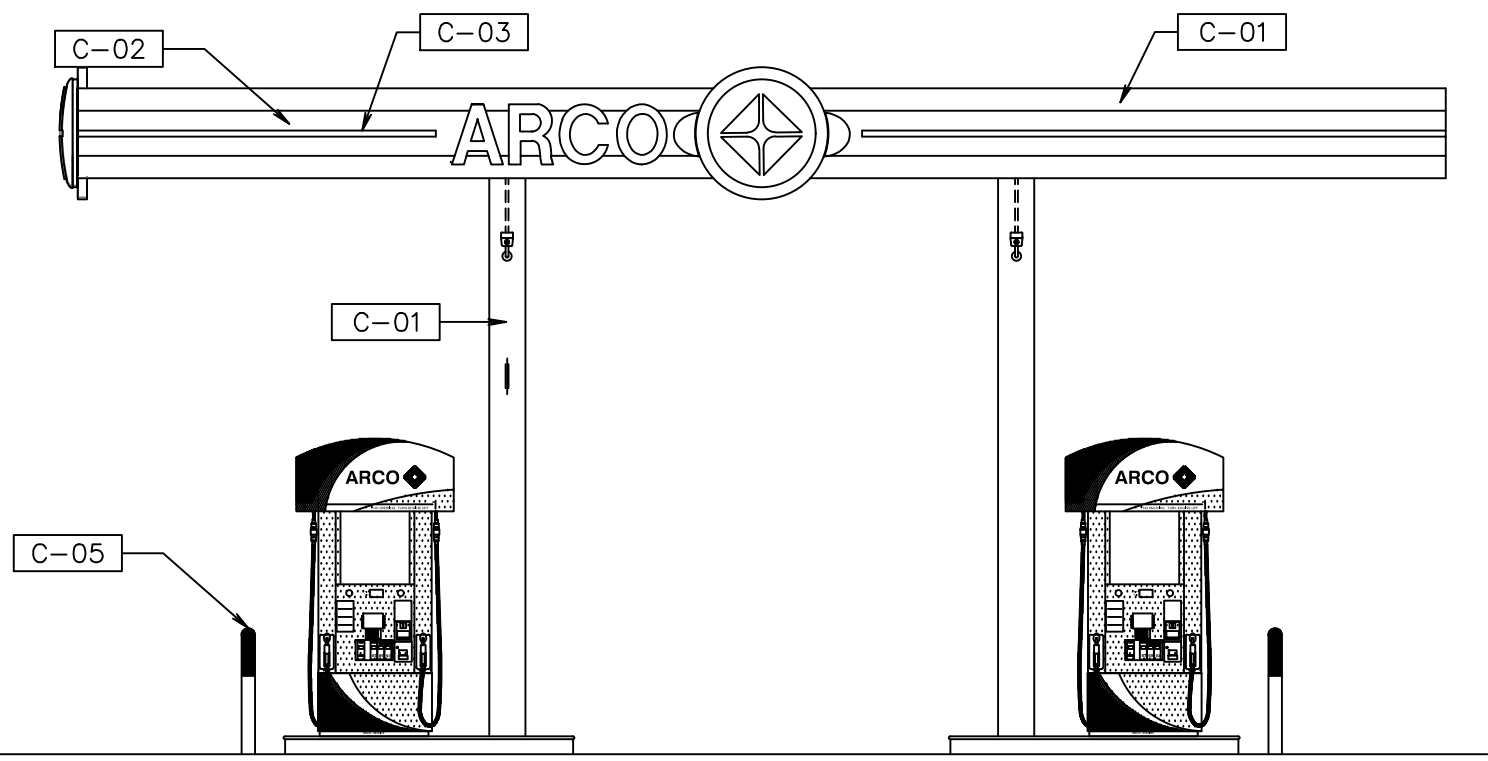
118'-6"
T.O. CANOPY



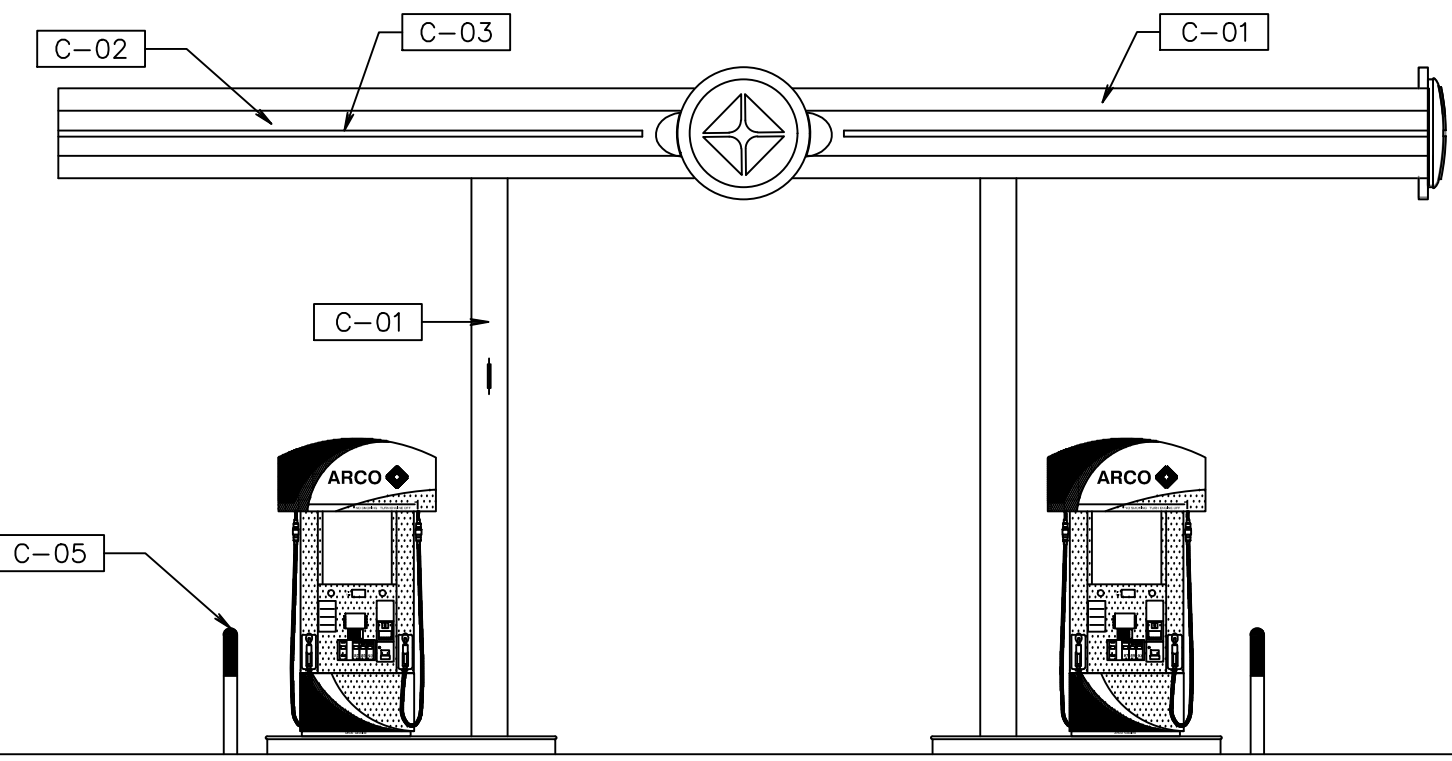
02 NORTH ELEVATION
SCALE: 3/16"=1'-0"

100'-0"
T.O. SLAB

118'-6"
T.O. CANOPY



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



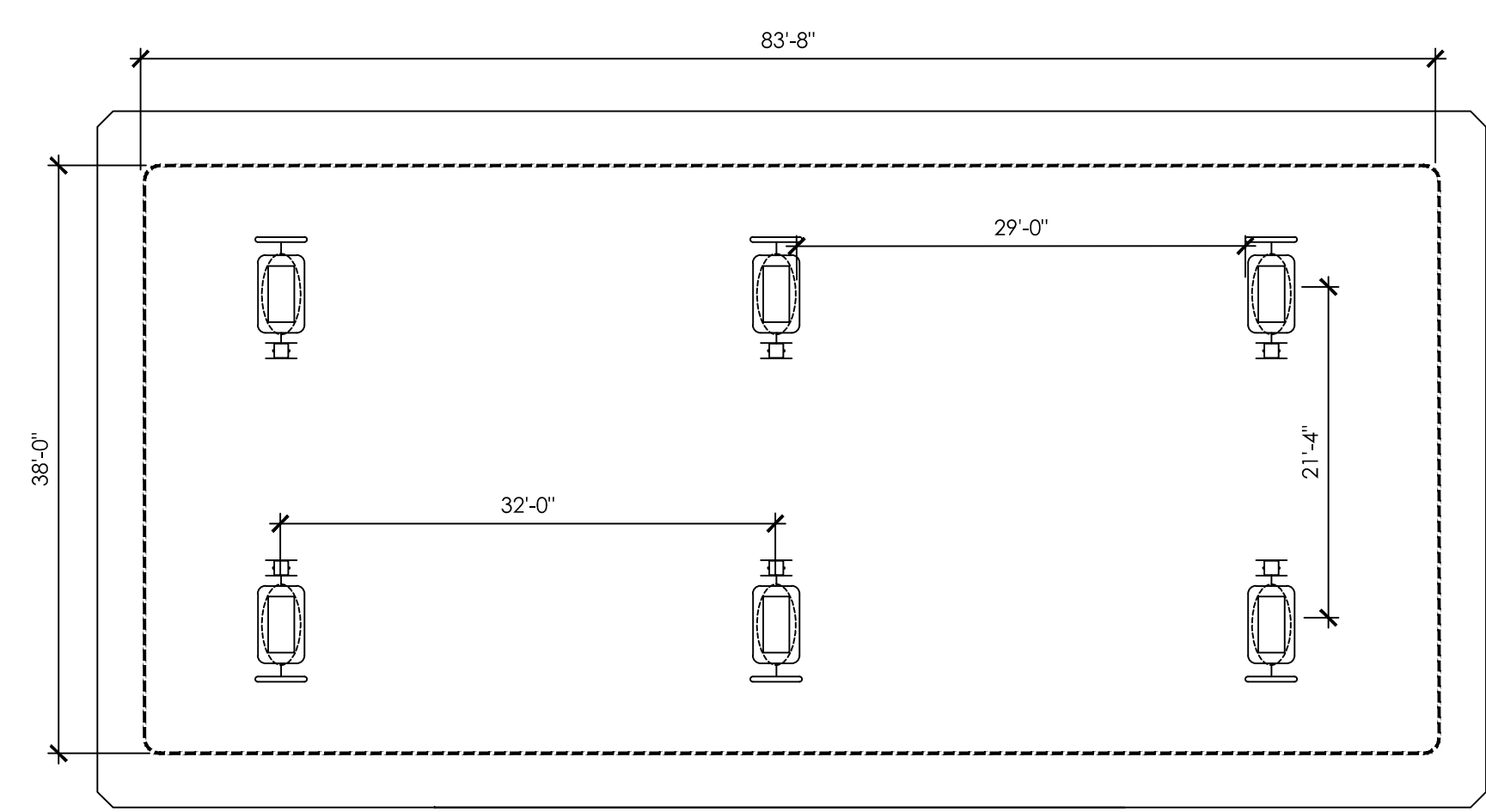
04 WEST ELEVATION
SCALE: 3/16"=1'-0"

100'-0"
T.O. SLAB

EXTERIOR PAINTS:

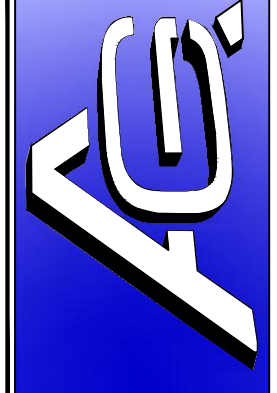
- C-01 COLOR: PEARL-RAL 1013
ICI #A0083 "INDIAN LEGEND"
- C-02 COLOR: ARCO BLUE
PANTONE PMS 288c
- C-03 COLOR: ARCO LT. BLUE
LED LASER LIGHT
PANTONE PMS 2935c
- C-05 COLOR: YELLOW
BENJAMIN MOORE, 2022-10, "YELLOW" - P28
DTM (GALLON)

** 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
 VANALISA, CA 95355
 PHONE: 916.250.1111

NO.	DATE	REVISIONS	BY

consultant job#

master release date

project exe date

master drawn by

Filename AGC 0594

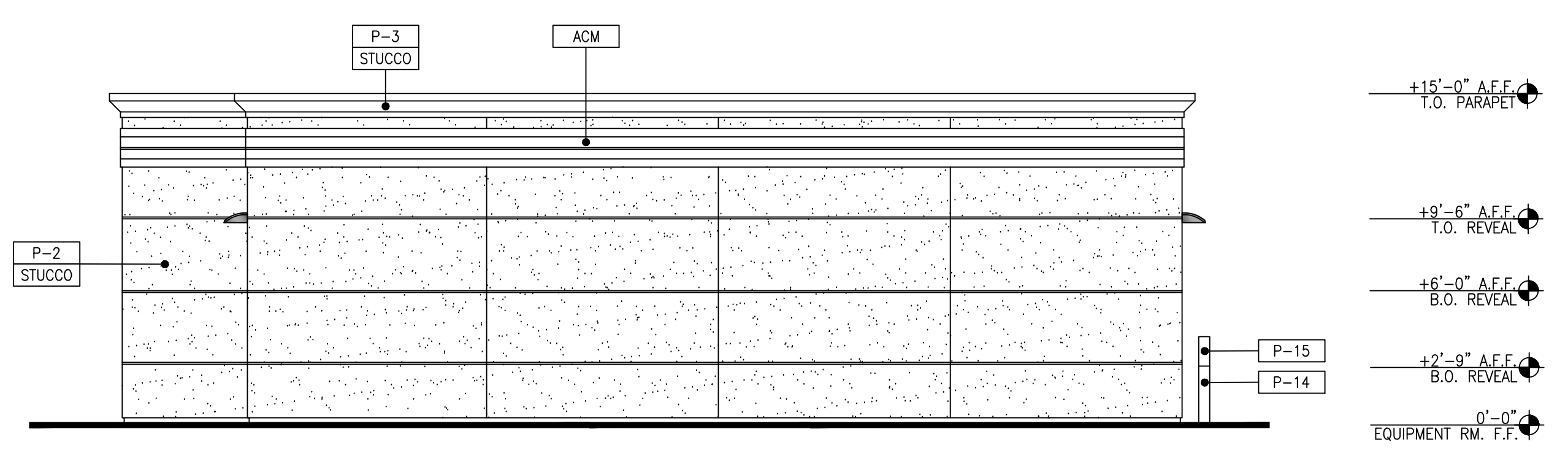
Facility/Project

sheet name
CUP-4

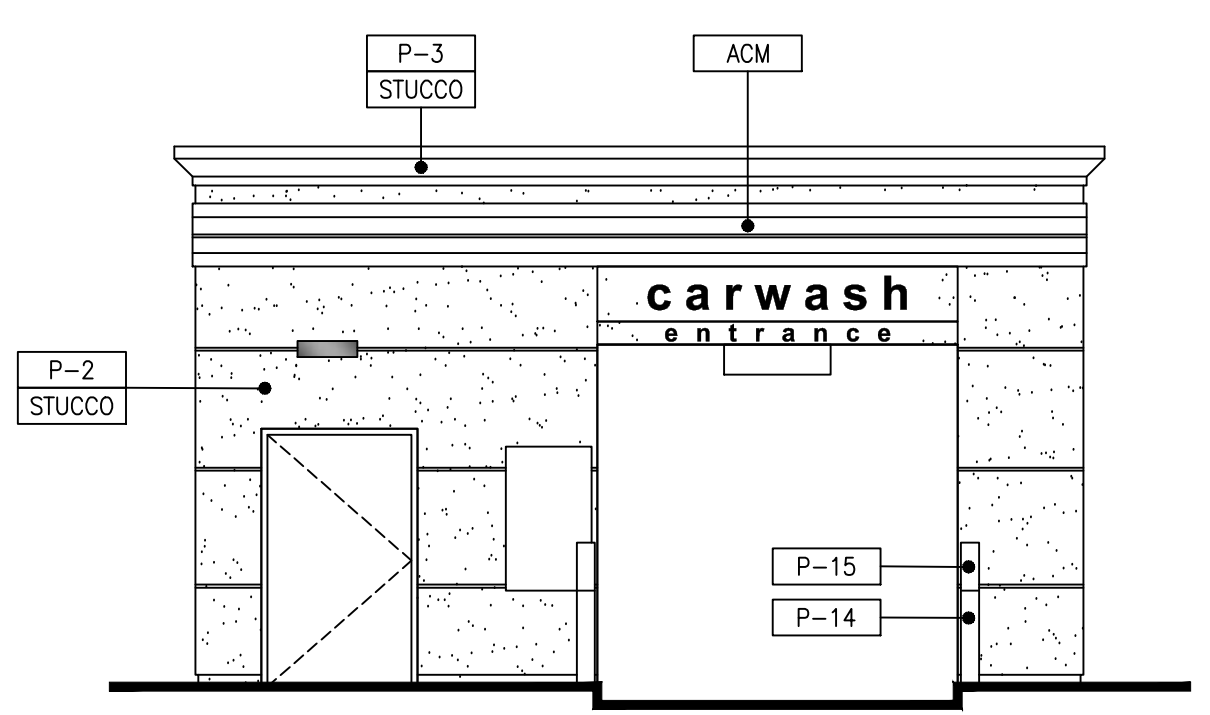
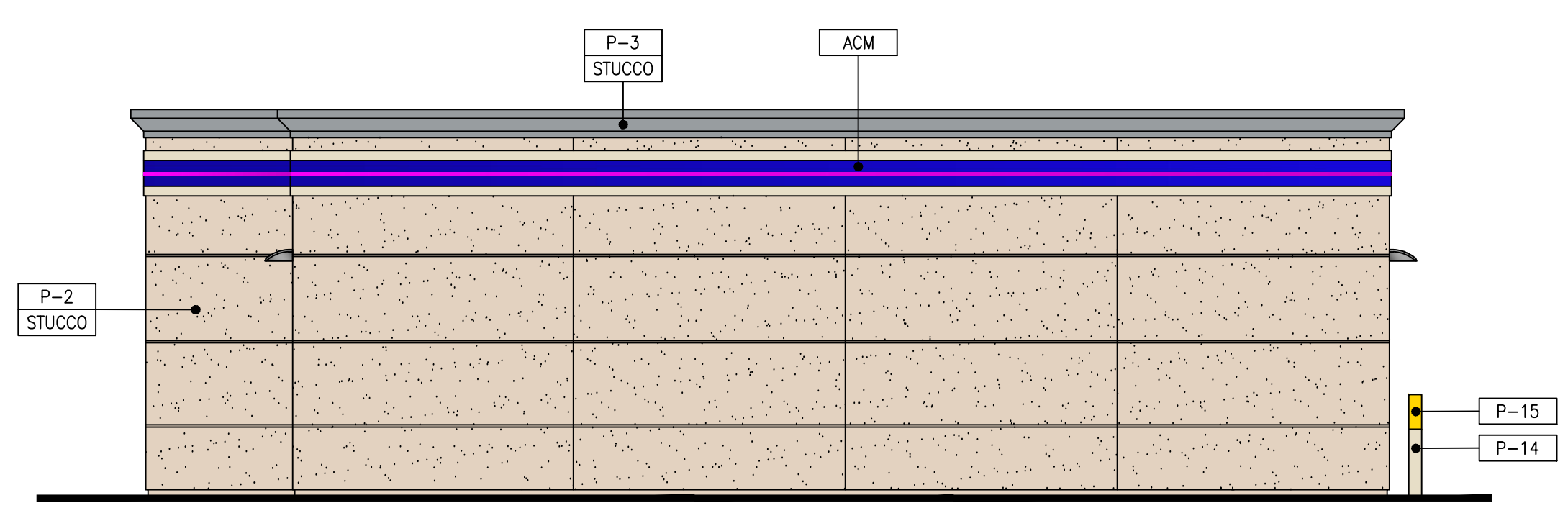
NEW GAS STATION
 DAM RD & DAM ROAD EXTENSION
 CLEARLAKE, CA 95422
 CANOPY ELEVATIONS



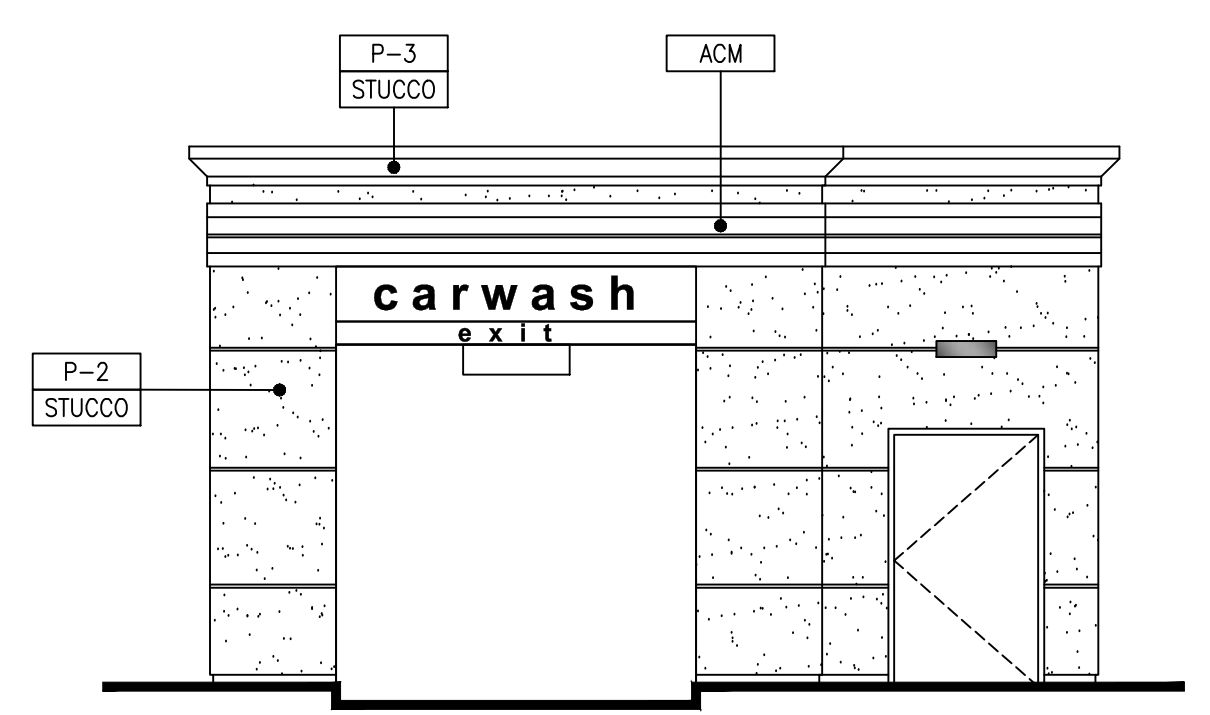
AGC DESIGN CONCEPT, INC.
 24820 ORCHARD VILLAGE RD. A-311
 VALLEJO, CA 94588
 Phone: 927-2501111



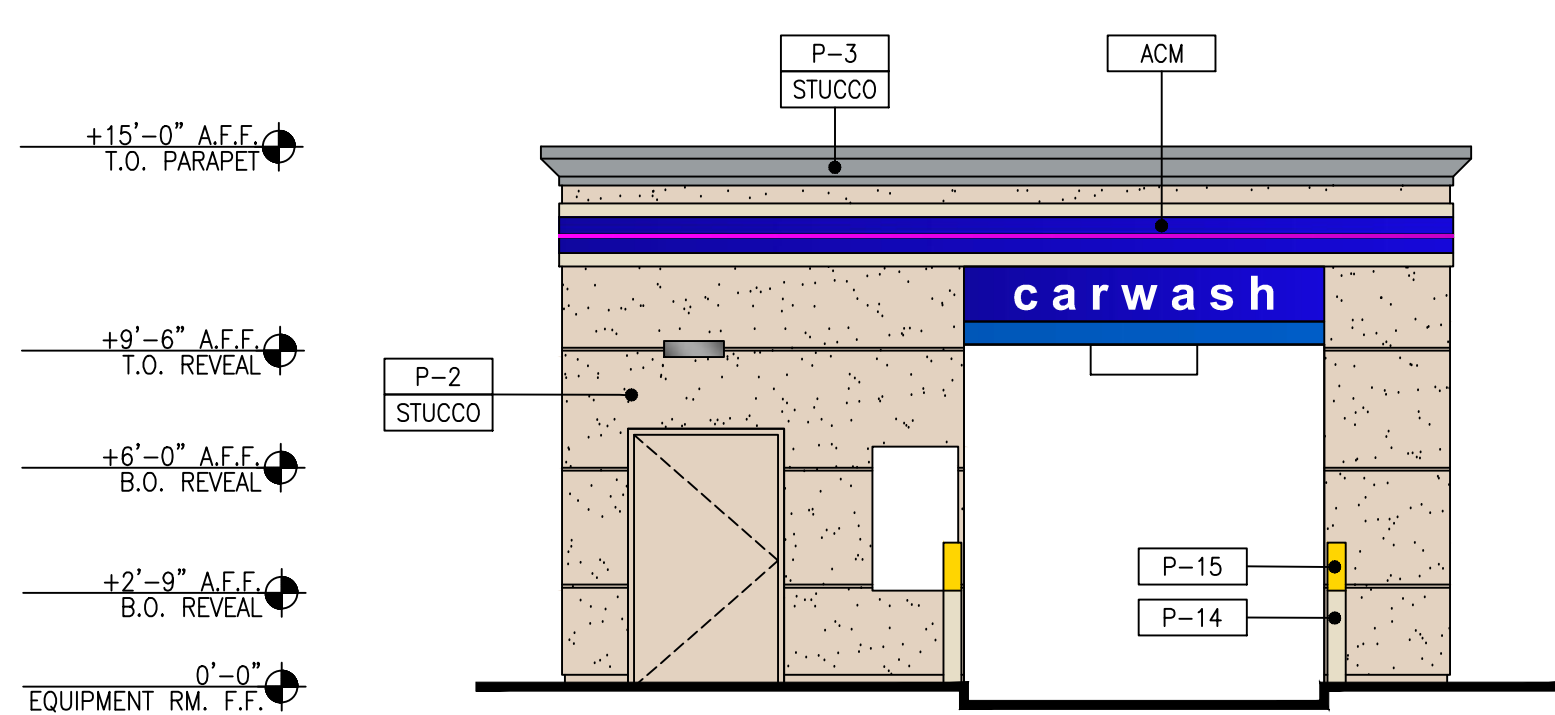
01 EAST ELEVATION
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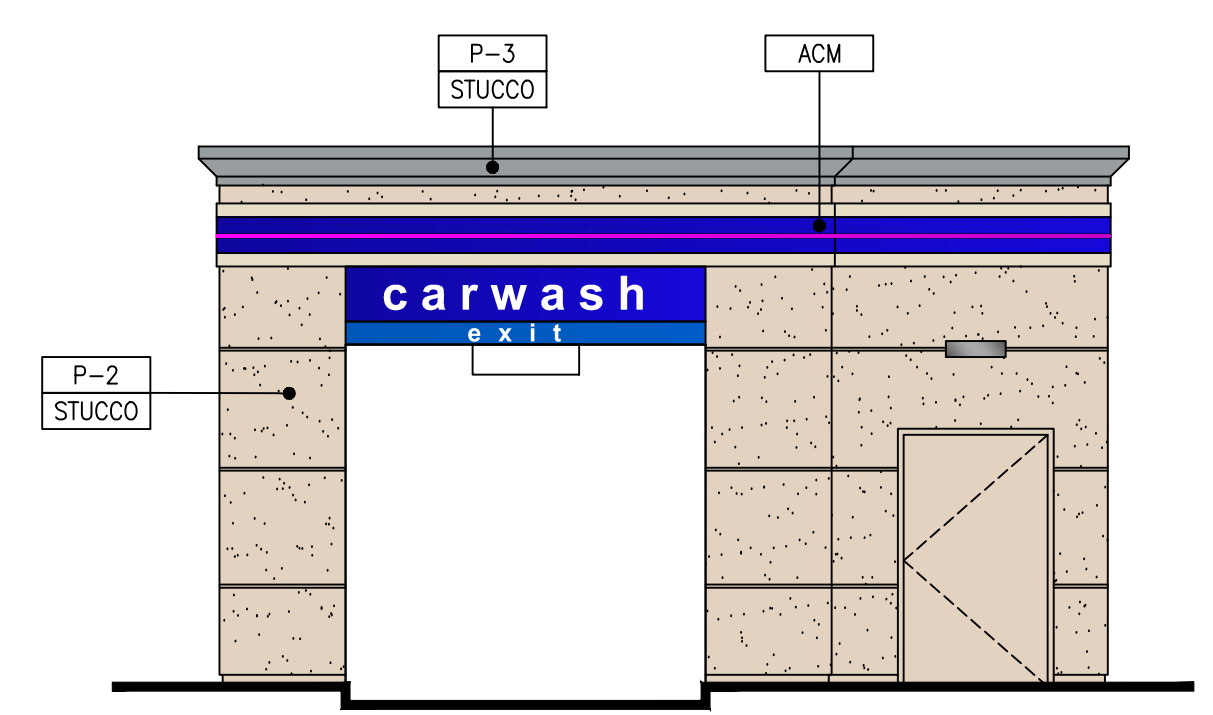
02 NORTH ELEVATION
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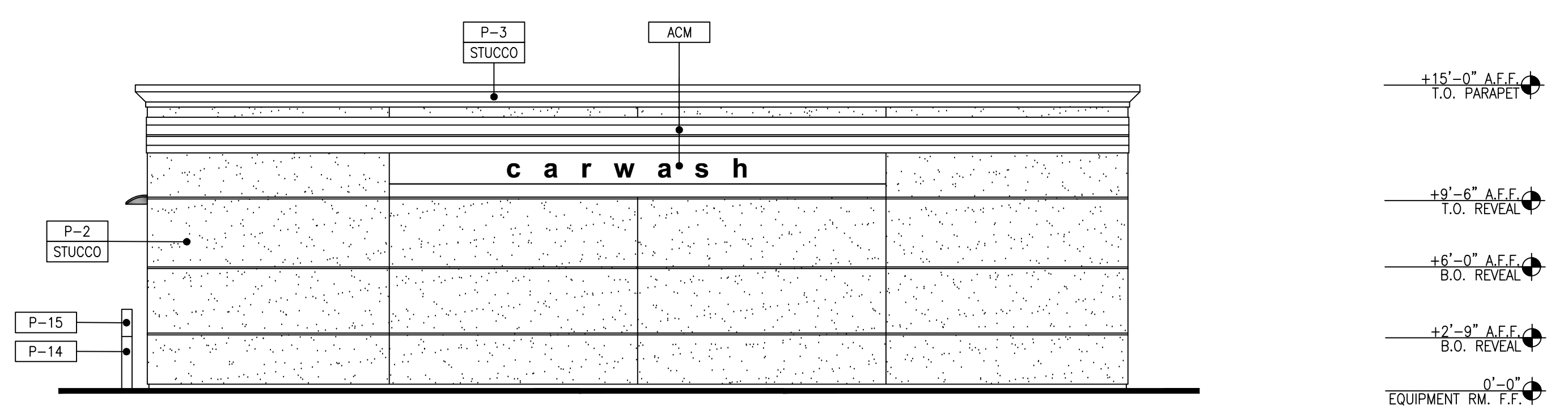
03 SOUTH ELEVATION
 SCALE: 3/16"=1'-0"



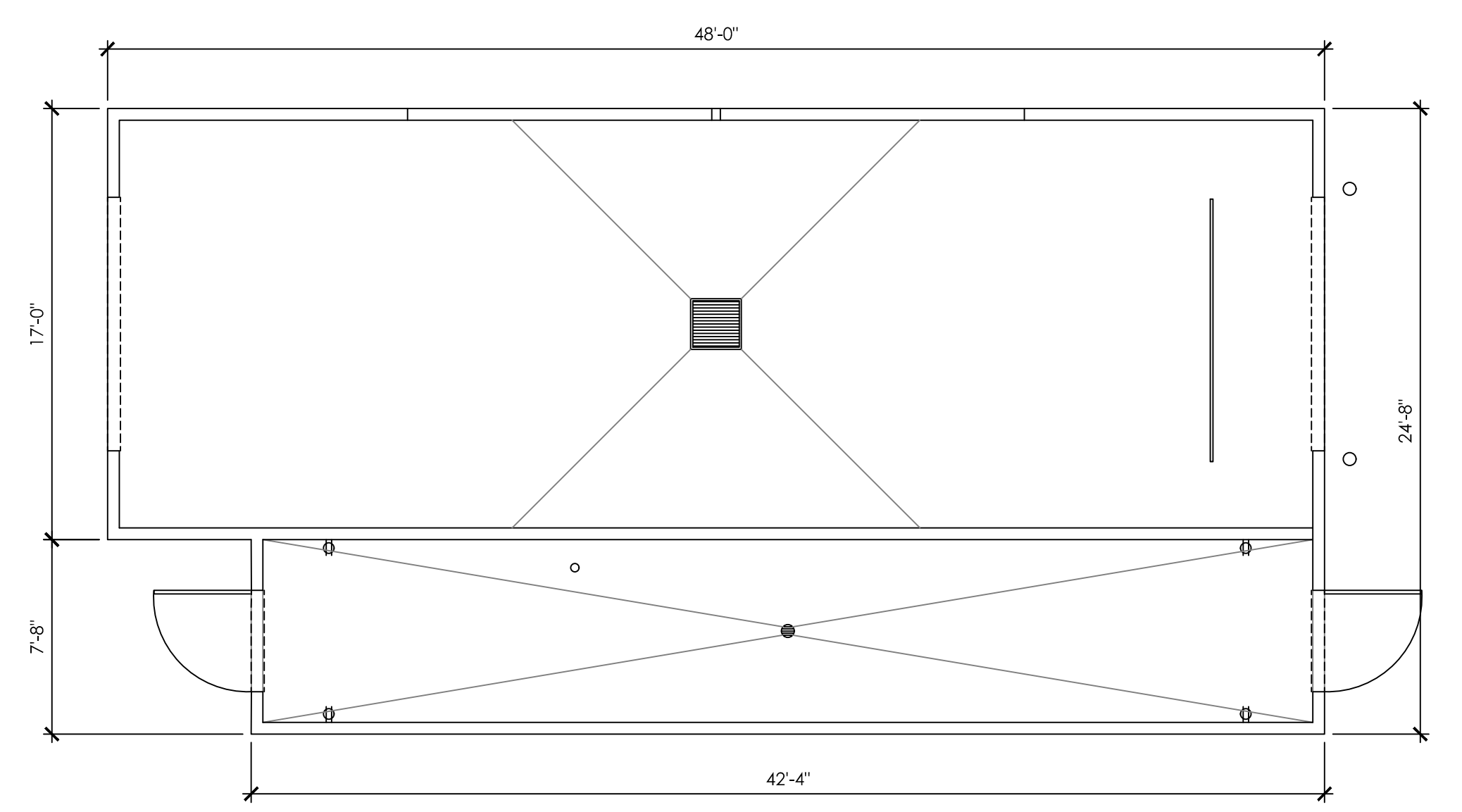
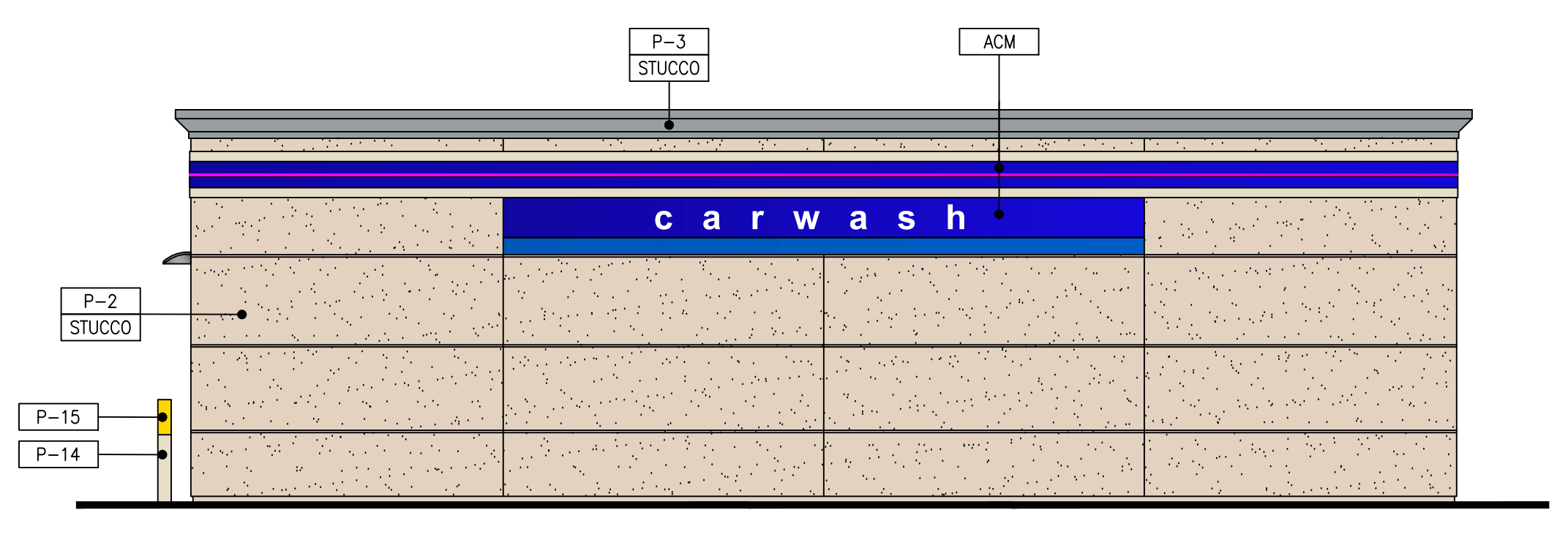
02 NORTH ELEVATION
 SCALE: 3/16"=1'-0"



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

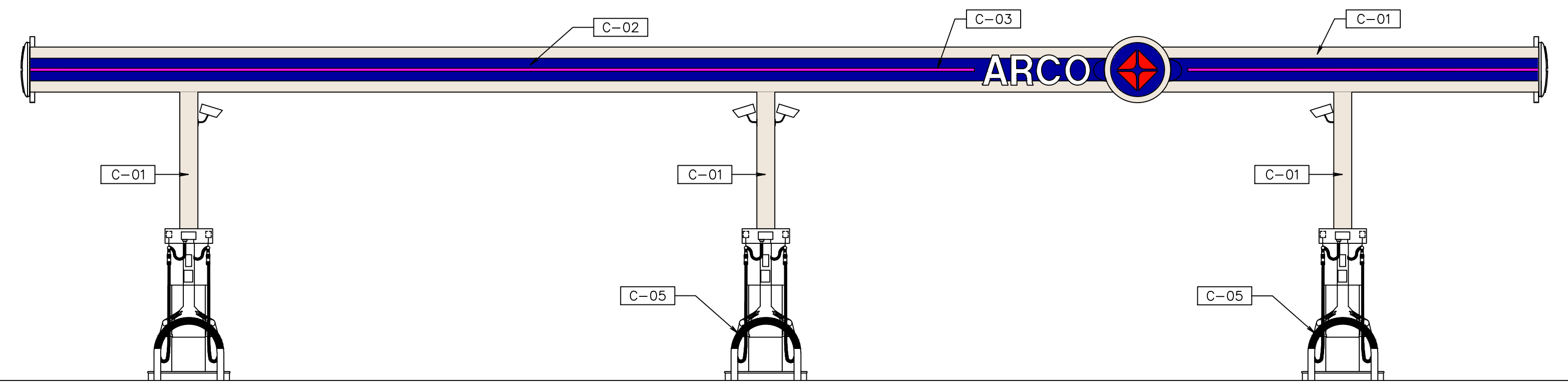
- STUCCO 3/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- ACM ALUMINUM COMPOSITE MATERIAL

NO.	DATE	REVISIONS

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

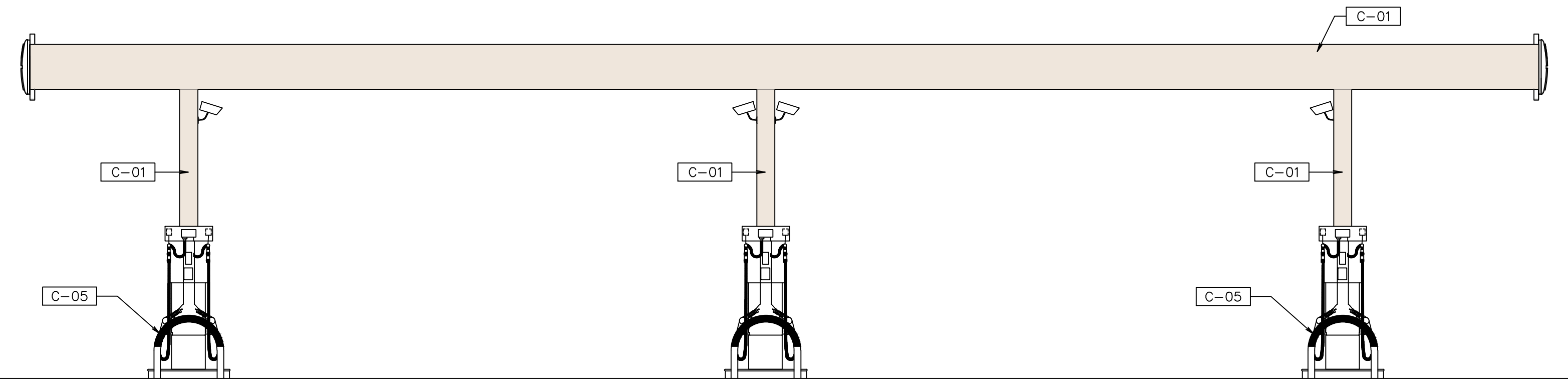
118'-6"
T.O. CANOPY



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

100'-0"
T.O. SLAB

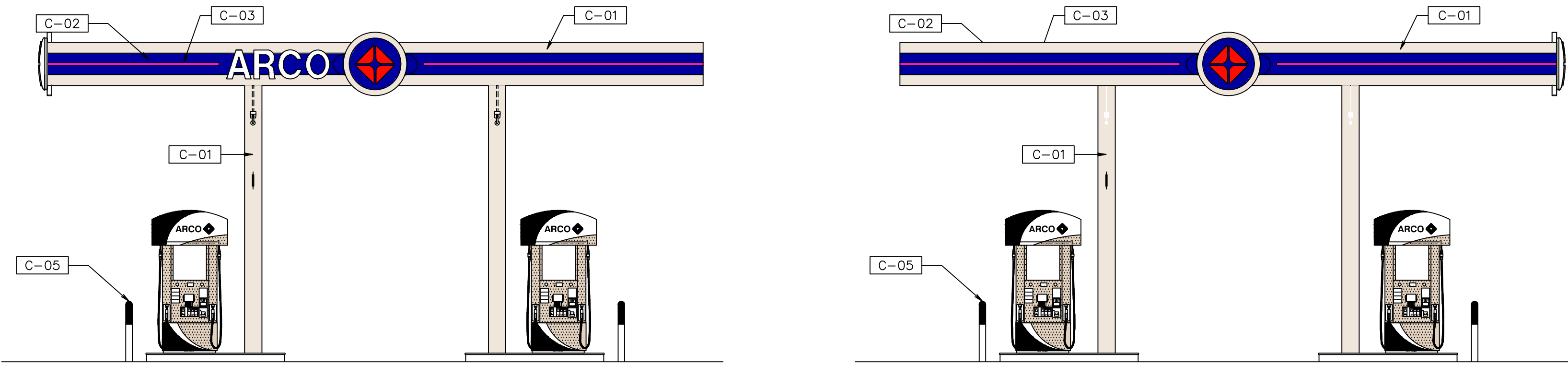
118'-6"
T.O. CANOPY



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

100'-0"
T.O. SLAB

118'-6"
T.O. CANOPY



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

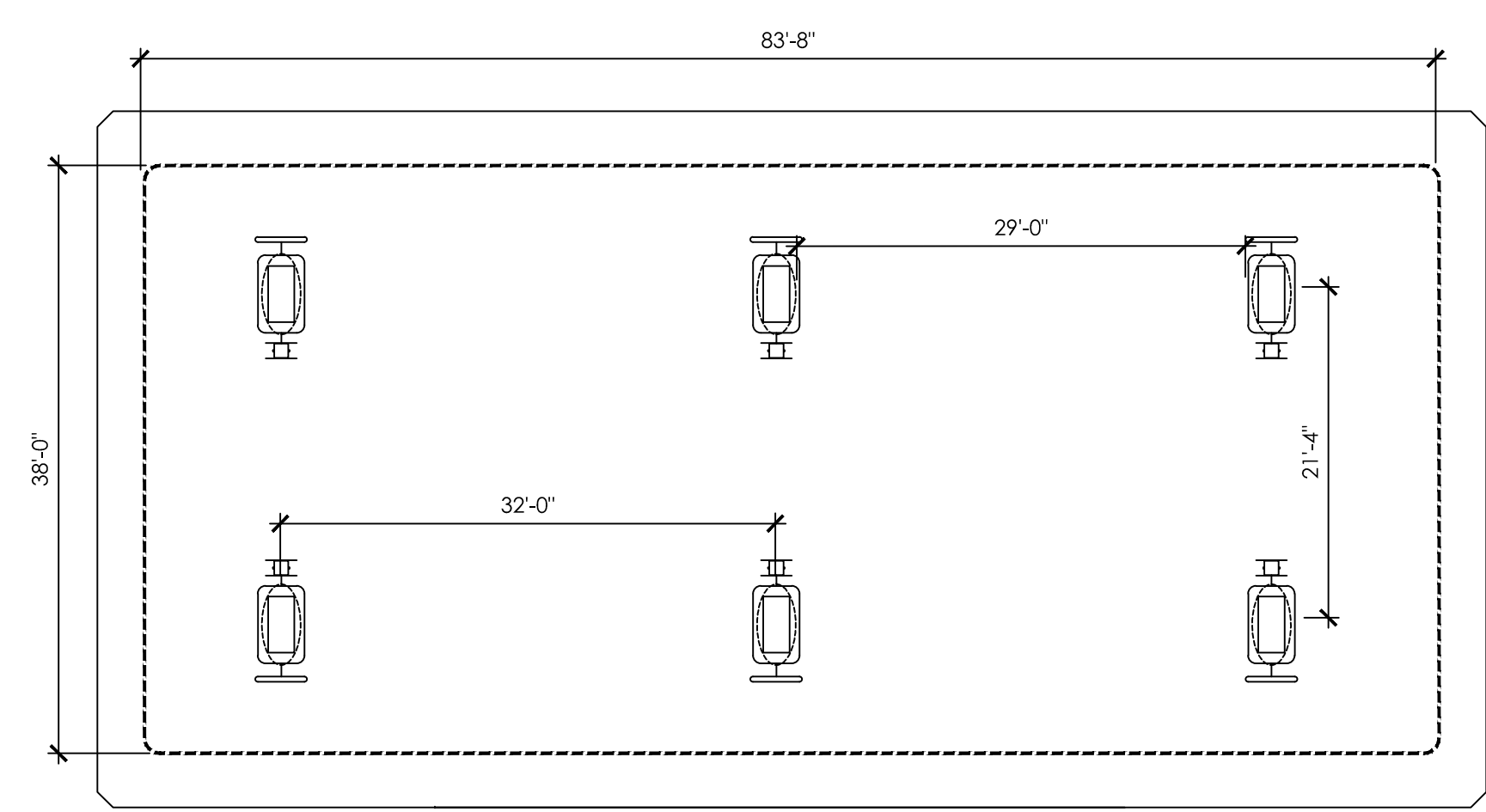
04 WEST ELEVATION
SCALE: 3/16"=1'-0"

100'-0"
T.O. SLAB

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
 VANALISA, CA 95355
 Phone: 916.250.1111

NO.	DATE	REVISIONS	BY

--

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



AGC DESIGN CONCEPT, INC.
 24820 ORCHARD VILLAGE RD. A-311
 MILLIKEN, CA 95035
 Phone: 925-256-1111

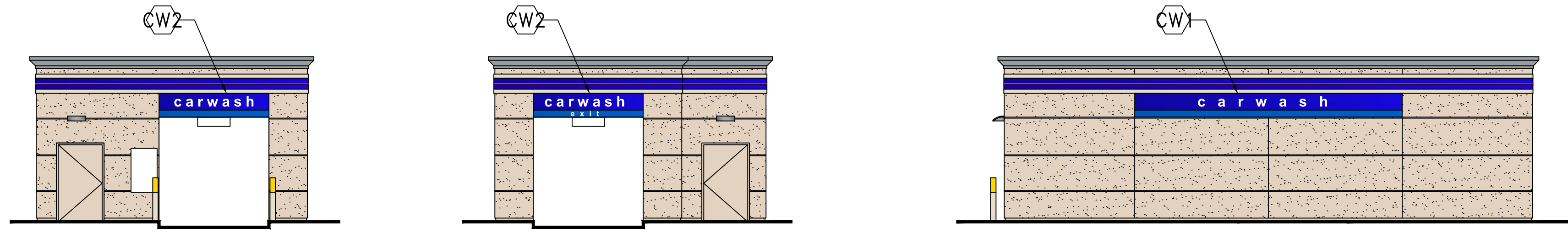
BY: _____

NO. DATE _____

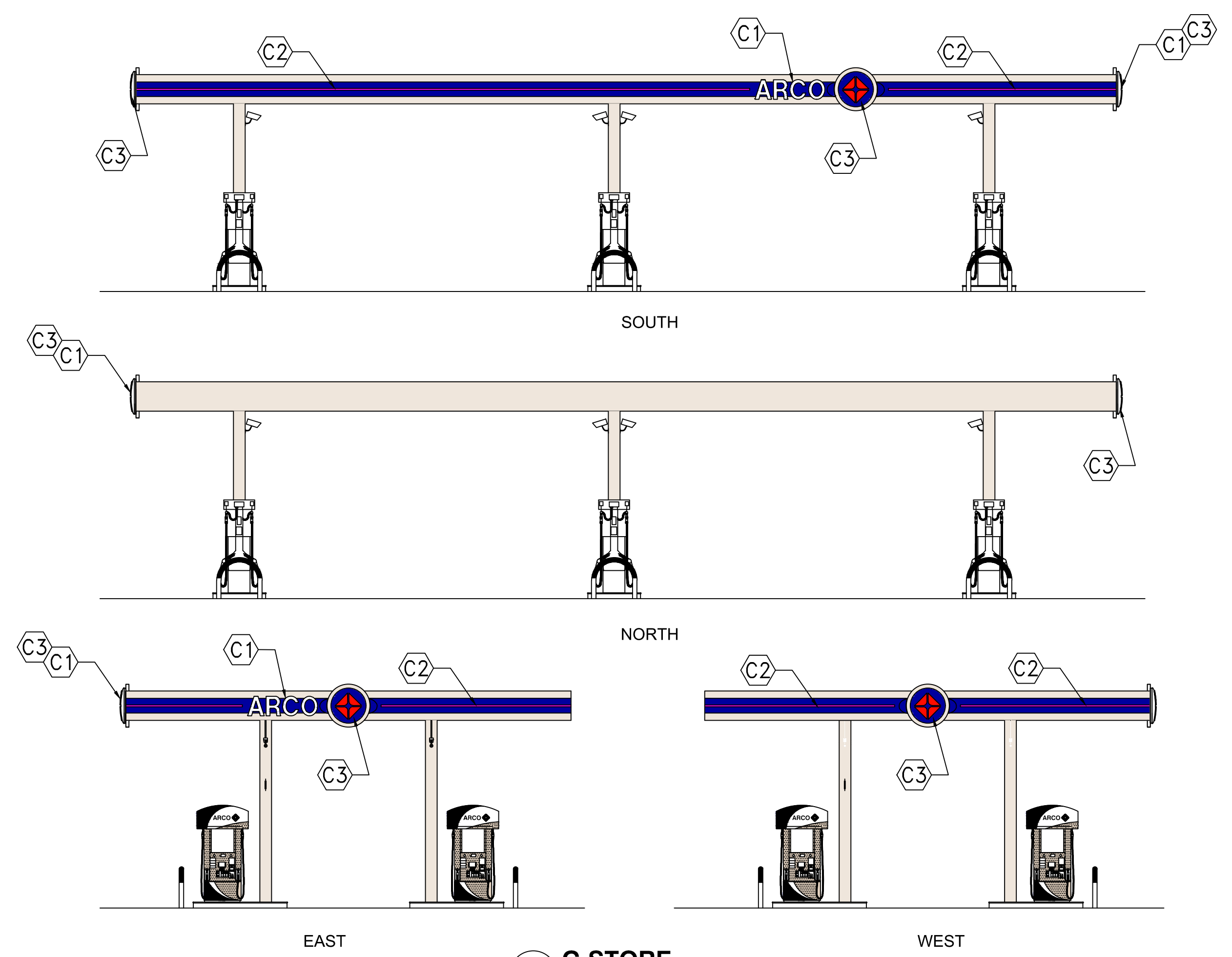
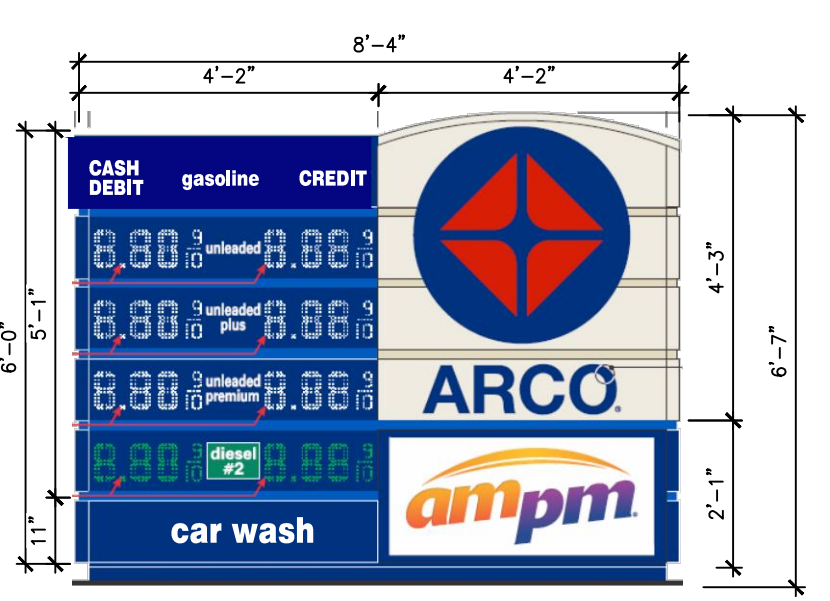
REVISIONS _____



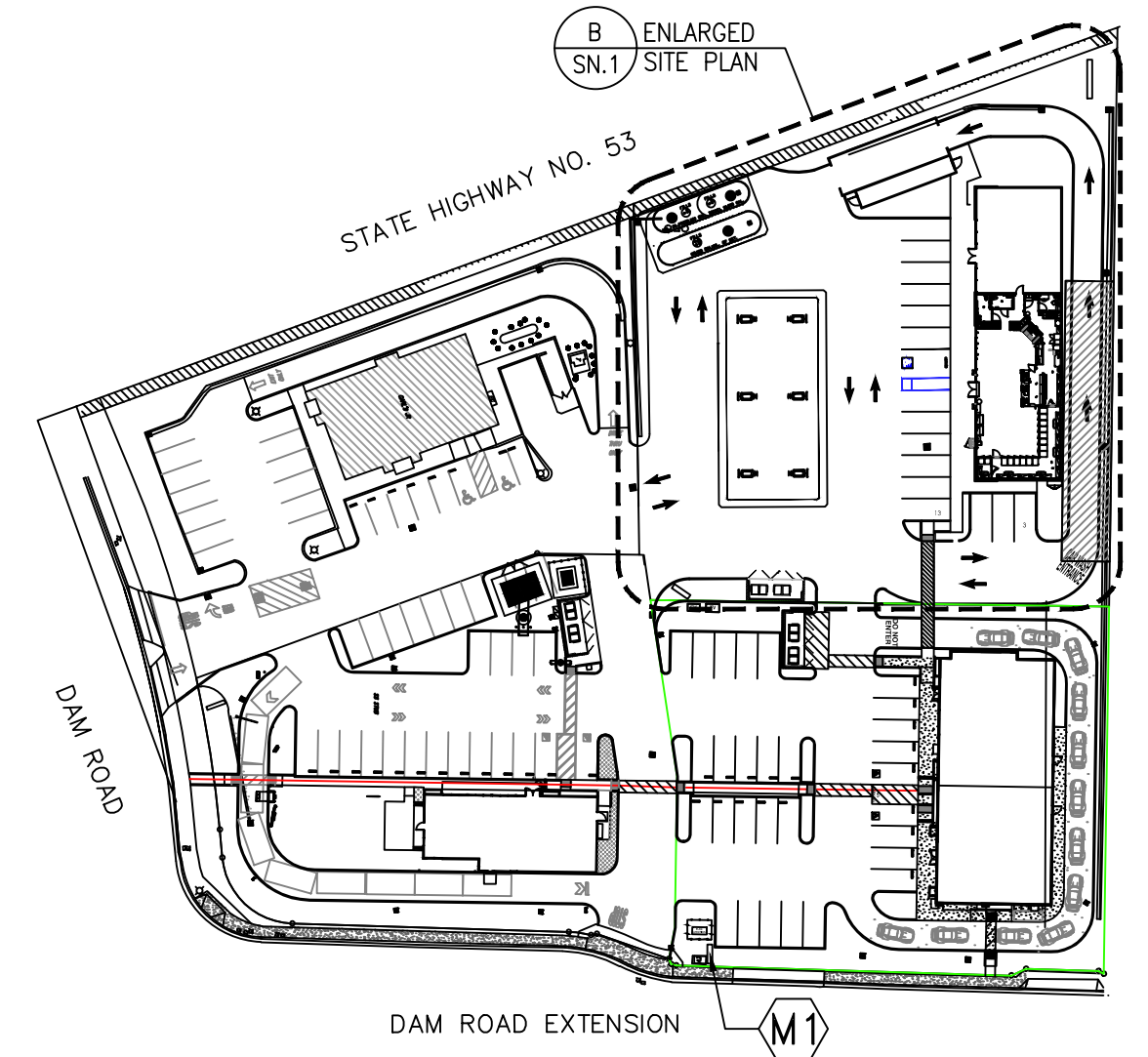
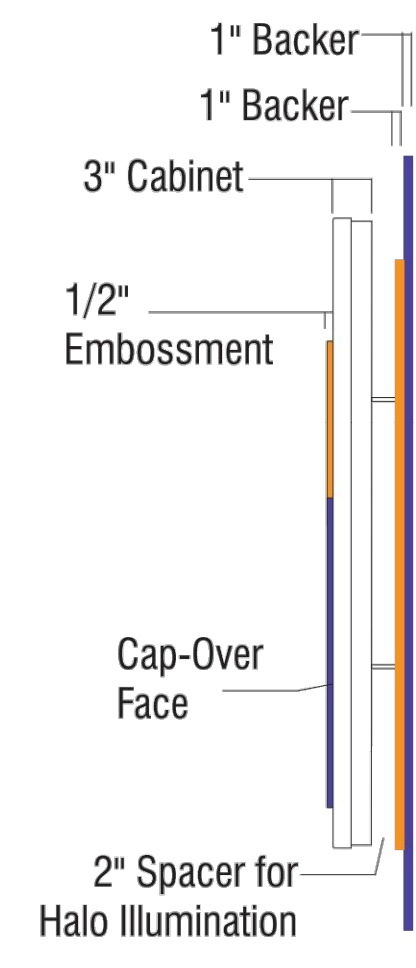
01 C-STORE
 SCALE: 1/8"=1'-0"



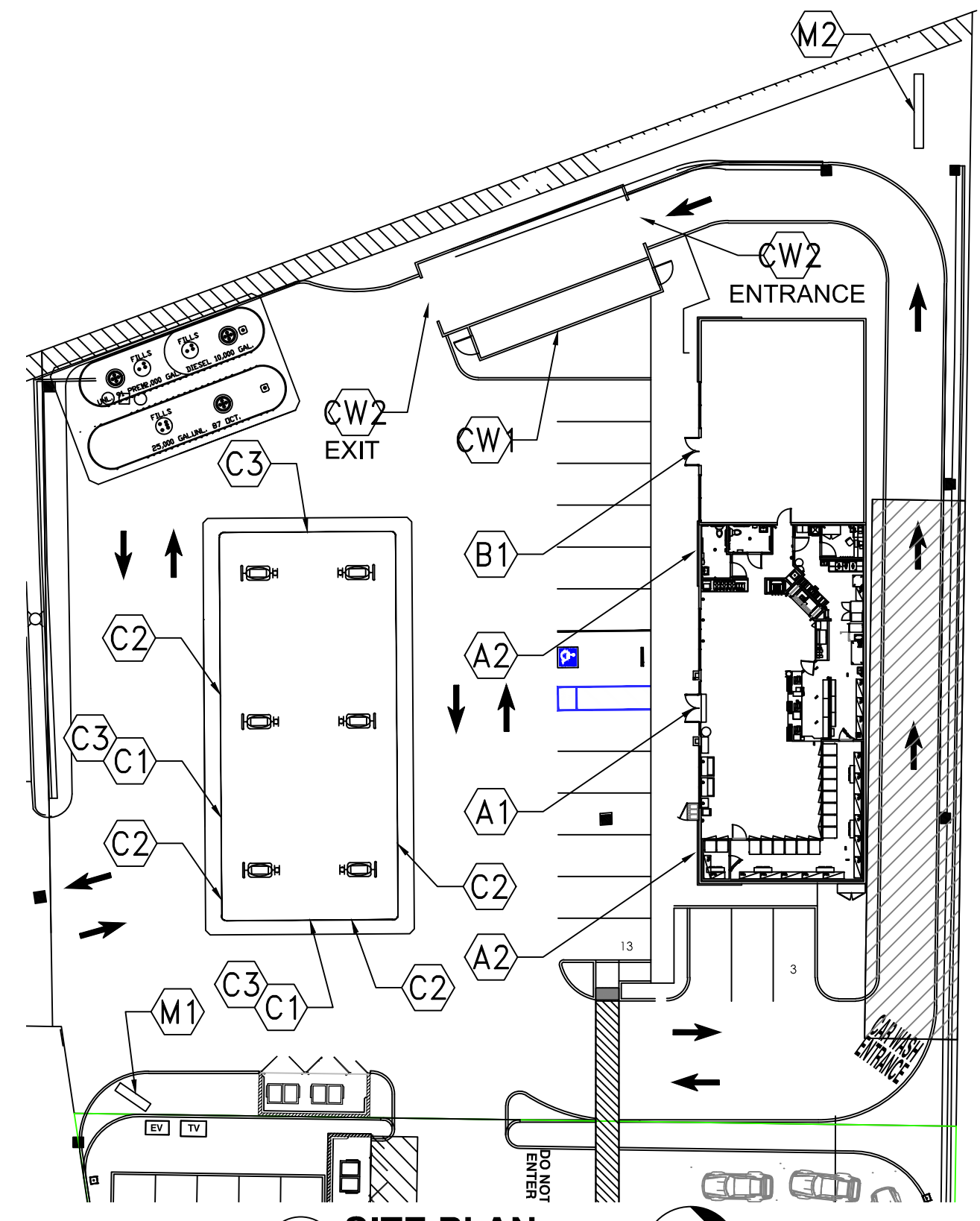
03 CAR WASH
 SCALE: 1/8"=1'-0"



02 C-STORE
 SCALE: 1/8"=1'-0"



MASTER SITE PLAN
 SCALE: N.T.S.



SITE PLAN
 SCALE: N.T.S.

PROPOSED SIGN SUMMARY					
MARK	DESCRIPTION	DIMENSIONS	AREA (SQ. FT.)	QTY.	TOTAL AREA (SQ. FT.)
A1	BUILDING (AM/PM LETTERS)	12'-3" X 5'-2"	63.29	1	63.29
A2	AM/PM TENANT SIGN	2'-6" X 3'-4"	8.3	6	49.8
B1	RETAIL SIGN	6'-4" X 3'-4"	21.11	1	21.11
CW	CAR WASH LETTERS	24'-4" X 2'-2"	52.72	1	52.72
CW2	CAR WASH ENTRANCE/EXIT	10'-0" X 2'-2"	21.66	2	43.32
C1	CANOPY (ARCO LETTER)	1'-8" X 6'-0"	10	2	20
C2	CANOPY DECAL W/BLUE LED LIGHT	159'-5" X 1'-3"	199.2	1	199.2
C3	CANOPY SPARK	36" DIM	7.06	3	21.18
M1	PRICE SIGN	8'-4" X 6'-0"	50	2	100
M2	FREEWAY SIGN	16'-0" X 13'-0"	208	1	208
TOTAL NEW SIGN AREA (SQ.FT.)					778.62

04 SIGN SUMMARY
 SCALE:

* PRICE PANELS DON'T COUNT TOWARDS SIGNAGE AREA
 1. SIGNAGE UNDER SEPARATE PERMIT BY SIGN INSTALLER
 2. SIGNAGE TO BE PROVIDED AND INSTALLED BY GC.

**NEW GAS STATION
 DAM RD & DAM ROAD EXTENSION
 CLEARLAKE, CA 95422
 SIGN PROGRAM**

consultant job# _____

master release date _____

project exe date _____ master drawn by _____

Filename AGC _____

Facility/Project _____

sheet name _____

SN-1

SR0001

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
<input checked="" type="checkbox"/> Building	<input checked="" type="checkbox"/> Air Quality Mgmt	<input checked="" type="checkbox"/> Caltrans	<input checked="" type="checkbox"/> Elem Indian Colony	<input type="checkbox"/> Cal Cannabis
<input checked="" type="checkbox"/> Code Enforcement	<input checked="" type="checkbox"/> Assessor/Recorder	<input type="checkbox"/> Ca Air Board	<input type="checkbox"/> Middletown Ranch.	<input checked="" type="checkbox"/> CA Dept PH
<input checked="" type="checkbox"/> Police Department	<input checked="" type="checkbox"/> Env Health	<input type="checkbox"/> Ca Dept F&W	<input checked="" type="checkbox"/> Koi Nation of NCA	<input type="checkbox"/> BCC
<input checked="" type="checkbox"/> Engineering	<input type="checkbox"/> Lakebed Mgmt	<input type="checkbox"/> USA Corps of Eng	<input type="checkbox"/> NAHC	<input type="checkbox"/> CDFA
<input checked="" type="checkbox"/> Fire	<input type="checkbox"/> LC Surveyor	<input type="checkbox"/> US F&W Serv	<input type="checkbox"/> HERC	
<input type="checkbox"/> PGE	<input type="checkbox"/> LC Water Resources	<input type="checkbox"/> Sonoma State		
<input type="checkbox"/> Golden State Water	<input checked="" type="checkbox"/> LC Tax Collector	<input checked="" type="checkbox"/> CHP		
<input type="checkbox"/> Konocti Water	<input type="checkbox"/> LC Transit	<input type="checkbox"/> ABC		
<input type="checkbox"/> Highlands Water	<input type="checkbox"/> Lake Area Plng Cncl	<input type="checkbox"/> 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: Loa 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.



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

Section F, Item 4.

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
- 15 Parking Spaced (9’x20) and one (1) ADA Accessible Parking Space
- 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

RESOLUTION No. PC 2022-08

**A Resolution of the Planning Commmsion
City of Clearlake, State of California
Approving Conditional Use Permit CUP 2022-01 and
Categorical Exemption, CE 2022-05 to allow the development and operation of a
Gas Station, Convenience Store/Office Space (with onsite sales of alcohol), Fast Food
Restaurant, and a Drive through Car Wash**

WHEREAS, Jeanette Verdugo (*Representative of Property Owner Jatinder Singh*) applied for approval of an Conditional Use Permit to allow a Gas Station, Convenience Store/Office Space (with onsite sales of alcohol), Fast Food Restaurant, and a Drive through Car Wash. The project is located in the General Commercial Zoning District located at 15895 Dam Road (formally 15881); Clearlake, APN 010-043-53-000; and

WHEREAS, the City of Clearlake – Planning Commission, on April 26, 2022, concurred with the City Zoning Code Section 18-09 General Commercial and Section 18-18 Use Regulations, Gas Station, Convenience Store/Office Space (with onsite sales of alcohol), Fast Food Restaurant, and a Drive through Car Wash is subject to an Conditional Use Permit; and

WHEREAS, this use permit application has been made in accordance with Section 18-09 General Commercial and Section 18-18 Use Regulations of the Zoning Code, as further defined as uses generally allowed; and

WHEREAS, the project is Categorical Exempt from Environmental Review Pursuant to Article 19, Categorical Exemptions of the State of California Environment Quality Act (CEQA) Statute and Guidelines under Section 15303 Class 3 (*New Construction or Conversion of Small Structure*), and,

WHEREAS, the conditional use permit application has been processed in accordance with the City’s Environmental Review Guidelines; and

WHEREAS, adequate public noticing was made for the project in accordance with the Municipal Code; and

WHEREAS, the General Plan designates the project site as General Commercial as conditioned, the proposed use would be consistent with the General Plan; and

WHEREAS, in accordance with Section 18-28.040 Findings of the Zoning Code the use as proposed will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity, or injurious to the property, improvements or potential development in the vicinity with respect to aspects including, but not limited to, the following:

- a) The nature of the proposed site, including its size and shape, and the proposed size, shape, and arrangement of structures.
- b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic and the adequacy of proposed off-street parking and loading,
- c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor,
- d) Treatment given, as appropriate, to such aspects as landscaping, open spaces, parking areas, loading areas, service areas, lighting, and signs.

WHEREAS, with the incorporated conditions of approval, the project complies with the Clearlake Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the City of Clearlake – Planning Commission of the City of Clearlake that the project is hereby approved, subject to approved Conditions of Approval (*Exhibit A*).

PASSED AND ADOPTED on this 26th day of April of 2022 by the following vote:

City of Clearlake – Planning Commission Chair

ATTEST: _____
City of Clearlake Clerk/Deputy Clerk

Exhibit ACITY OF CLEARLAKE
CONDITIONS OF APPROVAL

Conditional Use Permit, CUP 2022-01
Categorical Exemption, CE 2022-05

Pursuant to the approval of the **City of Clearlake's – Planning Commission on April 26, 2022**, it is hereby granted Jeanette Verdugo (*Representative of Property Owner Jatinder Singh*, with the following conditions of approval gas station with convenience store (with onsite sales of alcohol), office space, fast food restaurant, and a drive through car wash **located at 15895 Dam Road (formally known as 15881); Clearlake, CA 95422; further described as Assessor Parcel Number (APN) 010-043-53-000** is subject to the following terms and conditions of approval.

1. The use hereby permitted shall substantially conform to the **Site Plan(s), and Project Description** and any conditions of approval imposed by the above **Conditional Use Permits** and Review Authority as shown on the approved site plan for this action **dated April 26th, 2022**.
2. Any modifications and/or additions to a use requiring use permit approval shall itself be subject to use permit approval. The addition of an allowed use to a premise occupied by a conditionally allowed use shall require use permit approval of the type required for the existing use. The Community Development Director shall determine when such an addition and/or change is of such a minor or incidental nature that the intent of these regulations can be met without further use permit control.
3. Any conditions established pursuant to these regulations shall be met before the use is established, except that the Community Development Director, Planning Commission or on appeal, the City Council, may establish a schedule for certain conditions to be met after establishment of the use. Continuance of the use shall then be contingent on complying with the schedule for meeting deferred conditions.
4. This use permit does not abridge or supersede the regulatory powers and permit requirements of any federal, state, or local agency requirements, which may retain a regulatory or advisory function as specified by statute or ordinance. The applicant shall obtain and maintained permits as may be required from each agency.
5. The developer/operator shall agree to indemnify, defend, and hold harmless the City or its agents, officers and employees from and against any and all claims, actions, demands or proceeding (including damage, attorney fees, and court cost awards) against the City or its agents, officers, or employees to attach, set aside, void, or annul an approval of the City, advisory agency, appeal board, or legislative body concerning the permit or entitlement when such action is brought within the applicable statute of limitations. In providing any defense under this Paragraph, the applicant, business operator, property owner, developer shall use counsel reasonably acceptable to the City. The City shall promptly notify the applicant, business operator, property owner, developer of any claim, action, demands or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the developer/operator of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the developer/operator shall not thereafter be responsible to defend, indemnify, or hold the City harmless as to that action. The City may require that the developer/operator to post a bond, in an amount determined to be sufficient, to satisfy the above indemnification and defense obligation. Developer/operator understands and acknowledges that City is under no obligation to defend any claim, action, demand or proceeding challenging the City's actions with respect to the permit or entitlement.
6. All parking areas, routes of travel, building access and bathrooms shall meet the American with Disabilities Act (ADA) requirements and must be reviewed and approved of a Certified Accessibility Access Specialist (CASP).
7. The permit holder shall operate in full compliance with fire safety rules and regulations of the Lake County Fire District.

8. **Prior to operation and/or development**, the applicant shall secure any required permits from the City of Clearlake (Building Department, Planning and Public Works), Fire District, Lake County Air Quality Management District, Lake County Water Resources Department, Lake County Environmental Health Department and/or all applicable Federal, State and local agency permits. Permits shall be maintained for life of the project.
9. **Prior to operation**, for the proposed development the following shall be completed:
- *Civil site plans identifying existing and proposed storm drains, drainage ditches, curbs, sidewalks, gutters, and striping, as regulated by the City's Design and Construction Standards, Off-Street Parking Regulations, and Parking Design Standards to be found in compliance with all other applicable local/federal/state laws (including ADA and CASP requirements).*
 - *Submit for review and approval by the City Planning Department final landscaping and irrigation. Plans shall demonstrate compliance with the City's Municipal Code regarding landscaping.*
 - *Submit for review and approval by the City Planning Department revised building elevations that adds brick or rock wainscot to the front and sides of the building.*
 - *Submit for review and approval by the City Planning Department a detailed trash enclosure plan. The plans shall show that the enclosure will be constructed of block with an attractive cap and the gates should incorporate solid metal materials painted to match the building colors. The gates should be mounted on separate posts mounted inside the enclosure. A hose bib should be located next to the enclosure for maintenance.*
 - *Submit for review and approval by the City Planning Department an exterior lighting plan. Lighting poles, if used, should not exceed 15 feet in height. All lighting shall be shield and directed downwards and adhere to all Federal, State and local agency requirements, including the dark-sky requirements found at <https://www.darksky.org/>. All lighting shall not project beyond the project parcel boundaries.*
 - *Submit for review and approval by the City Planning Department a detailed sign program for all existing and proposed signs. The sign plan shall comply with the City's.*
10. Construction activities shall be conducted with adequate dust suppression methods, including watering during grading and construction activities to limit the generation of fugitive dust or other methods approved by the Lake County Air Quality Management District. Prior to initiating soil removing activities for construction purposes, the applicant shall pre-wet affected areas with at least 0.5 gallons of water per square yard of ground area to control dust.
11. Driveways, access roads and parking areas shall be surfaced in a manner so as to minimize dust. The applicant shall obtain all necessary encroachment permits for any work within the right-of-way. All improvement shall adhere to all applicable federal, State and local agency requirements.
12. Any disposal of vegetation removed as a result of lot clearing shall be lawfully disposed of, preferably by chipping and composting, or as authorized by the Lake County Air Quality Management District and the Lake County Fire Protection District.
13. During construction activities, the applicant shall remove daily accumulation of mud and dirt from any roads adjacent to the site.
14. **Prior to any ground disturbance and/or operation**, a Grading Permit shall be secured for any applicable activity from the Community Development Department. Applicable activities shall adhere to all grading permit conditions, including Best Management Practices. All areas disturbed by grading shall be either surfaced in manner to minimize dust, landscaped or hydro seeded. All BMPs shall be routinely inspected and maintained for life of the project
15. **Prior to any ground disturbance and/or operation**, the applicant shall submit Erosion Control and Sediment Plans to the City for review and approval.
- The project shall incorporate Best Management Practices (BMPs) consistent with the City Code and the State Storm Water Drainage Regulations to the maximum extent practicable to prevent and/or reduce discharge of all construction or post- construction pollutants into the local storm drainage

- system.
- The applicant shall monitor the site during the rainy season including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed. Said measures shall be maintained for life of the project and replace/repared when necessary
16. Any demolition or renovation is subject to the Federal National Emissions Standard for Hazardous Air Pollutants (NESHAP) for asbestos in buildings requires asbestos inspections by a Certified Asbestos Consultant for all major renovations and all demolition. An Asbestos Notification Form with the Asbestos inspection report must be submitted to the district at least 14 days prior to beginning any demolition work. The applicant must contact the district for more details and proper approvals. Regardless of asbestos content or reporting requirements all demolition and renovation activities should use adequate water/ amended water to prevent dust generation and nuisance conditions.
 17. Construction activities that involve pavement, masonry, sand, gravel, grading, and other activities that could produce airborne particulate should be conducted with adequate dust controls to minimize airborne emissions. A dust mitigation plan may be required should the applicant fail to maintain adequate dust controls.
 18. If construction or site activities are conducted within Serpentine soils, a Serpentine Control Plan may be required. Any parcel with Serpentine soils must obtain proper approvals from LCAQMD prior to beginning any construction activities. Contact LCAQMD for more details
 19. All engines must notify LCAQMD prior to beginning construction activities and prior to engine Use. Mobile diesel equipment used for construction and/or maintenance must be in compliance with State registration requirements. All equipment units must meet Federal, State and local requirements. All equipment units must meet RICE NESHAP/ NSPS requirements including proper maintenance to minimize airborne emissions and proper record-keeping of all activities, all units must meet the State Air Toxic Control Measures for CI engines and must meet local regulations.
 20. All mobile diesel equipment used for construction and/or maintenance shall be compliant with State registration requirements. Portable and stationary diesel-powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines as well as the Lake County Noise Emission Standards.
 21. The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information in order to complete an updated Air Toxic Emission Inventory.
 22. **During construction activities**, if any subsurface archaeological remains are uncovered, all work shall be halted within 100 feet of the find and the applicant shall retain a qualified cultural resources consultant from the City's approved list of consultants to identify and investigate any subsurface historic remains and define their physical extent and the nature of any built features or artifact-bearing deposits. Significant historic cultural materials may include finds from the late 19th and early 20th centuries including structural remains, trash pits, isolated artifacts, etc.
 23. The cultural resource consultant's investigation shall proceed into formal evaluation to determine their eligibility for the California Register of Historical Resources. This shall include, at a minimum, additional exposure of the feature(s), photo-documentation and recordation, and analysis of the artifact assemblage(s). If the evaluation determines that the features and artifacts do not have sufficient data potential to be eligible for the California Register, additional work shall not be required. However, if data potential exists – e.g., there is an intact feature with a large and varied artifact assemblage – it will be necessary to mitigate any Project impacts. Mitigation of impacts might include avoidance of further disturbance to the resources through Project redesign. If avoidance is determined to be infeasible, pursuant to CEQA Guidelines Section 15126.4(b)(3)(C), a data recovery plan, which makes provisions for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to any excavation being undertaken. Such studies shall be deposited with the California Historical Resources Regional Information Center. Archeological sites known to contain human remains shall be treated in accordance with

the provisions of Section 7050.5 Health and Safety Code. If an artifact must be removed during Project excavation or testing, curation may be an appropriate mitigation. This language of this mitigation measure shall be included on any future grading plans and utility plans approved by the City for the Project.

24. If human remains are encountered, no further disturbance shall occur within 100 feet of the vicinity of the find(s) until the Lake County Coroner has made the necessary findings as to origin (California Health and Safety Code Section 7050.5). Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Lake County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then identify the “most likely descendant(s)”, which parties agree will likely be the Koi Nation based upon the Tribe’s ancestral ties to the area and previous designation as MLD on projects in the geographic vicinity. The landowner shall engage in consultations with the most likely descendant (MLD). The MLD will make recommendations concerning the treatment of the remains within 48 hours as provided in Public Resources Code 5097.98.
25. All hazardous waste shall not be disposed of on-site without review or permits from Environmental Health Department, the California Regional Water Control Board, and/or the Air Quality Board. Collected hazardous or toxic waste materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such material.
26. Any spills of oils, fluids, fuel, concrete, or other hazardous construction material shall be immediately cleaned up. All equipment and materials shall be stored in the staging areas away from all known waterways.
27. The storage of hazardous materials equals to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, then a Hazardous Materials Inventory Disclosure Statement/Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit from Lake County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.
28. All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.
29. Hazardous Waste must be handled according to all Hazardous Waste Control Laws. Any generation of a hazardous waste must be reported to Lake County Environmental Health within thirty days.
30. All employees and/or staff members shall be properly trained in and utilize Personnel Protective Equipment in accordance with all federal, state and local regulations regarding handling any biological and/or chemical agents.
31. Hazardous waste must be handled according to all Hazardous Waste Control and Generator regulations. Waste shall not be disposed of on-site without review or permits from EHD, the California Regional Water Control Board, and/or the Air Quality Board. Collected hazardous or toxic waste materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such material.
32. All construction activities including engine warm-up shall be limited to weekdays and Saturday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents.
33. The applicant shall comply with the State of California Weights and Measures requirements found in the California Food and Agriculture Code, California Code of Regulations, and the California Business and Professions Code.
34. At no time shall vehicles block and/or create traffic congestion along Dam Road, Dam Road Extension and/or the neighboring roadways/highways.

35. The drive through facility shall maintain a minimum of a twelve (12) foot wide land on curves and eleven (11) feet on straight sections with a minimum stacking area of 114 feet in length. All drive through lanes shall be integrated with on-site circulation arrows and shall merge with the driveway.
36. Drive-through aisles shall be separated from landscaping areas by a six-inch high, poured in place, concrete curb or other suitable protective device meeting City's approval. Landscaping shall screen drive-through aisles to the extent feasible.
37. The operation at any given time shall not block access to the existing easement on the easternly side (along the drive through aisle).
38. Driveways, access roads and parking areas shall be surfaced with asphalt concrete in a manner to minimize dust. Driveway approaches shall be constructed of concrete and built to minimum City of Clearlake standards. An encroachment permit shall be obtained from the City of Clearlake – Public Works Department for any work within the right-of-way.
39. All refuse generated by the facility shall be stored in the approved disposal/storage containers, and appropriately covered. Removal of waste shall be on a weekly basis to avoid excess waste. All trash receptacles/containers shall always remain covered to prevent fugitive odors and rodent infestation
40. If the approved use permit is not established within one (1) year of the date of approval or such longer time as may be stipulated as a condition of approval, the use permit shall expire.
41. If a structure(s) or associated site development authorized by use permit is not issued building permits (if building permits are required) within three (3) years of the date of approval, the use permit shall expire.
42. **Upon written request received prior to expiration**, the Community Development Director may grant renewals of use permit approval for successive periods of not more than one (1) year each.
- *Approvals of such renewals shall be in writing and for a specific period.*
 - *Renewals may be approved with new or modified conditions upon a finding that the circumstances under which the use permit was originally approved have substantially changed.*
 - *Renewal of a use permit shall not require public notice or hearing unless the renewal is subject to new or modified conditions. In order to approve a renewal, the Community Development Director must make the findings required for initial approval.*
43. The Planning Commission may revoke or modify the use permit in the future if the Commission finds that the use to which the permit allows is detrimental to health, safety, comfort, general welfare of the public; constitutes a public nuisance; if the permit was obtained or is being used by fraud; and/or if one or more the conditions upon which a permit was granted are in noncompliance or have been violated. Applicant shall be notified of potential violations of the use permit prior to action taken by the Planning Commission.
44. Said Use Permits shall be subject to revocation or modification by the Planning Commission if the Commission finds that there has been:
- *Noncompliance with any of the foregoing conditions of approval; or*
 - *The Planning Commission finds that the use for which this permit is hereby granted is so exercised as to be substantially detrimental to persons or property in the neighborhood of the use. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to the City of Clearlake Municipal Code.*
45. All conditions are necessary to protect the general health, safety and welfare of the public. If any condition of this entitlement is held to be invalid by a court, the whole entitlement shall be invalid. The Planning Commission specifically declares that it would not have approved this entitlement unless all of the conditions herein are held as valid.

To Be Completed by Authorized Representative/Applicant

Name: _____

Signature: _____

Date: _____

To Be Completed by Authorized Representative/Applicant

Name: _____

Signature: _____

Title: _____

Date: _____