

Planning Commission Hearing

CUP23-0007 – Durock Road AM/PM



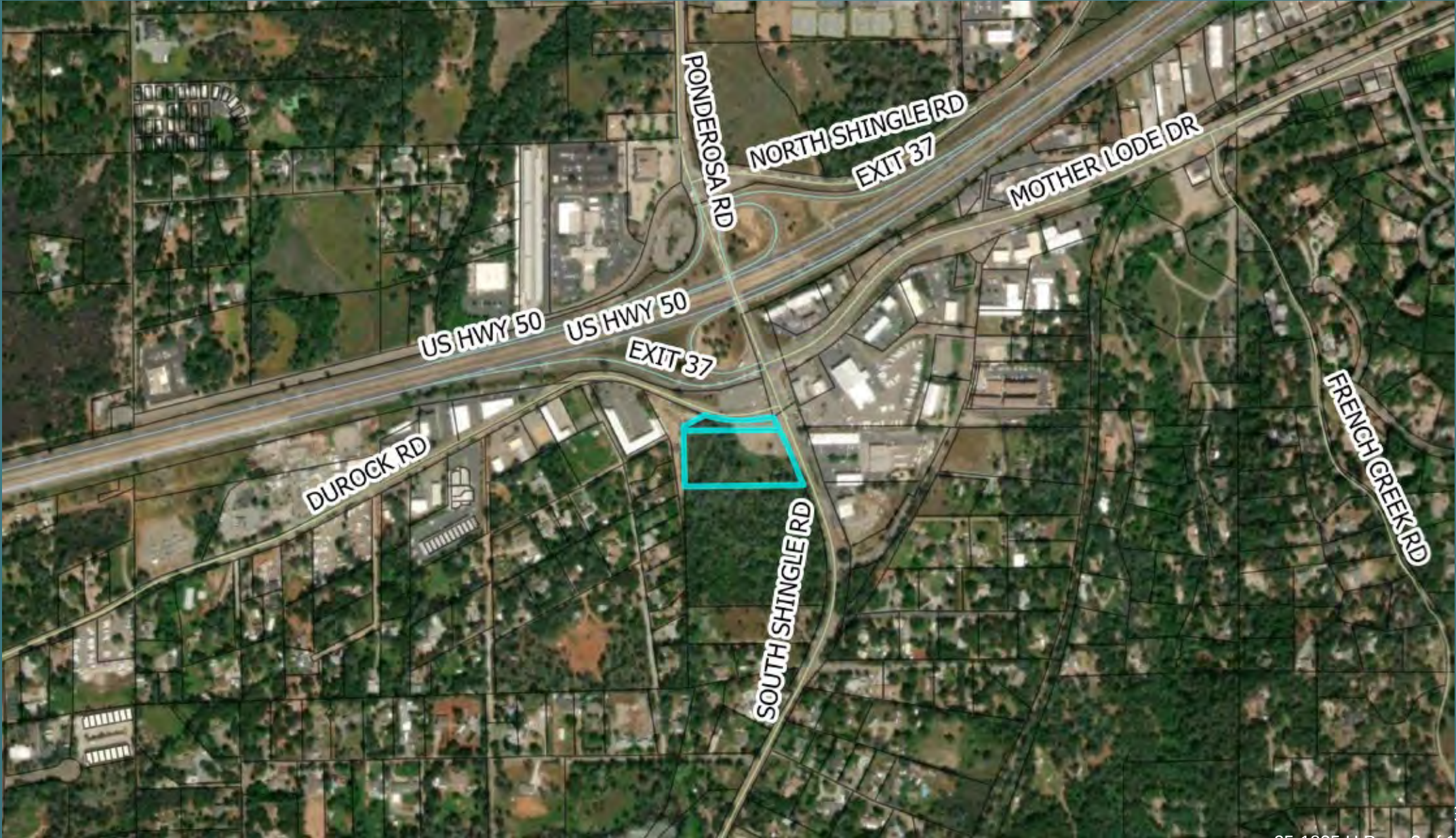
NOVEMBER 12, 2025

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

Project Description

A Conditional Use Permit request for the proposed construction and ongoing operation of a new ARCO AM/PM that would consist of a 3,349-square-foot convenience store, a 100-foot-long automatic car wash, a 4,606-square-foot fuel canopy with six (6) fuel islands and twelve (12) fueling positions, and three (3) underground storage tanks.

Project Vicinity Map



General Plan Land Use Map



Legend

Land Use Designations

- Commercial (C)
- High Density Residential (HDR)
- Medium Density Residential (MDR)
- Multi-Family Residential (MFR)

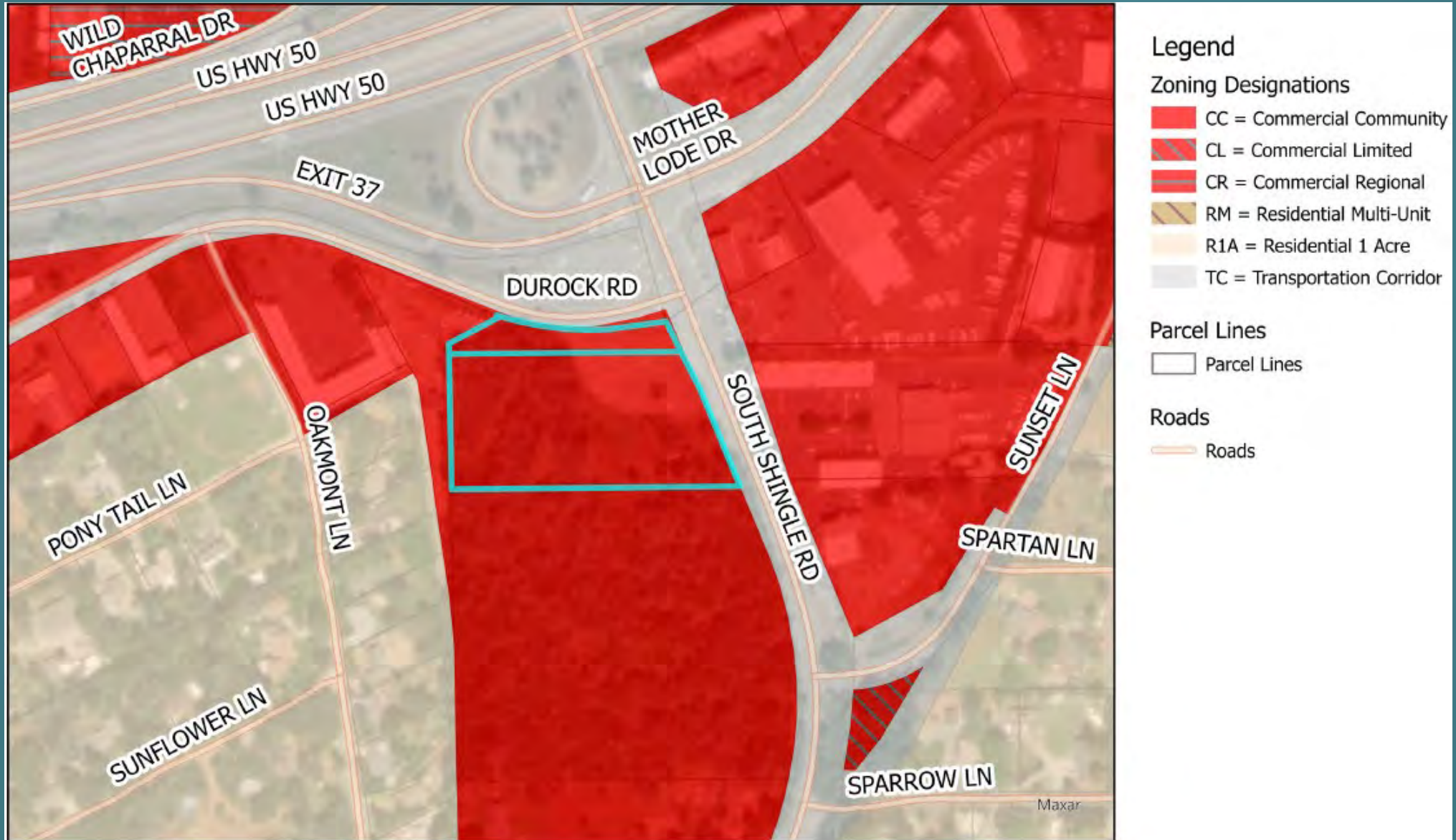
Parcel Lines

- Parcel Lines

Roads

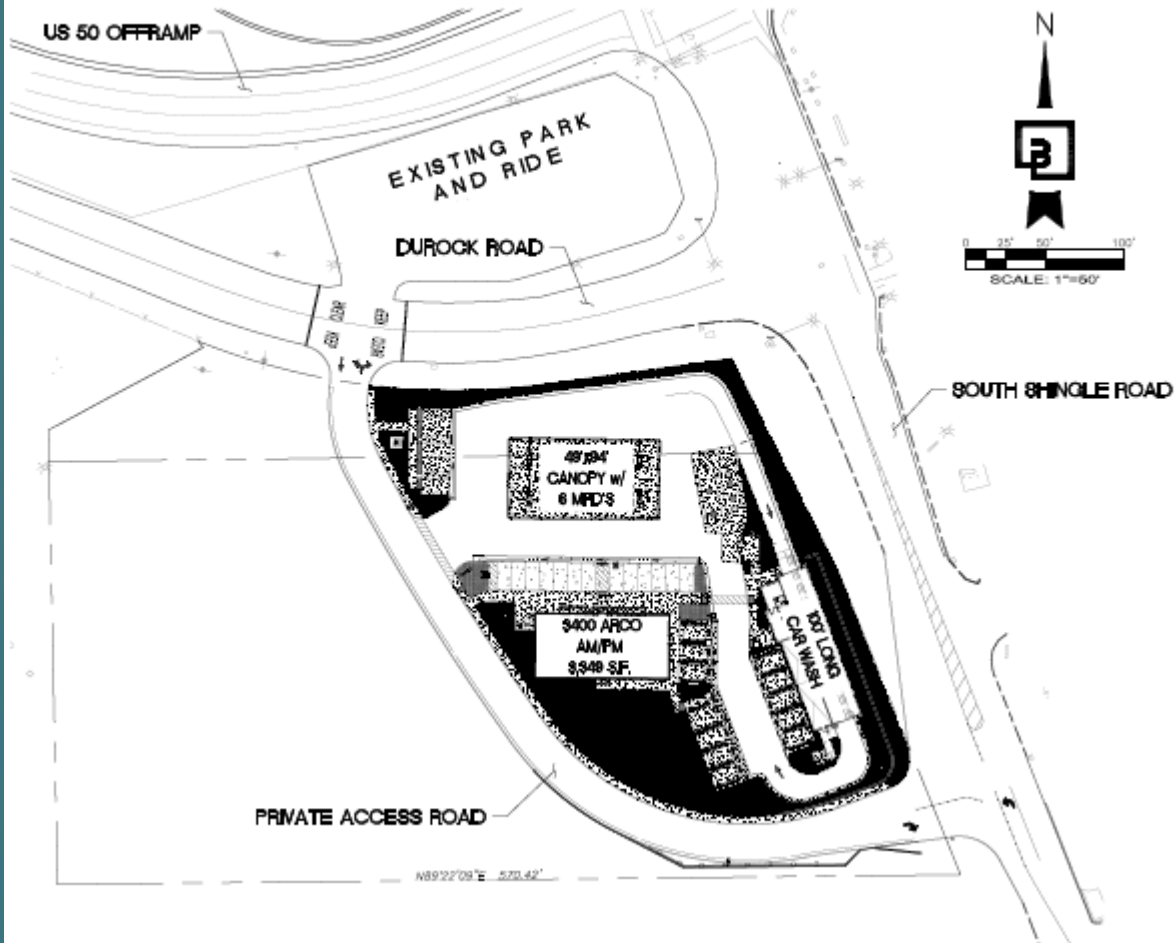
- Roads

Zoning Map

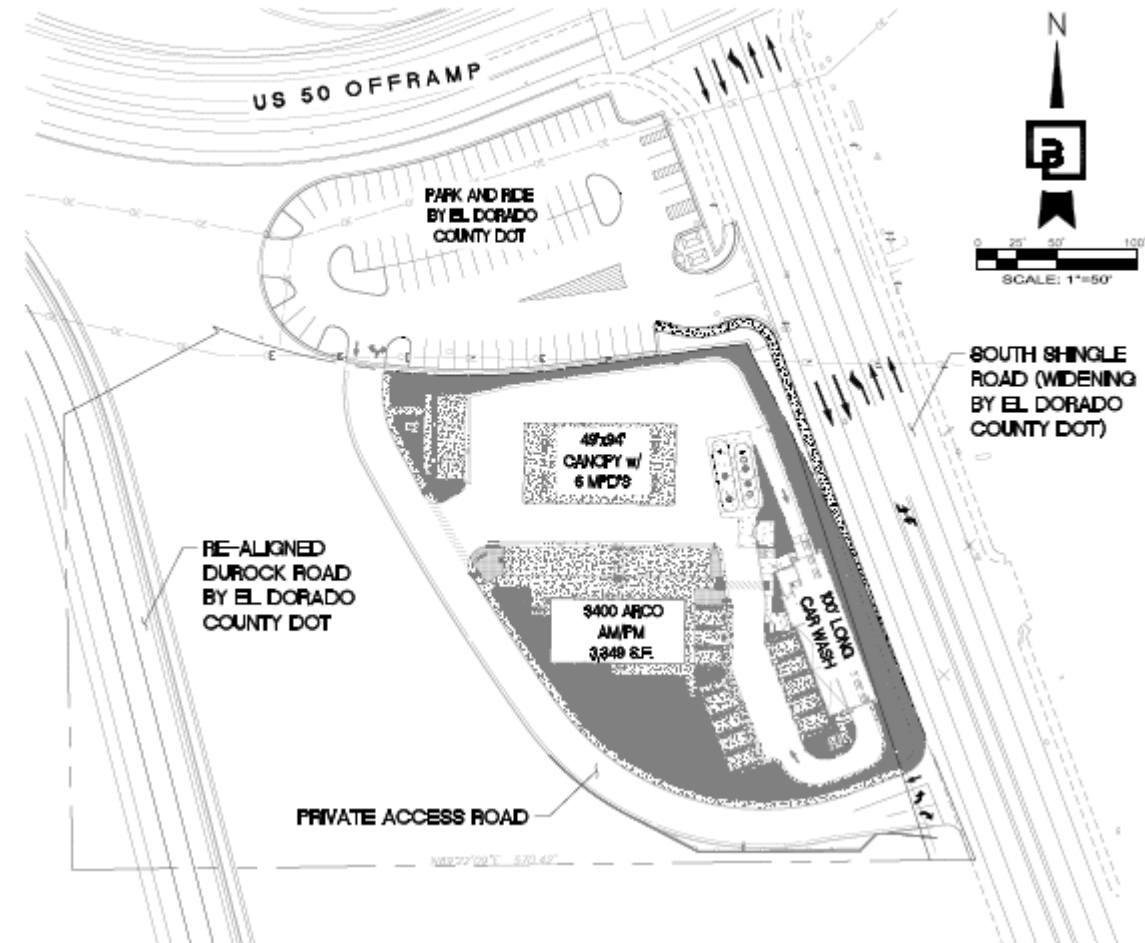


Interim & Ultimate Conditions

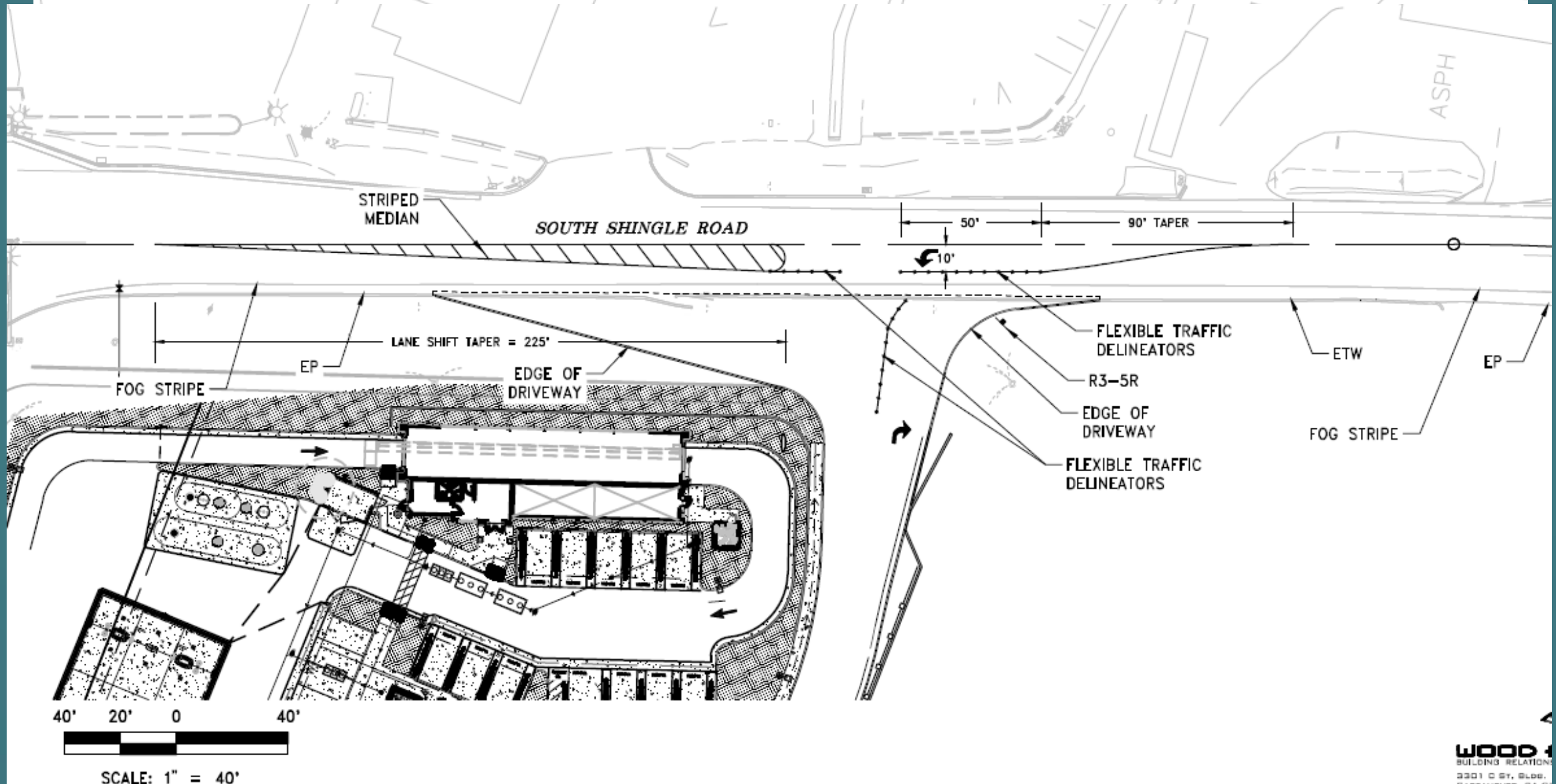
INTERIM: EXISTING - PLUS - PROJECT CONDITION
(BEFORE COUNTY CAPITAL IMPROVEMENT PROJECT)



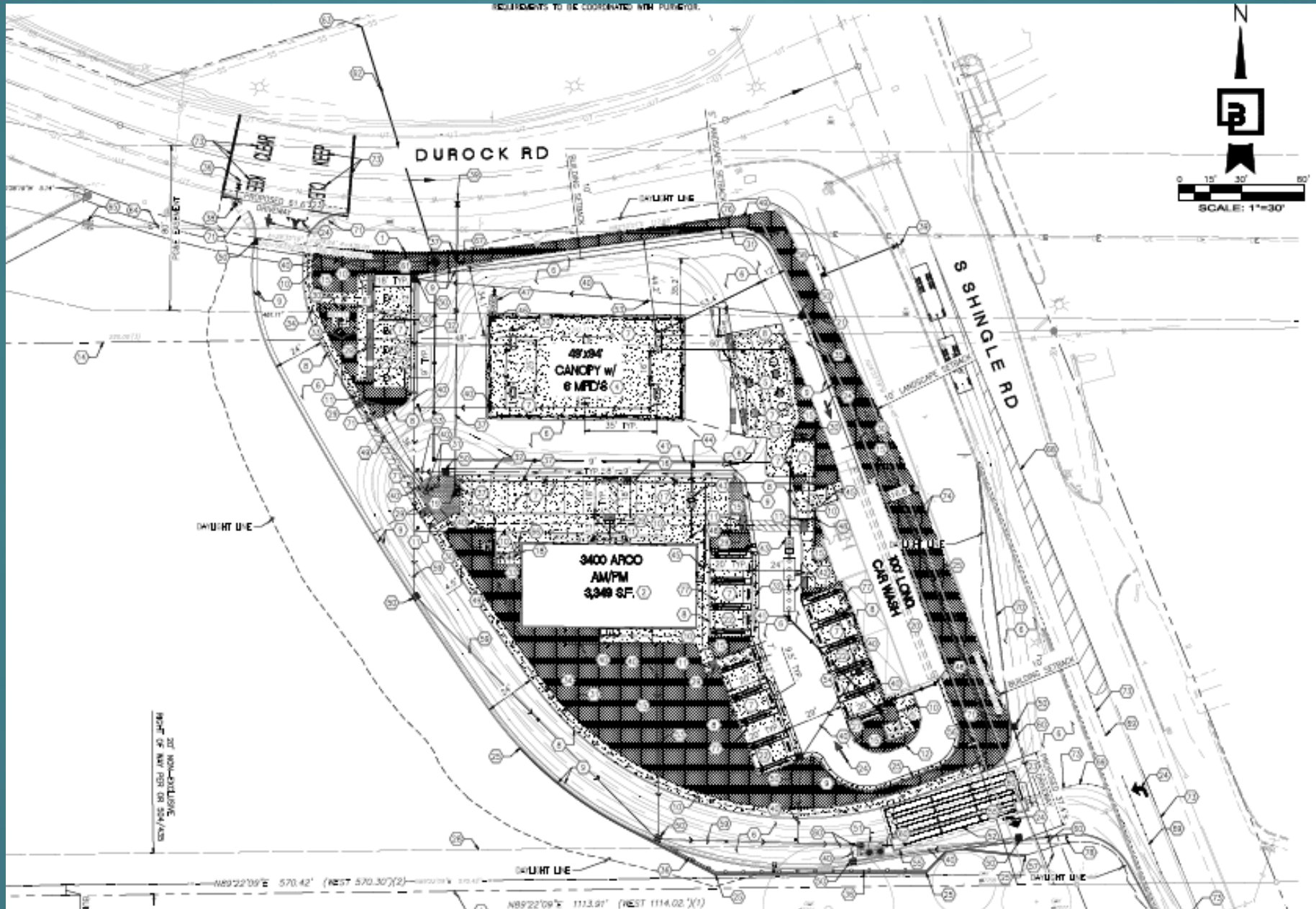
ULTIMATE: CUMULATIVE CONDITIONS
(AFTER COUNTY CAPITAL IMPROVEMENT PROJECT)



Left-Turn Pocket



Site Plan



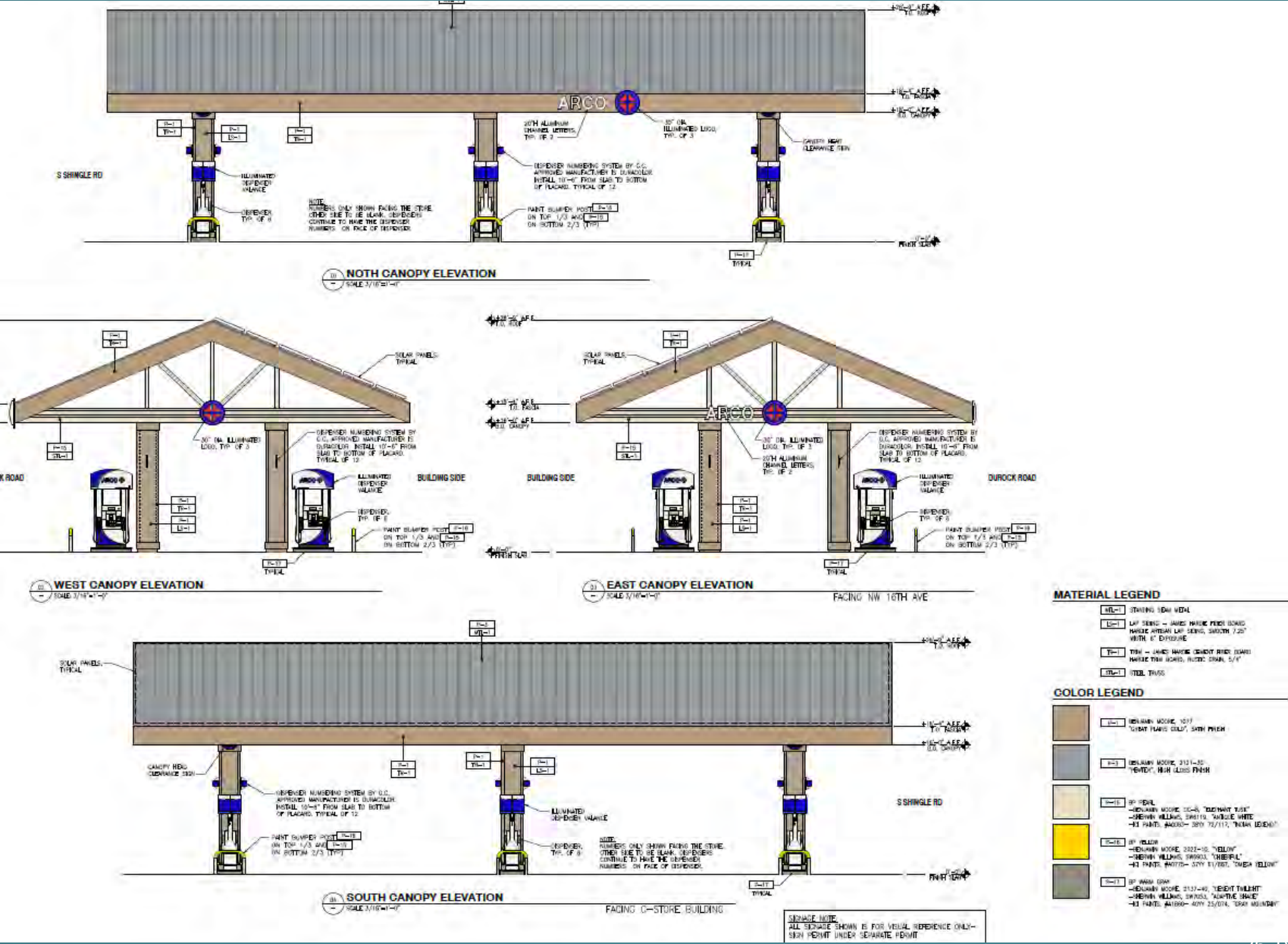
Project Elevations: Convenience Store



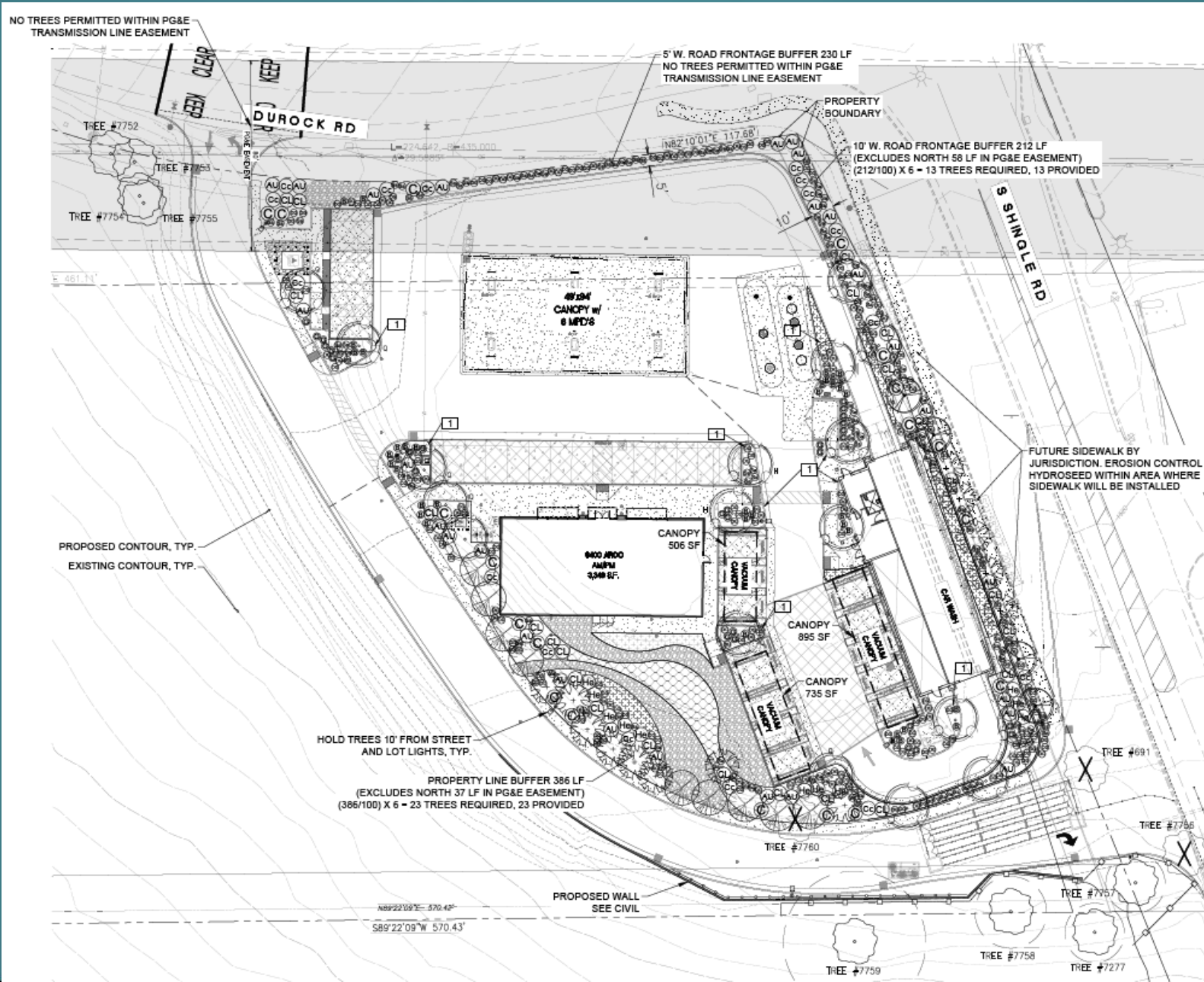
Project Elevations: Car Wash Building



Project Elevations: Fuel Canopy



Landscape Plan



Environmental Review

An Initial Study and Mitigated Negative Declaration was first prepared and released to the public for comment from December 2, 2023 to January 10, 2024. An updated Initial Study and Mitigated Negative Declaration (Exhibit O) was prepared in 2025, and its public comment period was from September 18, 2025 to October 17, 2025. The recirculation of the Initial Study and Mitigated Negative Declaration occurred in response to the County's updated, comprehensive approach to conducting Initial Studies and receiving revised project plans from the applicant. A Mitigation Monitoring and Reporting Program (MMRP) has also been prepared (Exhibit Q).

There is no substantial evidence that the proposed project would have a significant effect on the environment with implementation of the four (4) mitigation measures. The MMRP is referenced in the Conditions of Approval (Condition #11) for this project.

Staff Recommendation

Staff recommends the Planning Commission take the following actions:

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff in accordance with the CEQA Guidelines;
2. Adopt the Mitigation Monitoring Reporting Program in accordance with the California Environmental Quality Act Guidelines Section 15074(d) (Exhibit Q); and
3. Approve Conditional Use Permit CUP23-0007, based on the Findings and subject to the Conditions of Approval as provided.