

AGENDA

CITY OF PLYMOUTH

PLANNING COMMISSION

REGULAR MEETING

THURSDAY, JULY 16, 2026

9426 Main Street, Plymouth, California



Michael Sullivan, Chair

William Klaproth, Vice Chair

Thomas Mikkelsen, Planning Commissioner

Micki East, Planning Commissioner

Micah Malcolm, Planning Commissioner

PLEASE NOTE: The Council may take up any agenda item at any time, regardless of the order listed. Action may be taken on any item on the agenda. **Members of the public who wish to speak may be subject to a three (3) minute maximum time limit when addressing the Council, and/or the City may require speaker identification sheets be submitted to the Deputy City Clerk prior to being called upon by the Mayor to provide public comment.**



CITY OF PLYMOUTH PLANNING COMMISSION REGULAR MEETING AGENDA

Thursday, July 16, 2026, at 6:30 PM

Plymouth City Hall - 9426 Main Street Plymouth, California

Members of the public not attending in person may submit written public comment prior to the meeting by emailing your comment to the Planning Clerk at jsmith@cityofplymouth.org before 3:30 PM on the day of the meeting. Emailed public comments will be distributed to the Commission and made part of the official record.

Meeting ID: 979 9133 5356 **Passcode:** 083583

<https://zoom.us/j/97991335356?pwd=0mPhsKbhaMCZ4MRjK7XG2C4hPCE0Wh.1>

Michael Sullivan, Chair

William Klaproth, Vice Chair

Thomas Mikkelsen, Commissioner

Micki East, Commissioner

Micah Malcolm, Commissioner

This meeting will be recorded. Council Chambers are wheelchair accessible. Special accommodations may be requested by contacting the Planning Clerk 72 hours in advance of the meeting.

Please silence all cell phones or similar devices.

1. CALL TO ORDER / ROLL CALL:

- Roll Call
- Flag Salute

2. APPROVAL OF PLANNING COMMISSION REGULAR MEETING AGENDA FOR JULY 16, 2026

3. PUBLIC COMMENT:

Under provisions of the Government Code, citizens wishing to address the Commission for any matter not on the agenda may do so at this time by completing and submitting a Speaker Submittal Form to the Planning Clerk or following the instructions noted on this agenda. Speakers will be called by the Chair at the point on the agenda when the item will be heard. Speakers should keep comments to three minutes or less and state their name and community of residence. Under provisions of the California Government Code, the Commission is prohibited from materially discussing or taking action on any item not on the agenda unless it can be demonstrated to be of an emergency nature or an urgent need to take immediate action arose after the posting of the agenda.

4. PRESENTATIONS/APPOINTMENTS:

4.1 SELECTION OF A NEW PLANNING COMMISSION CHAIR AND VICE CHAIR

RECOMMENDATION: Discuss and appoint a new Chair and Vice Chair

5. CONSENT CALENDAR ITEMS:

All matters listed under the Consent Calendar are to be considered routine and will be enacted by one motion. If discussion is required, that particular item will be removed from the consent

calendar and will be considered separately.

5.1 APPROVAL OF THE PLANNING COMMISSION REGULAR MEETING MINUTES OF MAY 21, 2026

6. PUBLIC HEARINGS:

6.1 POKERVILLE MARKET NEW GASOLINE SERVICE STATION (18170 STATE HIGHWAY 49) USE PERMIT AND MAJOR DESIGN REVIEW (PA 2025-16)

7. UNFINISHED BUSINESS: NONE

8. NEW BUSINESS: NONE

9. REPORTS:

- Commission
- Chairperson
- Planning Director
- City Staff

10. ADJOURNMENT

The next regular scheduled Planning Commission Meeting Date is August 6, 2026. The meeting will begin at 6:30pm.

ADDITIONAL INFORMATION

Public documents related to items on the open session portion of this agenda, which are distributed to the Planning Commission no less than 72 hours prior to the meeting, shall be available for public inspection at the Planning Clerk's office located at Plymouth City Hall and at the time of the meeting.

NOTICE:

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Planning Clerk at (209) 245-6941 Ext. 254 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Jacob Smith, Planning Clerk for the City of Plymouth, declare that the foregoing agenda for the July 16, 2026, Regular Meeting of the Plymouth Planning Commission was posted and available for review on July 13, 2026, at the City Hall of the City of Plymouth, 9426 Main Street, Plymouth, California, 95669. The agenda is also available on the city website at www.cityofplymouth.org.

Signed at Plymouth, California

//s//

Jacob Smith

Planning Clerk

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PUBLIC COMMENT

5.1

CORRESPONDENCE



CITY OF PLYMOUTH PLANNING COMMISSION REGULAR MEETING MINUTES

Thursday, May 21, 2026, at 6:30 PM

Plymouth City Hall - 9426 Main Street Plymouth, California

Michael Sullivan, Chair

William Klaproth, Vice Chair

Thomas Mikkelsen, Commissioner

Micki East, Commissioner

Micah Malcolm, Commissioner

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Please silence all cell phones or similar devices.

1. CALL TO ORDER / ROLL CALL:

Meeting called to order at 6:34pm.

COMMISSIONERS PRESENT:

William Klaproth, Thomas Mikkelsen
Micah Malcolm

COMMISSIONERS ABSENT:

Michael Sullivan, Micki East

STAFF/ADVISORY PRESENT:

Erica Fraser, Planning Director,
Victoria McHenry, City Clerk,
Jacob Smith, Audio/Video Technician

STAFF/ADVISORY ABSENT:

None

Flag Salute led by Vice-Chair Klaproth

**2. APPROVAL OF PLANNING COMMISSION REGULAR MEETING AGENDA
FOR MAY 21, 2026**

Commissioner Malcolm motioned to approve the Planning Commission Regular Meeting Agenda for May 21, 2026. Second by Commissioner Mikkelsen. Motion passed with a vote of 3-0 with Chair Sullivan and Commissioner East absent.

3. PUBLIC COMMENT: NONE

4. PRESENTATIONS/APPOINTMENTS: NONE

5. CONSENT CALENDAR ITEMS:

**5.1 APPROVAL OF THE PLANNING COMMISSION REGULAR MEETING MINUTES OF
MARCH 5, 2026**

Commissioner Malcolm motioned to approve the Planning Commission Regular Meeting Minutes for March 5, 2026. Second by Commissioner Mikkelsen. Motion passed with a vote

of 3-0 with Chair Sullivan and Commissioner East absent.

6. PUBLIC HEARINGS: NONE

7. UNFINISHED BUSINESS: NONE

8. NEW BUSINESS:

8.1 9702 MAIN STREET PROJECT (PLYMOUTH HOTEL) DESIGN WORKSHOP (PA 2023-02)

Planning Director Fraser had two design options shared on screen. That the intent of the design workshop was for the applicant to request direction on which design option the planning commission would prefer to see prior to developing plans. The applicant preferred option B. Vice-Chair Klaproth asked if anyone from the applicant party would like to come up and speak on the design options. Josh Divelbiss, the architect, came forward and went through the designs for the two options. Highlighting Option A would fit more in the community. Option B would be more a foothill/rural design option. Highlighting both options were inspired from local buildings. Planning Commission confirmed that the workshop was just for guidance, it does not require any decisions or votes. Vice-Chair Klaproth prefers the design of option A. Vice-Chair Klaproth opened public comment.

Written public comment was submitted by Stephanie Moreno.

Rosemarie Moody voiced concern about the name of the hotel listed on the agenda. Suggesting that it should be named differently as there is a Plymouth Hotel already established. She preferred option A as it fits in with Plymouth. She voiced concerns over the lighting of the hotel.

Robert Moody prefers option A.

David Helwig is partial to option B, voicing that Plymouth needs the hotel.

Harry Joel, the developer of the Hotel and the applicant of the project, preferred option B but voiced being open to the design.

Nautica, appearing via Zoom, questioned why the images were AI illustrated. Preferring option A.

Commissioner Malcolm asked the applicant why he is choosing Plymouth and the inspiration for the hotel. Applicant replied with visiting Plymouth and seeing all the wineries and that there aren't a lot of hotels to stay at. Commissioner Malcolm asked the applicant if there was interest in a historic design to the hotel. Applicant reiterated that he is open to the design. Commissioner Mikkelsen prefers option B.

9. REPORTS:

- Commission
- Chairperson
- Planning Director
- City Staff

10. ADJOURNMENT AT 7:03 PM

Respectfully Submitted at Plymouth, California

//s//

Jacob Smith

Planning Clerk

DRAFT

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Public Hearing

6.1



PLANNING COMMISSION AGENDA ITEM NO. 6.1

7/16/2026

SUBJECT: Pokerville Market New Gasoline Service Station (18170 State Highway 49) Use Permit and Major Design Review (PA 2025-16)

DEPARTMENT: Planning Department

STAFF: Erica Fraser, AICP, Planning Director

TITLE

Resolutions approving a Major Design Review to construct a new gas station with related improvements and a Conditional Use Permit for gasoline sales located at 18170 State Highway 49 (APN 010-160-013).

BACKGROUND

The Applicant, VA Ventures, proposes to establish a new gasoline service station at the existing Pokerville Market, located at 18170 State Highway 49. The project includes a new fuel canopy with six dispensers, on grade fuel storage tanks, a monument sign, landscaping, and minor tenant improvements to convert the existing pharmacy area of the market into a convenience store. The station is proposed to operate under the Chevron ExtraMile brand. The existing grocery store will continue to operate.

The proposed project also includes a Conditional Use Permit for gasoline sales (gas station). Gasoline sales require approval of an Administrative Use Permit prior to operations. Because this project includes a Major Design Review which is reviewed by the Planning Commission, the Planning Director has elevated review of the gasoline sales use permit to the Planning Commission as allowed by the Municipal Code.

Site and Existing Conditions

The project site is a developed parcel of approximately 1.98 acres located on State Highway 49. The site is improved with the existing Pokerville Market building of approximately 19,691 square feet, an existing solar canopy, parking, an existing post and wire fence, and a shipping container that will remain. The site is zoned Highway Commercial (HC) and has a general plan land use designation of Highway Commercial (HC). State Highway 49 is under the jurisdiction of the California Department of



PLANNING COMMISSION AGENDA ITEM NO. 6.1

7/16/2026

Transportation (Caltrans), and modifications along the frontage are subject to the City's Scenic Corridor Design Guidelines.

The proposed site is surrounded by vacant land to the east and south of the project site, a commercial office building to the north (Ione Band of Miwok Indians tribal office), and the 49er Village RV Resort to the east (across Highway 49).

Figure 1: Location and Surrounding Area



ANALYSIS

The proposed project includes a request for a Major Design Review Conditional for modifications to the existing site which includes a new fuel canopy, fuel storage tanks, monument sign, and landscaping. A Conditional Use Permit is also required to operate a gasoline service station. Details regarding each permit type are discussed in detail below.



PLANNING COMMISSION AGENDA ITEM NO. 6.1

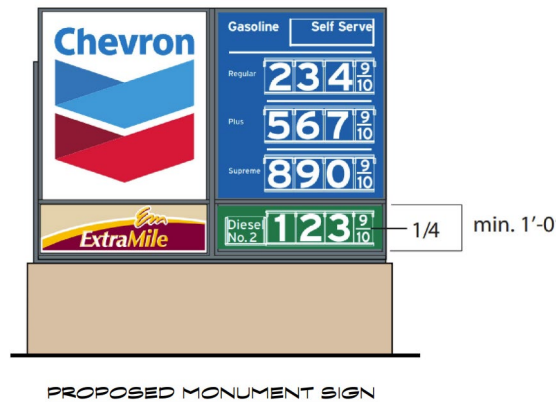
7/16/2026

Monument Sign

One monument sign is proposed, finished in fiber cement to match the existing building and displaying the Chevron ExtraMile branding as well as gasoline pricing as required by law.

The proposed sign is located along HWY 49 near the entrance into the site. The proposed sign will be set back approximately 10 feet from the front property line and will be located within the proposed new landscape area.

Figure 4: Proposed Monument Sign



Sign dimensions were not included with the project plans. The Municipal Code does limit the height and size of the proposed sign. Therefore, Staff is asking the Planning Commission to conceptually approve the location and design of the sign and allow the Planning Director to review the final sign design with an administrative Sign Permit (included in Attachment 1 as Condition of Approval 17).

Conditional Use Permit

Approval of a Conditional Use Permit is required to establish and operate a gasoline service station in the Highway Commercial zoning district.

Operational Characteristics

The gasoline service station is proposed to operate as a self-serve, unattended facility, 24 hours a day, 7 days a week. The convenience store will operate on the same schedule. The station will dispense unleaded gasoline and premium gasoline, which are Class I-B, and diesel, which is Class II.

While the gas station operates during normal business hours of the Pokerville Market, the applicant is proposing to have the site unattended during the overnight



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hours. Staff has concerns regarding loitering, trash, or other problems during the hours that the Pokerville Market is closed. Therefore, Staff has included a Condition of Approval (see COA No.8 in Attachment 1) which requires the operator to have an attendant on site during all hours of operation.

Circulation and Truck Movements

The site is accessed by the existing driveway on State Highway 49, which has a width of 37.93 feet. A circulation plan is provided on Sheet A-001, and a truck maneuvering exhibit prepared by JTS Engineering Consultants, Inc., dated April 29, 2026, uses AutoTURN to demonstrate the movements of the fuel tanker at the existing driveway.

Caltrans was provided with the project plans as well as the exhibit. In their letter dated May 20, 2026, Caltrans noted that the proposed truck maneuvering exhibit shows that trucks will run over or run very close to the existing curb. Caltrans has requested a refinement to the curb so that the fuel truck path maintains a minimum clearance of 3 feet, that the vehicle tracking be rerun, and that truck movements not encroach into the opposing travel lane.

Compliance with Caltrans requirement is included as a condition of approval (COA No. 30 and 31 in Attachment 1) to be resolved prior to the issuance of a grading or building permit. As part of the grading or building permit review, Staff will provide the revised project plans to Caltrans for review and comment.

As also requested by Caltrans, the Applicant will be required to provide the anticipated fuel and merchandise delivery days and times prior to issuance of a grading or building permit which will be transmitted to Caltrans.

Parking

Parking for the market is calculated at one space per 300 square feet of gross floor area, which requires a total of 66 spaces to support the market (Section 19.76.040). The Municipal Code does not require additional parking for gasoline sales.

Currently, there are 77 parking spaces and the proposed project will remove 9 parking spaces. The site will have a total of 68 parking spaces once the project is complete which will exceed the requirements of the Municipal Code by 2 parking stalls.

Departmental and Agency Review

The application was routed to Caltrans District 10, the Amador County Fire Protection District, the Amador County Environmental Health Department, the Amador Water Agency, and the City Engineer. The fire and life safety requirements



PLANNING COMMISSION AGENDA ITEM NO. 6.1

7/16/2026

of the Amador County Fire Protection District and the fuel storage permitting requirements of the Amador County Environmental Health Department are incorporated into the Conditions of Approval.

CONCLUSION

The proposed project adds fuel dispensing to an existing developed commercial site on State Highway 49. As conditioned, the project is consistent with the Highway Commercial zoning district and the General Plan and will not be detrimental to the public health, safety, or welfare. Staff recommends approval subject to the Conditions of Approval, which will ensure that the site operations will not impact the surrounding area.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The proposed project is exempt from the California Environmental Quality Act (CEQA) under Section 15301, Class 1, Existing Facilities, because the project involves the reuse of an existing developed commercial site with minor alterations and a negligible expansion of the prior commercial use.

PLANNING COMMISSION OPTIONS

The Planning Commission has several options, which are listed below:

1. Adopt a Resolution approving:
 - a. A Resolution approving a Major Design Review; and
 - b. A Resolution approving a Conditional Use Permit.
2. Adopt the draft Resolutions with modifications to the conditions of approval or project by the Planning Commission.
3. Continue the public hearing to a certain date and direct staff and/or the applicant to return with additional information, revised plans, or alternative conditions the Commission believes are necessary to support the findings.
4. Deny the proposed project.

Staff recommends option 1.



PLANNING COMMISSION AGENDA ITEM NO. 6.1

7/16/2026

ATTACHMENTS

1. Planning Commission Resolution 2026-02 approving a Major Design Review, with the Conditions of Approval included as Exhibit A.
2. Planning Commission Resolution 2026-03 approving a Conditional Use Permit, with the Conditions of Approval and project plans included as Exhibit A.
3. Project Plans.

Attachment 1

PLANNING COMMISSION RESOLUTION NO. 2026-02

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLYMOUTH
APPROVING A MAJOR DESIGN REVIEW FOR A NEW GASOLINE SERVICE
STATION AT THE POKERVILLE MARKET LOCATED AT 18170 STATE HIGHWAY
49, PLYMOUTH (APN 010-160-013)**

WHEREAS, the Applicant, VA Ventures, has submitted a Use Permit and Major Design Review application (PA 2025-16) to establish a new gasoline service station at the existing Pokerville Market, located at 18170 State Highway 49 (APN 010-160-013) in the Highway Commercial (HC) zoning district; and

WHEREAS, the proposed improvements include six fuel dispensers, a fuel canopy, on grade fuel storage tanks, a monument sign, landscaping, frontage improvements, and minor tenant improvements to the existing market building to incorporate a convenience store for the station; and

WHEREAS, the project proposes a new standalone fuel canopy adjacent to the existing solar canopy, with the area beneath the existing solar canopy used for two on grade fuel storage tanks; and

WHEREAS, pursuant to Plymouth Municipal Code Section 19.18.040, a Major Design Review approval is required for the proposed exterior improvements; and

WHEREAS, the Applicant concurrently seeks a Use Permit for the gasoline service station (Resolution 2026- 03); and

WHEREAS, the project was referred to the California Department of Transportation (Caltrans) District 10, the Amador County Fire Protection District, the Amador County Environmental Health Department, the Amador Water Agency, and the City Engineer, which provided comments that have been incorporated into the Conditions of Approval; and

WHEREAS, on July 16, 2026, the Planning Commission held a duly noticed public hearing to consider PA 2025-16, at which time all interested persons were given an opportunity to appear and be heard on the matter; and

WHEREAS, the Planning Commission has reviewed the staff report and supporting documents, including the Applicant's project description, the revised project plans, and the agency comment letters, and has determined that the project, as conditioned, will be compatible with the Highway Commercial zoning district and will not be detrimental to the public health, safety, or welfare; and

WHEREAS, the Planning Commission finds the project exempt from the California Environmental Quality Act (CEQA) under the Class 1 (Existing Facilities) Exemption (CEQA Guidelines Section 15301), because the project involves the reuse of an existing developed commercial site with minor alterations and a negligible expansion of the prior use, and none of the exceptions in CEQA Guidelines Section 15300.2 apply; and

WHEREAS, the Planning Commission finds that all required Major Design Review findings can be made in support of the project, including that the project is consistent with the General Plan, consistent with the zoning and development standards, suitable for the site, compatible with the surrounding area, and not detrimental to the public health, safety, or welfare, based on the following findings:

- A. The architectural and general appearance of the structures and grounds shall have architectural unity and be in keeping with the character of the neighborhood so as to not be detrimental to the orderly and harmonious development of the City, or to the desirability of investment or occupation in the neighborhood.
 - 1. The proposed site improvements complement the site and the surrounding area which is developed with commercial uses.
 - 2. The proposed project is located on a site which is currently developed with a market, parking lot, lighting, solar panels, and similar improvements. The proposed gas station will be located within an existing area of the parking lot and will not impede access to the market and will fit in well with the existing site.
 - 3. Conditions of Approval have been included which regulate appearance, landscaping, screening, lighting, signage, and maintenance of the site.
- B. The site plan is consistent with Title 19, Zoning, and any applicable specific plan, any adopted development standards and design guidelines, and the General Plan because:
 - 1. On-site circulation, as conditioned will meet the requirements of the Zoning Ordinance and Caltrans, by allowing vehicles to safely move throughout the site and by ensuring that fueling trucks can adequately reach the gasoline station without damage to the existing roadway or curb.
 - 2. As conditioned, the Final Landscape Plans shall show trees to be planted at Highway 49 to comply with Section 19.72.040(D)(1) of the Zoning Ordinance to the extent possible due to portions of the frontage being too narrow to allow appropriate tree growth.
 - 3. As conditioned, Final Landscape Plans shall show that the proposed shrubs in the landscape planter adjacent to Highway 49 will have a height of 30 inches above grade to screen views of the parking spaces behind.
 - 4. As conditioned an administrative Sign Permit shall be required for the proposed monument sign to ensure that the sign complies with the Municipal Code.

5. With on-site modifications and the removal of existing parking spaces to accommodate the new gasoline station, there will be a total of 68 parking spaces for the market which exceeds the requirement of one parking space for each 300 square feet of floor area as required by Section 19.760.040 of the Zoning Ordinance by 2 parking spaces. No parking spaces are required under the Zoning Ordinance for gasoline sales.
- C. The proposed project, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity because:
 1. As conditioned, the proposed project will not create any significant impacts on the surrounding area.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Plymouth that it hereby approves a Major Design Review for the fuel canopy, fuel storage tanks, monument sign, landscaping, frontage improvements, and related site improvements for the new gasoline service station at 18170 State Highway 49, subject to the Conditions of Approval attached hereto as Exhibit A (incorporated herein by reference).

PASSED AND ADOPTED by the Planning Commission of the City of Plymouth on this 16th day of July 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Michael Sullivan, Chairman

ATTEST:

Victoria McHenry, City Clerk

EXHIBIT A
CONDITIONS OF APPROVAL

Standard Conditions of Approval

1. **Approval.** This approval is for a Major Design Review to establish the fuel canopy, fuel storage tanks, monument sign, landscaping, frontage improvements, and related site improvements for the new gasoline service station at 18170 State Highway 49. The project is approved substantially as described in the revised project plans and the staff report, and as discussed at the Planning Commission hearing. Any expansion or substantial modification of the project shall require review and approval by the City, which may necessitate an amendment or a new permit. The Planning Director shall determine whether any proposed change is substantial enough to require additional Planning Commission review.
2. **Plans, Consistency with Approval.** The final building and improvement plans shall be in substantial conformance with the plans and description approved for PA 2025-16, except as modified by these conditions. Minor modifications may be approved by the Planning Director, but any significant deviation may require Planning Commission approval. Prior to issuance of any building permit, the Planning Department shall review the plans for compliance with this approval.
3. **Permit Expiration.** In accordance with Section 19.04.070(A) of the Municipal Code, this Major Design Review approval shall expire two (2) years from the date of approval unless a building permit is obtained.
4. **Time Extension.** In accordance with Section 19.04.070(C) of the Municipal Code, the Planning Director may extend the time for an approved permit to be exercised upon the Applicant's written request, filed at least thirty (30) days prior to expiration of the permit together with the filing fee. If the Director determines that the Permittee has proceeded in good faith and has exercised due diligence in complying with the conditions in a timely manner, the Director may renew the permit for up to two additional years.
5. **Appeal of Commission Decision.** The Planning Commission's decision shall become effective ten (10) days after the date of this Resolution unless an appeal is filed within that ten (10) day period to the City Council, in accordance with the applicable provisions of the Municipal Code. If an appeal is filed, this approval shall not become effective until the appeal is resolved.
6. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the City of Plymouth and its agents, officers, consultants, independent contractors, and employees from any and all claims, actions, or proceedings against the City to attack, set aside, void, or annul this approval, consistent with the agreement set forth in the application.

Landscaping Conditions of Approval

7. **Final Landscape and Irrigation Plans.** Final Landscape and Irrigation Plans, all written documentation and an Application Fee as required by Chapter 19.72, shall be submitted to the Planning Department in conjunction with an application for a building permit. The Plans shall be prepared and stamped by a State licensed landscape architect or registered engineer shall be submitted for review and approval by the Planning Director. Plans shall be generally consistent with the conceptual landscape plans received by the Planning Department, except as modified by the Conditions listed below or as required by the Director. The Plans shall be approved and all landscaping shall be installed prior to Occupancy.
8. **Landscaping.** The Applicant shall construct all landscaping within the site and along the project frontage. The on-site landscaping shall be to the satisfaction of the Planning Director.
9. **Shrubs.** All shrubs shall be continuously maintained including pruning and regular watering. If at any time the shrubs in the parking lot or throughout the project site are damaged, missing, dead, or dying these shrubs shall be immediately replaced with the same species to the reasonable satisfaction of the Director of Development Services.
10. **Trees.** The Applicant and/or property owner shall continuously maintain all trees shown on the approved Landscape Plans including replacing dead or dying trees with the same species, pruning and regular watering of the trees.
11. **Maintenance of Irrigation.** The property owner shall be responsible for maintenance of all on-site landscaping and irrigation systems, which shall be kept in a neat, clean and healthy manner and in compliance with the approved plans. The applicant will maintain the approved landscaping in perpetuity. No trees, shrubs, or plant material shall obstruct site distance of motorists and pedestrians.
12. **Frontage Improvements.** Frontage improvements shall be provided as part of the project pursuant to Chapter 19.72 of the Zoning Ordinance. Landscaping shall be installed throughout the site and at the project frontage. At a minimum, frontage landscaping shall be installed to bring the site into compliance with the Zoning Ordinance.
13. **Parking Lot Landscaping and Screening.** The parking area shall be screened from adjoining properties and the street through a combination of fencing, trees, and shrubs that provides a minimum of 30 inches of screening. If existing parking or paved areas are disturbed, the parking lot shall be brought into conformance with the City's parking lot landscaping requirements and the Scenic Corridor Design Guidelines.

14. **Perimeter and Frontage Trees.** Perimeter trees shall be provided and planted every 30 linear feet and shall be a mixture of deciduous accent trees and evergreen species. Trees planted along State Highway 49 shall be a minimum of 24-inch box size.
15. **Tree Sizes.** The Final Landscape Plans shall show trees to be planted along Highway 49, to the extent possible.
16. **Monument Sign Landscaping.** The base of the monument sign shall be planted with seasonal flowers or shrubs at all times to provide screening of the base of the sign. The monument landscape area shall be designated on the final Landscape Plans.

Sign Conditions of Approval

17. **Monument Sign.** This approval includes one (1) monument sign, finished in fiber cement siding in a color to match the existing building and displaying the Chevron ExtraMile branding. The sign shall be located outside the Public Utility Easement or if located within the public easement, the sign shall comply with Condition of Approval 19 below. The monument sign shall be no more than 10 feet in height. Prior to application of a Building Permit for the monument sign, the Applicant shall apply for an administrative Sign Permit for final review and approval of the design and height of the sign.
18. **All Other Signs.** Any additional permanent sign or temporary sign(s) (including advertising, flags, banners, etc.) shall require a separate Sign Permit and a Building Permit, if required, prior to installation. All signage shall comply with Chapter 19.16, Sign Permits and Programs, and Chapter 19.92, Signs, of the Plymouth Municipal Code.
19. **Public Utility Easement.** The site contains Public Utility Easements (a 7.5 foot easement and a 10 foot easement per 36-M-01). Any improvement constructed within a Public Utility Easement is placed at the property owner's risk, and any future costs to remove or replace such an improvement, should work need to occur within the easement, shall be the responsibility of the property owner.

Project Specific Conditions of Approval

20. **Fence.** The existing post and wire fence shall remain. No new fence is approved under this permit. Any new fence shall require submittal of an elevation and height for review and approval by the Planning Director prior to installation.
21. **Lighting.** No new lighting is proposed; all lighting for the project is existing. Should any new exterior or canopy lighting be proposed in the future, it shall be shielded and directed downward onto the subject property only, shall be designed to avoid

glare or light spillover onto neighboring properties or into the eyes of drivers on State Highway 49, and shall comply with the City's lighting standards, including dark sky friendly fixtures.

22. **Bollards.** The building permit plans shall show bollards surrounding the fuel tanks and dispensers for protection. These bollards shall remain at all times and shall not be removed without prior approval. The bollards shall be maintained in good, clean condition at all times.
23. **Trash Enclosure.** The Applicant shall construct a trash and recycling enclosure to serve the gas station and convenience store. The location, dimensions, and design of the enclosure shall be shown on the building permit plans and shall comply with all City Standards. The enclosure shall be constructed of materials consistent with the existing building and the Scenic Corridor Design Guidelines, and shall be located and screened so that the enclosure and the trash and recycling bins are not visible from the public right of way. The enclosure shall be maintained in good condition, all waste generated by the use shall be stored within the enclosure, and the enclosure shall be serviced regularly. The enclosure shall be constructed and completed prior to Final Inspection.
24. **Grading Plan.** A grading, utility, and improvement plan shall be prepared by a licensed professional for review and approval by the City Engineer.
25. **Drainage Study.** A drainage study shall be provided that includes an analysis of existing down gradient facilities, proposed conduits, diversion ditches, and swales. The drainage study and proposed improvements shall conform to City Standards, including onsite detention, and shall be subject to the review and approval of the City Engineer.
26. **ADA.** The City Building Department shall review and accept the project site for compliance with the Americans with Disabilities Act prior to occupancy.
27. **Paving.** The onsite parking and access areas shall be paved in accordance with City Standards.
28. **Utilities and Infrastructure.** The Permittee shall be responsible for any utility upgrades needed for the project and shall coordinate with the City Public Works Department regarding utility services.
29. **Building and Fire Codes.** The project shall comply with all applicable Building Code and Fire Code requirements. The Permittee shall secure any necessary building permits. Prior to issuance of a building permit, the Amador County Fire Protection District shall verify and approve the allowed occupancy for the building.

Caltrans Project Specific Conditions of Approval

30. **Truck Turning and Curb Redesign.** Prior to issuance of a grading or building permit, the Applicant shall submit a revised site plan with a truck turning exhibit which show demonstrates that the fuel truck path of travel will maintain a minimum clearance of 3 feet from the all curbs and shall ensure that truck turning movements do not encroach into the opposing travel lane. Caltrans shall approve the final layout prior to issuance of a permit.
31. **Delivery Information.** Prior to issuance of a grading or building permit the Applicant shall submit the anticipated fuel and merchandise delivery days and times to the Planning Department.

Attachment 2

PLANNING COMMISSION RESOLUTION NO. 2026-03

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLYMOUTH
APPROVING A USE PERMIT FOR A NEW GASOLINE SERVICE STATION AT THE
POKERVILLE MARKET LOCATED AT 18170 STATE HIGHWAY 49, PLYMOUTH
(APN 010-160-013)**

WHEREAS, the Applicant, VA Ventures, has submitted a Conditional Use Permit and Major Design Review application (PA 2025-16) to establish a new gasoline service station at the existing Pokerville Market, located at 18170 State Highway 49 (APN 010-160-013) in the Highway Commercial (HC) zoning district; and

WHEREAS, the proposed improvements include six fuel dispensers, a fuel canopy, on grade fuel storage tanks, a monument sign, landscaping, frontage improvements, and minor tenant improvements to the existing market building to incorporate a convenience store for the station; and

WHEREAS, the existing site located at 18170 State Highway 49 is currently developed with a grocery store, parking lot, and related improvements and the new gas station will occupy a portion of the existing parking lot; and

WHEREAS, a gasoline service station is conditionally permitted use in the Highway Commercial (HC) zoning district subject to approval of a Conditional Use Permit; and

WHEREAS, the Applicant concurrently seeks a Major Design Review for the associated site improvements (Resolution 2026- 02); and

WHEREAS, the project was referred to the California Department of Transportation (Caltrans) District 10, the Amador County Fire Protection District, the Amador County Environmental Health Department, the Amador Water Agency, and the City Engineer, which provided comments that have been incorporated into the Conditions of Approval; and

WHEREAS, on July 16, 2026, the Planning Commission held a duly noticed public hearing to consider PA 2025-16, at which time all interested persons were given an opportunity to appear and be heard on the matter; and

WHEREAS, the Planning Commission has reviewed the staff report and supporting documents, including the Applicant's project description, the project plans, and the agency comment letters, and has determined that the project, as conditioned, will be compatible with the Highway Commercial zoning district and will not be detrimental to the public health, safety, or welfare; and

WHEREAS, the Planning Commission finds the project exempt from the California Environmental Quality Act (CEQA) under the Class 1 (Existing Facilities) Exemption (CEQA Guidelines Section 15301), because the project involves the reuse of an existing developed commercial site with minor alterations and a negligible expansion of the prior use; and

WHEREAS, the Planning Commission finds that all required Conditional Use Permit findings can be made in support of the project, including that the use is consistent with the General Plan, consistent with the zoning and development standards, suitable for the site, compatible with the surrounding area, and not detrimental to the public health, safety, or welfare, based on the following findings:

- A. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Municipal Code, General Plan, and any applicable specific plans or City regulations/standards because:
 - 1. The proposed use, gasoline sales, is consistent with the General Plan land use designation of Auto Urban Commercial. This designation which allows highway oriented commercial uses, and a gasoline service station is consistent with that designation.
 - 2. Gasoline sales are permitted in the Highway Commercial District with approval of an Administrative Use Permit. Because the design of this project requires approval of a Major Design Review, the Use Permit was elevated to the Planning Commission.
 - 3. The proposed use, as conditioned, is compatible with the surrounding land uses along the State Highway 49 commercial corridor which include gas stations, convenience markets, a RV resort and other commercial uses.
 - 4. A condition of approval has been included to require an on-site attendant to ensure safety and clean-up of the site during all operating hours to ensure that the use will not have detrimental impacts on the surrounding area.
 - 5. The proposed use is consistent with the purpose of the Highway Commercial zoning district and complies with the applicable development standards, including parking, setbacks, and signage, as conditioned.
- B. The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints and can be conditioned to meet all related performance criteria and development standards because:
 - 1. The proposed gasoline station is located on an existing developed property and will take over a portion of the existing parking lot.
 - 2. Once constructed, the proposed site will have a total of 68 parking spaces which exceeds the requirements of the Municipal Code by 2 parking spaces.
- C. Granting the permit would not be detrimental to the public interest, health, safety, Convenience, or welfare, or materially injurious to persons, property or improvements in the vicinity in which the project is located because:

1. The proposed use, as conditioned, will not be detrimental to the public health, safety, or welfare. Conditions of Approval address fire and life safety, hazardous materials handling, spill protection, truck circulation, and engineering requirements.
2. The proposed use has been reviewed by City Departments and all applicable outside agencies to ensure the site will operate in accordance with all applicable City, Fire and Caltrans requirements.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Plymouth that it hereby approves Use Permit PA 2025-16 to establish and operate a gasoline service station with six fuel dispensers, a fuel canopy, on grade fuel storage tanks, and an associated convenience store at 18170 State Highway 49, subject to the Conditions of Approval attached hereto as Exhibit A (incorporated herein by reference).

PASSED AND ADOPTED by the Planning Commission of the City of Plymouth on this 16th day of July 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Michael Sullivan, Chairman

ATTEST:

Victoria McHenry, City Clerk

EXHIBIT A
CONDITIONS OF APPROVAL

1. **Approval.** This approval is for a Conditional Use Permit to establish and operate a gasoline service station with six fuel dispensers, a fuel canopy, on grade fuel storage tanks, and an associated convenience store at 18170 State Highway 49. The project is approved substantially as described in the revised project plans and the staff report, and as discussed at the Planning Commission hearing. Any expansion or substantial modification of the project shall require review and approval by the City, which may necessitate an amendment or a new permit. The Planning Director shall determine whether any proposed change is substantial enough to require additional Planning Commission review.
2. **Plans, Consistency with Approval.** The final building and improvement plans shall be in substantial conformance with the plans and description approved for PA 2025-16, except as modified by these conditions. Minor modifications may be approved by the Planning Director, but any significant deviation may require Planning Commission approval. Prior to issuance of any building permit, the Planning Department shall review the plans for compliance with this approval.
3. **Permit Expiration.** In accordance with Section 19.04.070(A) of the Municipal Code, this Use Permit shall expire two (2) years from the date of approval unless a building permit is obtained and the use is established.
4. **Time Extension.** In accordance with Section 19.04.070(C) of the Municipal Code, the Planning Director may extend the time for an approved permit to be exercised upon the Applicant's written request, filed at least thirty (30) days prior to expiration of the permit together with the filing fee. If the Director determines that the Permittee has proceeded in good faith and has exercised due diligence in complying with the conditions in a timely manner, the Director may renew the permit for up to two additional years.
5. **Appeal of Commission Decision.** The Planning Commission's decision shall become effective ten (10) days after the date of this Resolution unless an appeal is filed within that ten (10) day period to the City Council, in accordance with the applicable provisions of the Municipal Code. If an appeal is filed, this approval shall not become effective until the appeal is resolved.
6. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the City of Plymouth and its agents, officers, consultants, independent contractors, and employees from any and all claims, actions, or proceedings against the City to attack, set aside, void, or annul this approval, consistent with the agreement set forth in the application.
7. **Signage.** All signage shall conform to the City's requirements for signs. No signs which advertise the sale or type of alcohol shall be permitted.
8. **Attendant.** An attendant shall be available on-site at all times during operations. The attendant shall regularly check the area, check all trash cans and empty as

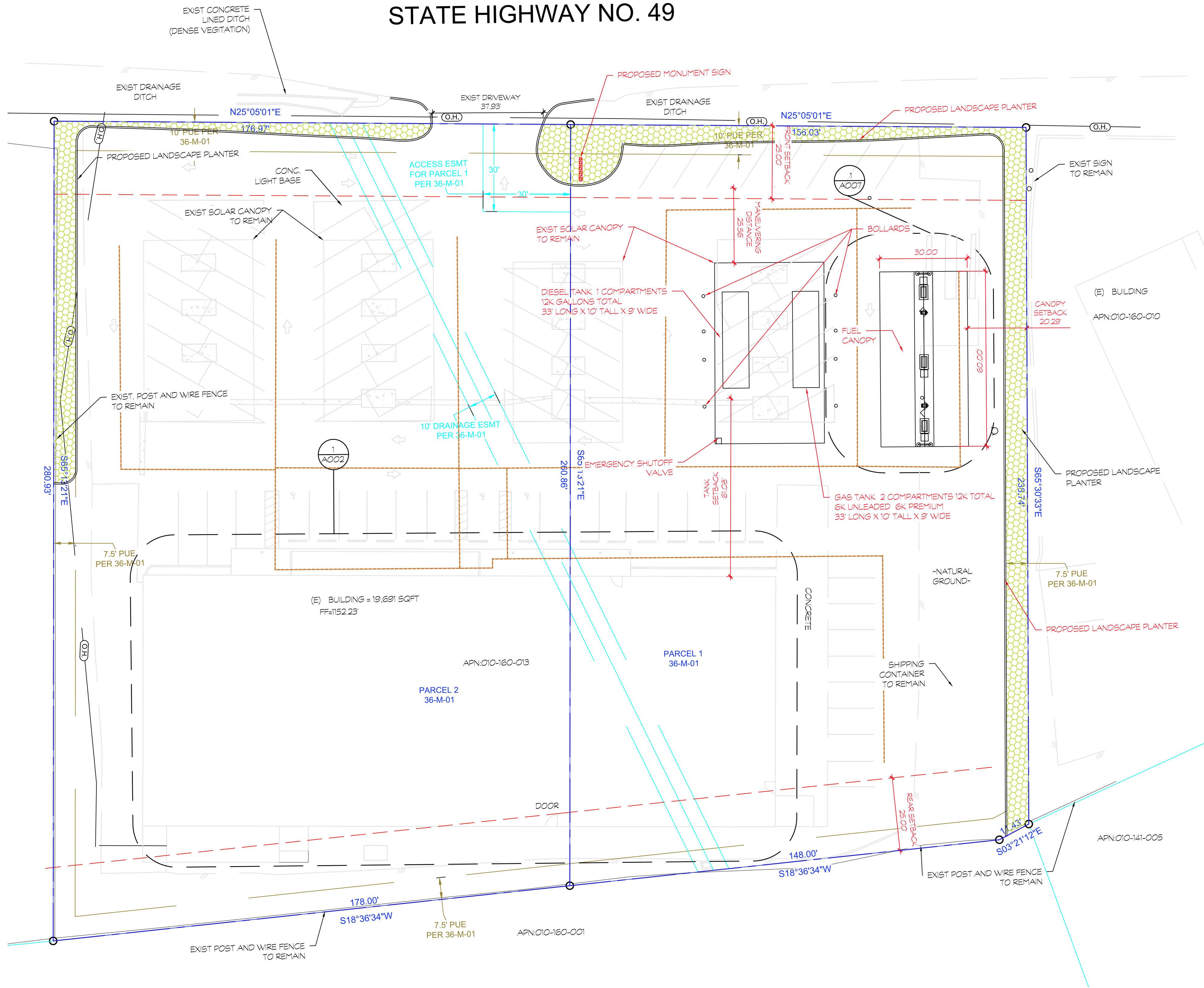
needed, monitor the area, ensure there is no loitering in the gas station area after the market closes, and clean up all trash and debris.

9. **Trash Clean-up.** The operator shall regularly clean the site as well as the sidewalk and surrounding area to ensure that there is no trash or debris related to this use.
10. **Delivery Schedule. Prior to approval of any permits by the City,** the applicant shall submit a letter with the anticipated days and times for both fuel and merchandise deliveries to the store, to the Planning Department, for review and approval by Catrans.
11. **Fire Code Compliance.** The project shall comply with Chapters 23, 57, and 61 of the California Fire Code and with NFPA 58, where applicable, to the satisfaction of the Amador County Fire Protection District.
12. **Emergency Shutoff Valve.** An emergency shutoff valve shall be located no more than 100 feet and no less than 20 feet from the dispenser. The location of the emergency shutoff and the distance from the dispenser shall be shown and labeled on the building permit and improvement plans prior to issuance of a permit.
13. **Fire Extinguishers.** The locations of portable fire extinguishers shall be called out on the building permit plans prior to issuance of a permit.
14. **Fire Safety Signage.** Approved fire safety signage shall be installed prior to Final Inspection and shall be maintained at all times.
15. **Amador County Environmental Health.** Prior to issuance of a Building, Grading or Improvement plan approval, the Applicant shall obtain approval from the Amador County Environmental Health Department and shall submit to that Department a UST Installation Application; compatibility documents for all applicable components; three sets of plans, including piping, of the UST system; training certifications and manufacturer certifications for all individuals working on their respective processes; and the name and contact information of the company performing the installation. A copy of the approval shall be submitted to the City Building and Planning Departments.
16. **Hazardous Materials Permits.** Prior to operation, the Applicant shall obtain all required hazardous materials and fuel storage approvals, including any required permits from the Amador County Certified Unified Program Agency, and shall comply with all applicable State Water Resources Control Board and California Environmental Protection Agency requirements for aboveground or underground fuel storage. A Spill Prevention, Control, and Countermeasure plan shall be prepared where required.

17. Fire Inspection Prior to Operation. Prior to commencing operation, the Amador County Fire Protection District shall inspect the premises and verify compliance with all applicable fire and life safety requirements.

Attachment 3

STATE HIGHWAY NO. 49



PROJECT INFORMATION

PROJECT NAME:	EXTRA MILE GAS STATION @ POKERVILLE MARKET	
PROJECT LOCATION:	18170 STATE HIGHWAY 49, PLYMOUTH	
ASSESSORS PARCEL #:	010-160-013	
LOT SIZE:	86,248.8 sq. ft. / 1.98 acres	
ZONING:	HIGHWAY COMMERCIAL (HC)	
GENERAL PLAN:	HIGHWAY COMMERCIAL (HC)	
OCCUPANCY / USE:	GROUP M - MERCANTILE	
PARKING DIMENSIONS: (CITY OF PLYMOUTH)	90 DEGREE STANDARD SPACE WIDTH: 9 FT SPACE DEPTH: 19 FT	90 DEGREE COMPACT SPACE WIDTH: 8 FT SPACE DEPTH: 16 FT
	TWO-WAY MANEUVERING WIDTH: 25 FT *COMPACT CAR SPACES, UP TO 20 %	

SCOPE OF WORK

THE PROPOSED PROJECT INVOLVES THE INSTALLATION OF A NEW FUEL CANOPY WITHIN THE PARKING LOT OF POKERVILLE MARKET. THE CANOPY WILL BE CONSTRUCTED IN ACCORDANCE WITH CHEVRON EXTRAMILE BRANDING STANDARDS. IN ADDITION, MINOR TENANT IMPROVEMENT WORK IS PROPOSED WITHIN THE EXISTING MARKET BUILDING, INCLUDING THE CONVERSION OF THE EXISTING PHARMACY AREA INTO A CONVENIENCE STORE (C-STORE).

PARKING SUMMARY:

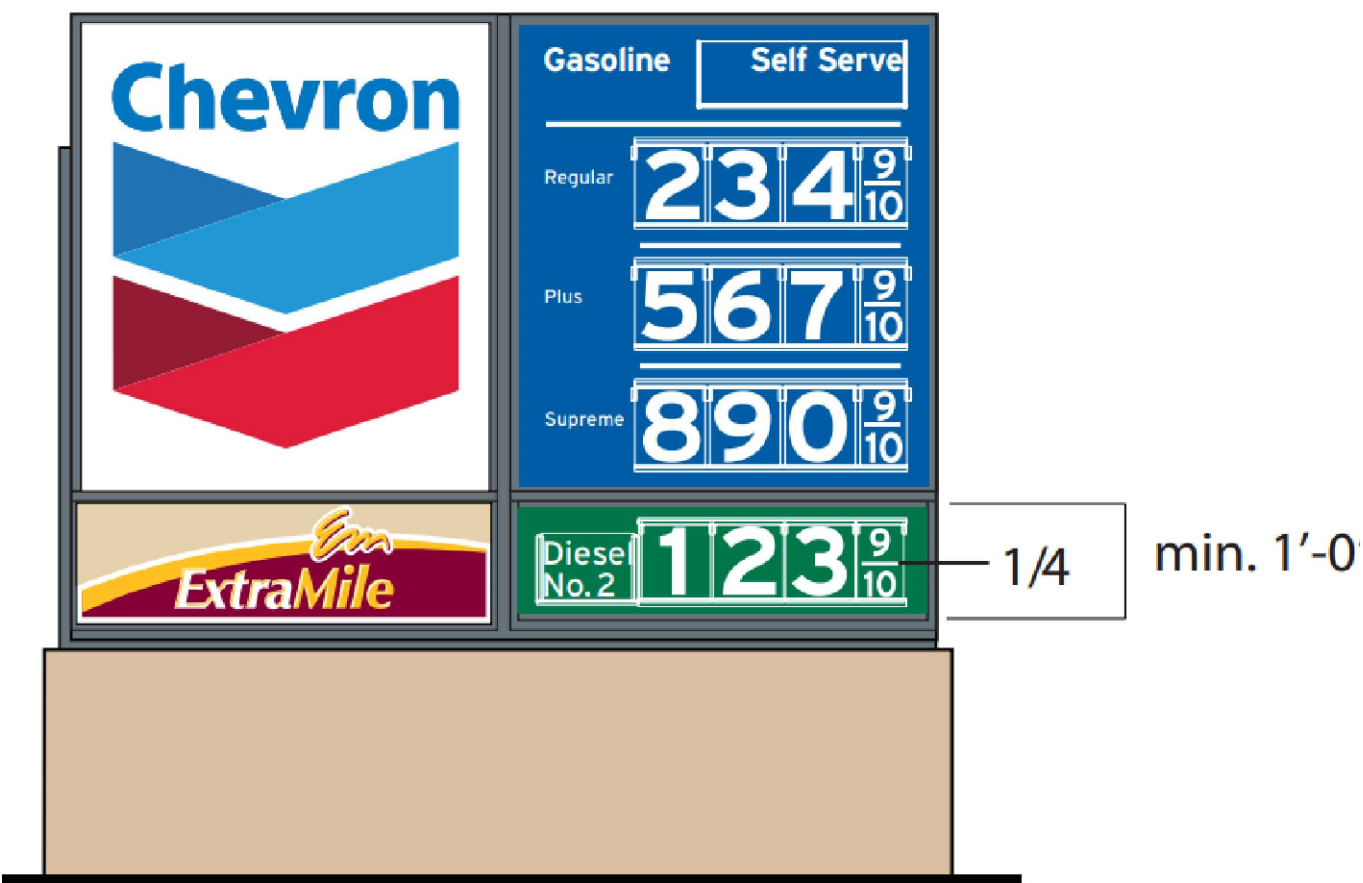
CONVENIENCE STORE 1 SPACE PER 300 SQFT OF GROSS AREA	STORE AREA	REQUIRED	EXISTING	PROPOSED
	19,691 SQFT	66	77	68
TOTAL	19,691 SQFT	66	77	68

HOURS OF OPERATION:

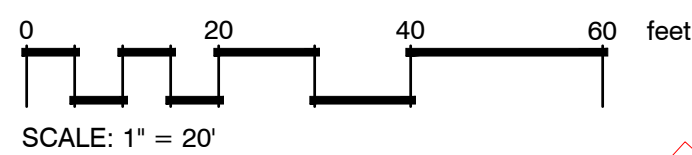
24 / 7 OPERATIONS
24 HOURS A DAY & 7 DAYS A WEEK

LEGEND

- PROPERTY LINE
- SETBACKS
- P.U.E
- PROPOSED LANDSCAPE PLANTER
- PATH OF TRAVEL



PROPOSED MONUMENT SIGN



CONSULTANT

DESIGNER OF RECORD

STAMP/SIGN

PROJECT TITLE/OWNER

DESIGNED BY

DRAWING NUMBER & TITLE

DRAWN BY

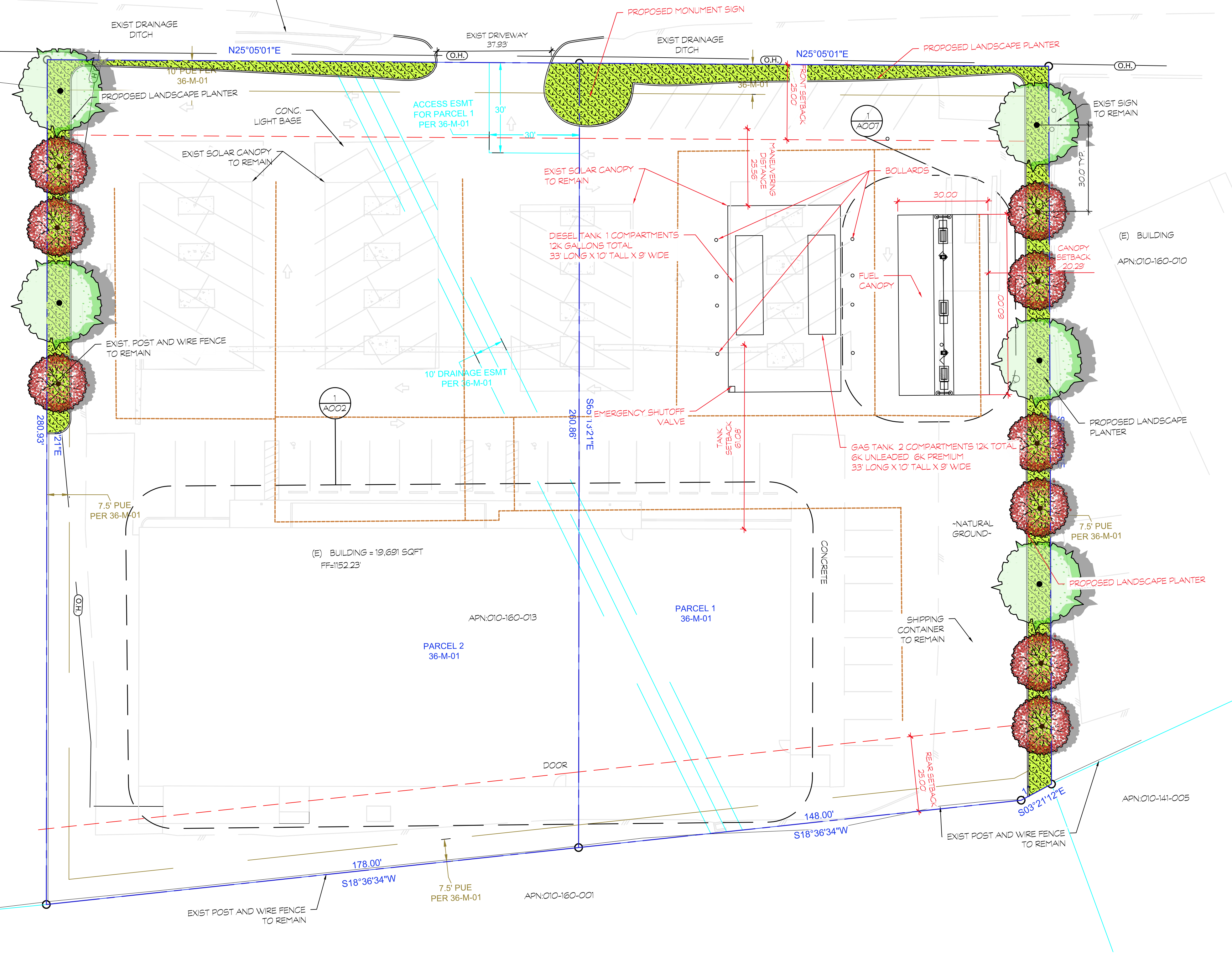
SITE PLAN
A-001

CHECKED BY

PROJECT PHASE
PLANNING

Revisions: Date:

STATE HIGHWAY NO. 49



CONCEPT PLANT SCHEDULE

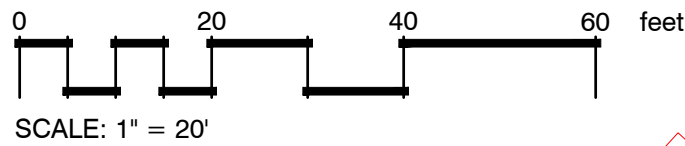
	QUANTITY	WUCOLS
PARKING LOT TREES	5	
Acer rubrum 'October Glory' / October Glory Red Maple		---
Pistacia chinensis / Chinese Pistache		---
Ulmus parvifolia 'True Green' / True Green Lacebark Elm		---
ACCENT TREES	9	
Dodonaea viscosa 'Purpurea' / Purple Hopseed Bush		---
Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper		---
Chitalpa tashkentensis 'Pink Dawn' / Pink Dawn Chitalpa		---
SHRUBS/GROUND COVERS	4,258 sf	
Agave x Blue Flame / Blue Flame Agave		---
Anigraanthos x 'Amber Velvet' / Amber Velvet Kangaroo Paw		---
Arctostaphylos uva-ursi x imbricata / Hybrid Manzanita		---
Calandrinia grandiflora / Rock Purslane		---
Myoporum parvifolium 'Fine Leaf Form' / Fine Leaf Trailing Myoporum		---
Pennisetum advena / Fountain Grass		---
Perovskia atriplicifolia 'Blue Jean Baby' / Blue Jean Baby Russian Sage		---
Salvia greggii 'Furmans Red' / Furman's Red Autumn Sage		---

TOTAL LANDSCAPE AREA PROPOSED = 4,258 SQFT

PLANT SIZE = A MINIMUM OF 25% OF ALL PROPOSED TREES SHALL BE PROVIDED AT NO LESS THAN 24-INCH BOX SIZE. ALL REMAINING TREES SHALL BE PROVIDED AT NO LESS THAN 15-GALLON SIZE. SHRUBS SHALL BE A MINIMUM OF 5-GALLON SIZE. GROUND COVER SHALL BE INSTALLED FROM PLATS.

TREES PLANTED AT HHY 49 SHALL BE 24" BOX MINIMUM.

LEGEND
--- PROPERTY LINE
--- SETBACKS
--- P.U.E



CONSULTANT

DESIGNER OF RECORD

STAMP/SIGN

PROJECT TITLE/OWNER

DESIGNED BY

DRAWING NUMBER & TITLE

DRAWN BY

PRELIMINARY LANDSCAPE

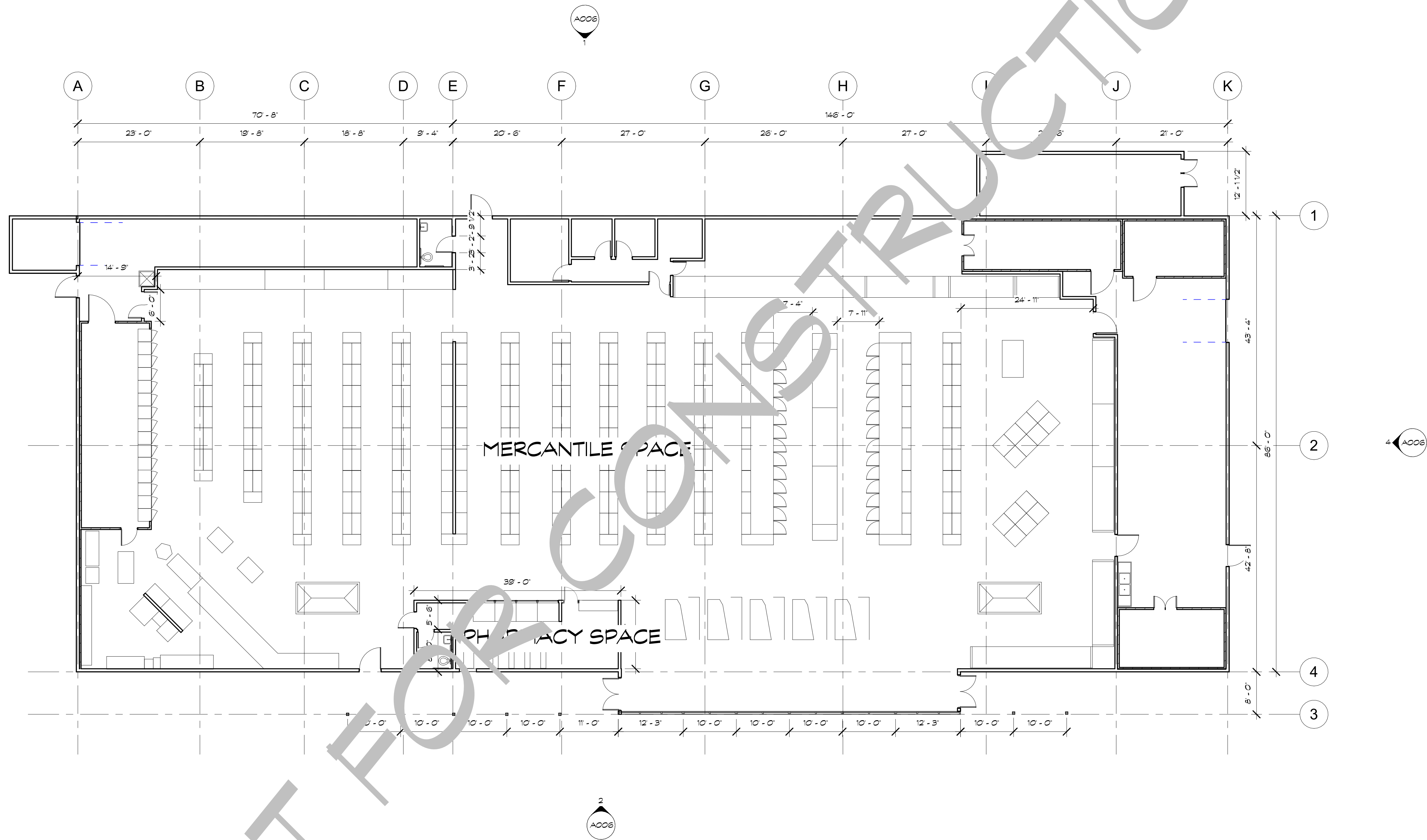
CHECKED BY

PLANS

PROJECT PHASE

L-001

PLANNING



① Level 1 - Existing
3/32" = 1'-0"

Revisions:	Date:

CONSULTANT

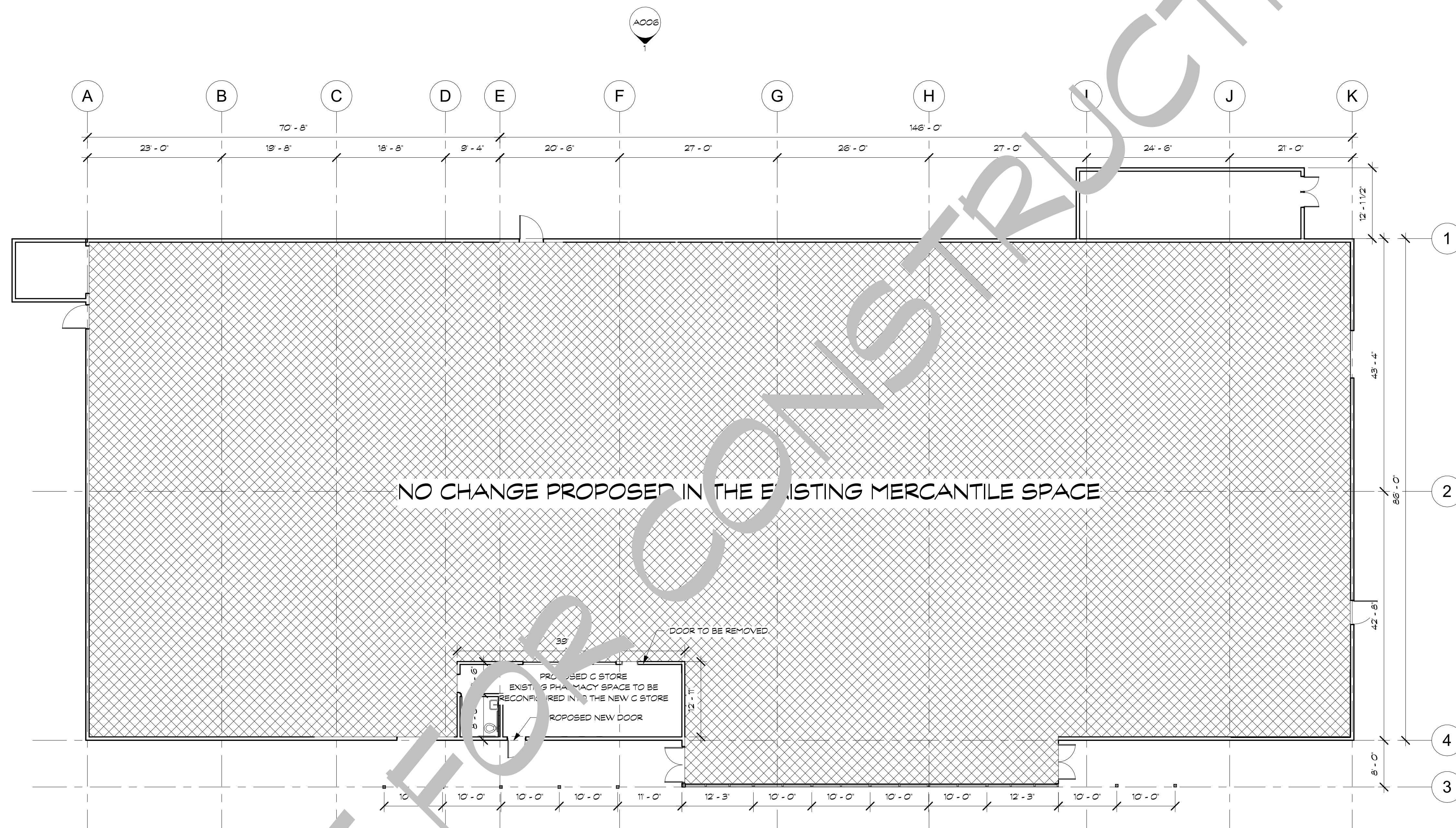
DESIGNER OF RECORD
 Tahoe Design & Engineering BRINGING YOUR DREAMS TO REALITY

STAMP/SIGN
NOT FOR CONSTRUCTION

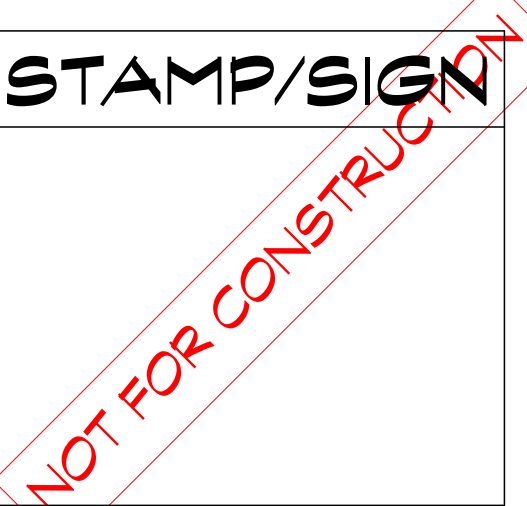
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POKERVILLE MARKET NEW GASOLINE PUMP ISLANDS 18170 STATE HIGHWAY 49, PLYMOUTH

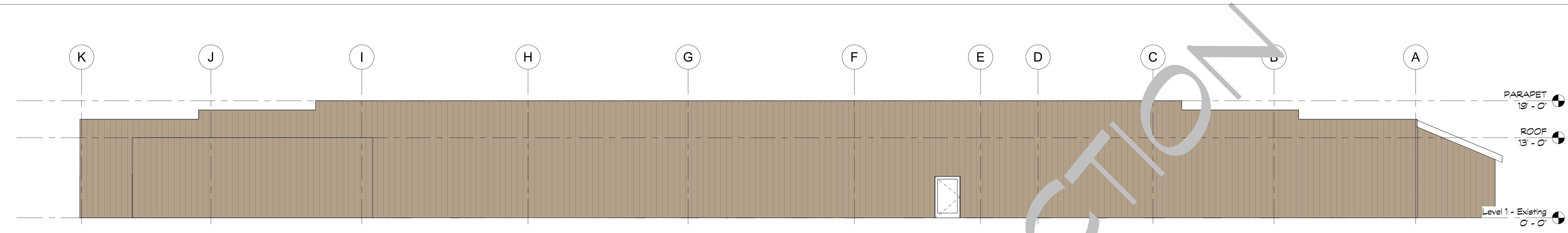
DESIGNED BY AA/SS/KK
DRAWN BY AA/SS/KK
CHECKED BY AA
PROJECT PHASE CD

DRAWING NUMBER & TITLE
A002 EXISTING FLOOR PLAN

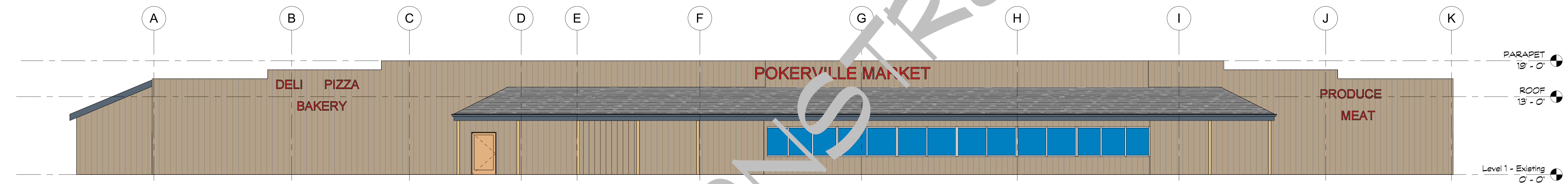


① Level 1 - Proposed
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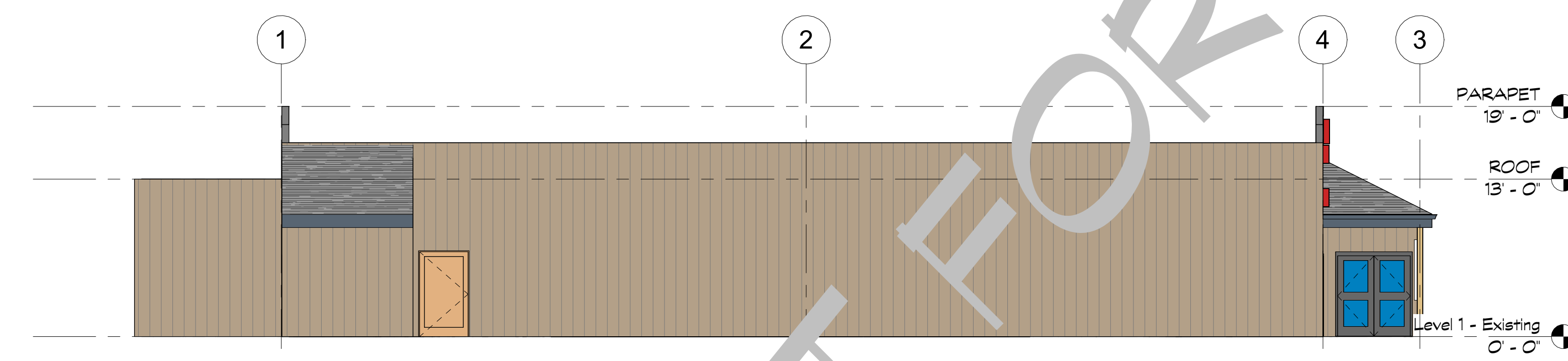
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			 Tahoe Design & Engineering BRINGING YOUR DREAMS TO REALITY		POKERVILLE MARKET NEW GASOLINE PUMP ISLANDS 18170 STATE HIGHWAY 49, PLYMOUTH	DRAWN BY AA/SS/KK	
						CHECKED BY AA	
						PROJECT PHASE CD	
Revisions:	Date:						



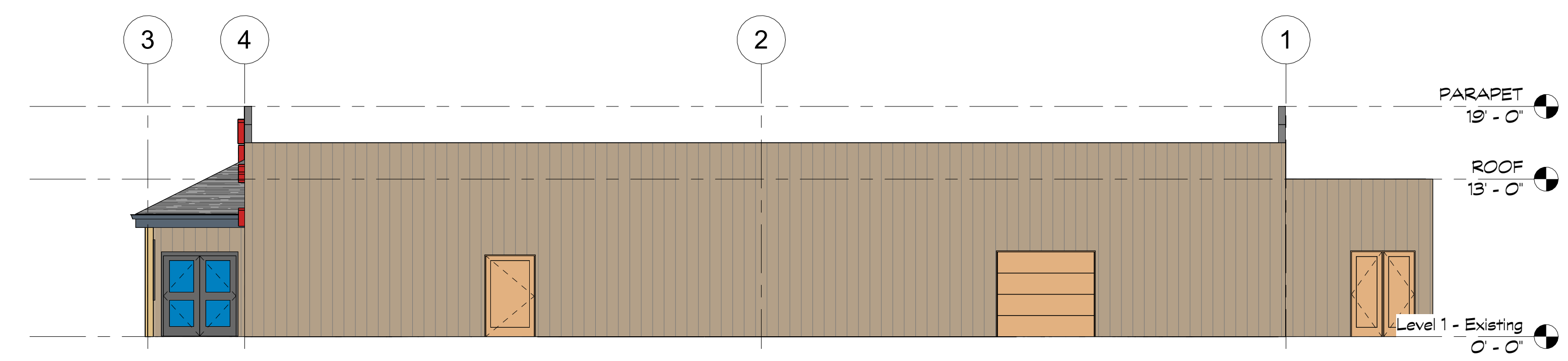
1 EAST EXISTING
1/8" = 1'-0"



2 WEST EXISTING
1/8" = 1'-0"



3 NORTH EXISTING
1/8" = 1'-0"

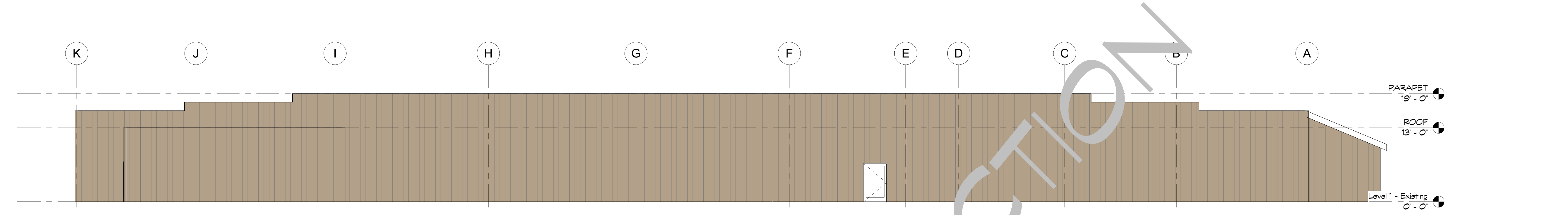


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1/8" = 1'-0"

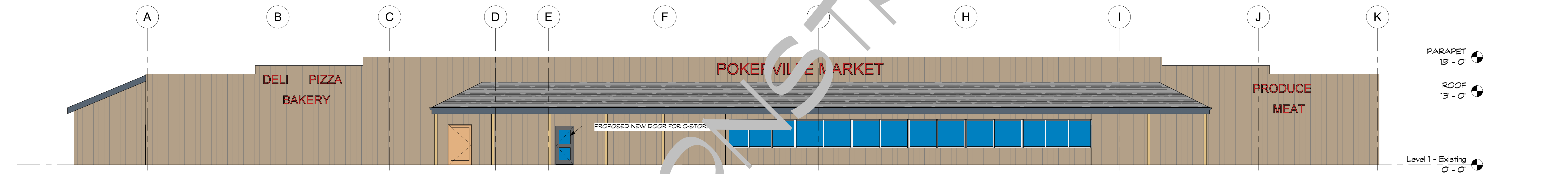
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					CHECKED BY AA	
					PROJECT PHASE CD	
Revisions:	Date:					

CONSULTANT	DESIGNER OF RECORD	STAMP/SIGN	PROJECT TITLE/OWNER
	 Tahoe Design & Engineering BRINGING YOUR DREAMS TO REALITY		POKERVILLE MARKET NEW GASOLINE PUMP ISLANDS 18170 STATE HIGHWAY 49, PLYMOUTH

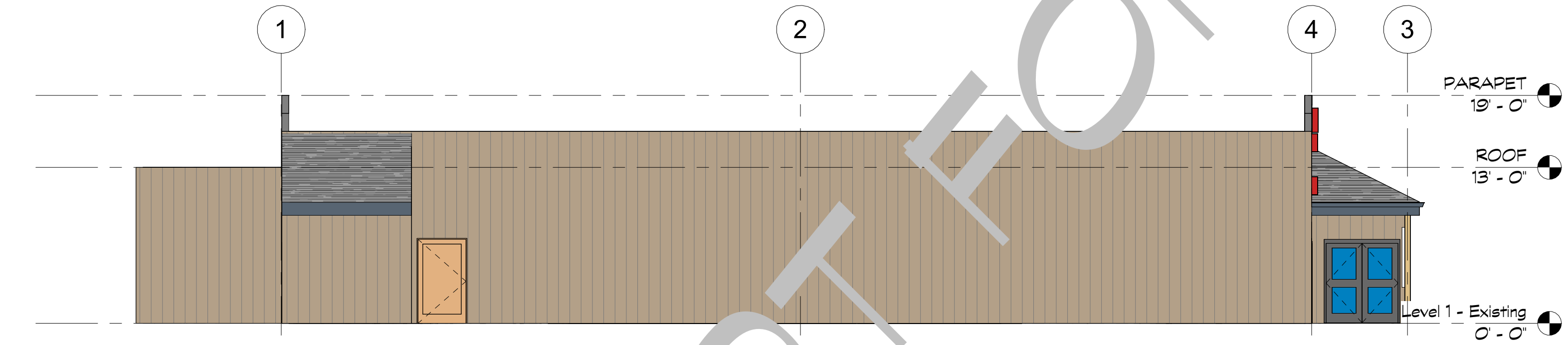
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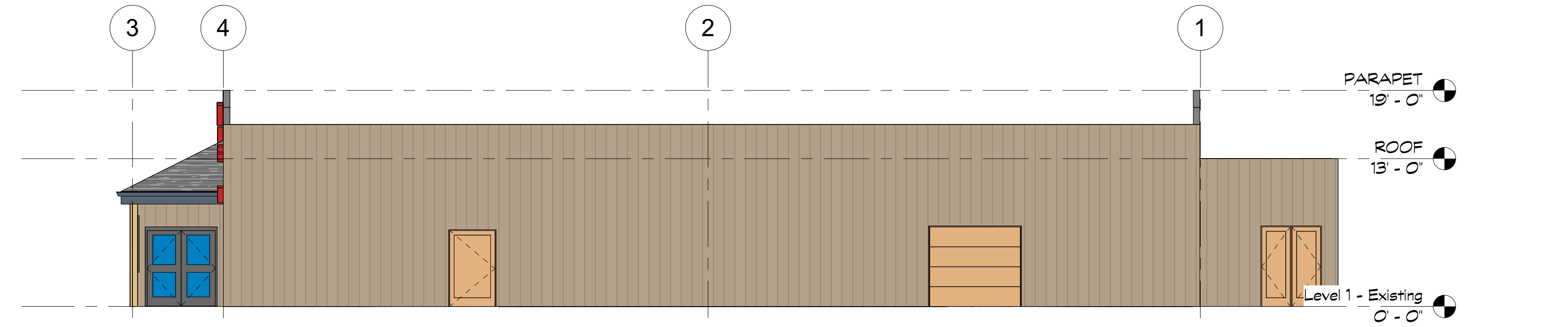
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1/8" = 1'-0"



2 WEST POPOSED - CHANGE
1/8" = 1'-0"

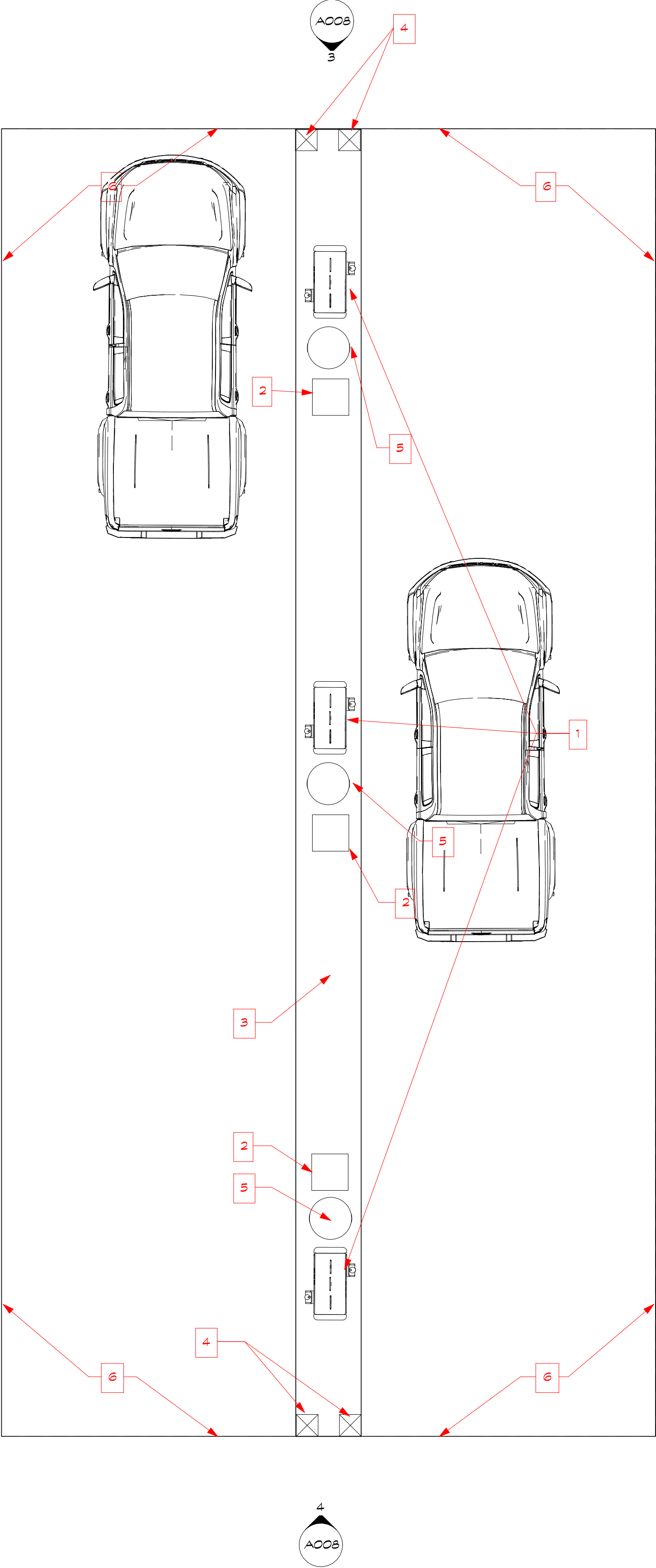


3 NORTH POPOSED - NO CHANGE
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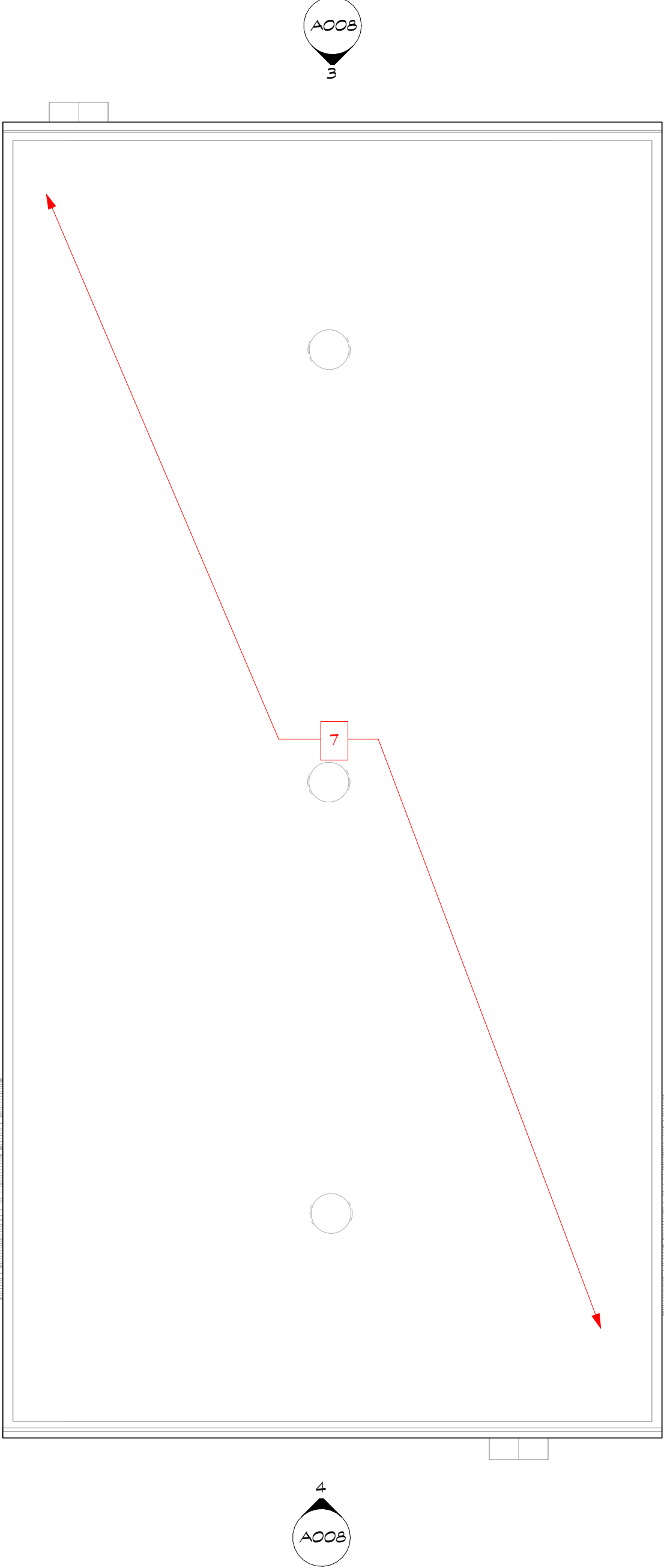


4 SOUTH POPOSED - NO CHANGE
1/8" = 1'-0"

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					PUMP ISLANDS	CHECKED BY AA	
					18170 STATE HIGHWAY 49, PLYMOUTH	PROJECT PHASE CD	
Revisions:	Date:		Tahoe Design & Engineering BRINGING YOUR DREAMS TO REALITY				A006 PROPOSED ELEVATIONS



① Level 1
1/4" = 1'-0"



② T.O. CANOPY
3/16" = 1'-0"

LEGENDS

PROPOSED GAS PUMP

PROPOSED TRASH CAPTURE/ENCLOSURE (SEE SHEET FOR DETAILS)

KEY NOTES

1. PROPOSED GAS PUMPS

2. PROPOSED TRASH CAPTURE

3. PROPOSED 6' RAISED MEDIAN

4. PROPOSED CONCRETE BOLLARDS

5. CANOPY CIRCULAR COLUMNS

6. CANOPY ROOF LINE ABOVE

7. PROPOSED ROOF CANOPY

Revisions:	Date:

CONSULTANT

DESIGNER OF RECORD

Tahoe Design & Engineering
BRINGING YOUR DREAMS TO REALITY

STAMP/SIGN

NOT FOR CONSTRUCTION

PROJECT TITLE/OWNER

POKERVILLE MARKET NEW GASOLINE
PUMP ISLANDS
18170 STATE HIGHWAY 49, PLYMOUTH

DESIGNED BY
AA/SS/KK

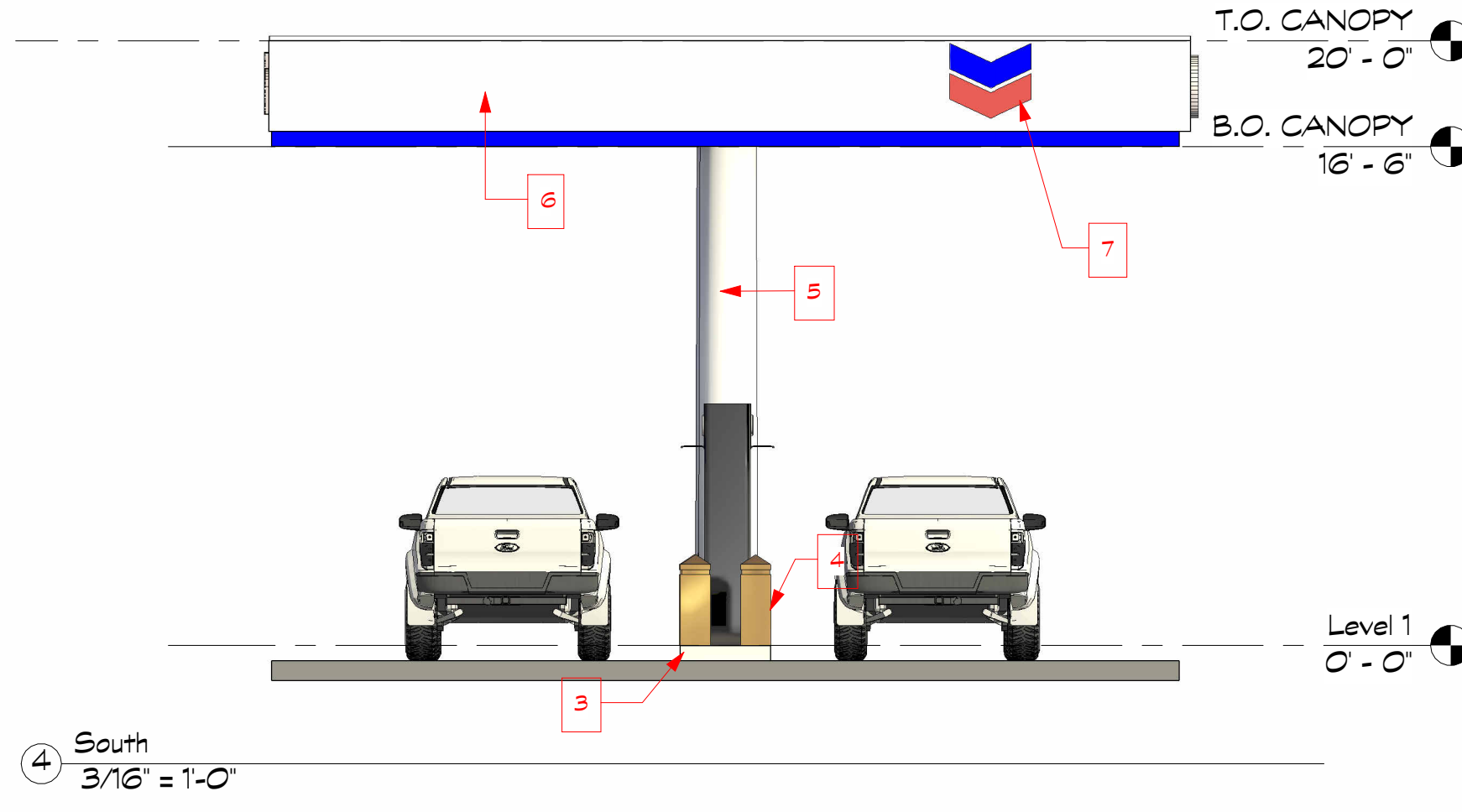
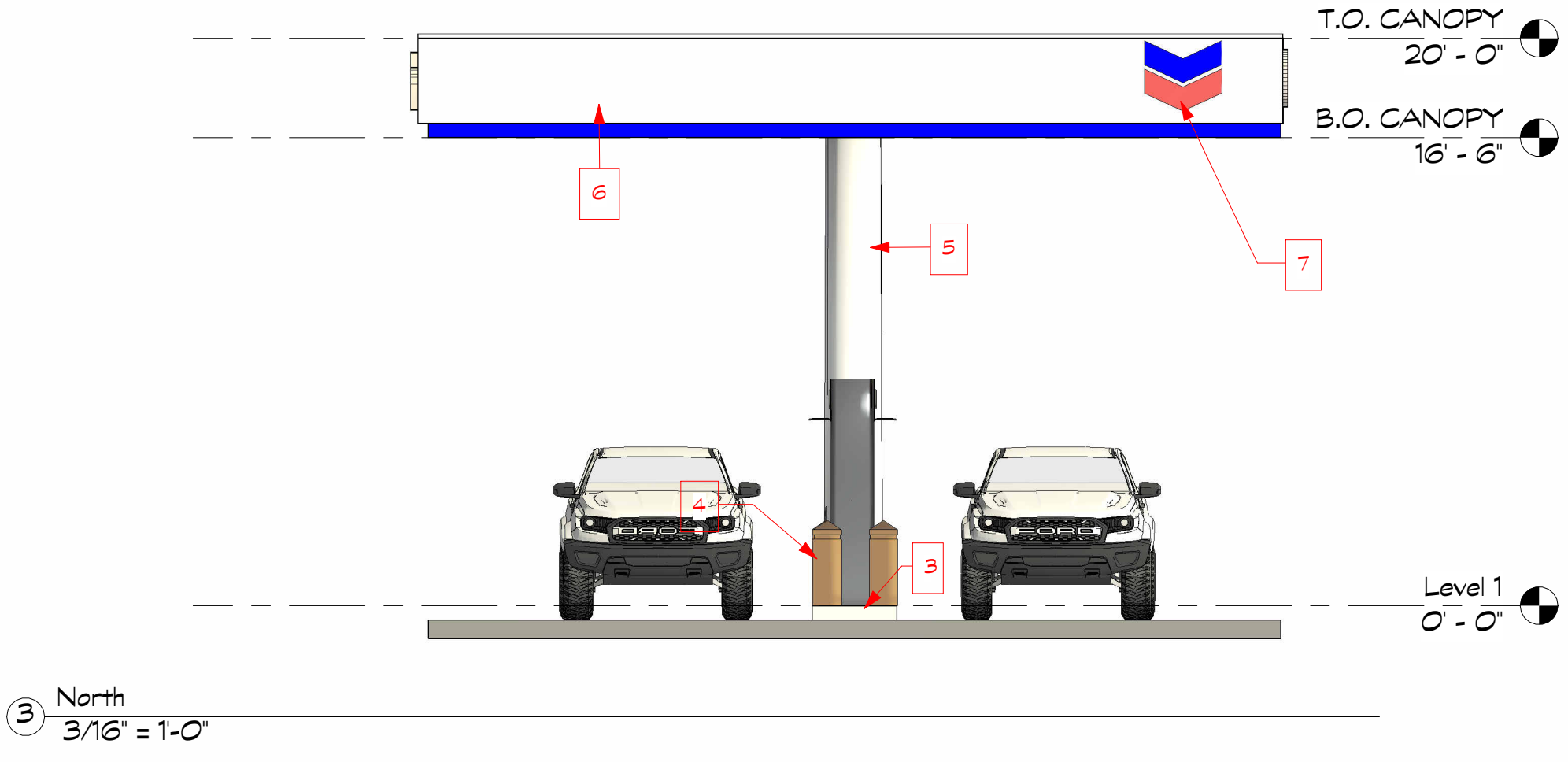
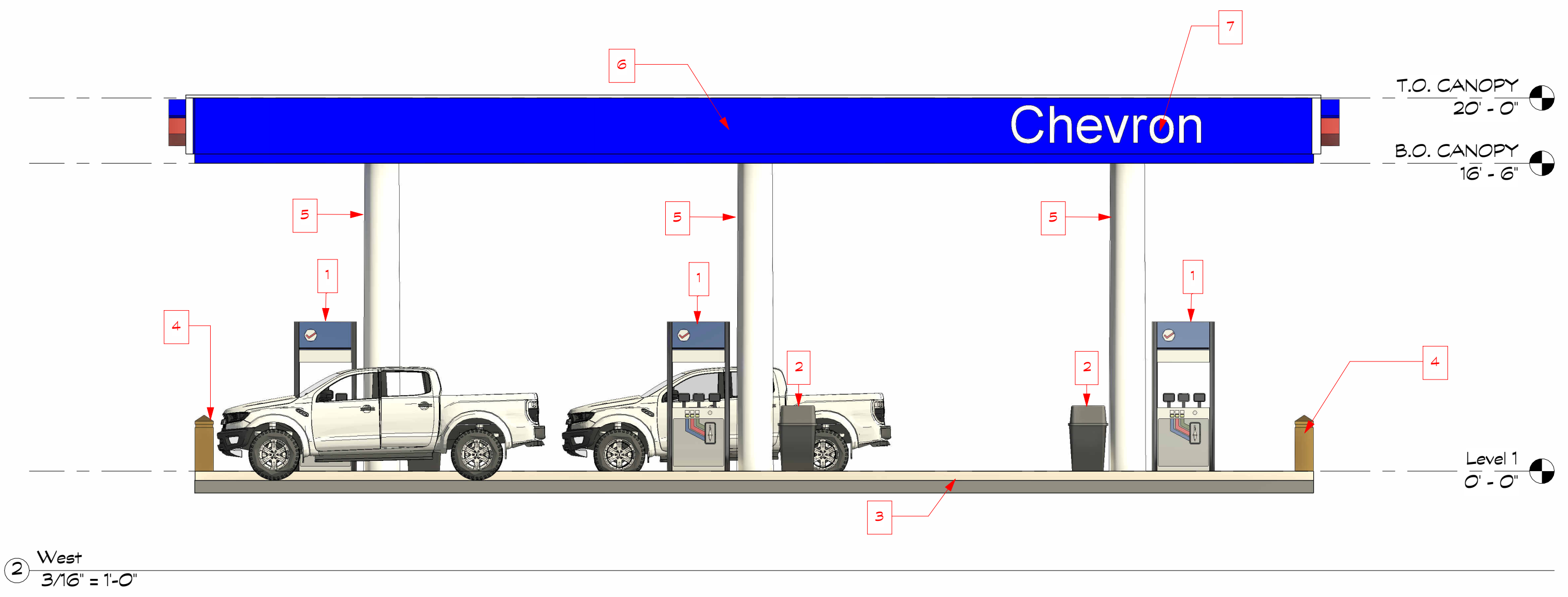
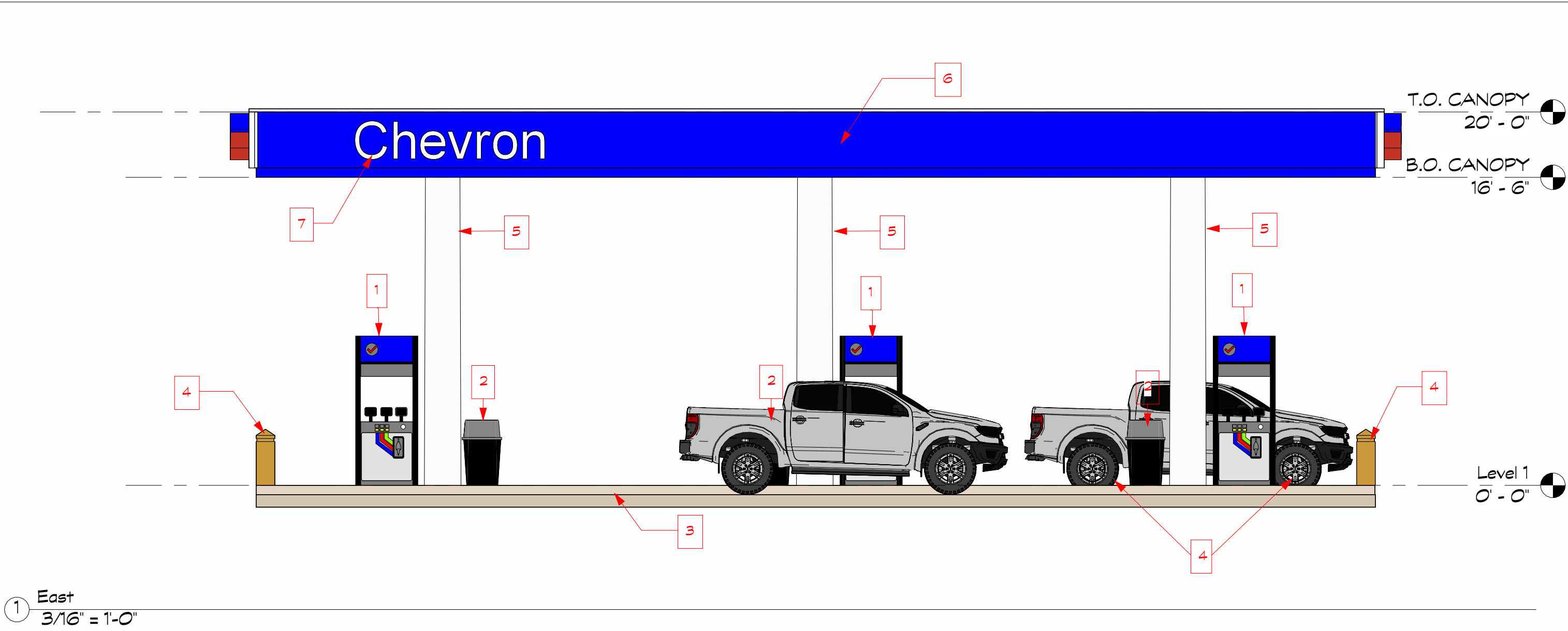
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AA/SS/KK

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AA

PROJECT PHASE
CD

DRAWING NUMBER & TITLE

A007
GAS CANOPY FLOOR & ROOF PLAN



KEY NOTES	
1.	PROPOSED GAS PUMPS
2.	PROPOSED TRASH CAPTURE
3.	PROPOSED 6" RAISED MEDIAN
4.	PROPOSED CONCRETE BOLLARDS
5.	CANOPY CIRCULAR COLUMNS
6.	CANOPY ROOF
7.	INTERNALLY ILLUMINATED 'CHEVRON' WORKMARK

Revisions:	Date:	CONSULTANT	DESIGNER OF RECORD Tahoe Design & Engineering BRINGING YOUR DREAMS TO REALITY	STAMP/SIGN NOT FOR CONSTRUCTION	PROJECT TITLE/OWNER POKERVILLE MARKET NEW GASOLINE PUMP ISLANDS 18170 STATE HIGHWAY 49, PLYMOUTH	DESIGNED BY AA/SS/KK	DRAWING NUMBER & TITLE A008 GAS CANOPY ELEVATIONS
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						CHECKED BY AA	
						PROJECT PHASE CD	

VEHICLE

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Filters

SN640198A

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Add: New Filter...

Select All...

Clear All...

SN640198A 1999 (CH)

Units: feet

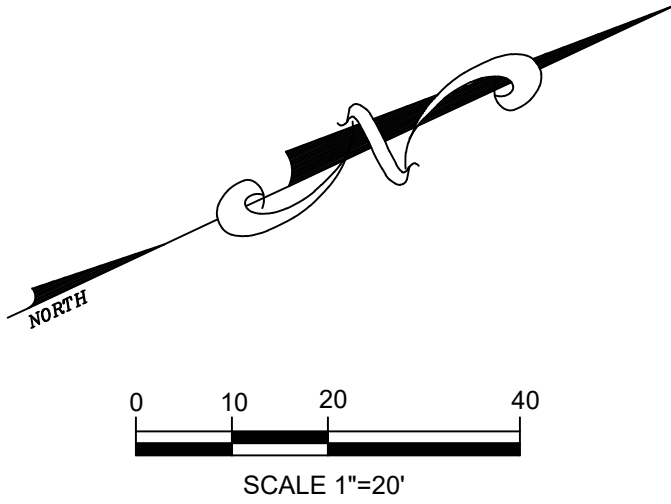
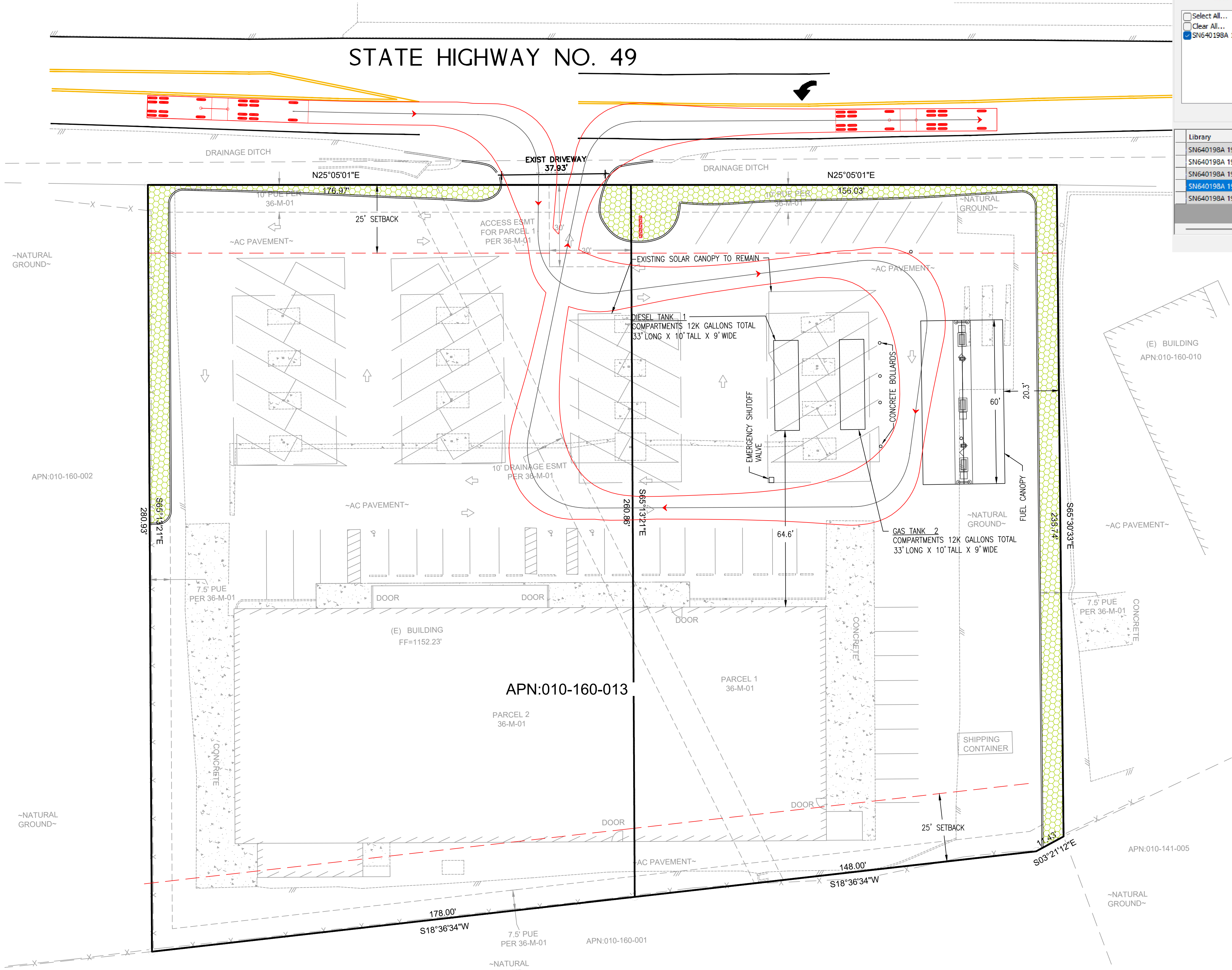
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SN640198A 1999 (CH)	BUS15M	Bus	Europe	55.8	1	49.21	22.80
SN640198A 1999 (CH)	LW	Commercial Truck	Europe	41.8	1	30.84	16.40
SN640198A 1999 (CH)	LWA	Tanker - Trailer	Europe	41.8	2	59.06	16.40
SN640198A 1999 (CH)	PW	Passenger Vehicle	Europe	27.5	1	16.73	9.84

EXHIBIT NOTES:

- 1) MANEUVERING EXHIBIT DEPICTS FUEL TRUCK ENTRANCE AND EXIT FROM EXISTING DRIVEWAY ALONG STATE HIGHWAY NO. 49.
- 2) THE VEHICLE USED FOR THE PREPARATION OF THIS EXHIBIT WAS PROVIDED BY TRANSOFT SOLUTIONS USING AUTOTURN SOFTWARE. THE VEHICLE HAS BEEN SHOWN ON THIS SHEET.

VEHICLE CLASS: TANKER TRAILER
VEHICLE NAME: LWA
MODEL: SN640198A 1999 (CH)
- 3) EXHIBIT ILLUSTRATES PASSENGER-SIDE FUELING MANEUVERING FOR A STANDARD GASOLINE AND DIESEL TANKER-TRAILER. MOVEMENTS ARE SHOWN FOR DESIGN PURPOSES ONLY.



BENCHMARK ELEVATION: 930.1 NAVD88
NGS - DESIGNATION = M 202
STANDARD DISK IN CONC. STAMPED M202 1935 SET
IN TOP OF CONC. POST. 2.0' MILES NORTH OF CITY
OF PLYMOUTH ON HWY 29

JTS ENGINEERING
CONSULTANTS, INC.
1808 J STREET
SACRAMENTO, CALIFORNIA 95811 TEL: (916) 441-6708

DESIGNED: FMA
DRAWN: FMA
CHECKED: OJS
SUBMITTED: PASTOR HENRY Y. ABEJUELA III RCE: 94339

SCALE:
H: 1"=20'
V:



NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	DATE

TRUCK MANEUVERING EXHIBIT - ENTERING SITE
18170 STATE HIGHWAY 49, PLYMOUTH
AMADOR COUNTY APN: 010-160-013 CALIFORNIA

DATE: 04/29/2026
SHEET
1
OF **2**

VEHICLE

Select Vehicle

Filters

SN640198a

Country: All

Add: New Filter...

Select All...

Clear All...

SN640198A 1999 (CH)

5 vehicles shown

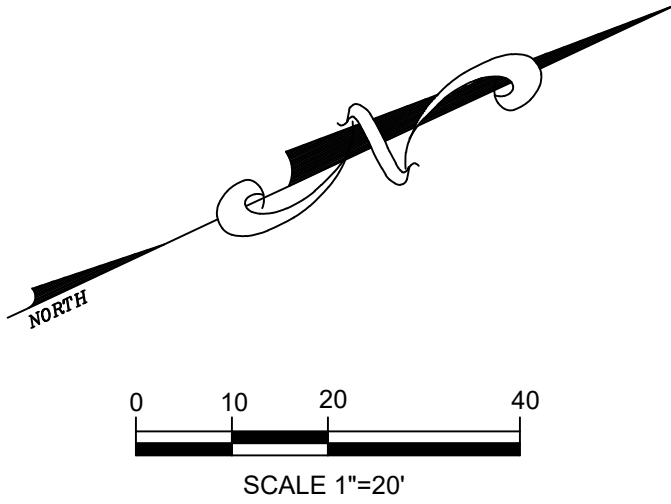
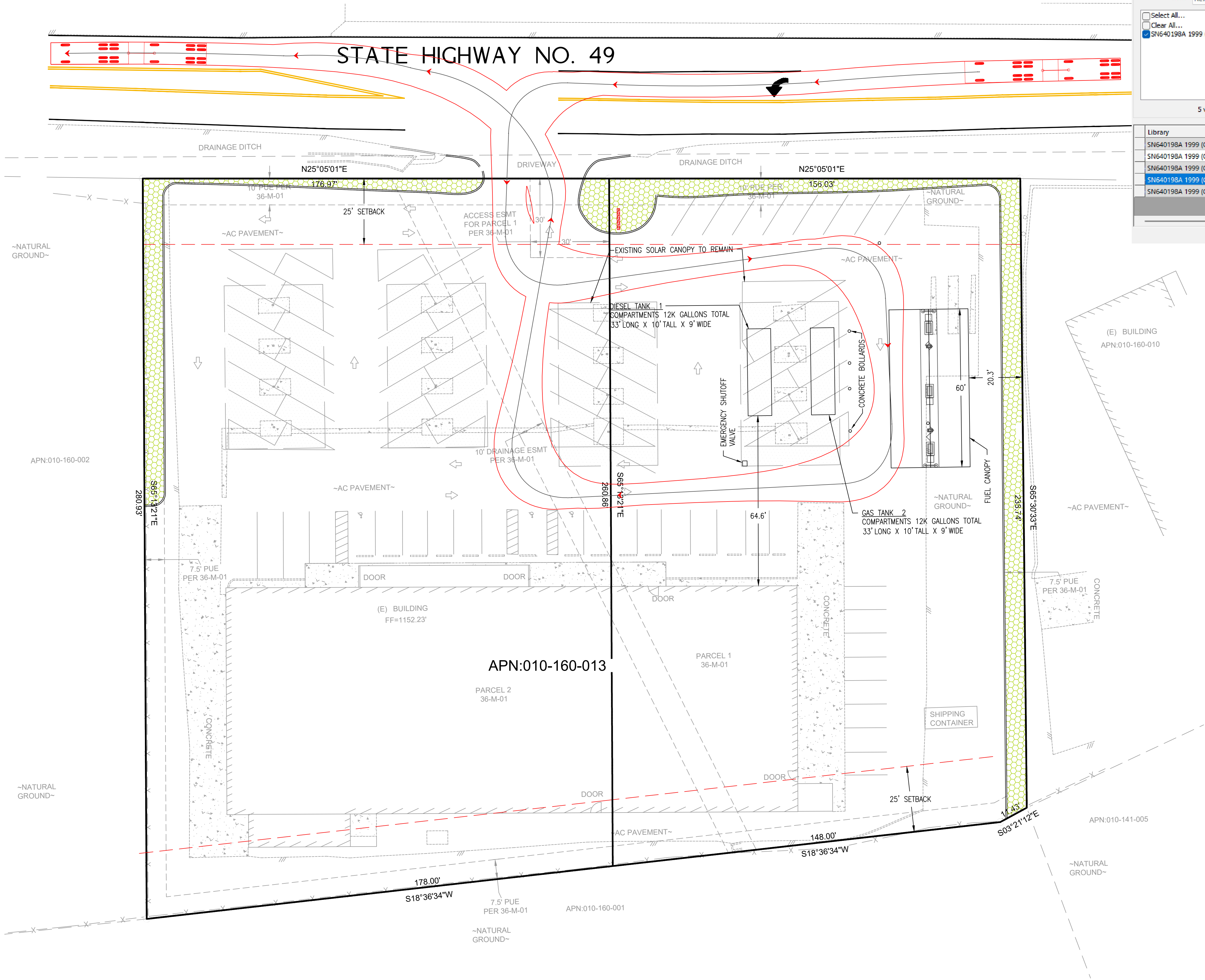
Units: feet

Library	Vehicle Na...	Class	Region	Lock	# Parts	Length	Wheelbase
SN640198A 1999 (CH)	BUS12M	Bus	Europe	39.8	1	39.37	19.95
SN640198A 1999 (CH)	BUS15M	Bus	Europe	55.8	1	49.21	22.80
SN640198A 1999 (CH)	LW	Commercial Truck	Europe	41.8	1	30.84	16.40
SN640198A 1999 (CH)	LWA	Tanker - Trailer	Europe	41.8	2	59.06	16.40
SN640198A 1999 (CH)	PW	Passenger Vehicle	Europe	27.5	1	16.73	9.84

EXHIBIT NOTES:

- 1) MANEUVERING EXHIBIT DEPICTS FUEL TRUCK ENTRANCE AND EXIT FROM EXISTING DRIVEWAY ALONG STATE HIGHWAY NO. 49.
- 2) THE VEHICLE USED FOR THE PREPARATION OF THIS EXHIBIT WAS PROVIDED BY TRANSOFT SOLUTIONS USING AUTOTURN SOFTWARE. THE VEHICLE HAS BEEN SHOWN ON THIS SHEET.

VEHICLE CLASS: TANKER TRAILER
VEHICLE NAME: LWA
MODEL: SN640198A 1999 (CH)
- 3) EXHIBIT ILLUSTRATES PASSENGER-SIDE FUELING MANEUVERING FOR A STANDARD GASOLINE AND DIESEL TANKER-TRAILER. MOVEMENTS ARE SHOWN FOR DESIGN PURPOSES ONLY.



BENCHMARK ELEVATION: 930.1 NAVD88
NGS - DESIGNATION = M 202
STANDARD DISK IN CONC. STAMPED M202 1935 SET
IN TOP OF CONC. POST. 2.0' MILES NORTH OF CITY
OF PLYMOUTH ON HWY 29

JTS ENGINEERING
CONSULTANTS, INC.
1808 J STREET
SACRAMENTO, CALIFORNIA 95811 TEL: (916) 441-6708

DESIGNED:	FMA	SCALE:	
DRAWN:	FMA	H: 1"=20'	
CHECKED:	OJS	V:	
SUBMITTED:	PASTOR HENRY Y. ABEJUELA III	RCE:	94339



NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	DATE

TRUCK MANEUVERING EXHIBIT - EXITING SITE
18170 STATE HIGHWAY 49, PLYMOUTH
AMADOR COUNTY APN: 010-160-013 CALIFORNIA

DATE: 04/29/2026
SHEET
2
OF **2**

