

# Board of Supervisors Hearing

CUP-A25-0003 – Appeal of CUP23-0007  
Durock Road AM/PM

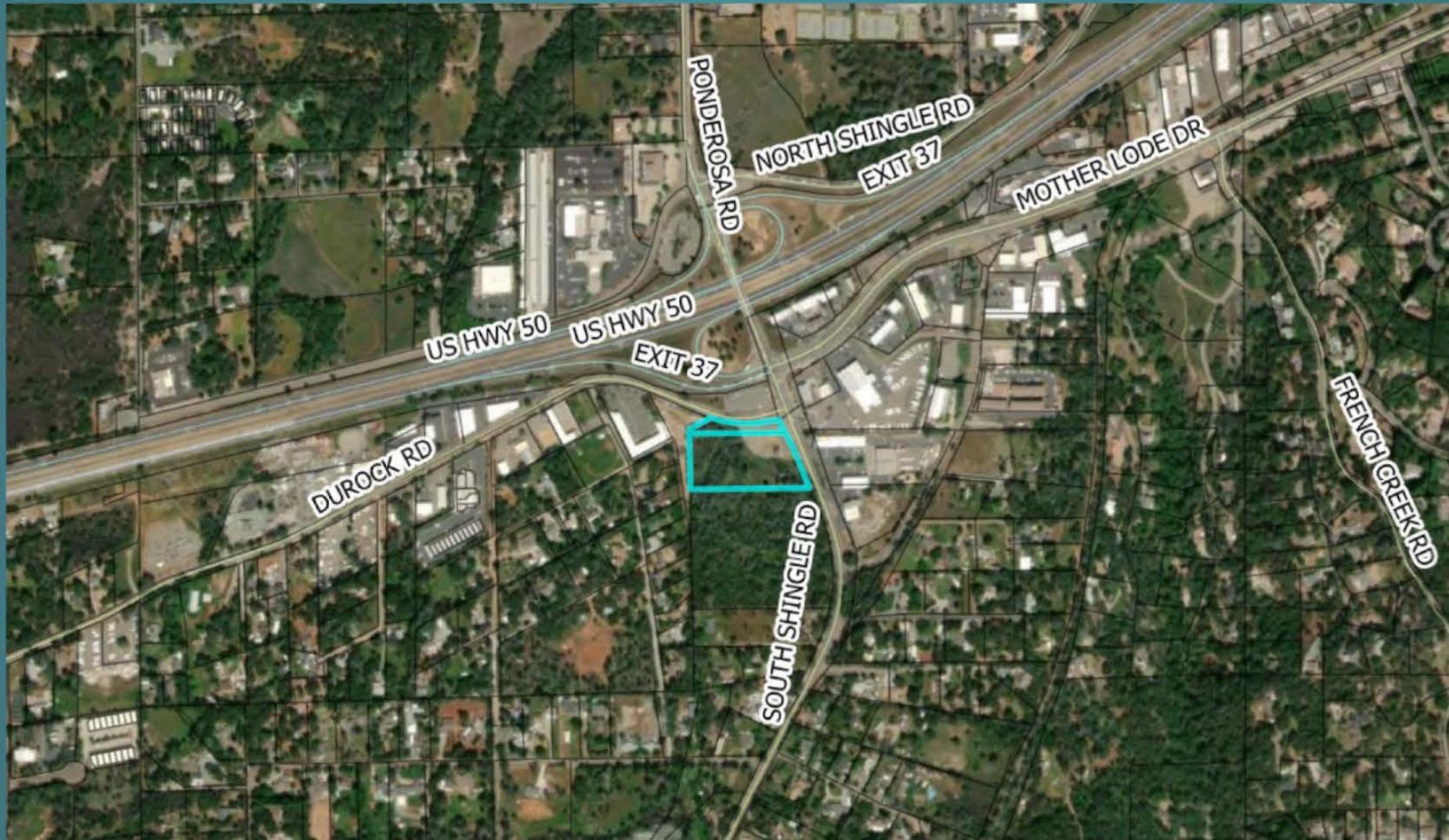


FEBRUARY 3, 2026  
PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

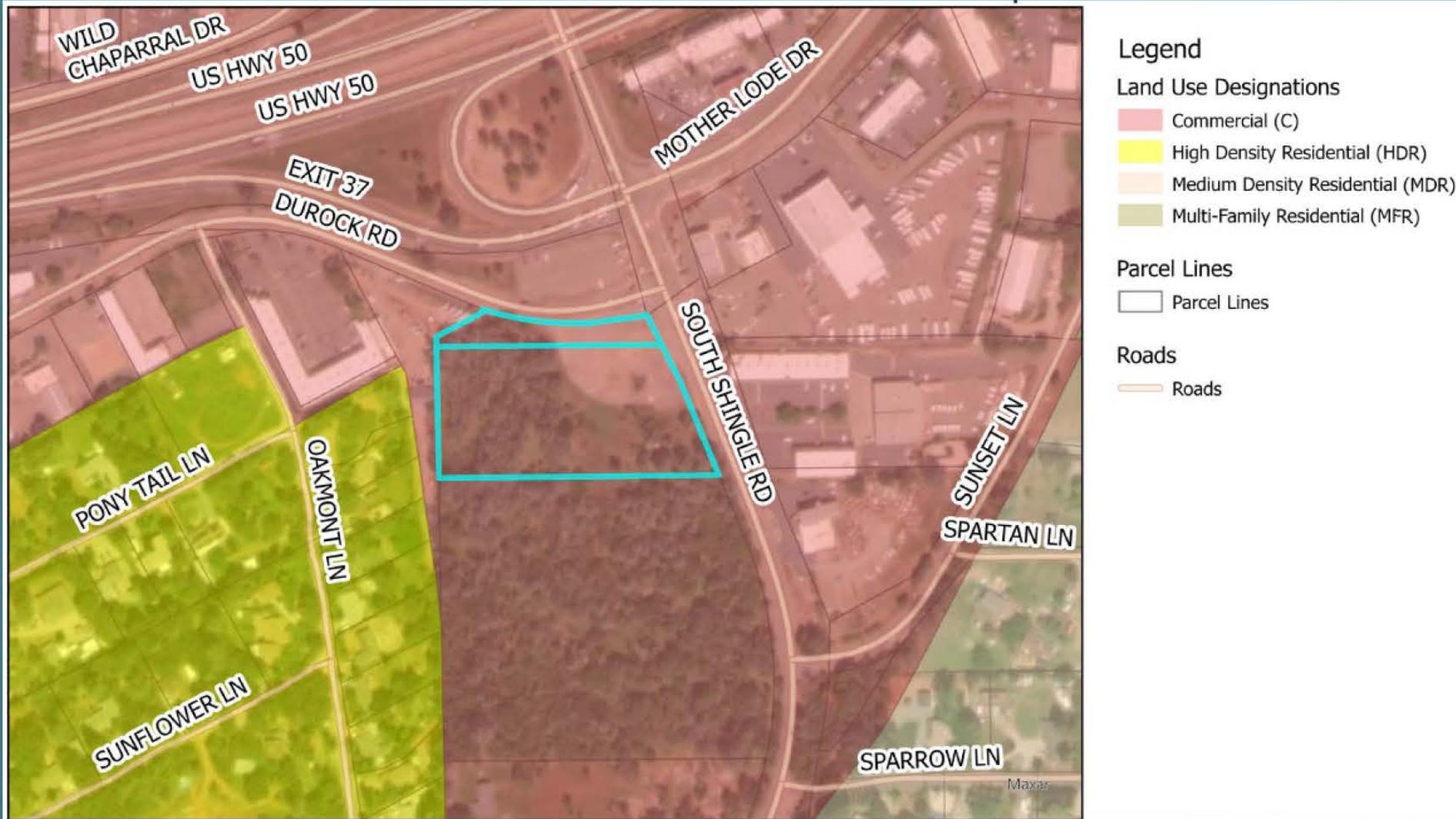
# Project Description

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.

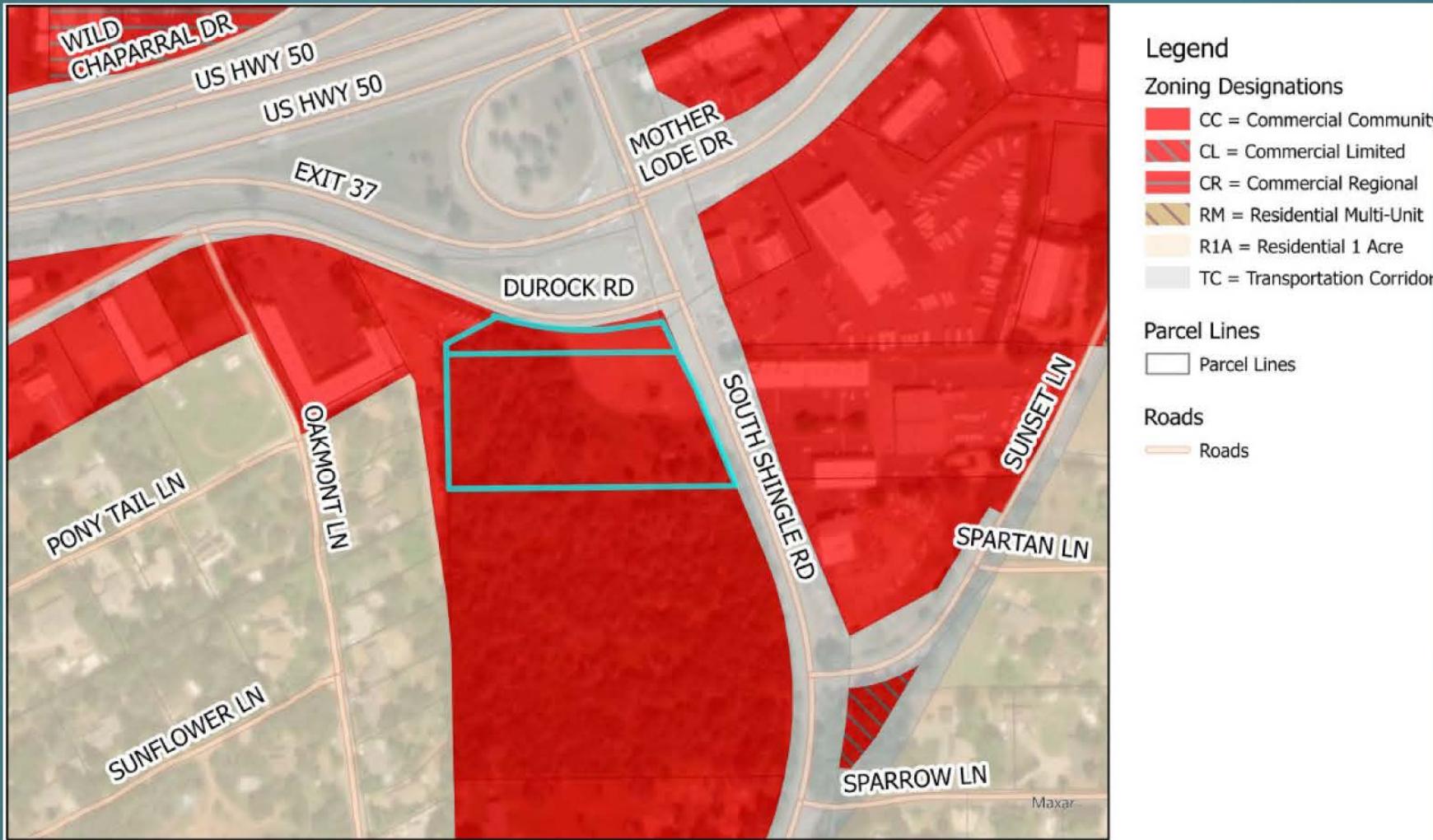
# Project Vicinity Map



# General Plan Land Use Map

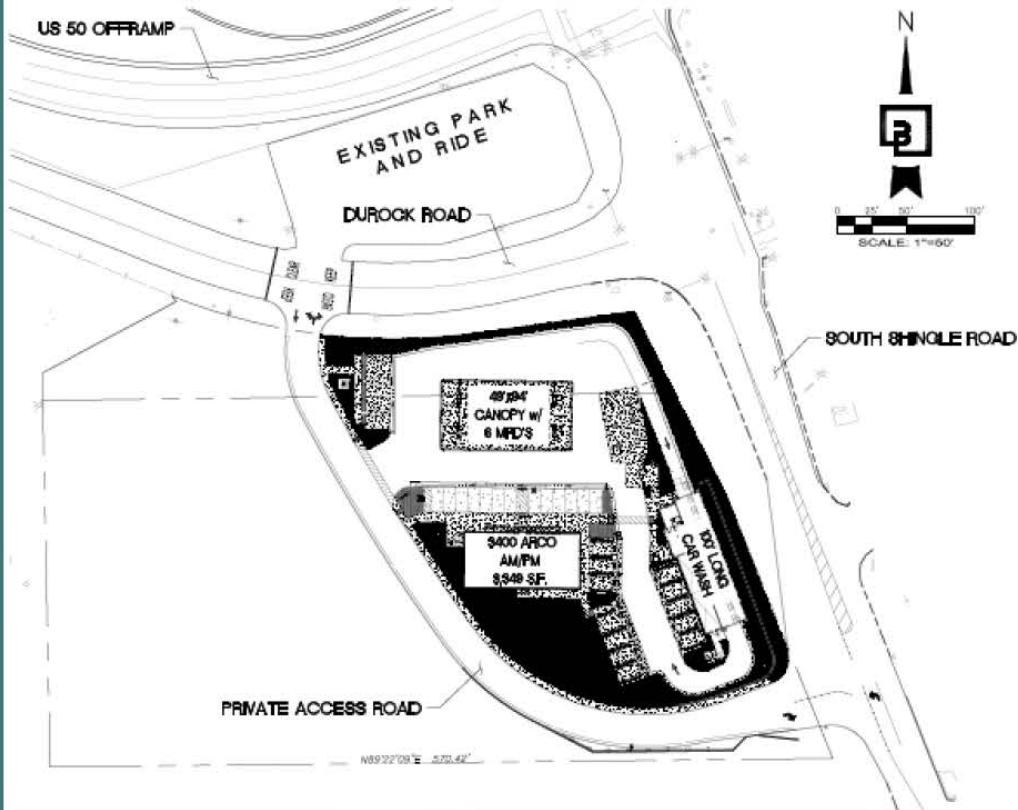


# Zoning Map

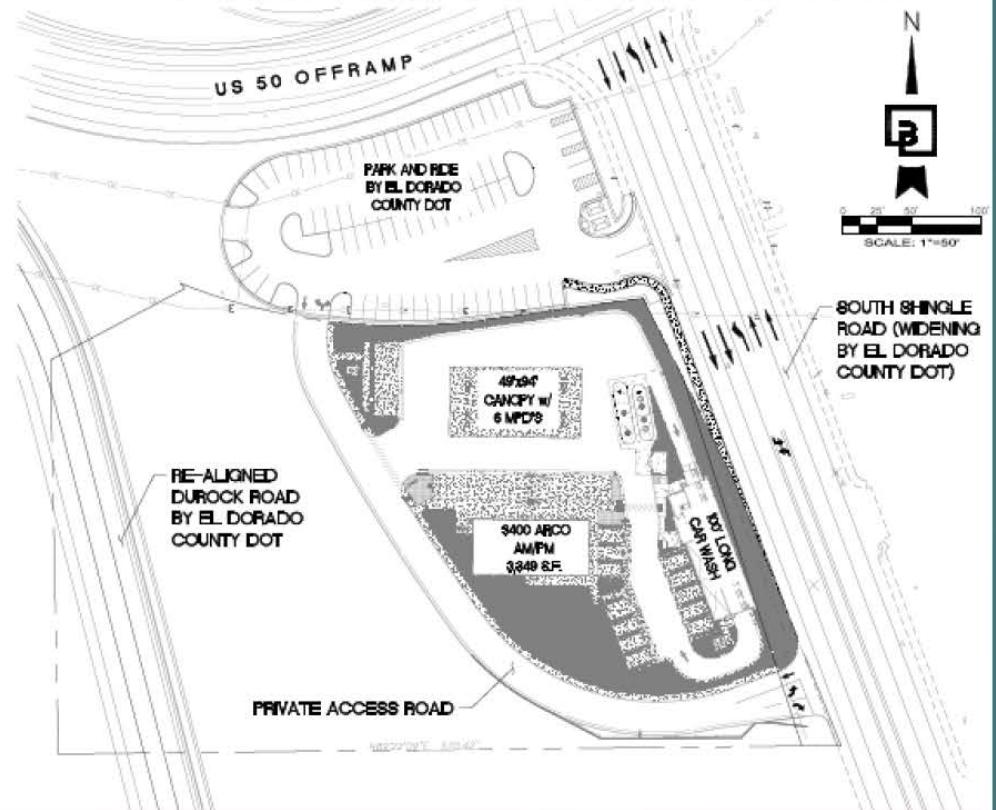


# Interim & Ultimate Conditions

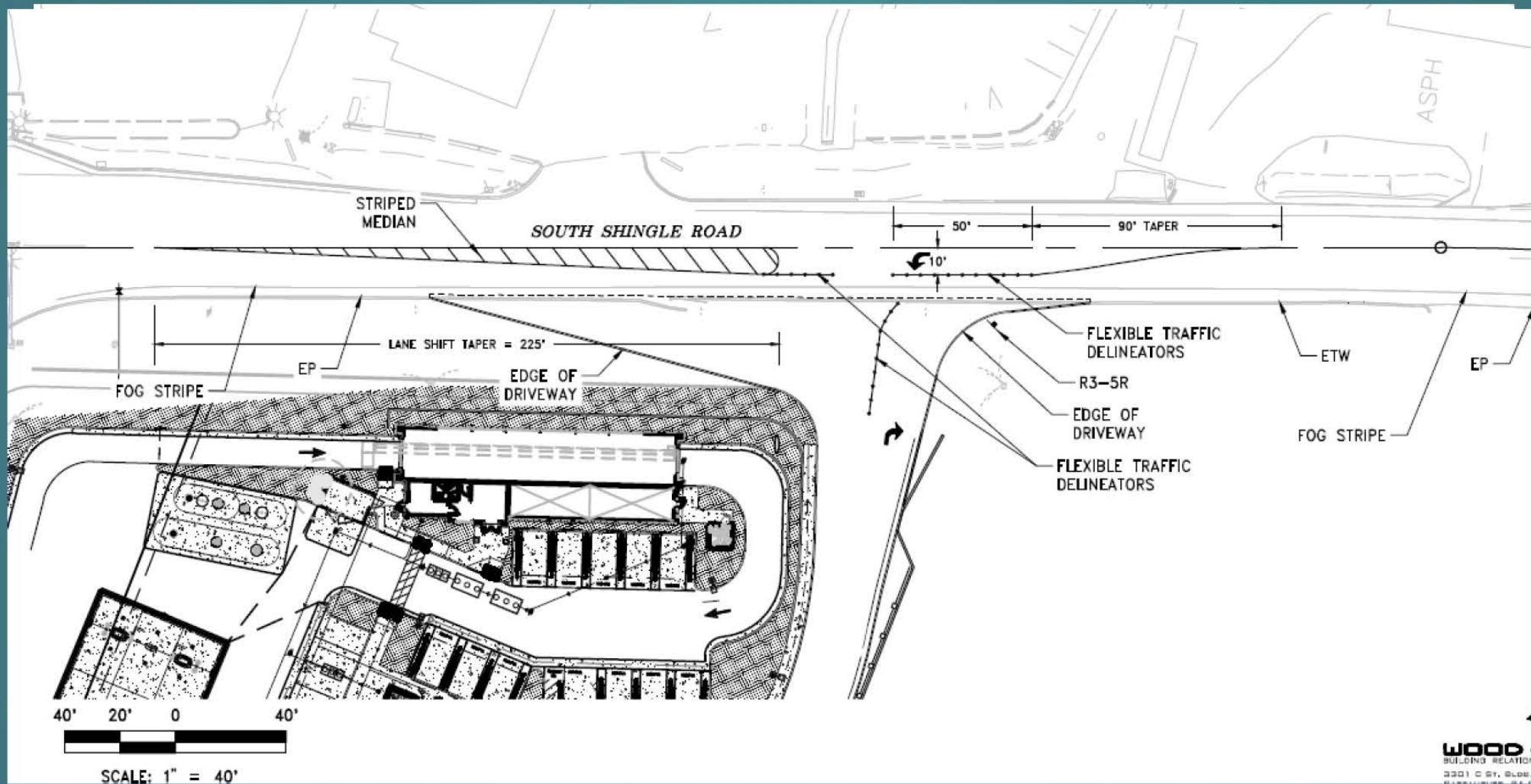
INTERIM: EXISTING - PLUS - PROJECT CONDITION  
(BEFORE COUNTY CAPITAL IMPROVEMENT PROJECT)



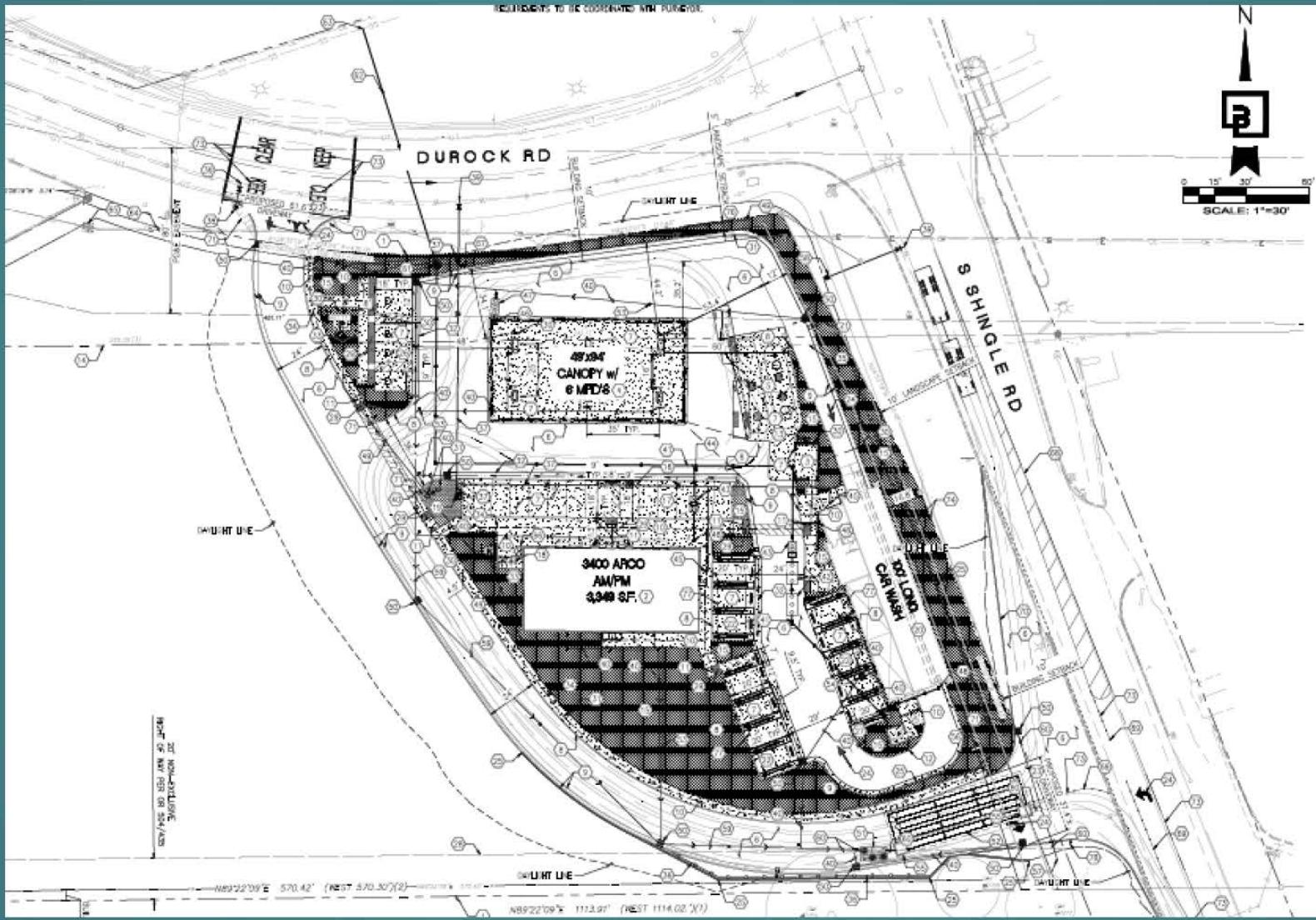
ULTIMATE: CUMULATIVE CONDITIONS  
(AFTER COUNTY CAPITAL IMPROVEMENT PROJECT)



# Left-Turn Pocket



# Site Plan



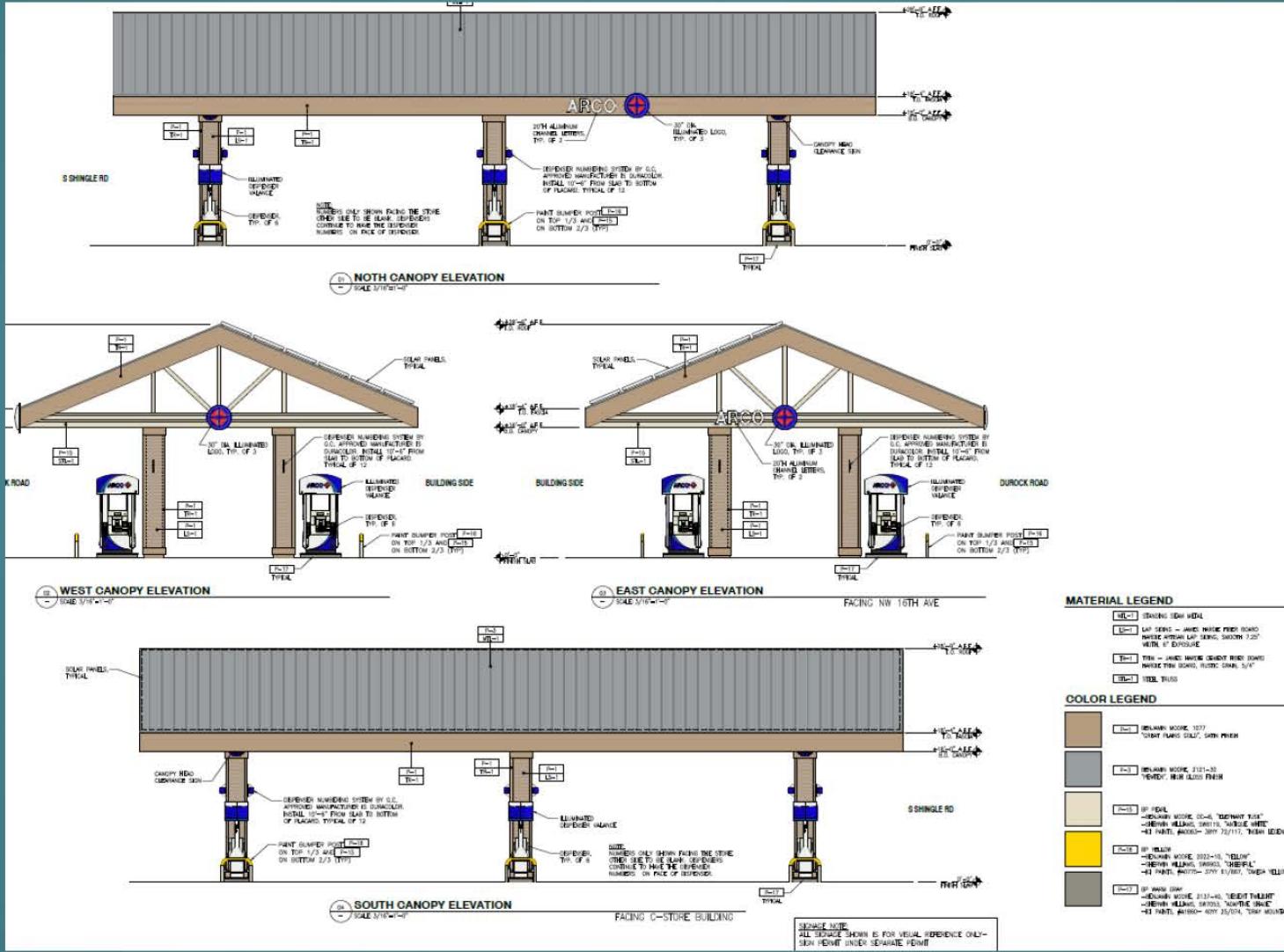
# Project Elevations: Convenience Store



# Project Elevations: Car Wash Building



# Project Elevations: Fuel Canopy



# Sign Plans



# 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 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.

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 & Alternative Action

**Staff recommends the Board of Supervisors take the following action:**

1. Uphold the Planning Commission approval of Durock Road AM/PM Conditional Use Permit CUP23-0007 (deny appeal CUP-A25-0003), including adoption of the Mitigated Negative Declaration and Mitigation Monitoring Reporting Program based on the Initial Study, prepared by staff in accordance with the California Environmental Quality Act (CEQA) Guidelines, based on the Findings, subject to the Conditions of Approval.

**Alternative Action:**

Reverse the Planning Commission's approval of Durock Road AM/PM Conditional Use Permit CUP23-0007 (approve appeal CUP-A25-0003) with Findings of Denial based upon the Board of Supervisors direction.