

**Mayor**  
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**Planning  
Department**

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Item # 5

**To: Lemoore Planning Commission**  
**From: Holly Smyth, Planning Director**  
**Date: November 27, 2006**  
**Subject: Updated Staff Report information for Conditional Use Permit # 2006-05 /  
Site Plan Review #. 2006-13 / E.I.A No. 2006-20 by Dassel's Petroleum Inc.**

**BACKGROUND:**

The item was tabled at the Planning Commission's meeting of November 13, 2006, due to a set of questions posed by audience member a Mr. Brian Castadillo regarding the "City denying an application for above ground tanks no more than 400 feet" from the project site.

When talking to the Public Works Director, David Wlaschin, he remembers a brief conversation he had with Mr. Castadillo where he asked if he could install above ground tanks. Mr. Wlaschin's told Mr. Castadillo that the only above ground tanks that were approved in town currently were in the industrial park. If he wanted to pursue an installation above ground at his Bush Street and 19½ Avenue site he could apply and it would be reviewed. Mr. Castillo then told Mr. Wlaschin that it wasn't really as issue because Chevron did not want above ground tanks and they would take up too much of the site. Mr. Wlaschin will be present at the meeting to answer any further questions.

Because no formal submittal was ever made for above ground fueling facility by Mr. Castadillo, the Planning Commission nor the City Council had the opportunity to deny his application. However, an above ground propane tank is approved at the new Chevron site at the corner of Bush and 19½ Avenue.

**RECOMMENDATION:**

Staff recommends that the Dassel's Petroleum project be approved as initially outlined by staff at the November 13, 2006 meeting and in the attached original staff report with minor modifications to the Resolution as per City Attorney Hilda Montoy.

**PLANNING COMMISSIONERS**

Chairperson – Bob Clement, Vice-Chair – Kimberly Moss,  
Lisa Elgin, Sharon Kendall, Angie Leroy, Marshall Norgaard, Mel Ormonde