



Staff Report to the Planning Commission

Application Number: **03-0253**

Applicant: Akhtar Javed
Owner: Akhtar Javed
APN: 037-271-05

Agenda Date: April 27, 2005
Agenda Item #: 8
Time: After 9:00 a.m.

Project Description: Proposal to demolish and reconstruct a gas station and convenience store with an attached car wash facility. Requires an Amendment to Commercial Developments 88-0477 and 02-0513 and a Rezoning from the C-1 (Neighborhood Commercial) Zone District to the C-2 (Community Commercial) Zone District.

Location: Property located at the northwest corner of the intersection of Park Avenue and Soquel Drive (5955 Soquel Drive).

Supervisory District: 2nd District (District Supervisor: Ellen Pine)

Permits Required: Amendment to Commercial Development Permits 88-0477 and 02-0513 and a Rezoning from C-1 to C-2

Staff Recommendation: Staff recommends that your Commission adopt the attached resolution, sending a recommendation to the Board of Supervisors for approval of application number 03-0253, based on the attached findings and conditions, and certification of the Mitigated Negative Declaration in accordance with the California Environmental Quality Act.

- Adopt the Resolution sending a recommendation to the Board of Supervisors for approval of Application 02-0253 based on the attached findings and Certification of the Mitigated Negative Declaration to the California Environmental Quality Act

Exhibits

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| A. Project plans | G. Zoning & General Plan maps |
| B. Findings | H. Final review letter from Sanitation District, dated 1/18/05 |
| C. Conditions | I. General Plan Noise Element |
| D. Resolution | J. Memo from Paia Levine, Environmental Coordinator, 2/15/05 |
| E. Mitigated Negative Declaration and Initial Study (CEQA determination) | |
| F. Assessor's parcel map | |

Parcel Information

Parcel Size: 37,400 square feet (EMIS estimate)
Existing Land Use - Parcel: Gas station with convenience store
Existing Land Use - Surrounding: Residential, Professional Office, and Neighborhood Commercial
Project Access: Soquel Drive and Park Avenue
Planning Area: Soquel
Land Use Designation: C-C (Community Commercial)
Zone District: C-1 (Neighborhood Commercial)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Soquel **Loam** and Watsonville **Loam**
Fire Hazard: Not a mapped constraint
Slopes: Slightly sloped (0-5%) for all of site except NW comer (30%+)
Env. **Sen.** Habitat: Riparian vegetation along NW comer
Grading: Minor grading along western property line
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing and proposed drainage adequate
Traffic: Increase of around **68** additional trip ends
Roads: Existing roads adequate
Parks: Existing park facilities adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Central Fire
Drainage District: Zone 5

History

According to assessor's records, the existing convenience store and **service** station **has** existed on this site since at least **1966**. The station has operated under numerous franchises, including ARCO, Beacon, and Texaco, but is now locally owned and operated. The existing convenience store is **1,296** square feet in sue with three gasoline pumps. In November 2003, Planning approved a Commercial Development permit (02-0513) to remodel and construct an addition to the existing convenience store, which was never exercised as the owner chose to pursue the design proposed under this application.

Project **Setting**

The project site is at the northwest corner of the intersection of Soquel Drive and Park Avenue within the Soquel Planning Area, approximately 1¼ mile from downtown Soquel. The project site is not covered under the Soquel Village Plan.

Topography: The site is flat (0-5% slopes) with the exception of the northwest corner of the property, which slopes down to an intermittent stream (a tributary of Noble Gulch) with associated riparian vegetation.

Surrounding zoning and land uses: To the north of the subject property lies a PA (Professional Administrative Offices) zoned parcel with a two-story building housing medical and dental offices constructed in the late 1970's. To the east across Park Avenue lies a vacant PA zoned parcel. To the south lies a C-1 (Neighborhood Commercial) zoned parcel with a two-story building with medical and dental offices and small-scale retail (such as Bay Photo Lab) constructed in 1999. Finally, to the west lies a PA zoned parcel with a condominium office building constructed in the late 1970's used for professional service offices. Across the creek at the northwest ~~corner~~ of the subject property are single-family residences in an R-1-6 zone district.

Project scope

The owner proposes to demolish the existing convenience store and pump stations and to construct a new convenience store of about 4,500 square feet with an automated car wash. The proposal will alter the circulation and parking on site, as the new convenience store will be located further west than the existing store and the new pump stations will be located on the eastern half of the site. The number of gasoline pumps will increase from three to four, and parking will be increased to 18 spaces including two accessible spaces. To simplify circulation, the number of driveways will be decreased from three to two, with one opening onto Park Avenue and the other opening onto Soquel Drive.

The new convenience store will allow the property owner to expand the existing operation to include the sale of fresh fruits and vegetables, grocery items, and hot snacks. The convenience store is the only place to obtain groceries between the Quick Stop at 5505 Soquel Drive (1/2 mile to the west) and the Safeway at State Park Drive and Soquel Drive in Aptos (1 ¾ miles to the east), and will therefore be an amenity to residents and workers in the vicinity. The existing sale of alcoholic beverages will not be expanded beyond the current sale of beer and wine granted in 1987.

Employees and Hours of Operation

When completed, the convenience store will be open from 5:30 ~~am~~ to 12:00 pm (midnight) every day of the week. The convenience store will have eight to nine employees, with a maximum of three on duty at any one time during normal operations. The ~~car~~ wash will be in operation from 8:00am to 9:00pm to reduce noise exposure to neighboring properties, per Condition of Approval I.V. K.

Zoning & General Plan Consistency

The subject property is currently zoned C-1 (Neighborhood Commercial), a zone which allows gas stations and convenience stores. The proposed new convenience store and canopy will comply with all site standards of the C-1 and C-2 zone districts, in that the 10-foot front yard setback from both Soquel Drive and Park Avenue will be maintained, as will the required 30-foot setback from the adjoining residential zone at the northwest corner.

The site's General Plan Land Use Designation of C-C (Community Commercial) allows gas stations, convenience stores, and self-serve car washes in the appropriate zone district.

Sign regulations

According to Section 13.10.581(a)(2) of the County Code, the maximum allowed signage without a variance is 50 square feet. The proposed signage on the site will not exceed 50 square feet.

Temporary and permanent signs in the windows of the convenience store cannot exceed 20% of the total window area of the building, per Section 13.10.581(b) of the County Code. Moving signs, flags, banners, sandwich board signs or flashing signs shall not be permitted per Section 13.10.581(j), and advertising signs not located in the windows of the building will not be permitted per Condition of Approval IV.D.

Rezoning Issues

In order to facilitate the construction of the automated car wash, a rezoning of the property from C-1 to C-2 is necessary as that use is not allowed in the C-1 zone district. The proposed rezoning complies with the intent and purposes of the C-C (Community Commercial) General Plan Land Use designation as both the C-1 and proposed C-2 zone are implementing zone districts per Section 13.10.170(d) of the County Code. The change in zoning to C-2 will allow a wider range of future potential uses, some of which may result in an intensification of use and/or increased environmental impacts (such as noise). However, if a more intense use or a use that would significantly alter the character of the neighborhood is proposed, a Commercial Development Permit processed at least a level 4 (public notification) would be required and any potential impacts of the new use will be addressed under that permit.

The existing gas station combined with the approved convenience store is already an intense use in terms of traffic, hazardous materials, and noise. Due to the size and location of the property, a more intensive use is unlikely on the site.

Design Review

The proposed gas station and convenience store requires Design Review under Section 13.11.040 of the County Code. The County's Urban Designer, Larry Kasparowitz, reviewed the proposed project for conformity with the Design Review Standards outlined in this section of the County Code, and determined the proposal to meet the criteria in terms of compatible site design, building design, parking, noise, and landscaping. The proposed materials, colors, and design will complement the existing structures at the intersection of Park Avenue and Soquel Drive, preserving the "small town" character of the intersection.

Environmental Review

As the proposed project requires a rezoning, Environmental Review was required under the California Environmental Quality Act. An Initial Study was prepared (Exhibit E), resulting in the issuance of a Mitigated Negative Declaration on March 2, 2004. The primary issues identified during this review were potential degradation of the adjacent riparian comdor and increased noise from the car wash. However, all impacts were determined to be less than significant, as the development will not encroach closer to the riparian **area** and the operating hours and orientation of the car wash will minimize noise disturbance to neighboring properties. Mitigation measures can be found in Conditions of Approval IV.A **through** IV.C.

Issues

Parking

A total of eighteen parking spaces will be provided, including two accessible spaces at the entrance to the store. A convenience store is considered a retail establishment for the purposes of determining parking requirements, with a ratio of one parking space per 200 square feet of retail space (excluding walk-in coolers and storage areas) per Section 13.11.552(b) of the County Code. The new convenience store will have approximately 3,308 square feet of retail and office space (about 1,185 sq. ft. of walk in coolers and storage subtracted from 4,493 sq. ft. total building area), resulting in a need for 17 parking spaces. The one additional space will not exceed 10% of the total parking requirements. Eight re-fueling positions will be provided, independent of the required off-street parking.

Impacts to riparian comdor

An arroyo with an intermittent stream passes to the north of the subject property, containing riparian vegetation and the possibility of sensitive habitat. The proposed convenience store and car wash will be located within a previously disturbed area, and development will not encroach closer to the riparian corridor. To protect the corridor from detergent and other contaminants, the used car wash water is required to be directed to the sewer system and kept separate from surface water runoff (Condition of Approval II.B.4). Additionally, silt and grease traps are required at the catch basins (Condition of Approval II.B.5).

Intensification of Use/ Increase in Traffic

According to the Department of Public Works formula, the expanded gas station is estimated to result in an increase of 49 trip ends per day. Soquel Transportation Improvement Fees will be assessed as part of the mitigation for the increase in traffic. Both Soquel Drive and Park Avenue are arterial roads and have the capacity to absorb the increase in traffic resulting from the new expanded convenience store.

The addition of the car wash is not expected to significantly increase trip generation to the site as trips to the car wash are considered to be a component of trips generated by the convenience store and gas pumps or "pass-by" trips, trips not specifically generated by the use but stopping en-route to another destination.

Noise

Noise is a concern for the surrounding neighborhood since the service station is bounded by offices on two sides and single-family residences to the northwest. An increase in noise is anticipated from the expanded operation and the car wash. However, the impact of this additional noise on surrounding residents and offices will be reduced to an insignificant level (60 dB L_{dn} at the property line, 70 dB maximum at any one time) since the orientation of the car wash will direct most noise toward Park Avenue, and additional insulation and/or sound walls will be installed per the results and recommendations of a noise study conducted within three months of the final building permit inspection (Condition of Approval IV.M). Further noise studies may be required if the Planning Department receives complaints regarding noise from the subject property, the result of which may include further noise abatement measures. Hours of operation will be limited to 5am to 9pm to reduce nighttime noise. Deliveries will be made from the Park Avenue side of the property, minimizing disturbances to neighboring residences.

Driveway layout

Road Engineering staff approved the retention of the center driveway since the driveway is crucial to on-site circulation and is the only driveway fuel trucks can reasonably use to access the existing fuel tanks (no change is proposed to the actual fuel tank location). The western driveway on Soquel Drive will be removed, as this location will be used for access to the car wash and the new convenience store.

Conclusion

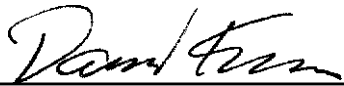
As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.


Staff Recommendation

Staff recommends that your Commission adopt the attached resolution, sending a recommendation to the Board of Supervisors for approval of application number 03-0253, based on the attached findings and conditions, and certification of the Mitigated Negative Declaration in accordance with the California Environmental Quality Act.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

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Development Review

Rezoning Findings

1. That the proposed zone district will allow a density of development and types of uses which are consistent with objectives and land-use designations of the adopted General Plan.

This finding can be made in that the proposed rezoning from C-1 (Neighborhood Commercial) to C-2 (Community Commercial) complies with the objectives of the County's General Plan Land Use Designation of C-C (Community Commercial) in that the new zone district will better implement the goals of the C-C Land Use Designation by allowing a wider range of uses to serve the community in addition to the immediate neighborhood. The range of additional uses allowed in the C-2 zone district but not allowed in the C-1 zone district is small, with the size of the parcel being a significant limiting factor for more intensive community service and retail uses.

2. That the proposed zone district is appropriate to the level of utilities and community services available to the land.

This finding can be made in that the subject property is well served by utilities, roads, and community services due to its location at the intersection of Park Avenue and Soquel Drive. The proposed C-2 zoning will result in a minor increase in the intensity of the commercial use on site in the form of an automated car wash, a use that has been evaluated and accepted for the discretionary stage by the Soquel Creek Water District and the Santa Cruz County Sanitation District (Exhibit H). Any future changes in use which may impact utilities and community services will be evaluated in future Commercial Development Permits.

- 3(i). The character of development in the area where the land is located has changed or is changing to such a degree that the public interest will be better served by a different zone district.

This finding can be made, in that the location of the property at the intersection of two arterials (Soquel Drive and Park Avenue) and the proximity to Highway 1, Cabrillo Community College, and the New Brighton State Beach result in the existing gas station and convenience store drawing customers from the broader community rather than the immediate neighborhood. The intersection of Soquel Drive and Park Avenue is developing into a small commercial node serving the needs of the broader community in addition to neighboring residents, as evidenced by the commercial development across Soquel Drive from the project site at 2955 Park Avenue. Furthermore, the 1994 County General Plan recognizes this trend and has designated the project site C-C (Community Commercial) rather than the less intensive C-N (Neighborhood Commercial), a Land Use designation more appropriate for the C-1 zone district.

- 3(ii). The proposed rezoning is necessary to provide for a community-related use which was not anticipated when the Zoning Plan was adopted.

This finding can be made, in that the zoning ordinance failed to anticipate advances in automated car-wash technology that make the car washes themselves more compact and environmentally-friendly than those constructed in the mid 1980's. Previously, car washes served as destinations, even if included as part of a gas station or service station, but are now intended to serve existing customers.

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the new convenience store and car wash will be required to comply with all applicable regulations and standards of the County of Santa Cruz Environmental Health Services and all applicable provisions of the California Building, Plumbing, Electrical, and Mechanical Codes.

The new convenience store will not result in inefficient or wasteful use of energy since the expanded structure will be required to comply with all applicable provisions of the California Energy Commission's 2001 Non-Residential Energy Efficiency Standards (Title 24), which will be evaluated and enforced during building permit application and inspections. Water ~~from~~ the car-wash will be recycled to minimize water usage.

The proposed convenience store and car wash will not be materially injurious to properties or improvements in the vicinity since additional landscaping will be provided to establish a visual buffer between surrounding offices and the gas station, and the existing six-foot high wood fence along the rear of the property will be expanded to continue to provide a visual and noise buffer between the gas station and neighboring residents and offices.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding ~~can~~ be made, in that the proposed ~~car~~ wash and new convenience store are allowed uses within the proposed C-2 zone district, and will be consistent with the purposes of the new zone district ~~as~~ the use will serve the larger community beyond the immediate neighborhood. All C-2 zone district site standards will be met, including the requirement for a 30-foot setback from residentially zoned properties specified in Section 13.10.333(b)(4).

The project will comply with all County regulations pertaining to signs (Section 13.10.581) in that the total sign area for the business will not exceed 50 square feet, permanent and temporary signs in windows will not exceed 20% of the total window area, and advertising banners and signs outside of the convenience store building will not be permitted (Conditions of Approval IV.B and IV.D).

The convenience store, car wash, and all associated improvements will meet the requirements of the County's Riparian Protection Ordinance outlined in Section 16.30 in that development will not encroach closer to the riparian corridor. Areas adjacent to the riparian corridor have already been developed with paving, a condition that has existed on site since before the adoption of the County's Riparian Protection Ordinance.

The proposal will comply with all other pertinent County ordinances in that existing alcohol sales will not be expanded beyond the current sales of beer and wine and adequate parking will be provided.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

The proposed re-construction of an existing gas station and convenience store with a car wash is located on a parcel with the C-C (Community Commercial) General Plan land use designation. The proposed project complies with this land use designation in that a gas station with a car wash is a commercial use that is permitted within the proposed C-2 zone district, a zone district which implements the C-C land use designation per Section 13.10.170 of the County Code.

The project complies with Policy 8.5.2 (Commercial Compatibility with Other Uses), as the project has been reviewed for compliance with Section 13.11 of the County Code for compatible site, architectural, and landscape design (See Commercial Development Permit Finding 6).

The project will comply with Objective 6.9b of the General Plan (the Noise Element) in that noise levels from the car wash will be required to comply with the normally acceptable noise levels outlined in the General Plan. Within three months of building permit final, a noise study will be required to determine if noise levels at the property line comply with County standards, and additional mitigation measures (such as the installation of sound walls and/or insulation) may be required to lower noise levels to an acceptable level at the property lines (Condition of Approval IV.M).

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed new convenience store and car wash will not overload utilities since adequate water, electrical, and sewer service is available to the property. The Department of Public Works, Road Engineering has determined that the new convenience store and car wash will result in an increase of approximately 49 trips per day, and increase which will have a minimal impact on the level of traffic on the streets in the vicinity since both Park Avenue and Soquel Drive are designated arterials and can easily accommodate the projected increase.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed demolition and construction of a new convenience store with new pump stations and an automated car wash will complement and harmonize with the existing and proposed land uses in the vicinity in that a gas station and convenience store has existed on site for more than twenty years, and expansion of the retail use and addition of a car wash is compatible with the existing community-serving commercial uses in the vicinity. When completed, the new convenience store and car wash will be compatible with the physical design aspects of the neighborhood in that the materials **used** (wood siding with cultured stone at the base) are similar to those used on nearby commercial and office structures, and the height of the convenience store will be less than or **equal** to the height of the office building **to** the north of the project site and the commercial/ **office** building across Soquel Drive **from** the project site. The increase in land use intensity resulting from the new convenience store, car wash, and pump stations will be consistent with the Neighborhood Commercial and Professional/ Office **uses** surrounding the intersection of Park Avenue and Soquel Drive.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections **13.11.070** through 13.11.076), and any other applicable requirements of **this** chapter.

This finding can be made, in that the proposed convenience store, car wash, and new pump stations are consistent with the County's Design Standards and Guidelines for commercial projects as reviewed by the County's Urban Designer.

Conditions of Approval

Exhibit A: Project plans, fifteen pages, drawn by K12 Architects, dated 6/1/04.

- I. **This** permit authorizes the demolition of an existing convenience store and canopy, the construction of a new convenience store, canopy, pump stations, and automated car wash. Prior to exercising any rights granted by **this** permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official,
 - D. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way, including landscaping.
 - F. Obtain approval for an Environmental Health Plan Review prior to submittal of the plans for the building permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit **Final** Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. The final plans shall include the following additional information:
 1. Indication of finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
 2. Grading and erosion control plans, including dust suppression techniques (Mitigation Measure C).
 3. Details showing compliance with Central Fire District requirements.
 4. Details that all used canopy water flows into the sewer system and not the stormwater runoff system (Mitigation Measure A).
 5. A drainage plan, which includes the locations of all silt and grease traps and a berm to prevent overflow from the clarifier from entering the storm drain system. (Mitigation Measure A).

- C. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - D. Obtain an Environmental Health Plan Check approval, ~~an~~ Environmental Health construction inspection final, and a Food Establishment Health Permit for this project from the County Department of Environmental Health Services.
 - E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - F. Pay the current fees for Child Care mitigation for a Category II commercial addition of about 4,037 square feet (including the car wash). Currently, these fees are \$0.23 per additional square foot of commercial space.
 - G. Pay the current fees for Roadside and Transportation improvements for 49 peak trip ends (currently at \$400 per trip end, for a total of \$19,600 to be split evenly between Roadside and Transportation Improvements).
 - H. Provide required off-street parking for 17 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - I. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
 - J. Limit all construction-related activities to the time between 7:00 A.M. and 5:30 P.M. weekdays, unless a temporary exemption to this time restriction is approved in advance by the Planning Department to address an emergency situation. The owner/developer shall designate a disturbance coordinator to respond to citizen complaints and inquiries from area residents during construction. A 24-hour contact number shall be conspicuously posted on the job site, on a sign that shall be a minimum of two feet high and four feet wide. This shall be separate from any other signs on site, and shall include the language "for construction noise and dust problems call the 24-hour contact number". The disturbance coordinator shall record the name, phone number, and nature of the disturbance. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry. Unresolved complaints received by the County staff from area residents may result in the inclusion of additional operational conditions.
 - K. Pay all outstanding fees to the existing at-cost account. A minimum deposit of \$700 shall remain in the at-cost account at time of building permit final to allow for additional inspections during operation. Any remaining funds shall be refunded to the applicant one year after building permit final.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.

- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. The **project** must comply with all recommendations of the approved soils reports.
- D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- E. Dust suppression techniques shall be implemented during construction.

IV. Operational Conditions

- A. Parking lot light standards shall be limited to 15 feet and be shielded to prevent light from leaving the property. In no case shall a parking lot light standard or a wall mounted exterior light be directed toward adjacent properties or residential areas without sufficient shielding.
- B. Total area of signage, not including the gasoline pricing signage required by State law, shall not exceed 50 square feet. **All** signs shall consist of individual "channel" letters, or have light letters on dark backgrounds with low intensity internal lighting, if a one-piece "box" sign is used.
- C. All landscaping, including the planting strip within the County right of way, shall be permanently maintained by the property owner.
- D. Permanent or temporary signs in windows shall not exceed 20% of the total window area of the building. No temporary "banner" **or** "poster" type signs shall be permitted at any time outside of windows.
- E. All sales activities shall be conducted completely inside the main **structure** on the property. No outside sales of any kind shall be allowed with the exception of self-service gasoline sales.
- F. Expansion of the existing sales of beer and wine is prohibited without prior approval by the County. Sales of alcohol other than beer and wine is specifically prohibited by County Code Section 13.10.657(c).
- G. Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures.
- H. Building and security lighting shall be integrated into the building design.
- I. Light sources shall not be visible from adjacent residential properties.

- J. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- K. Operation of the car wash shall be limited to the hours of 8 am to 9 pm.
- L. Silt and grease traps shall be cleaned and maintained regularly. An annual inspection must occur by October 15th each year, and the inspector must prepare and submit a report to the Department of Public Works, Stormwater Management Division after each inspection specifying any repairs or cleaning necessary to allow the traps to function properly (Mitigation Measures B.1 and B.2).
- M. Within three (3) months of building permit final, a noise study conducted by an acoustical engineer shall be completed and submitted to the Planning Department to ensure noise levels do not exceed the limits specified in the Noise Element of the County's General Plan. Additional insulation, sound walls, or alterations to the dryer settings may be required to reduce noise to a normally acceptable level as determined by the General Plan. Further noise studies may be required if the County receives complaints from neighbors regarding noise, and appropriate mitigation measures may be required to reduce noise to normally acceptable levels as outlined in the General Plan.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorneys fees and costs; and
 2. COUNTY defends the action in good faith.

- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the county.

Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

VI. Mitigation Monitoring Program.

The mitigation measures listed under this heading have been incorporated into the conditions of approval for this project in order to mitigate or avoid significant effects on the environment. As required by Section **21081.6** of the California public Resources Code, a monitoring and reporting program for the above mitigations is hereby adopted as a condition of approval for this project. This monitoring program is specifically described following each mitigation measure listed below. The purpose of this monitoring is to ensure compliance with the environmental mitigations during project implementation and operation. Failure to comply with the conditions of approval, including the terms of the adopted monitoring program, may result in permit revocation pursuant to Section **18.10.462** of the Santa Cruz County Code.

- A. Mitigation Measure **A** Carwash runoff shall be directed into the sewer system. Conditions of Approval II.B.4 and 5.

Monitoring program: Environmental Planning and Department of Public Works Stormwater Management staff require the submittal of a drainage plan prior to approval of the building permit. This plan shall include details showing used carwash water draining directly into the sewer system and shall include details showing a berm to prevent overflow from the clarifier from entering the storm drain. Environmental Planning staff will inspect the site during construction, and failure to construct the required improvements will result in the placement of a hold on the building permit.

- B. Mitigation Measures **B.1** and B.2: Silt and grease traps maintenance. Condition of Approval N.L.

Monitoring Program: The Department of Public Works, Stormwater Management section requires that all silt and grease traps shall be inspected annually to determine if cleaning or repair is necessary by October 15th each year. The inspector shall submit a brief annual report to the Stormwater Management section of the Department of Public Works within five days of the October inspection, which shall specify any repairs or cleaning necessary for the traps to function adequately. Failure to submit the required reports or perform the necessary maintenance and/or repairs may result in further action by the Stormwater Management Division.

- C. Mitigation Measure: Erosion control plan. Condition of Approval II.B.2.

Monitoring program: Environmental Planning must review and approve an erosion control prior to issuance of the building permit. This plan shall include a clearing and grading schedule, clearly marked disturbance envelope (both temporary during construction and permanent planting), re-vegetation specifications, temporary driveway surfacing, and details of temporary drainage control. Failure to implement this plan may result in the issuance of a Stop Work order by Environmental Planning.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code

Please note: This permit expires two years from the effective date unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Cathy Graves
Principal Planner

David Keyon
Project Planner

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Planning Commission, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code

BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. _____

On the motion of Commissioner
duly seconded by Commissioner
the following Resolution is adopted

PLANNING COMMISSION RESOLUTION
SENDING RECOMMENDATION TO THE BOARD OF SUPERVISORS
ON PROPOSED AMENDMENT TO THE ZONING ORDINANCE

WHEREAS, the Planning Commission has held a public hearing on Application No. 03-0253, involving property located on the north side of Soquel Drive at the intersection of Soquel Drive and Park Avenue, Aptos, and the Planning Commission **has** considered the proposed rezoning, all testimony and evidence received at the public hearing, and the attached staff **report**.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the Board of Supervisors adopt the attached ordinance amending the Zoning Ordinance by changing properties from the "C-1" Neighborhood Commercial **to** the "C-2" Community Commercial zone district.

BE IT FURTHER RESOLVED, that the Planning Commission makes findings on the proposed rezoning as contained in Exhibit B of the Report to the Planning Commission dated April 27, 2005

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this 27th day of April, 2005, by the following vote:

AYES:	COMMISSIONERS
NOES:	COMMISSIONERS
ABSENT	COMMISSIONERS
ABSTAIN:	COMMISSIONERS

ROBERT BREMNER, Chairperson

ATTEST: _____
CATHY GRAVES, Secretary

APPROVED AS TO FORM:



COUNTY COUNSEL

CALIFORNIA DEPARTMENT OF FISH AND GAME

CERTIFICATE OF FEE EXEMPTION

De minimis Impact Finding

Application Number: 03-0253

Dee Murray, for Akhtar Javed

Proposal to construct a car wash at ~~an~~ existing gas station with convenience store. Requires ~~an~~ Amendment to Commercial Development Permit 02-0513 and 88-0477 and a Rezoning from the C-1 (Neighborhood Commercial) zone district to the C-2 (Community Commercial) zone district. The project site is at the northwest corner of the intersection of Soquel Drive and Park Avenue within the Soquel Planning Area. The exact address is 5955 Soquel Drive, Aptos, California.

APN 037-271-05

John Schlagheck, Staff Planner

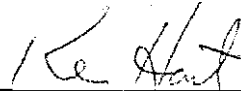
Zone District: **C-1** (Neighborhood Commercial)

Findings of Exemption (attach as necessary):

An Initial Study has been prepared for this project by the County Planning Department according to the provisions of CEQA. This analysis shows that the project will not create any potential for adverse environmental effects on wildlife resources.

Certification:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.



KEN HART
Environmental Coordinator for
Tom **Bums**, Planning Director
County of Santa **Cruz**

Date: 3/2/04



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060-4000
(831) 454-2580 FAX: (831) 454-2131 TDO: (831) 454-2123
TOM BURNS, DIRECTOR

NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

Application Number: **03-0253**

Dee Murray, for Akhtar Jave

Proposal to construct a car wash at an existing gas station with convenience store. Requires an Amendment to Commercial Development Permit 02-0513 and 88-0477 and a Rezoning from the C-1 (Neighborhood Commercial) zone district to the C-2 (Community Commercial) zone district. The project site is at the northwest corner of the intersection of Soquel Drive and Park Avenue within the Soquel Planning Area. The exact address: 5955 Soquel Drive, Aptos, California.

APN: **037-271-05**

John Schlagheck, Staff Plann

Zone District: **C-1** (Neighborhood Commercial)

ACTION: Negative Declaration with Mitigations

REVIEW PERIOD February 9 through March 1, 2004.

This project will be considered at a public hearing by the Planning Commission. The time, date and location have not been set. When scheduling does occur, these items will be included in all public hearing notices for the project.

Findings:

This project, if conditioned to comply with required mitigation measures or conditions shown below, will not have significant effect on the environment. The expected environmental impacts of the project are documented in the Initial Study on this project attached to the original of this notice on file with the Planning Department, County of Santa Cruz, 701 Ocean Street, Santa Cruz, California.

Required Mitigation Measures or Conditions:

☐ None
☒ Are Attached

Review Period Ends March 1, 2004

Date Approved By Environmental Coordinator March 2, 2004


KEN HART
Environmental Coordinator
(831) 454-3127

If this project is approved, complete and file this notice with the Clerk of the Board:

NOTICE OF DETERMINATION

The Final Approval of This Project was Granted by _____

on _____. No EIR was prepared under CEQA.

THE PROJECT WAS DETERMINED TO NOT HAVE SIGNIFICANT EFFECT ON THE ENVIRONMENT.

Date completed notice filed with Clerk of the Board: _____

NAME: Dee Murray for Akhtar Javed
APPLICATION: 03-0253
A.P.N: 037-271-05

NEGATIVE DECLARATION MITIGATIONS

- A. To protect ground and surface water from detergent and other contaminants in carwash runoff the used carwash water shall be directed into the sewer system and shall be kept separate from surface runoff which enters the storm drain system. The drainage plan shall be modified to include a berm to prevent overflow from the clarifier from entering the storm drain.
- B. To protect ground and surface water from silt, grease and other contaminants from paved surfaces the silt and grease trap(s) in catch basins shall be maintained according to the following monitoring and maintenance procedures:
 - 1. The traps shall be inspected to determine if they need cleaning or repair prior to October 15 each year at a minimum;
 - 2. A brief annual report shall be prepared by the trap inspector at the conclusion of each October inspection and submitted to the Drainage Section of the Department of Public Works within 5 days of inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap to function adequately.
- C. In order to prevent soil erosion, off site sedimentation, and pollution of creeks, prior to approval of building permits the applicant/owner shall submit a detailed erosion control plan for review and approval by Environmental Planning staff. The plan shall include the a clearing and grading schedule, clearly marked disturbance envelope (both temporary cover during construction and permanent planting), revegetation specifications, temporary driveway surfacing and construction entry stabilization and details of temporary drainage control.



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 400, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
TOM BURNS, DIRECTOR

NOTICE OF ENVIRONMENTAL REVIEW PERIOD

SANTA CRUZ COUNTY

APPLICANT: Dee Murrav. for Akhtar Javed

APPLICATION NO.: 03-0253

APN: 037-271-05

The Environmental Coordinator has reviewed the Initial Study for your application and made the following preliminary determination:

XX Negative Declaration
(Your project will not have a significant impact on the environment.)

XX Mitigations will be attached to the Negative Declaration.

N o mitigations will be attached.

_____ Environmental Impact Report
(Your project may have a significant effect on the environment. An EIR must be prepared to address the potential impacts.)

As part of the environmental review process required by the California Environmental Quality Act (CEQA), this is your opportunity to respond to the preliminary determination before it is finalized. Please contact Paia Levine, Environmental Coordinator at (831) 454-3178, if you wish to comment on the preliminary determination. Written comments will be received until 5:00 p.m. on the last day of the review period.

Review Period: February 9, 2004 through March 1, 2004

John Schlagheck
Staff Planner

Phone: 454-3012

Date: January 28, 2004

ENVIRONMENTAL REVIEW INITIAL STUDY

APPLICANT: Dee Murray
OWNER Akhtar Javed
Application No: 03-0253
Site Address: 5955 Soquel Drive
Location: Property located on the northwest corner of the intersection of Park Avenue and Soquel Drive in Aptos.

APN: 037-271-05

Supervisory District: District 2

EXISTING SITE CONDITIONS

Parcel Size: 37,400 sq. ft. (EMIS Estimate)
Existing Land Use: Service station with convenience store
Vegetation: Existing landscaping, riparian vegetation and woodland at NW corner.
Slope: 0-15% 33,660 sq. ft., 16-30% 1,870 sq. ft., 31-50% 1,870 sq. ft.
51+% 0 sq. ft. (all areas approximate)
Nearby Watercourse: Intermittent Stream, a Noble Gulch tributary
Distance To: Approximately 80 feet
Rock/Soil Type: Watsonville Loam, thick surface (Soil Index Numbers 178 and 179)

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply: None mapped	Liquefaction: None mapped
Water Supply Watershed: None mapped	Fault Zone: None mapped
Groundwater Recharge: None mapped	Scenic Corridor: None mapped
Timber or Mineral: None mapped	Historic: None mapped
Agricultural Resource: None mapped	Archaeology: None mapped
Biologically Sensitive Habitat: Riparian	Noise Constraint: Not significant
Fire Hazard: None mapped	Electric Power Lines: Along Soquel Dr. and Park Ave.
Floodplain: None mapped	Solar Access: Adequate
Erosion: None mapped	Solar Orientation: Adequate
Landslide: None mapped	Hazardous Materials: None

SERVICES

Fire Protection: Central Fire Protection District
Drainage District: Zone 5
School District: Soquel Elementary and High School District
Project Access: Park Avenue and Soquel Drive
Water Supply: Soquel Creek Water District
Sewage Disposal: Santa Cruz County Sanitation District

PLANNING POLICIES

Zone District: C-1 (Neighborhood Commercial)
Special Designation: None
General Plan: C-C (Community Commercial)
Special Community: None
Coastal Zone: Outside Coastal Zone
Within USL: Within Urban Services Line

PROJECT SUMMARY DESCRIPTION:

Proposal to construct a car wash at an existing gas station with convenience store. Requires an Amendment to Commercial Development Permit 02-0513 and 88-0477 and a Rezoning from the C-1 (Neighborhood Commercial) zone district to the C-2 (Community Commercial) zone district.

DETAILED PROJECT DESCRIPTION:

The owner proposes to construct an 880 square foot automated drive-through car wash attached to the rear of the convenience store expanded and remodeled under Commercial Development Permit 02-0513 and 88-0477. The car wash will be constructed on a previously paved portion of the site, and therefore will not result in an increase in impervious surfaces.

The property must be rezoned from the current **GI** (Neighborhood Commercial) zoning to C-2 (community Commercial) zoning in order to facilitate the construction of the car wash. Under the list of uses permitted in Commercial zone districts (13.10.332(b)), gas stations with car washes, service bays and/or vehicle repair services are not permitted uses within the C-1 zone district but are permitted uses in the C-2 zone district.

A landscape plan approved under Commercial Development Permit 02-0513 will provide landscaping around the proposed car wash and driveway.

No grading or earthwork is proposed for the construction of the car wash.

PROJECT SETTING:

The project site is at the northwest corner of the intersection of Soquel Drive and Park Avenue within the Soquel Planning Area, approximately 1/2 mile from downtown Soquel. The project site is not covered under the Soquel Village Plan.

Topography: The site is flat (0-5% slopes) with the exception of the northwest corner of the property, which slopes down to an intermittent stream (a tributary of Noble Gulch) with associated riparian vegetation.

Surrounding zonina and land uses: To the north of the subject property lies a PA (Professional Administrative Offices) zoned parcel with a two-story building housing medical and dental offices constructed in the late 1970's. To the east across Park Avenue lies a vacant PA zoned parcel. To the south lies a C-1 (Neighborhood Commercial) zoned parcel with a two-story building with medical and dental offices and small-scale retail (such as Bay Photo Lab) constructed in 1999. Finally, to the west lies a PA zoned parcel with a condominium office building constructed in the late 1970's used for professional service offices. Across the creek at the northwest corner of the subject property are single-family residences in an R-1-6 zone district.

REZONING ISSUES

Rezoning the subject property from C-1 to C-2 will allow a wider range of future potential uses, some of which may result in an intensification of use and/ or increased environmental impacts. However, if a more intense use or a use that would significantly alter the character of the neighborhood is proposed, a Commercial Use Permit processed at least a level 4 (public notification but no public hearing) would be required and any potential environmental impacts will be addressed under that permit.

The existing gas station combined with the approved convenience store is already an intense use in terms of traffic, hazardous materials, and noise. Due to the size and location of the parcel adjacent to residences, approval of a more intrusive use is unlikely.

Note: Application 02-0513 originally included the car wash and rezoning in addition to the remodel and addition to the convenience store. This application was deemed complete on June 18, 2003. Subsequent to being deemed complete, the owner withdrew the car wash and re-zoning from application 02-0513 on June 28, 2003 and applied for application 03-0253 on June 30, 2003 to include only the car wash and rezoning. The owner wished to commence construction on the convenience store addition prior to construction of the car wash and therefore decided to split the application for the convenience store addition from the rezoning/ car wash. For this reason, many reviewing agency comments regarding the car wash were made under application 02-0513.

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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ENVIRONMENTAL REVIEW CHECKLIST

A. Geology and Soils

Does the project have the potential to:

1. Expose people or structures to potential adverse effects, including the risk of material loss, injury, or death involving:

- a. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or as identified by other substantial evidence?

☐ ☐ ☒ ☐

The project site is not located within a mapped County or State Fault zone, though damage from earthquakes is possible throughout the County.

- b. Seismic ground shaking?

☐ ☐ ☒ ☐

The car wash will be required to be constructed to all applicable building, electrical, and plumbing codes and will therefore be designed to withstand expected seismic ground shaking.

- c. Seismic-related ground failure, including liquefaction?

☐ ☐ ☒ ☐

Responses 1.b. and 1.c. : The car-wash will be constructed to comply with all applicable building codes to ensure structural integrity during moderately sized earthquake events.

- d. Landslides?

☐ ☐ ☐ ☒

The site of the proposed car wash is flat and away from the creek bank.

2. Subject people or improvements to damage from soil instability as a result of on- or off-site landslide, lateral spreading, to subsidence, liquefaction, or structural collapse?

☐ ☐ ☒ ☐

	Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
3. Develop land with a slope exceeding 30%?	_____	_____	_____	_____✓_____
4. Result in soil erosion or the substantial loss of topsoil?	_____	_____	_____	_____✓_____

No expansion of existing impervious surfaces is proposed, and therefore no erosion conditions will be exacerbated by the project.

5. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to property?	_____	_____	_____✓_____	_____
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Watsonville loam soils have potentially severe shrink-swell potential. However, the proposed car wash will be non-habitable and will be required to comply with all applicable building codes to ensure structural stability.

6. Place sewage disposal systems in areas dependent upon soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems?	_____	_____	_____	_____✓_____
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Site is served by sewer (see attachment 4, letter from the County of Santa Cruz Sanitation District for applications 03-0253). All wastewater from the car-wash will be routed directly into existing sewer system.

7. Result in coastal cliff erosion?	_____	_____	_____	_____✓_____
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Site is located approximately 1 mile from any coastal cliffs, and will therefore not contribute to cliff erosion.

B. Hydrology, Water Supply and Water Quality

Does the project have the potential to:

1. Place development within a 100-year flood hazard area?	_____	_____	_____	_____✓_____
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Project site is located outside of a mapped floodway or floodplain.

2. Place development within the floodway resulting in impedance or redirection of				
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	Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	NO impact
flood flows?	—	—	—	✓

Project site is located outside of a mapped floodway.

3. Be inundated by a seiche or tsunami?	—	—	—	✓
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Project site is located approximately ¾ miles from the ocean at an elevation of around 120 feet above sea level.

4. Deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit, or a significant contribution to an existing net deficit in available supply, or a significant lowering of the local groundwater table?	—	—	—	✓
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Project site not located in a mapped groundwater recharge area. The Soquel Creek Water District approved the project as the existing water connection is sufficient to handle the increased water usage resulting from the car wash (See attachment 9).

5. Degrade a public or private water supply? (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion).	—	—	✓	—
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The car wash will incorporate a water recycling system with oil and grease separation to prevent contaminants from potentially contaminating groundwater, and silt and grease traps installed under Commercial Development Permit 02-0513 will prevent most contaminants on the surface of the parking lot from reaching groundwater. No runoff from the car-wash will enter the storm water drainage system.

6. Degrade septic system functioning?	—	—	—	✓
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No septic systems located in the vicinity, as the project is located within the Urban Services Line.

7. Alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which could result in flooding, erosion, or siltation on or off-site?	—	—	—	✓
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The drainage system constructed under Commercial Development Permit 02-0513 will be sufficient to handle all runoff from the site, including any additional drainage resulting from the car wash. The

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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proposed car wash will not result in an increase in impervious area (See attachments 6 and 7, printouts of Discretionary Application Comments for applications 03-0253 and 02-0513).

8. Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems, or create additional source(s) of polluted runoff?

_____ J _____

Silt and grease traps constructed under Commercial Development Permit 02-0573 prevent motor oil, gasoline, and other pollutants from entering drainage systems or the riparian area to the rear of the site. Non-recycled water will discharge into the sanitary sewer system and will not impact the storm drainage system (See attachments 6 and 7).

9. Contribute to flood levels or erosion in natural water courses by discharges of newly collected runoff?

_____ J _____

No additional storm water runoff will result from the project since no new impervious surfaces are proposed.

10. Otherwise substantially degrade water supply or quality?

_____ ✓ _____

The car wash will incorporate a water recycling system with oil and grease separation to prevent containments from potentially contaminating groundwater, and silt and grease traps installed under Commercial Development Permit 02-0513 will prevent most containments on the surface of the parking lot from reaching groundwater. No additional impervious surfaces are proposed under this application (see attachments 4, 5, 6, and 7 for comments from the Santa Cruz County Sanitation District and the Department of Public Works, Drainage).

C. Biological Resources

Does the project have the potential to:

1. Have an adverse effect on any species identified as a candidate, sensitive, or special status species, in local or regional plans, policies, or regulations, or by the California Department of Fish and Game, or U.S. Fish and Wildlife Service?

_____ ✓ _____

The project site is located in a developed area outside of known wildlife habitat.

2. Have an adverse effect on a sensitive biotic community (riparian corridor),

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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wetland, native grassland, special
forests, intertidal zone, etc.)?

—	—	<u>✓</u>	—
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The existing redwood fence will be lengthened by 56 feet along the western property line to serve as a buffer between the project site and the riparian corridor at the northwest corner of the property in addition to minimizing human intrusion into the riparian corridor. Drainage on site will direct runoff toward the storm water drainage systems on Soquel Drive and Park Avenue, away from the riparian area (see attachment 1, project plans showing location of fence).

3. Interfere with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native or migratory wildlife nursery sites?

—	—	—	<u>✓</u>
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The project will not interfere with the movement of wildlife since all development will occur within an existing developed area.

4. Produce night time lighting that will illuminate animal habitats?

—	—	<u>✓</u>	—
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All light standards will be required to be 15 feet in height or less, non-glare, and directed on site to reduce light pollution, and no light standards are proposed to along the northwest corner of the property to avoid disturbing animal habitats in the adjacent riparian corridor (See attachment 8, comments from the Urban Designer on application 03-0253).

5. Make a significant contribution to the reduction of the number of species of plants or animals?

—	—	—	<u>✓</u>
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No vegetation or animal habitat will be removed as part of this project. The riparian corridor at the northwest corner will not be disturbed and the existing redwood fence will be expanded to minimize human intrusion into the riparian area.

6. Conflict with any local policies or ordinances protecting biological resources (such as the Significant Tree Protection Ordinance, Sensitive Habitat Ordinance, provisions of the Design Review ordinance protecting trees with trunk sizes of 6 inch diameters or greater)?

—	—	—	<u>✓</u>
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Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	NO Impact
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The proposed development will not encroach closer to the riparian corridor than the existing disturbed area, and therefore the project complies with the provisions of Section 16.30 of the County Code (Riparian Corridor and Wetlands Protection Ordinance). No trees or vegetation is proposed to be removed, with the exception of existing domestic landscaping which will be replaced and augmented with additional landscaping around the car wash but south of the redwood fence along the northwestern property line.

7. Conflict with the provisions of an adopted Habitat Conservation Plan, Biotic Conservation Easement, or other approved local, regional, or state habitat conservation plan? ✓

No Habitat Conservation Plans, Biotic Conservation Easements, or approved habitat conservation plan exist for the site as the site is an existing gas station in a developed area.

D. Energy and Natural Resources

Does the project have the potential to:

1. Affect or be affected by land designated as a Timber Resource by the General Plan? ✓

Project site is located in a developed area with no areas designated for timber or agricultural production in the vicinity.

2. Affect or be affected by lands currently utilized for agriculture, or designated in the General Plan for agricultural use? ✓

See D. 1 response above.

3. Encourage activities which result in the use of large amounts of fuel, water, or energy, or use of these in a wasteful manner? ✓

According to manufacturer's specifications, the car-wash will recycle 75% of the water used to minimize water consumption (see Attachment 13). The Soquel Creek Water District approved the car wash as the existing water meter is sufficiently sized to handle the additional water consumption generated by the car wash (See Attachment 9, project comment sheet from the Soquel Creek Water District). Conditions imposed by the Soquel Creek Water District will become permit conditions.

Significant Or Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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4. Have a substantial effect on the potential use, extraction, or depletion of a natural resource (i.e., minerals or energy resources)?

_____	_____	_____	<u>✓</u> _____
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E. Visual Resources and Aesthetics

Does the project have the potential to:

1. Have an adverse effect on a scenic resource, including visual obstruction of that resource?

_____	_____	_____	<u>✓</u> _____
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The project site is not located along a County designated scenic road or within an area designated as a scenic resource. The car wash will be located behind the convenience store, minimizing any potential visual impacts from public streets. The car wash is an addition to an existing commercial development that has existed on site for many years, and therefore will not alter the character of the neighborhood. The design has been approved by the County's Urban Designer (see attachment 8).

2. Substantially damage scenic resources, within a designated scenic corridor or public viewshed area including, but not limited to, trees, rock outcroppings, and historic buildings?

_____	_____	_____	<u>✓</u> _____
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See response to D.1, above.

3. Degrade the existing visual character or quality of the site and its surroundings, including substantial change in topography or ground surface relief features, and/or development on a ridgeline?

_____	_____	_____	<u>✓</u> _____
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See response to D.1, above

4. Create a new source of light or glare which would adversely affect day or nighttime views in the area?

_____	_____	<u>✓</u> _____	_____
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Light sources will be required to be directed on-site and be of a non-glare type to minimize light pollution to surrounding residential areas (see attachment 8).

5. Destroy, cover, or modify any unique geologic or physical feature?

_____	_____	_____	<u>✓</u> _____
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Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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F. Cultural Resources

Does the project have the potential to:

1. Cause an adverse change in the significance of a historical resource as defined in CEQA Guidelines 15064.5?

_____	_____	_____	_____✓_____
-------	-------	-------	-------------

The project site is not designated a historic resource and is not located in an area designated as a potential archeological resource. If remains are found during construction, procedures outlined in Sections 16.40.040 and 16.42.100 of the County Code shall be followed as a Condition of Approval.

2. Cause an adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines 15064.5?

_____	_____	_____	_____✓_____
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See response to F.1, above.

3. Disturb any human remains, including those interred outside of formal cemeteries?

_____	_____	_____	_____✓_____
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See response to F.1, above.

4. Directly or indirectly destroy a unique paleontological resource or site?

_____	_____	_____	_____✓_____
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See response to F.1, above.

G. Hazards and Hazardous Materials

Does the project have the potential to:

1. Create a significant hazard to the public or the environment as a result of the routine transport, storage, use, or disposal of hazardous materials, not including gasoline or other motor fuels?

_____	_____	_____✓_____	_____
-------	-------	-------------	-------

According to a discussion with Jose Dianda of Environmental Health, no hazardous materials permit will be required for a normal automated car wash operation. A small berm will be required at the car wash exit to prevent clarifier overflows from reaching the exterior storm drain system per the Santa Cruz County Sanitation District's Environmental Compliance division (see attachments 6 and 7)..

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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2. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

_____	_____	_____	_____✓_____
-------	-------	-------	-------------

The project site is not included on any list of hazardous materials sites, including the Environmental Protection Agencies list of sites containing hazardous materials and the California Regional Water Quality Control Boards Leaking Underground Storage Tank Information System (LUSTIS).

3. Create a safety hazard for people residing or working in the project area as a result of dangers from aircraft using a public or private airport located within two miles of the project site?

_____	_____	_____	_____✓_____
-------	-------	-------	-------------

No airport is located within two miles of the project site.

4. Expose people to electro-magnetic fields associated with electrical transmission lines?

_____	_____	_____	_____✓_____
-------	-------	-------	-------------

No new electrical transmission lines are proposed.

5. Create a potential fire hazard?

_____	_____	_____	_____✓_____
-------	-------	-------	-------------

The proposed car wash has been approved at the discretionary stage by the Central Fire Protection District (Attachment 10, comments from the Central Fire Protection District).

6. Release bioengineered organisms or chemicals into the air outside of project buildings?

_____	_____	_____	_____✓_____
-------	-------	-------	-------------

No bioengineered organisms for chemicals will be used.

H. Transportation/Traffic

Does the project have the potential to:

1. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., substantial increase in

Significant Or Potentially Significant impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	NO impact
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either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

The car wash will result in a nominal increase in traffic due to the lack of car wash facilities in the area. However, the increase will not be substantial enough to degrade the existing level of service for the intersection of Soquel Drive and Park Avenue as the majority of trips will be trips generated by the existing gas station and "pass-by" trips (people already in the neighborhood) (see comments from the Department of Public Works, Road Engineering in Attachment 6).

2. Cause an increase in parking demand which cannot be accommodated by existing parking facilities?

Fifteen parking spaces are provided on site, including one for the air/water/vacuum station and one for customers using the propane tank. The car wash will be drive thru and fully automated, and therefore will not require any additional parking spaces (see Attachment 1, project plans)..

3. Increase hazards to motorists, bicyclists, or pedestrians?

The increase in traffic may increase conflicts among motorists, bicyclists, and pedestrians on site. However, traffic using the car wash will be routed to the rear of the existing convenience store away from the existing pump stations and pedestrian walkway, and will travel at speeds of 5 to 10 miles per hour, and therefore the impact is less than significant. The Department of Public Works, Road Engineering has approved the continued use of the center driveway on Soquel Drive due to the infeasibility of alternative driveway layouts (see DPW, road Engineering comments in Attachment 5). The overall impact is less than significant.

4. Exceed, either individually (the project alone) or cumulatively (the project combined with other development), a level of service standard established by the county congestion management agency for designated intersections, roads or highways?

See response to item H. I.

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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I. Noise

Does the project have the potential to:

1. Generate a permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

—	—	<u>✓</u>	—
---	---	----------	---

The increase in traffic and the operation of the car wash will result in a slight increase in ambient noise levels. However, most noise from the car wash will be directed away from residential areas toward Park Avenue and the hours of operation for the car wash will be limited as a condition of approval of this permit. A noise study may be required at the building permit stage to ensure noise levels will not exceed limits set forth in the General Plan (see Attachment 11, noise study by Kurt Wagenknecht for application 02-0513).

2. Expose people to noise levels in excess of standards established in the General Plan, or applicable standards of other agencies?

—	<u>✓</u>	—	—
---	----------	---	---

See response to Item 1.1, above.

3. Generate a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

—	<u>✓</u>	—	—
---	----------	---	---

See response to Item 1.1, above.

J. Air Quality

Does the project have the potential to:
(Where available, the significance criteria established by the MBUAPCD may be relied upon to make the following determinations).

1. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

—	—	—	<u>✓</u>
---	---	---	----------

No air quality standard violation exists for the project site. The construction and operation of the car wash will not substantially degrade the existing air quality in the vicinity as the car wash is expected to average 75 cars per day (according to manufacturer's specifications, see Attachment 13), or about 5 to 6 cars per hour, which will result in minimal waiting times and potential air-quality

2. Conflict with or obstruct implementation
of an adopted air quality plan? ☒

3. Expose sensitive receptors to substantial pollutant concentrations? ✓

4. Create objectionable odors affecting a substantial number of people? _____ J _____

K. Public Services and Utilities

1. Result in the need for new or physically altered public facilities, the construction of which **could** cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

	Fire protection?	Insurance/POB	Life insurance	Wills/estate planning	✓
a.	Fire protection?				

b. Police protection? _____

37

	Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c. Schools?	—	—		
d. Parks or other recreational facilities?	—	—	—	✓
e. Other public facilities; including the maintenance of roads?	—	—	—	✓

The increase in traffic from the car wash will result in minimal wear and tear on roads in the vicinity. The Department of Public Works, Road Engineering has determined that the majority of traffic will be customers of the existing gas station and convenience store, and in-lieu fees will already be assessed for the expansion of the convenience store under Commercial Development Permit 02-0513 (See response H.1 and DPW Road Engineering Comments under Attachments 5 and 6).

2. Result in the need for construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- | | | | |
|---|---|---|---|
| — | — | — | ✓ |
|---|---|---|---|

The drainage facilities approved by the Department of Public Works, Drainage, and constructed under Commercial Development Permit 02-0513 will be adequate for runoff from the proposed project. These facilities will be constructed within the developed portion of the site and will not impact the Riparian area at the northwest corner. Silt and grease traps will be installed as part of Permit 02-0513 to prevent containments from entering riparian areas and groundwater, and will be sufficient to handle runoff from the proposed car wash (see attachments 4, 5, 6, and 7).

3. Result in the need for construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- | | | | |
|---|---|---|---|
| — | — | — | ✓ |
|---|---|---|---|

See response to Item K.2, , above.

4. Cause a violation of wastewater treatment standards of the Regional Water Quality Control Board?
- | | | | |
|---|---|---|---|
| — | — | — | ✓ |
|---|---|---|---|

See response to Item K.2. , above.

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
---	---	------------------------------------	--------------

See response to item L.1., above.

- | | | | | | |
|----|--|---|---|---|---|
| 3. | Physically divide an established community? | — | — | — | ✓ |
| 4. | Have a potentially significant growth inducing effect, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | — | — | — | ✓ |

The gas station is an existing business. Any future change of use to another C-2 permitted use will require a Use Permit processed at a Level IV review (public notification) or higher.

- | | | | | | |
|----|---|---|---|---|---|
| 5. | Displace substantial numbers of people, or amount of existing housing, necessitating the construction of replacement housing elsewhere? | — | — | — | ✓ |
|----|---|---|---|---|---|

M. Non-Local Approvals

Does the project require approval of federal, state, or regional agencies?

Yes — No ✓ .

Which agencies? _____

N. Mandatory Findings of Significance

- | | | | |
|----|--|-------|---------------|
| 1. | Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant, animal, or natural community, or eliminate important examples of the major periods of California history or prehistory? | Yes — | No <u>✓</u> . |
|----|--|-------|---------------|

2. Does the project have impacts that are individually limited, but cumulatively considerable (Cumulatively considerable means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, and the effects of reasonably foreseeable future projects which have entered the Environmental Review stage)?

Yes— No ✓

3. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Yes— No ✓

TECHNICAL REVIEW CHECKLIST

REQUIRED COMPLETED* N/A

APAC REVIEW	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ARCHAEOLOGIC REVIEW	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
BIOTIC ASSESSMENT	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
GEOLOGIC HAZARD ASSESSMENT	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
GEOLOGIC REPORT	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
RIPARIAN PRE-SITE	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SEPTIC LOT CHECK	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SOILS REPORT	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
OTHER:			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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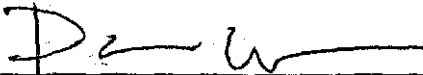
"Attach summary and recommendation from completed reviews

List any other technical reports or information sources used in preparation of this initial study:

ENVIRONMENTAL REVIEW ACTION

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described below have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

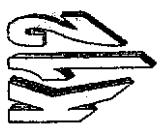

Signature

Feb. 3, 04
Date

For: Ken Hart
Environmental Coordinator

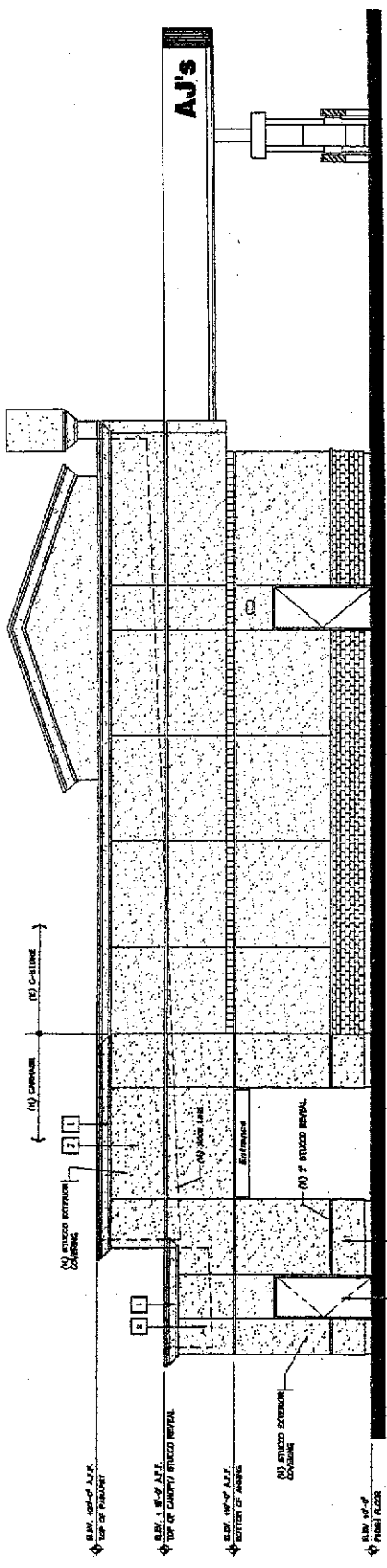
Attachments:

1. Project Plans; ³five pages, drawn by Kurt Wagenecht of K12 Architects, dated January 16, 2002.
2. Map of Zoning Districts
3. Map of General Plan Designations
4. Letter from Santa Cruz County Sanitation District, dated July 24, 2003.
5. Letters from Santa Cruz County Sanitation District for application 02-0513
6. Printout of Discretionary Application comments for application 03-0253
7. Printout of Discretionary Application comments for application 02-0513
8. Interoffice memo from Larry Kasparowitz, dated July 11, 2003.
9. Project comment sheet for 03-0253 from the Soquel Creek Water District, dated August 11, 2003.
10. Letter from Central Fire Protection District, dated July 8, 2003 regarding 03-0253.
11. Letter from Kurt Wagenknecht, dated March 6, 2003, with attached noise study.
12. Staff Report for Commercial Development Permit 02-0513.
13. Manufacturer's specifications for automated car wash.



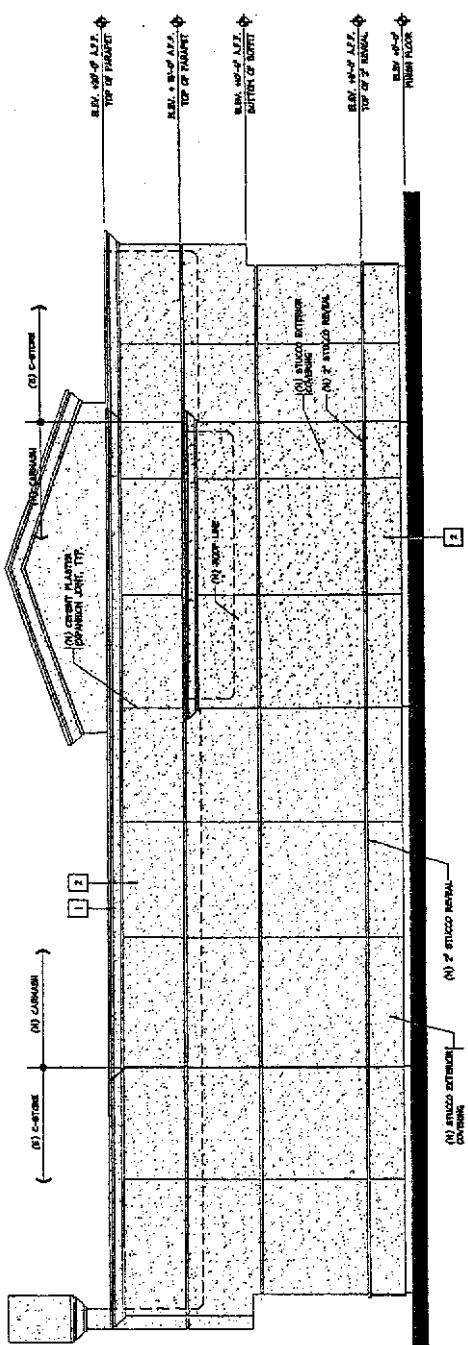
KLZ Architects

KLZ Architects, Inc.
3475 S. Bascom Blvd., Suite C
Palo Alto, CA 94304
(415) 321-1000 FAX (415) 321-1001



LEFT SIDE ELEVATION

COLOR LEGEND	PAVE. DESCRIPTION	NOTES
1	CONCRETE	NOT TO SCALE
2	CONCRETE	NOT TO SCALE
3	CONCRETE	NOT TO SCALE
4	CONCRETE	NOT TO SCALE
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6	CONCRETE	NOT TO SCALE
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REAR ELEVATION

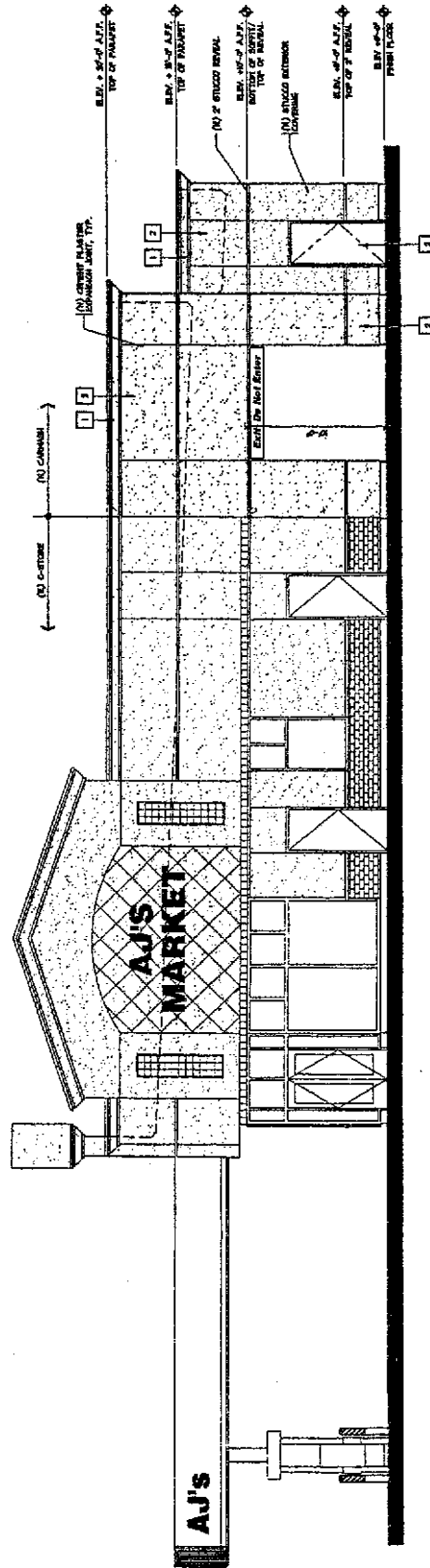
Environmental Review Initial Study
ATTACHMENT 1, 20#3
APPLICATION 03-0253

EXHIBIT E



Architects

K12 Architects, Inc.
3075 Sepulveda Blvd., Suite 100
Van Nuys, CA 91411
Tel: 818/555-6000 FAX: 818/555-6000



RIGHT SIDE ELEVATION

Environmental Review Init Study
ATTACHMENT 1, 3, 3
APPLICATION 03-025

SCHEDULED LEASING ITEMS IDENTIFIED		SCHEDULED LEASING ITEMS IDENTIFIED	
1	CRACK WALLS	1	CRACK WALLS
2	CRACKS	2	CRACKS
3	CRACKS	3	CRACKS
4	CRACKS	4	CRACKS
5	CRACKS	5	CRACKS
6	CRACKS	6	CRACKS
7	CRACKS	7	CRACKS
8	CRACKS	8	CRACKS
9	CRACKS	9	CRACKS

NOTE: TOTAL AREA IS 100 SQ. FT.

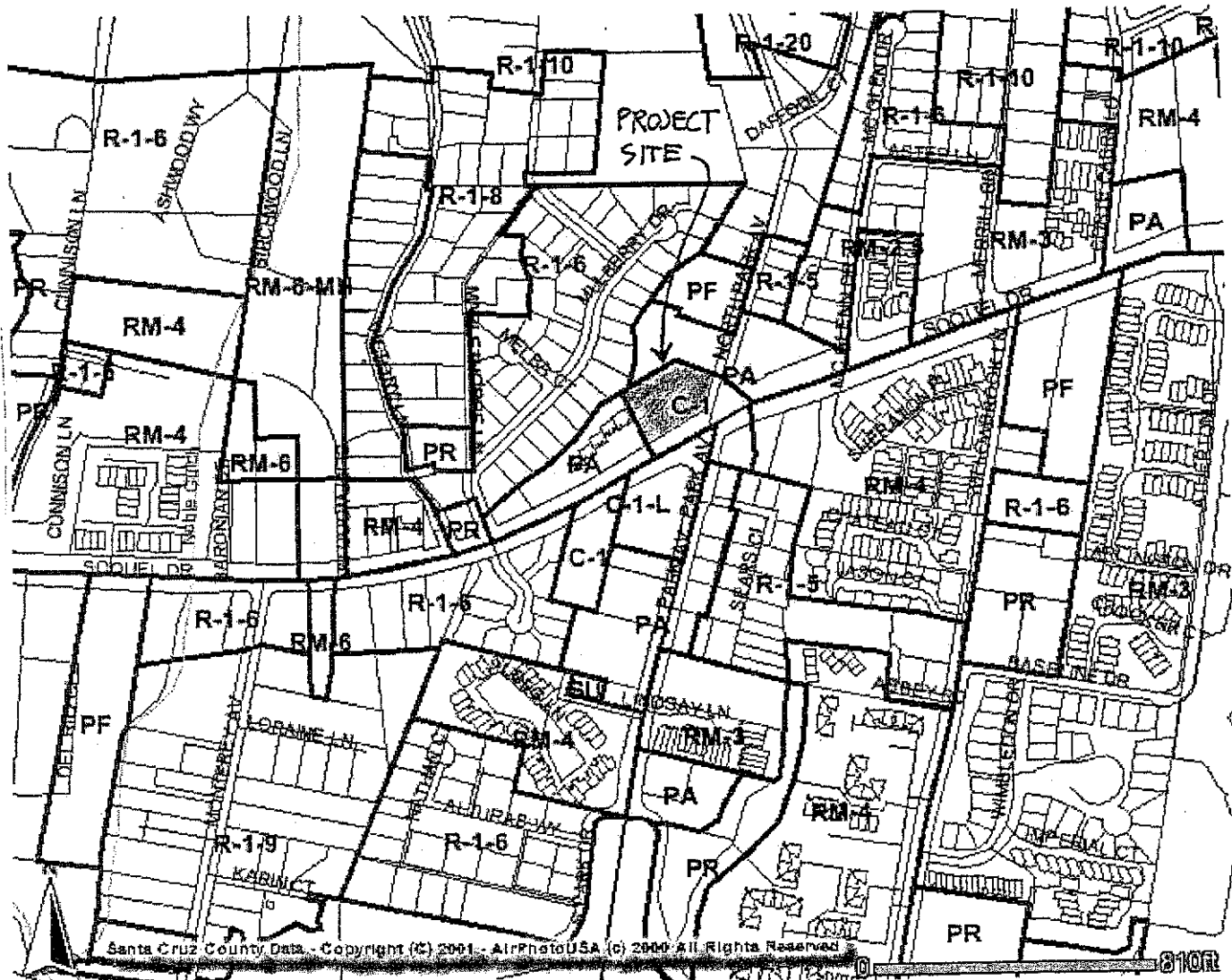
4

**AJ'S TEXACO
SERVICE STATION
C-STORE REMODEL**

8808 SORQUEL DRIVE
SARASOTA, FLORIDA 34237
AKHILAR JAVED
8808 SORQUEL DRIVE
SARASOTA, FLORIDA 34237

EXHIBIT E

ZONING MAP



KEY

R-1-X: Single-family residential, X,000 square feet minimum lot size (R-1-6= 6,000 sq. ft. min. lot size)

RM-X Multi-family residential, X,000 square feet minimum per unit (RM-4 = 4,000 sq. ft. min. per unit)

PR: Parks, recreation, and open space

PA: Professional administrative offices

PF: Public facilities

C-1: Neighborhood commercial

C-1-L: Neighborhood commercial with historical resource

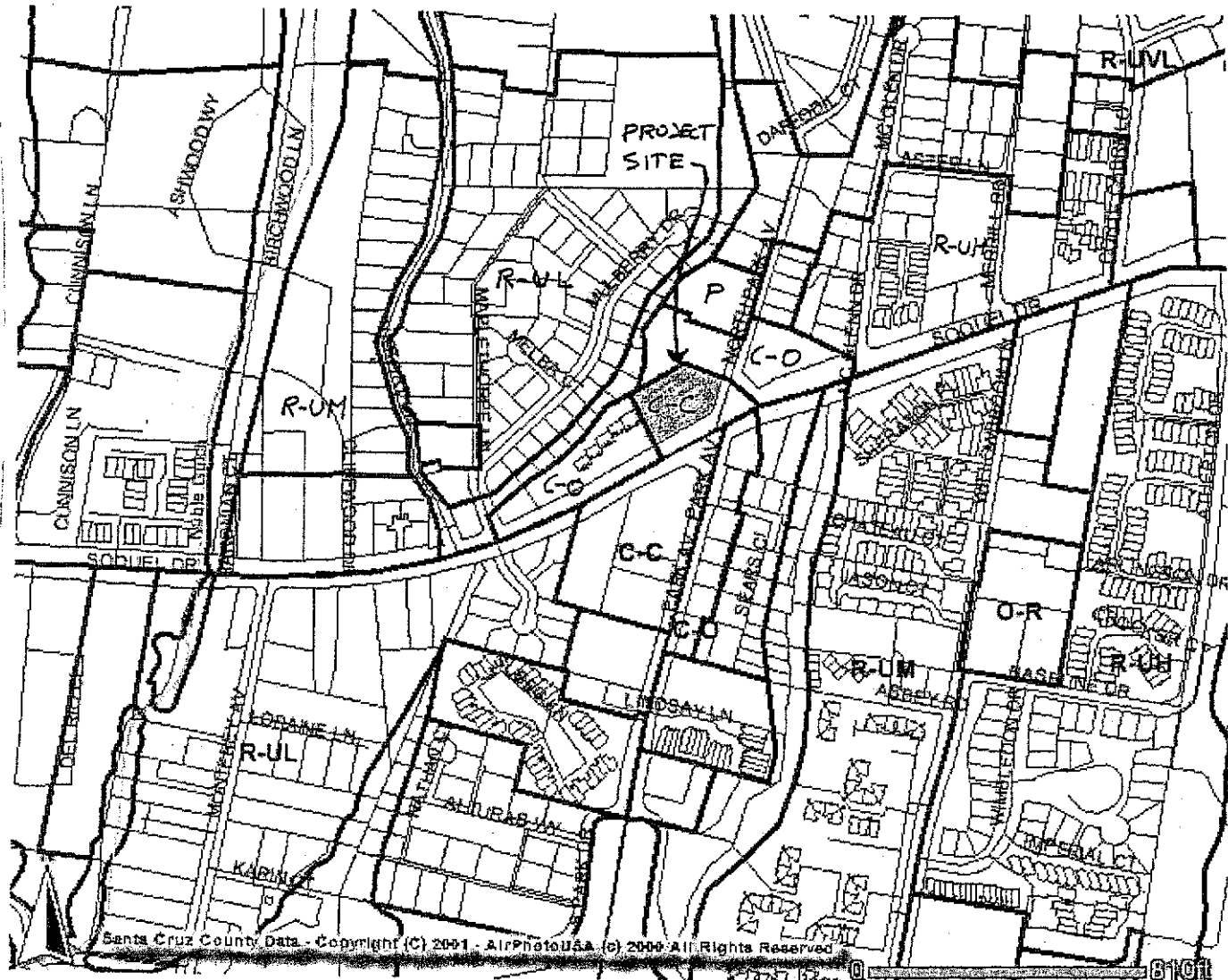
Environmental Review Initial Study

ATTACHMENT 2

APPLICATION C3-0253

EXHIBIT E 1

GENERAL PLAN MAP



KEY

- R-UL: Urban Low Residential
- R-UM: Urban Medium Residential
- R-UH: Urban High Residential
- O-R: Parks, recreation, and open space
- C-C: Community Commercial
- C-O: Professional and Administrative Offices

Environmental Review Initial Study
 ATTACHMENT- 3
 APPLICATION 03-0253

EXHIBIT E 1

SANTA CRUZ COUNTY SANITATION DISTRICT

INTER-OFFICE CORRESPONDENCE

DATE: July 24, 2003

T O Planning Department, ATTENTION: JOHN SCHLAGHECK

FROM: Santa Cruz County Sanitation District

SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE FOR THE FOLLOWING PROPOSED DEVELOPMENT:

APN: 37-271-05 APPLICATION NO.: 03-0253

PARCEL ADDRESS: 5955 SOQUEL DRIVE

PROJECT DESCRIPTION CONSTRUCT CAR WASH FOR EXISTING SERVICE STATION
WITH CONVENIENCE STORE

Proposed location of on-site sewer lateral(s), clean-out(s), and connection(s) to existing onsite sewer must be shown on the plot plan of the building permit application.

Water use data (actual and/or projected), and other information as may be required for this project, must be submitted to the District for review and use in fee determination and waste pretreatment requirements before sewer connection permits can be approved.

The plan shall show **all** existing and proposed plumbing fixtures on floor plans of building application. Completely describe all plumbing fixtures according to table 7-3 of the uniform plumbing code.

Other: The following note shall be placed on this plan and the building application plan: "Sewer lateral shall be installed at 2% minimum slope with cleanouts located not more than 100' apart. See Design Criteria Figure SS-10 for backfill requirements for laterals with less than 5' of cover."

Remove all references to improvements to be done for mini-market. All such comments should be included in the proper permit applications for that proposal.

The following comments were added by the District's Environmental Compliance Section:

Plans indicate 2x3 stage 1500-gallon car wash clarifier as required as by the County's Design Criteria. Note on plans shall be revised to read "Clarifier design specified by Santa Cruz County Design Criteria. At the exit to the car wash, provide a small berm to prevent clarifier overflows from reaching the exterior storm drain. Prior to final permit issuance, applicant shall provide civil drawings of make and model of the car wash system.

Environmental Review Initial Study
ATTACHMENT 4 of 2
APPLICATION 03-0253
EXHIBIT E

Philip Bonino

Diane Romeo
Sanitation Engineering

DR:abc/699

c: Applicant: DEE MURRAY
2272 KINSLEY STREET
SANTA CRUZ CA

Property Owner: AKHTAR JAVED
5955 SOQUEL DRIVE
SOQUEL CA 95073

(Rev. 3-96)

Environmental Review Initial Study
ATTACHMENT 4, 2 & 2
APPLICATION 03-0253

EXHIBIT E

SANTA CRUZ COUNTY SANITATION DISTRICT
INTER-OFFICE CORRESPONDENCE

(3RD REVIEW)

DATE: June 9, 2003

TO: Planning Department, ATTENTION: DAVID KEYON

FROM: Santa Cruz County Sanitation District

SUBJECT: DISTRICT'S CONDITIONS OF SERVICE FOR THE FOLLOWING PROPOSED DEVELOPMENT

APN: 037-271-05 APPLICATION NO.: 02-0513

PARCEL ADDRESS: 5955 SOQUEL DRIVE

PROJECT DESCRIPTION: CONSTRUCT 1,850 SQUARE FOOT ADDITION, EXPAND CONVENIENCE MARKET AND INCLUDE CAR WASH (INCLUDES REZONING AND AMENDMENT TO DEVELOPMENT PERMIT)

The Sanitation District **has** reviewed the 3rd submittal for the subject project and all of our requirements have been met. The applicant shall submit the original drawing showing the sewer plan to the District for approval and signature. A copy of the signed on-site sewer plans shall be submitted as a **part** of the required building permit application for this project.

Rachél Lather

Rachél Lather-Hidalgo
Sanitation Engineering

DR:abc/666

c: Applicant: KURT WAGENKNECHT
3633 SEAPROT BOULEVARD, SUITE C
WEST SACRAMENTO CA 95073

Property Owner: JAVED AKHTAR U/M
5955 SOQUEL DRIVE
SOQUEL CA 95073

Jo Fleming
Steve Harper
(Rev. 3-96)

Environmental Review Initial Study
ATTACHMENT 5, 1047
APPLICATION 03-0253

EXHIBIT E

SANTA CRUZ COUNTY SANITATION DISTRICT
INTER-OFFICE CORRESPONDENCE

DATE: **April 3, 2003** (2nd review)

TO: Planning Department, ATTENTION David Keyon

SUBJECT: DISTRICT'S CONDITIONS OF SERVICE FOR THE FOLLOWING
PROPOSED DEVELOPMENT:

APN: **037-271-05** APPLICATION NO.: **02-0513**

PARCEL ADDRESS: 5955 SOQUEL DRIVE

PROJECT DESCRIPTION: CONSTRUCT 1,850 SQUARE FOOT ADDITION,
EXPAND CONVENIENCE MARKET AND INCLUDE CAR WASH (INCLUDES
REZONING AND AMENDMENT TO DEVELOPMENT PERMIT)

Sewer service is available for the subject development upon completion of the following conditions. This notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame, this project has not received approval from the Planning Department, the applicant must obtain a new sewer service availability letter.

- I. The following issues *are* to be addressed during the building permit process. If a building permit is not necessary, they will be addressed during this discretionary permit stage and the District's approval of this project will not be granted until our conditions have been met:

Proposed location of on-site sewer lateral(s) and clean-out(s), and connection(s) to existing on-site sewer system must be shown on the plot plan of the building permit application.

Show all existing and proposed plumbing fixtures on floor plans of building application. The plan shall completely describe all plumbing fixtures according to table 7-3 of the uniform plumbing code.

Water Use data (actual and/or projected), and other information as may be required for this project, must be submitted to the District for review and use in fee determination and waste pretreatment requirements before sewer connection permits can be approved.

- II. The following are completeness issues and will be required to be resolved at the discretionary permit stage and District approval for this permit application shall not be granted until all of the completeness issues have been satisfied

A complete engineered sewer plan, addressing all issues required by District staff and meeting County "Design Criteria" standards, is required. District approval of proposed discretionary permit is withheld until plan meets all requirements. ^{Environmental Review Initial Study} following items need to be shown on the plans:

ATTACHMENT 5
APPLICATION 03-0252

Car Wash

No storm water is allowed to enter the car wash bay and /or mud basins. All catch basins will be covered sufficiently to prevent storm water infiltration into the sanitary sewer.

There must be adequate mud catch basins to remove all solids.

Wastewater generated by car wash activities must be collected and treated before being discharged to the sanitary sewer.

Wastewater that is not recycled for additional car washing must be treated through a minimum of two 1500-gallon clarifiers, as specified in the Santa Cruz County ——— Criteria.

Mud catch basins must be cleaned out within an adequate time frame to prevent clogging of lines from the catch basins to the clarifier, and to prevent wastewater backups into the car wash. This is generally done every 1-3 months, depending upon the number of vehicles washed. This will be determined at the time of sewer connection permit issuance, may be modified over time, and will become a part of the sewer connection permit. The clarifiers must be completely pumped out at least once a year or as often as deemed necessary by the County to prevent oil and grease from entering the sanitary sewer at concentrations greater than 50 mg/L.

Convenience Market:

A minimum of a 70 pound interior grease interceptor will be required if any type of food is prepared at this location.

A dishwasher is not permitted unless an exterior 350-lb. minimum exterior grease interceptor is installed.

The three-washbasin sink must be routed through the grease trap.


All grease traps will meet the Santa Cruz County Design Criteria.

Design Criteria details Figs. SS-18 through 20 are attached for your information.

Environmental Review Initial Study
ATTACHMENT 5, 3 & 7
APPLICATION 03-0253

PLANNING DEPARTMENT, DAVID KEYON
PAGE 3

Please submit the additional information requested in this letter for **our** review. The Sanitation District will require that District staff inspect the installation of car wash **and** grease trap/interceptor. Please contact District staff at (831) 454-5462 for any questions related to source control issues or the undersigned at 454-2160 for general questions regarding this letter.


DIANE ROMEO
Sanitation Engineering

DR:dls/268

c: Survey
Jo Fleming
Applicant: KURT WAGENKNECHT
3633 SEAPORT BLVD STE C
WEST SACRAMENTO CA 95691

Property Owner: JAVED AKHTAR U/M
5955 SOQUEL DR
SOQUEL CA 95073

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Environmental Review Initial Study
ATTACHMENT 5, 4 of 7
APPLICATION 03-0253

SANTA CRUZ COUNTY SANITATION DISTRICT
INTER-OFFICE CORRESPONDENCE

DATE: November 1, 2002

TO: Planning Department, ATTENTION: David Keyon

SUBJECT: DISTRICT'S CONDITIONS OF SERVICE FOR THE FOLLOWING
PROPOSED DEVELOPMENT:

APN: 037-271-05 APPLICATION NO.: 02-0513

PARCEL ADDRESS: 5955 SOQUEL DRIVE

PROJECT DESCRIPTION: CONSTRUCT 1,850 SQUARE FOOT ADDITION,
EXPAND CONVENIENCE MARKET AND INCLUDE CAR WASH (INCLUDES
REZONING AND AMENDMENT TO DEVELOPMENT PERMIT)

Sewer service is available for the subject development upon completion of the following conditions. This notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame, this project has not received approval from the Planning Department, the applicant must obtain a new sewer service availability letter.

- I. The following issues are to be addressed during the building permit process. If a building permit is not necessary, they will be addressed during this discretionary permit stage and the District's approval of this project will not be granted until our conditions have been met:

Proposed location of on-site sewer lateral(s) and clean-out(s), and connection(s) to existing on-site sewer system must be shown on the plot plan of the building permit application.

Show all existing and proposed plumbing fixtures on floor plans of building application. The plan shall completely describe all plumbing fixtures according to table 7-3 of the uniform plumbing code.

Water Use data (actual and/or projected), and other information as may be required for this project, must be submitted to the District for review and use in fee determination and waste pretreatment requirements before sewer connection permits can be approved.

- II. The following are completeness issues and will be required to be resolved at the discretionary permit stage and District approval for this permit application shall not be granted until all of the completeness issues have been satisfied

A complete engineered sewer plan, addressing all issues required by District staff and meeting County "Design Criteria" standards, is required. District approval of proposed discretionary permit is withheld until plan meets all requirements. The following items need to be shown on the plans:

Environmental Review Initial Study

ATTACHMENT 5, 5, 4, 2
APPLICATION 03-0253

EXHIBIT E

Car Wash:

No storm water is allowed to enter the car wash bay and /or mud basins. All catch basins will be covered sufficiently to prevent storm water infiltration into the sanitary sewer.

There must be adequate mud catch basins to remove all solids.

Wastewater generated by car wash activities must be collected and treated before being discharged to the sanitary sewer.

Wastewater that is not recycled for additional car washing must be treated through a minimum of two 1500-gallon clarifiers, as specified in the Santa Cruz County Design Criteria.

Mud catch basins must be cleaned out within an adequate time frame to prevent clogging of lines from the catch basins to the clarifier, and to prevent wastewater backups into the car wash. This is generally done every 1-3 months, depending upon the number of vehicles washed. This will be determined at the time of sewer connection permit issuance, may be modified over time, and will become a part of the sewer connection permit. The clarifiers must be completely pumped out at least once a year or as often as deemed necessary by the County to prevent oil and grease from entering the sanitary sewer at concentrations greater than 50 mg/L.

Convenience Market:

A minimum of a 70 pound interior grease interceptor will be required if any type of food is prepared at this location.

A dishwasher is not permitted unless an exterior 350-lb. minimum exterior grease interceptor is installed.

The three-washbasin sink must be routed through the grease trap.

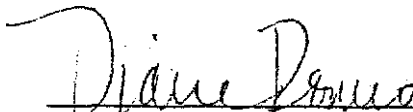
All grease traps will meet the Santa Cruz County Design Criteria.

Design Criteria details Figs. SS-18 through 20 are attached for your information.

Environmental Review Initial Study
ATTACHMENT 5, 6 & 7
APPLICATION 03-0253

EXHIBIT E-1

Please submit the additional information requested in this letter for our review. The Sanitation District will require that District staff inspect the installation of **car wash** and grease trap/interceptor. Please contact District staff at (831) 454-5462 for **any** questions related to source control issues or the undersigned at 454-2169 for general questions regarding this letter.



DIANE ROMEO
Sanitation Engineering

DR:dls/268

c: Survey
Jo Fleming
Applicant: KURT WAGENKNECHT
3633 SEAPORT BLVD **STEC**
WEST SACRAMENTO CA 95691

Property Owner: JAVED AKHTAR U/M
5955 SOQUEL DR
SOQUEL CA 95073

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Environmental Review Initial Study
ATTACHMENT 5 - 7 of 7
APPLICATION 03-0253

C O U N T Y O F S A N T A C R U Z
Discretionary Application Comments

project planner: John Schlagheck
Application No.: 03-0253
APN: 037-271-05

Date: January 16, 2004
Time: 15:24:02
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JULY 11, 2003 BY ROBIN M BOLSTER =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON JULY 11, 2003 BY ROBIN M BOLSTER:=====

Prior to building application approval please provide the following:

- 1) Detailed erosion control plan with location and construction details of all erosion control and sedimentation devices,
- 2) Location of and protective measures for the storage of any excavated material.
- 3) Construction details of all existing and proposed drainage devices.
- 4) Detailed grading plan including estimated earthwork, cross section of any proposed cut/fill areas and limits of grading.

Long Range Planning Completeness Comments

===== REVIEW ON JULY 7, 2003 BY MARK M DEMING ===== Rezoning to C-2 appears to be consistent with intent of General Plan and zoning ordinance. Primary concerns are that future uses may not be compatible with nearby residential uses.. appropriate measures should be taken to preclude any adverse impacts of car-wash or other future commercial uses of property (noise. light. glare, etc).

Long Range Planning Miscellaneous Comments

===== REVIEW ON JULY 7, 2003 BY MARK M DEMING =====
NO COMMENT

Dpw Drainage Completeness Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON AUGUST 7, 2003 BY DAVID W SIMS =====
Reference comments for related application 02-0513

Drainage plan for related and proposed work for application 02-0513 was accepted for discretionary review stage. It is likely that these improvements will be in-place and existing prior to the delayed project components from this discretionary application.. In the case that this has not happened these proposed drainage improvements would be required of this application.

As a condition of approval of this application, please, attach the 2 drainage plan sheets from Ifland engineering dated 2/17/03 that show this planned drainage work. and add a special note that indicates that this drainage plan will either be part of

Environmental Review Initial Stud
ATTACHMENT 6 1 of 2
APPLICATION 03-0253

Project Planner: John Schlagheck
Application No.: 03-0253
APN: 037-271-05

Date: January 16, 2004
Time: 15:24:02
Page: 2

the proposed work for application 03- 0253 or already existing. No further reroutes are required unless there are further changes.

Dpw Drainage Miscellaneous Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON AUGUST 7, 2003 BY DAVID W SIMS =====
No Comment

Dpw Road Engineering Completeness Comments

===== REVIEW ON JANUARY 13, 2004 BY GREG J MARTIN =====

The addition of a car wash to the gas station at the corner of Park and Soquel is not expected to increase trip generation to the site. Trips to the car wash are expected to be a component of the trip generation of the existing gas station facility (gas pumps) or pass-by trips. Pass-by trips are those trips -passing by- the project on their way to another destination and are not generated by the project.

If you have any questions please contact Greg Martin at 831-454-2811.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON JANUARY 13, 2004 BY GREG J MARTIN =====

Environmental Health Completeness Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON JULY 22, 2003 BY JIM G SAFRANEK =====
NO COMMENT

Environmental Health Miscellaneous Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON JULY 22, 2003 BY JIM G SAFRANEK =====

Contact the appropriate Hazardous Material Inspector in Environmental Health at 454-2728 to determine if a permit is required for the car wash.

Environmental Review Initial Study
ATTACHMENT 6, 2 & 2
APPLICATION 03-0253

EXHIBIT E 1

C O U N T Y O F S A N T A C R U Z
Discretionary Application Comments

Project Planner: David Keyon
Application No.: 02-0513
APN 037-271-05

Date: January 16, 2004
Time: 15:23:40
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Environmental Planning Completeness Comments

===== REVIEW ON OCTOBER 31, 2002 BY ROBIN M BOLSTER =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON OCTOBER 31, 2002 BY ROBIN M BOLSTER =====
NO COMMENT

Dpw Drainage Completeness Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON OCTOBER 30, 2002 BY DAVID W SIMS =====

The submitted drainage plan was reviewed and found to be clear and complete in its presentation of both the existing and proposed drainage conditions. The effort to avoid significant diversion by maintaining sitedrainage in its pre-existing patterns of flow with release tothree directions is appropriate.

Unfortunately, some revision will need to be made since the requirement for silt and grease traps (or similar treatment) is required for all paved surfaces and not just the new impervious surfaces. Altering the pavement grades, providing perimeter interception swales or trenched slot-grates would be potential types of improvements.

The car wash effluents must be separated from the drainage system and routed to the sanitary drain system per Sanitation Department requirements. Please indicate with a note on the drainage plans that this is the case.

The silt and grease trap for area A. mentioned in the drainage calculations, is not shown on the proposed plans.

Please call the Dept. of Public Works, drainage division, from 8:00 to 12:00 am if you have questions. ===== UPDATED ON APRIL 8, 2003 BY DAVID W SIMS =====
2nd routing:

Previous comments have been adequately addressed and Discretionary review is approved.

Specific construction details of the drainage improvements are to be included on future building plan applications.

Environmental Review Initial Study
ATTACHMENT 7.1 of 3
APPLICATION 03-0253

Dpw Drainage Miscellaneous Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON OCTOBER 30, 2002 BY DAVID W SIMS =====

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$0.80 per square foot. and are assessed upon permit issuance.

===== UPDATED ON APRIL 8, 2003 BY DAVID W SIMS =====

project Planner: David Keyon
 Application No.: 02-0513
 APN: 037-271-05

Date: January 16, 2004
 Time: 15:23:40
 Page: 2.

NO COMMENT

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON OCTOBER 11, 2002 BY RUTH L ZADESKY =====
 no comment

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON OCTOBER 11, 2002 BY RUTH L ZADESKY =====
 Driveway to conform to County Design Criteria Standards.
 Encroachment permit required for all off-site work in the County road right-of-way.

Dpw Road Engineering Completeness Comments

===== REVIEW ON NOVEMBER 7, 2002 BY GREG J MARTIN =====
 1. Show the planned movement of the gas truck using turn templates and marking the area where the truck will be when refueling the gas station 2. Show the striping on Soquel Drive and Park Avenue. ===== UPDATED ON APRIL 3, 2003 BY GREG J MARTIN =====

Please evaluate alternatives to using the middle driveway for fuel trucks by using the truck turn templates. The striping on Soquel Drive should show the left turn pocket from Soquel Drive into Park Avenue. ===== UPDATED ON JUNE 16, 2003 BY GREG J MARTIN =====
 NO COMMENT

===== UPDATED ON JUNE 17, 2003 BY GREG J MARTIN =====

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON NOVEMBER 7, 2002 BY GREG J MARTIN =====
 1. We recommend closing the middle driveway to reduce the potential for conflict and in accordance with General Plan policy.

2. Parking spaces 14-17 should be 18 feet long. Parking spot number 18 is in conflict with the entrance to the car wash. There must be a 12 foot access road that clears the parking space (9 x 18).

3. Show the radius of the access road to the car wash.

4. ADA access wrapping around the existing and new driveways is required (see County Design Criteria).

5. The project will generate additional trips. Public Works will calculate the number of trips and TIA fees..

6. A minimum four foot landscaping strip is required between driveways on the project frontage,

===== UPDATED ON APRIL 3, 2003 BY GREG J MARTIN =====
 The proposed driveway onto Park Avenue should be no more than 40 feet wide and as far away from Soquel Drive as feasible. The existing driveway is shown as 28 feet.

Environmental Review Initial Stu

ATTACHMENT 7.2 of 3

APPLICATION 03-0253

EXHIBIT-- E !

Project Planner: David Keyon
 Application No.: 02-0513
 APN: 037-271-05

Date: January 16, 2004
 Time: 15:23:40
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There is no concrete wraparound for ADA access shown for this driveway. The applicant should provide elevations along the edge of the concrete slab and the back of the driveway if there are grade issues which prevent this from being constructed.

The middle driveway is recommended to be closed since it is extremely close to the intersection. There is a potential for conflicts with vehicles moving through the intersection, turning, and ingress/egressing the middle driveway.

The existing plans show two crosswalks along the development's frontage. Handicapped ramps which meet standards are required at these locations. ===== UPDATED ON JUNE 16, 2003 BY GREG J MARIN =====

===== UPDATED ON JUNE 17, 2003 BY GREG J MARTIN =====

The development is subject to Soquel Transportation Improvement (TIA) fees at a rate of \$400 per daily trip-end generated by the proposed use. The project plans show an additional 1,850 square feet of space for the convenience store. The estimated trip generation for fee purposes is 24 trip-ends per 1,000 gross square feet (ksf).

Therefore the total trips may be calculated as 1.850 ksf of commercial sales service & repairs space multiplied by 24 trip ends/ksf equals 44 trip ends being generated by the project. The fee is calculated as 44 trip ends multiplied by \$400 per trip end equals \$17,600. The total TIA fee of \$17,600 is to be split evenly between transportation improvement fees and roadside improvement fees.

Environmental Health Completeness Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON OCTOBER 30, 2002 BY JIM G SAFRANEK =====
 NO COMMENT

Environmental Health Miscellaneous Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON OCTOBER 30, 2002 BY JIM G SAFRANEK =====

If hazardous materials or hazardous waste are to be used, stored or generated on site, contact the appropriate Hazardous Material Inspector in Environmental Health at 454-2738 to determine if a permit to modify is required.

===== UPDATED ON OCTOBER 30, 2002 BY JIM G SAFRANEK =====

Applicant must obtain approval for an Environmental Health Plan Review prior to submittal of building plans. Applicant must obtain Environmental Health Plan Check approval, a construction inspection final and a Food Establishment Health Permit prior to opening. Contact D. R. Houston of Environmental Health at 454-2734.

Environmental Review Initial Study
 ATTACHMENT 7.3.03
 APPLICATION 03-0253

INTEROFFICE MEMO

APPLICATION N 0 034253

Date: July 11, 2003

To: John Schlagheck, Project Planner

From: Lany Kasparowitz, Urban Designer

Re: Design Review for a car wash at an existing service station at 5955 Soquel Road, Soquel (Javed / owner, Dee Murray/applicant)

COMPLETENESS ISSUES

- *Provide revised landscape plan.*

GENERAL PLAN/ ZONING CODE ISSUES**Design Review Authority****13.11.040** Projects requiring design review

- (e) All commercial remodels or new commercial construction.

Design Review Standards**13.11.072** Site design.

Environmental Review Initial Study
ATTACHMENT \$ 1 of 6
APPLICATION 03-0253

Criteria	In code (✓)	criteria (✓)	Evaluation 's
	▼		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping	✓		
Streetscape relationship			N/A
Street design and transit facilities			N/A

Relationship to existing structures	✓		
Natural Site Amenities and Features			
Relate to surrounding topography			N/A
Retention of natural amenities			N/A
Siting and orientation which takes advantage of natural amenities			N/A
Ridgeline protection			N/A
Views			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles			N/A
Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system			N/A
Noise			
Reasonable protection for adjacent properties	✓		

13.11.073 Building design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Building Design			
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings			N/A
Street face setbacks			N/A
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Finish material, texture and color	✓		

Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian	✓		
Building Articulation			
Variation in wall Diane. roof line.	✓		
Building design provides solar access that is reasonably protected fw adjacent properties..			NIA
Building walls and major window areas are oriented for passive solar and natural lighting.			N/A

Parking			
Minimizethe visual impact of pavement and parked vehicles.	✓		
Parking design shall be an integral element of the site design.	✓		
Site buildings toward the front or middle portion of the lot and parking areas to the rear or side of the lot is encouraged where appropriate.			NIA
All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties.			<i>suggest as Condition of Approval</i>
Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures.			<i>Suggest as Condition of Approval</i>
All lighted parking and circulation areas shall utilize low-rise light standards or light fixtures attached to the building. Light standards to a maximum height of 15 feet are allowed.			<i>Suggest as Condition of Approval</i>
Building and security lighting shall be integrated into the building design.			<i>Suggest as Condition of Approval</i>
Light sources shall not be visible form adjacent properties.			<i>Suggest as Condition of Approval</i>
Loading areas			
Loading areas shall be designed to not interfere with circulation or parking, and to permit trucks to fully maneuver on			N/A

Environmental Review Initial Study
 ATTACHMENT 8 3 of 6
 APPLICATION 03-0253

Page 3

the property without backing from or onto a public street.			
andscape			
A minimum of one tree for each five parking spaces should be planted along each single or double row of parking spaces.			N/A
A minimum of one tree for each five parking spaces shall be planted along rows of parking.			N/A
Trees shall be dispersed throughout the parking lot to maximize shade and visual relief.			N/A
At least twenty-five percent (25%) of the trees required for parking lot screening shall be 24-inch box size when planted; all other trees shall be 15 gallon size or larger when planted.			N/A
Parking Lot Design			
Driveways between commercial or industrial parcels shall be shared where appropriate.			N/A
Avoid locating walls and fences where they block driver sight lines when entering or exiting the site.			N/A
Minimize the number of curb cuts			N/A
Driveways shall be coordinated with existing or planned median openings.			N/A
Entry drives on commercial or industrial projects greater than 10,000 square feet should include a 5-foot minimum net landscaped median to separate incoming and out going traffic, where appropriate.			N/A
Service Vehicles/Loading Space. Loading space shall be provided as required for commercial and industrial uses.			N/A
Where an interior driveway or parking area parallels the side or rear property line, a minimum 5-foot wide net landscape strip shall be provided between the driieway and the property line.			N/A
Parking areas shall be screened form public streets using landscaping, berms, fences, walls , buildings, and other means, where appropriate.			N/A

Environmental Review Initial Study
ATTACHMENT 8 4 of 6
APPLICATION 03-0253

Bicycle parking spaces shall be provided as required in. They shall be appropriately located in relation to the major activity area.			N/A
Reduce the visual impact and scale of			NIA
to accent the importance of driveways from the street, frame the major circulation aisles, emphasize pedestrian pathways, and provide shade and screening.			N/A
Parking lot landscaping shall be designed to visually screen parking from public streets and adjacent uses.			NIA
Parking lots shall be landscaped with large trees.			NIA
A landscape strip shall be provided at the end of each parking aisle.			NIA
A minimum 5-foot wide landscape strip (to provide necessary vehicular back-out movements) shall be provided at dead-end aisles.			N/A
Parking areas shall be landscaped with large canopy trees to sufficiently reduce glare and radiant heat from the asphalt and to provide visual relief from large stretches of pavement.			NIA
Variation in pavement width. the use of texture and color variation is paving materials, such as stamped concrete, stone, brick, pavers, exposed aggregate, or colored concrete is encouraged in parking lots to promote pedestrian safety and to minimize the visual impact of large expanses of pavement.		✓	<i>In order to clarify a pedestrian walk between the Northwest parking and the building, there should be a stamped concrete strip in front of the car wash exit.</i>
As appropriate to the site use, required landscaped areas next to parking spaces or driveways shall be protected by a minimum six-inch high curb or wheel stop, such as concrete, masonry, railroad ties, or other durable			NIA
On-site pedestrian pathways shall be provided from street, sidewalk and			NIA
landscaping, changes in paving			

Environmental Review Initial Study
 ATTACHMENT 8, 5 of 6
 APPLICATION 03-0253 Page 5

EXHIBIT

E4

materials, narrowing of roadways, or other design techniques.			
Plans for construction of new public facilities and remodeling of existing facilities shall incorporate both architectural barrier removal and physical building design and parking area features to achieve access for the physically disabled.			N/A
Separations between bicycle and pedestrian circulation routes shall be utilized where appropriate.			N/A

Environmental Review Initial Study
ATTACHMENT 8, 6 of 6
APPLICATION 03-0253



SOQUEL CREEK WATER DISTRICT

P.O. Box 158
Mail to: 5180 Soquel Drive
Soquel, CA 95073-0158
PHONE (831) 475-8500 FAX (831) 475-

831 475 4291 P.01/02

PROJECT COMMENT SHEET

Date of Review. 08/11/03
Reviewed By: Carol Carr

Returned John Schlagheck
Project County of Santa Cruz
Comments to: Planning Department
701 Ocean St., Ste. 400
Santa Cruz, CA 95060-4073

Owner: Akhtar Javed
5955 Soquel Dr.
Soquel, CA 95073

Applicant: Dee Murray
2272 Kinsley St.
Santa Cruz, CA 95063

Type of Permit: Development Permit Application
County Application #: 03-0253

Subject APN: 037-271-05

Location: Property located at the northwest corner of the intersection of Park Avenue and Soquel Drive (5955 Soquel Drive).

Project Description: Proposal to construct a car wash and self-serve air/water/vacuum station and relocate the trash enclosure for an existing service station with convenience store.

Notice

Notice is hereby given that the Board of Directors of the Soquel Creek Water District has adopted policies to mitigate the impact of development on the local groundwater basins. The proposed project will be subject to these and any other conditions of service that the District may adopt prior to granting water service.

It should not be taken as a guarantee that service will be available to the project in the future or that additional conditions will not be imposed by the District prior to granting water service.

Requirements

The developer/applicant, without cost to the District, shall:

- 1) Destroy any wells on the property in accordance with State Bulletin No. 74;
- 2) Satisfy all conditions imposed by the District to assure necessary water pressure, flow and quality;
- 3) Satisfy all conditions for water conservation required by the District at the time of application for service, including the following:
 - a) All applicants for new water service from Soquel Creek Water District shall be required to offset expected water use of their respective development by a 1.2 to 1 ratio by retrofitting existing developed property within the Soquel Creek Water District service area so that any new development has a "zero impact" on the District's groundwater supply. Applicant, for new service shall bear those costs associated with the retrofit as deemed appropriate by the District up to a maximum set by the District and pay any associated fees set by the District to reimburse administrative and inspection costs in accordance with District procedures for implementing this program.
 - b) Plans for a water efficient landscape and irrigation system shall be submitted to District Conservation Staff for approval;
 - c) All interior plumbing fixtures shall be low-flow and have the EPA Energy Star label;

District Staff shall inspect the completed project for compliance with all conservation requirements prior to commencing water service;

G:\04_Office_Data\County-Proposed\Application 03-0253.doc

Page 1 of 2

EXHIBIT E

Environmental Review Initial Study
ATTACHMENT 2
APPLICATION 03-0253



**SOQUEL CREEK
WATER DISTRICT**

P.O. Box 158

Mail to: 5180 Soquel Drive

Soquel, CA 95073-0158

PHONE (831) 475-4500 FAX (831) 475-

PROJECT COMMENT SHEET

- 4) Complete LAFCO annexation requirements, if applicable;
- 5) All units shall be individually metered with a minimum size of 5/8-inch by 3/4-inch standard domestic water meters;
- 6) A memorandum of the terms of this letter shall be recorded with the County Recorder of the County of Santa Cruz to insure that any future property owners are notified of the conditions set forth herein.

Soquel Creek Water District Project Review Comments:

1. SCWD has reviewed plans prepared by K12 Architects, Inc. and has made comments and changes. Please revise plans and incorporate these changes. Applicant is an existing customer on a sufficiently sized meter; therefore they will not be required to comply with the District's new Water Demand Offset Program. However, any new interior plumbing fixtures shall be low flow and have the EFA Energy Star label. Landscaping plans shall require a water efficient planting scheme and irrigation system.

Attachments:

- ☐ Soquel Creek Water District Procedures for Processing Minor Land Divisions (MLD) dated November 9, 1992
- ☐ Soquel Creek Water District Procedures for Processing Water Service Requests for Subdivisions and Multiple Unit Developments
- ☐ Resolution 79-7, Resolution of the Board of Directors of the Soquel Creek County Water District Establishing Landscape Design and Irrigation Water Use Policy
- ☐ Soquel Creek Water District New Water Service Application Request.
- ☐ Soquel Creek Water District Variance Application
- ☐ Fire Protection Requirements Form

Environmental Review Initial Stud.
ATTACHMENT 4 of 2
APPLICATION 03-0253



**CENTRAL
FIRE PROTECTION DISTRICT
of Santa Cruz County
Fire Prevention Division**

930 17th Avenue, Santa Cruz, CA 95062
phone (831) 479-6843 fax (831) 479-6847

Date: 8 July 2003
To: Javed Akhtar
Applicant: Dee Murray
From: Tom Wiley
Subject: 03-0253
Address: 5955 Soquel Drive, Soquel
APN: 037-271-05
OCC: 1609
Permit: 030188

We have reviewed plans for *the* above subject project.

The following NOTES **must** be added to notes on velums by the designer/architect in order to satisfy District requirements when submitting for Application **for** Building Permit:

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (2001) as amended by the Central Fire Protection District.

NOTE on the plans construction classification as determined by the building official and outlined in Part IV of the California Building Code.

NOTE on the plans the occupancy classification **as** determined by the building official and outlined in Part III of the California Building Code.

NOTE on *the* plans whether the building will **be** either **SPRINKLERED** or **NON-SPRINKLERED** **as** outlined in the 2001 California Building Code and via District Amendment.

The *FIRE FLOW* requirement for the subject property is **2250** gallons per minute

NOTE, on the plans, the required FIRE FLOW and the available FIRE FLOW, This information can be obtained from the water company upon request.

SHOW on the plans a public fire hydrant meeting the minimum required fire flow for the building, within 150 feet of any portion of the building.

NOTE ON PLANS: New/upgraded hydrants, water storage tanks, and/or upgraded roadways shall be installed **PRIOR** to and during time of construction (CFC 901.3).

NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. NOTE that the WORKING DRAWINGS shall comply with the District UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT.

NOTE on the plans that the building shall be protected by an approved automatic sprinkler system complying with the edition of NFPA 13 currently adopted in Chapter 35 of the California Building Code.

Environmental Review Initial Study

ATTACHMENT 10 *Serving the communities of Capitola, Live Oak, and Soquel*
APPLICATION 03-0253

EXHIBIT...E

March 6, 2003

David Keyon, Project Planner
Planning department
county of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060



RE: Application # 02-0513 APN: 037-271-05
Owner: Akhtar Javed

Dear David,

We have addressed all the items in your letter of November 7, 2002. We understand that there **are** few departments that have not given us any comments but we are assuming that they are ok with **our** project at this point.

1. Elevation of the proposed sound wall. **The** car wash in the current submittal **was** relocated and the sound from the car wash **was** not a great concern. We did show the elevation of the retaining wall between at the west end of the site. Because of the location of the car wash the dryers are **at** the other end of the **tunnel** and therefore it should not be a concern for the office to the west. The distance **to** the office **to** the east is such that the sound level will be less **than** traffic noise. We have attached a sound study to show the sound levels.
2. A lighting plan. We have attached a site photometric that shows the light levels throughout the site. We are using lights that will not shine off site, as indicated by the photometric.
3. A program statement is attached as a separate sheet.
4. We have addressed **all** comments.
 - A. DPW Drainage Completeness Comments:
 1. Civil has added the required silt and grease traps.
 2. The car wash will have separate filtered system, recycled water and will drain into the sanitary sewer.
 - B. DPW Road Engineering Completeness Comments:
 1. We have added the truck movements and the street striping on the site plan. The truck movements are such that the driveway on Park has to remain in its current location in order for the truck to make the proper turns.
 - C. DPW Road engineering Misc. Comments:
 1. They asked to close the middle drive. However, **this** is the only drive that the gas truck can enter and fill the tanks. See the truck movements on the site plan. All existing drives must remain **as** they are.

Environmental Review Initial Study

ATTACHMENT // 1 of 3

APPLICATION 03-0253

K12 Architects, Inc. 3633 Seaport Blvd, Suite C, West Sacramento, CA. 95691 Phone: (916) 455-6500 Fax: (916) 455-8100

EXHIBIT E

2. The parking spaces near the car wash entry include a 2 foot overhang into the planter and therefore they work as they are shown on the plan.
3. We added the radius of the car wash drive.
4. We showed the ADA access at the drives.
5. Added the 4 ft planter along Soquel drive between the drives.

Urban Designer **Comments:** Larry Kasparowitz

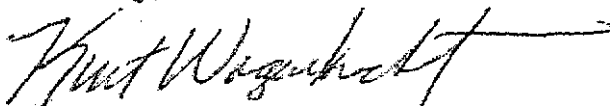
We have reviewed all his comments and have addressed them on the revised plans. I feel we have met or exceeded his requirements.

Melissa Allen, Planning Liaison, comments:

1. We added two 24" box trees along Soquel.
2. Changed some of the architectural materials. Made design simpler. The used brick is to match the existing used brick. If we can not match it we will replace all with new so it is consistent.
3. The revised plans show all the walls and fence elevations.
4. We have addressed the drive location issue. Unfortunately they must remain where they are because of the fueling truck turning requirements. The drive to the car wash is 12'. This is industry standard for drive though.
5. Added all traffic striping.
6. City requirement to determine.
7. Added traffic for the car wash. Adding a car wash does not add significantly to traffic as it is a service that is provided for existing users of the station. Generally, people do not drive to a car wash like this for only a car wash. They generally were getting gas also.

If you have any further questions please contact me. We look forward to moving ahead with this project and hope we have answered your questions thoroughly enough to move into the planning process.

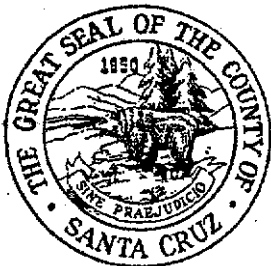
Sincerely,



Kurt Wagenknecht, Architect
K12 Architects, Inc

Environmental Review Initial Study
ATTACHMENT 11, 2 of 3
APPLICATION 03-0253

EXHIBIT E



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET - 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

STAFF REPORT

02-0513

Development Permit - Level IV November 4, 2003

Assessor's Parcel Number: 037-271-05
Site Address: **5955 Soquel Drive**
Owner: Akhtar Javed

EXHIBITS

- A. Project plans, six sheets, prepared by K12 Architects, dated January 16, 2002.
- B. Drainage plan, two sheets, prepared by Ifland Engineers, Inc., dated February 17, 2003.

PROPOSAL & LOCATION

Proposal to construct a 1,998 square foot addition with a second story office to an existing convenience store, to relocate a propane tank and trash enclosure, to construct a new air/water/vacuum station to replace the existing air/water station, to improve the parking and circulation on the site, and to revise the sign plan. Requires an Amendment to Commercial Development Permit 88-0477 and Design Review. Property located at the northwest corner of the intersection of Soquel Drive and Park Avenue (5955 Soquel Drive).

ANALYSIS

Background

According to assessor's records, the existing convenience store and service station has existed on this site since at least 1966. The station has operated under numerous franchises, including ARCO, Beacon, and Texaco, but is now locally owned and operated. The existing convenience store is 1,296 square feet in size with six gasoline pumping stations.

Proposal

The owner proposes to remodel the interior and exterior of the existing convenience store and to construct a 1,998 square foot addition with a 190 square foot second story office. The second story office will not be visible from the outside since it will be located to the rear of the store and will be hidden by the proposed parapet. Other improvements include 11 new parking spaces, a new trash enclosure to the rear of the convenience store, relocation of the propane tank to the northeast corner of the property, and a new air/water/vacuum station on the northern end of the

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property to replace the existing one to the west of the convenience store. The number of gas pumps will remain the same.

The addition will allow the property owner to expand the existing operation to include the sale of fresh fruits and vegetables, grocery items, and hot snacks. The convenience store is the only place to obtain groceries between the Quick Stop at 5505 Soquel Drive (1/2 mile to the west) and the Safeway at State Park Drive and Soquel Drive in Aptos (1 ¼ miles to the east), and will therefore be an amenity to residents and workers in the vicinity. The existing sale of alcoholic beverages will not be expanded beyond the current sale of beer and wine granted in 1987.

Employees and Hours of Operation

When completed, the convenience store will be open from 5:30 ~~am~~ to 12:00 ~~pm~~ (midnight) every day of the week. The convenience store will have eight to nine employees, with three on duty during normal operations.

Compliance with County Code and General Plan

The subject property is zoned Neighborhood Commercial (C-1) with a General Plan designation of Community Commercial (C-C). Gas stations and convenience stores are permitted uses within the C-1 zone district per Section 13.10.332(b) of the County Code (Commercial Uses Chart). The proposed expansion of the existing convenience store is consistent with the purposes of the C-C General Plan Land Use Designation (Objective 2.1.4 of the General Plan) in that it is a commercial use that serves the needs of the immediate neighborhood rather than a regional market.

Site Standards

The proposed convenience store addition will meet all applicable C-1 site standards in that the structure will be located more than 10 feet from both the right-of-ways for Soquel Drive and Park Avenue. The addition will also comply with Section 13.10.333(b)(4) since the rear portion of the addition will be more than 30 feet from the residentially zoned parcels to the rear.

Sign regulations

According to Section 13.10.581(a)(2) of the County Code, the maximum allowed signage without a variance is **fifty** square feet. As proposed, the total signage on the site will be reduced to 50 square feet with the new addition and remodel, as existing signage on the canopy will be removed.

Temporary and permanent signs in the windows of the expanded convenience store cannot exceed 20% of the total window area of the building, per Section 13.10.581(b) of the County Code. Moving signs, flags, banners, sandwich board signs or flashing signs shall not be permitted per Section 13.10.581(j), and advertising signs not located in the windows of the building will not be permitted per Condition of Approval IV.D.

Design Review

The proposed convenience store remodel and addition has been evaluated by the County's Urban Designer for compliance with Chapter 13.11 of the County Code (Site, Architectural, and Landscape Design Review). After some minor changes to the façade and the exterior materials,

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- EXHIBIT E 1

the Urban ~~Designer~~ determined that the proposal meets the criteria for site design, building design, circulation, parking, and landscaping outlined in Sections 13.11.072 through 13.11.074 of the County Code and is compatible with the architectural mix of the neighborhood.

Future car wash

The owner wishes to construct a car wash behind the expanded convenience store at a future date. A Discretionary application (application number 03-0253) was applied for on June 30, 2003 to re-zone the property from Neighborhood Commercial (C-1) to Community Commercial (C-2) in order to permit the construction of the car wash.

Issues

The following issues have been identified during staffs analysis of the proposed additions.

Parking

A total of sixteen parking spaces will be provided, including one accessible space at the entrance to the store. A convenience store is considered a retail establishment for the purposes of determining parking requirements, with a ratio of one parking space per 200 square feet of retail space (excluding walk-in coolers and storage areas) per Section 13.11.552(b) of the County Code. The expanded convenience store will have approximately 2,519 square feet of retail and office space (3,294 sq. ft. - 775 sq. ft. of walk in coolers and storage), resulting in a need for 13 spaces. The additional three spaces will exceed 10% of the total parking requirements, but are justified since two spaces will be reserved for customers using the air/water/vacuum station and one space will be reserved for customers using the propane tank. This leaves 13 spaces for convenience store parking, which is an acceptable number of parking spaces for the size of the retail use.

Impacts to riparian corridor

An arroyo with an intermittent stream passes to the north of the subject property, containing riparian vegetation and the possibility of sensitive habitat. The proposed addition and remodel of the existing convenience store has been determined to be located outside of the required riparian buffer for an urban arroyo outlined in Section 16.30.040 of the County Code, as the development is taking place more than 20 feet from the top of bank of the arroyo within a previously disturbed area.

Intensification of Use/ Increase in Traffic

The Department of Public Works estimates an increase of 44 peak **trip** ends per day resulting from the addition to the convenience store. Soquel Transportation Improvement Fees will be assessed as part of the mitigation for the increase in traffic. Both Soquel Drive and Park Avenue are arterial roads and have the capacity to absorb the increase in traffic resulting from the convenience store expansion.

Noise

Noise is a concern for the surrounding neighborhood since the service station is bounded by offices on two sides and single-family residences to the rear. A minimal increase in noise is anticipated from the expanded operation, mostly from an increase in the number of deliveries and customers. However, the impact of this additional noise on surrounding residents is expected to be insignificant since deliveries will be made from the Park Avenue side of the property. Any

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additional noise generated by the increase in customers is expected to be minimal since the entrance will continue to face Soquel Drive, drawing customers away from neighboring residences and offices.

Driveway layout

The Department of Public Works, Road Engineering Division expressed concern about the present location of the center driveway facing Soquel Drive, as it is only 36 feet from the intersection of Park Avenue and Soquel Drive. This driveway is heavily used, and is likely to become busier upon completion of the convenience store addition and remodel.

After much discussion and analysis, Road Engineering staff approved the present location of the center driveway since the driveway is crucial to on-site circulation and is the only driveway fuel trucks can reasonably use to access the existing fuel tanks. If the center driveway were to be closed, all traffic (including the fuel truck) would have to pass under the canopy between the pumps and the store, a space of only 23 feet. The fuel truck would have to wait for the pumps to clear before passing through, potentially obstructing traffic on Soquel Drive. The driveway is pre-existing since the original gas station was constructed on the site, and the only alternative would be a complete alteration of the location of the gas pumps and convenience store, a costly alternative that would entail removal of the existing convenience store and all existing pumps.

Findings are on file in the County Planning Department.

STAFF RECOMMENDATION

The Principal Planner for Development Review has acted on your application as follows:

 X APPROVED (IF NOT APPEALED)

 DENIED based on the attached findings.

NOTE: This decision is final unless appealed.

See below for information regarding appeals. You may exercise your permit after signing below and meeting any conditions which are required to be met prior to exercising the permit. If you file an appeal of this decision, permit issuance will be stayed and the permit cannot be exercised until the appeal is decided.

THIS PERMIT WILL EXPIRE TWO YEARS FROM THE EFFECTIVE DATE IF NOT EXERCISED.

If you have any questions about this project, please contact David Keyon at:
(831)454-3561 (or, david.keyon@co.santa-cruz.ca.us).

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APPLICATION 03-0253

Report Prepared By: David Keyon
David Keyon
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060

Report Reviewed By: Cathy Graves
Cathy Graves
Principal Planner
Development Review

Mail to: Kurt Wagenknecht - K-12 Architects
3633 Seaport Blvd., Suite C
West Sacramento, CA 95691

Dee Murray
2272 Kinsley St.
Santa Cruz, CA 95062

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APPLICATION 03-0253

By signing this permit below, the owner(s) agree(s) to accept the **terms** and conditions of permit number **02-0513** (APN 037-271-05) and to accept responsibility for payment of the County's cost for inspection and all other action related to noncompliance with the permit conditions. This permit is null and void in the absence of the property owner(s) signature(s) below. All owners of the subject property (APN 037-271-05) must sign this form.

Signature of Owner	Print Name	Date
--------------------	------------	------

Signature of Owner	Print Name	Date
--------------------	------------	------

Signature of Owner	Print Name	Date
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(This page is intended for your personal records, please retain this signed page and return the signed Signature Page, included later in this document, to acknowledge acceptance of this permit.)

APPEALS

In accordance with Section 18.10.300 et seq of the Santa Cruz County Code, the applicant or any aggrieved party may appeal an action or decision taken on a Level IV project such as this one. Appeals of decisions of the approving body are made to the Planning Director. All appeals shall be made in writing and shall state the nature of the application, your interest in the matter and the basis on which the decision is to be considered to be in error. Appeals must be made no later than fourteen (14) calendar days following the date of publication of the action from which the appeal is being taken or the date on which the notices are mailed, whichever is later and must be accompanied by the appropriate filing fee.

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APPLICATION 03-0253

CONDITIONS OF APPROVAL

- I. This permit authorizes the remodeling and construction of a 1,998 square foot addition to a convenience store, the relocation of a propane tank and trash enclosure, the construction of a new air/water/vacuum station to replace the existing air/water station, improvements to parking and circulation on site, and a revision to the sign plan. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/ owner shall:
- A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way, including landscaping.
 - D. Obtain approval for an Environmental Health Plan Review prior to submittal of the plans for the building permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
- A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. The final plans shall include the following additional information:
 - 1. Indication of finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format. Details shall be provided to show how the new brick veneer will match the existing brick along the base.
 - 2. Drainage and erosion control plans.
 - 3. Details showing compliance with fire department requirements.
 - C. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - D. Obtain a Environmental Health Plan Check approval, an Environmental Health construction inspection final, and a Food Establishment Health Permit for this project from the County Department of Environmental Health Services.

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APPLICATION 03-025-

- E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- F. Pay the current fees for Child Care mitigation for a Category II commercial addition of 1,998 square feet. Currently, these fees are \$0.23 per additional square foot of commercial space (\$459.54).
- G. Pay the current fees for Roadside **and** Transportation improvements for 44 peak trip ends at \$400 per trip end, equaling \$17,600 (\$8,800 each for Roadside and Transportation Improvements).
- H. Provide required off-street parking for 13 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- I. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.

III. All construction shall be performed according to the approved plans for the building permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

- A. All site improvements shown on the final approved Building Permit **plans** shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. The owner shall be responsible for any costs associated with the required relocation of utilities, traffic control devices, signs, or other similar infrastructure.
- D. Limit all construction-related activities to the time between 7:00 A.M. and 5:30 P.M. weekdays, unless a temporary exemption to this time restriction is approved in advance by the Planning Department to address an emergency situation. The owner/developer shall designate a disturbance coordinator to respond to citizen complaints and inquiries from area residents during construction. A 24-hour contact number shall be conspicuously posted on the job site, on a sign that shall be a minimum of two feet high and four feet wide. This shall be separate from any other signs on site, and shall include the language "for construction noise and dust problems call the 24-hour contact number". The disturbance coordinator shall record the name, phone number, and nature of the disturbance. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry. Unresolved complaints received by the County staff from area residents may result in the inclusion of additional operational conditions.

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- E. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of ~~an~~ historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains **human** remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

- A. Parking lot light standards shall be limited to 15 feet **and** be shielded to prevent light from leaving the property. In no case shall a parking lot light standard or a wall mounted exterior light be directed toward adjacent properties or residential areas without sufficient shielding.
- B. Total area of signage, not including the gasoline pricing signage required by State law, shall not exceed 50 square feet. All signs shall consist of individual "channel" letters, or have light letters on dark backgrounds with low intensity internal lighting, if a one-piece "box" sign is used.
- C. All landscaping, including the planting strip within the County right of way, shall be permanently maintained by the property owner.
- D. Permanent or temporary signs in windows shall not exceed 20% of the total window area of the building. No temporary "banner" or "poster" type signs shall be permitted at any time outside of windows.
- E. All sales activities shall be conducted completely inside the main structure on the property. No outside sales of any kind shall be allowed with the exception of self-service gasoline sales.
- F. Expansion of the existing sales of beer and wine is prohibited without prior approval by the County. Sales of alcohol other than beer and wine is specifically prohibited by County Code Section 13.10.657(c).
- G. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- H. Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures.

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APPLICATION 03-0253

- I. Building and security lighting shall be integrated into the building design.'
 - J. Light sources shall not be visible from adjacent residential properties.
-

In accordance with Chapter 18.10 of the County Code, minor variations to this permit which do not affect the overall concept, intensity, or density may be approved by the Planning Director at the request of the applicant or staff.

PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS FROM THE EFFECTIVE DATE UNLESS YOU OBTAIN THE REQUIRED PERMITS AND COMMENCE CONSTRUCTION.

Approval Date: 8-03

Effective Date: 11-22-03

Expiration date: 11-22-05

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COMMERCIAL DEVELOPMENT PERMIT FINDINGS:

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

The proposed location of the convenience store addition and remodel and the conditions under which it will be operated and maintained will not be detrimental to the health, safety, or welfare of residents, workers, or the general public in that:

- The addition will comply with all applicable provisions of the 2001 California Building, Plumbing, Electrical, and Mechanical Codes, which will be assessed prior to building permit issuance.
- The expanded convenience store operation will comply with all applicable regulations and standards of the County of Santa Cruz Environmental Health Services, and will be required to obtain a Food Establishment Health Permit prior to the sale of any prepared food or beverages (Condition of Approval II.D).
- The expansion and remodel will comply with all standards of the Central Fire Protection District.
- The existing fueling operation will not be expanded.
- Any increase in noise from additional customers and deliveries will have minimal impact on surrounding residents and offices since activity will be concentrated on the Park Avenue and Soquel Drive sides of the property, and no parking spaces or loading areas are proposed to the rear of the property.
- All existing and proposed light standards will face away from neighboring residential properties.

The addition and remodel of the existing convenience store will not result in inefficient or wasteful use of energy since the expanded structure will be required to comply with all applicable provisions of the California Energy Commission's 2001 Non-Residential Energy Efficiency Standards (Title 24), which will be evaluated and enforced during building permit application and inspections.

The proposed addition and remodel will not be materially injurious to properties or improvements in the vicinity since additional landscaping will be provided to establish a visual buffer between surrounding offices and the gas station, and the existing six-foot high wood fence along the rear of the property will be expanded to continue to provide a visual and noise buffer between the gas station and residents to the rear. The exterior remodel will result in a structure which has been determined to be visually compatible with the surrounding commercial buildings in the neighborhood.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

The project site is located in the C-1 (Neighborhood Commercial) zone district, a zoning designation that permits gas stations and convenience stores. When completed, the convenience store addition and remodel will comply with all setbacks of the C-1 zone district, including the requirement for a 30-foot setback from residentially zoned properties specified in Section 13.10.333(b)(4).

The proposed convenience store expansion will comply with all County regulations pertaining to signs (Section 13.10.581) in that the total sign area for the business will not exceed 50 square

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feet, permanent and temporary signs in windows will not exceed 20% of the total window area, and advertising banners and signs outside of the convenience store building will not be permitted (Conditions of Approval IV.B and IV.D).

The convenience store addition and all associated improvements will meet the required riparian buffer setbacks outlined in Section 16.30.040 in that all development will occur more than 20 feet from top of bank of the arroyo.

The proposal will comply with all other pertinent County ordinances in that existing alcohol sales will not be expanded beyond the current sales of beer and wine, adequate parking will be provided, and all accessibility requirements will be met.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

The proposed convenience store addition/remodel is located on a parcel with the C-C (Community Commercial) General Plan land use designation. The proposed project complies with this land use designation in that a convenience store/ service station is a commercial use that is permitted within the C-1 zone district, a zone district which implements the C-C land use designation per Section 13.10.170 of the County Code.

The proposed convenience store addition/remodel will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.5.2 (Commercial Compatibility with Other Uses).

The convenience store addition and associated improvements will not be located in a hazardous or environmentally sensitive area since all riparian buffer setbacks will be met.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

The addition and remodel of an existing convenience store will not overload utilities since adequate water, electrical, and sewer service is available to the property. The Department of Public Works, Road Engineering has determined that the 1,998 square foot addition will result in an increase of approximately 44 peak trips per day, and increase which will have a minimal impact on the level of traffic on the streets in the vicinity since both Park Avenue and Soquel Drive are designated arterials and the majority of customers already live, work, or study in the vicinity.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

The proposed addition and remodel of an existing convenience store and the associated improvements will complement and harmonize with the existing and proposed land uses in the vicinity in that a gas station and convenience store has existed on site for more than twenty years, and expansion of the retail use in the convenience store is in scale with the community-serving commercial uses in the vicinity. When completed, the expanded and remodeled store will be compatible with the physical design aspects of the neighborhood in that the materials used

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(stucco and stone veneer) are similar to those used on nearby commercial and office structures, and the height of the convenience store will be less than or equal to the height of the office building to the north of the project site and the commercial/ office building across Soquel Drive from the project site. The increase in land use intensity resulting ~~from~~ the convenience store addition will be consistent with the Neighborhood Commercial and Professional/ Office uses surrounding the intersection of Park Avenue and Soquel Drive. No dwelling units will be constructed as part of this project.

6. The proposed development project is consistent with the design standards and guidelines (Chapters **13.11.070** through **13.11.076**), and any other applicable requirements of this project.

The proposed addition and remodel of an existing convenience store and the associated improvements is consistent with the Design Standards and Guidelines of the County Code in that the resulting structure will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Additional landscaping will be provided to soften the visual impact of the convenience store and service station on surrounding properties.

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**NOTICE OF EXEMPTION FROM THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The County of Santa Cruz has reviewed the project **described** below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - **15329** of CEQA for the reason(s) which have been checked on this document:

Application No.: 02-05 13

Assessor Parcel No.: 037-271-05

Project Location: 5955 Soquel Drive

Project Description: Construct a 1,998 square foot addition to an existing convenience store

Person or Agency Proposing Project: Kurt Wagenknecht - K-12 Architects

Contact Phone: (831) 455-6500

- A. ☐ The proposed activity is not a project under CEQA Guidelines, Sections 1928 and 501.
B. ☐ Ministerial Project involving only the **use** of fixed standards or objective measurements without personal judgment.
C. ☐ Statutory Exemption other than a Ministerial Project.
Specify type:

D. Cateorical Exemption

- | | |
|--|--|
| <input type="checkbox"/> 1. Existing Facility | <input type="checkbox"/> 20. Changes in Organization of Local Agencies |
| <input type="checkbox"/> 2. Replacement or Reconstruction | <input type="checkbox"/> 21. Enforcement Actions by Regulatory Agencies |
| <input checked="" type="checkbox"/> 3. New Construction of Small Structure | <input type="checkbox"/> 22. Educational Programs |
| <input type="checkbox"/> 4. Minor Alterations to Land | <input type="checkbox"/> 23. Normal Operations of Facilities for Public Gatherings |
| <input type="checkbox"/> 5. Alterations in Land Use Limitations | <input type="checkbox"/> 24. Regulation of Working Conditions |
| <input type="checkbox"/> 6. Information Collection | <input type="checkbox"/> 25. Transfers of Ownership of Interests in Land to Preserve Open Space |
| <input type="checkbox"/> 7. Actions by Regulatory Agencies for Protection of the Environment | <input type="checkbox"/> 26. Acquisition of Housing for Housing Assistance Programs |
| <input type="checkbox"/> 8. Actions by Regulatory Agencies for Protection of Nat. Resources | <input type="checkbox"/> 27. Leasing New Facilities |
| <input type="checkbox"/> 9. Inspection | <input type="checkbox"/> 28. Small Hydroelectric Projects at Existing Facilities |
| <input type="checkbox"/> 10. Loans | <input type="checkbox"/> 29. Cogeneration Projects at Existing Facilities |
| <input type="checkbox"/> 11. Accessory Structures | <input type="checkbox"/> 30. Mmor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances |
| <input type="checkbox"/> 12. Surplus Govt. Property Sales | <input type="checkbox"/> 31. Historical Resource Restoration/Rehabilitation |
| <input type="checkbox"/> 13. Acquisition of Land for Wild-Life Conservation Purposes | <input type="checkbox"/> 32. In-Fill Development Projects |
| <input type="checkbox"/> 14. Minor Additions to Schools | |
| <input type="checkbox"/> 15. Minor Land Divisions | |
| <input type="checkbox"/> 16. Transfer of Ownership of Land to Create Parks | |
| <input type="checkbox"/> 17. Open Space Contracts or Easements | |
| <input type="checkbox"/> 18. Designation of Wilderness Areas | |
| <input type="checkbox"/> 19. Annexation of Existing Facilities | |
| <input type="checkbox"/> Lots for Exempt Facilities | |

E. ☐ Lead Agency Other Than County:

David Keyon

David Keyon, Project Planner

Date: 11/4/03

Environmental Review Initial Stu
ATTACHMENT 12, 14 & 1
APPLICATION 03-0253



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET - 4TH FLOOR, SANTA CRUZ, CA 95060

(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

SIGNATURE PAGE

(To be signed and returned to the Santa Cruz County Planning Department to demonstrate acknowledgement of the issuance of this permit and the acceptance of all permit conditions)

By signing this permit below, the owner(s) agree(s) to accept the terms and conditions of permit number 02-0513 (APN 037-271-05) and to accept responsibility for payment of the County's cost for inspection and all other action related to noncompliance with the permit conditions. This permit is null and void in the absence of the property owner(s) signature(s) below. All owners of the subject property (APN 037-271-05) must sign this form.

Akhtar Javed AKHTAR JAVED 12/10/03
Signature of Owner Print Name Date

Signature of Owner Print Name Date

Signature of Owner Print Name Date

Signature of Owner Print Name Date

Please return to:

David Keyon
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060

*(Records room staff: Please file this page with the discretionary application listed above.)

Environmental Review Initial Study
ATTACHMENT 12, 15 of 15
APPLICATION 03-0253

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January 30, 2004



Akhtar Javed
5955 Soquel Avenue
Soquel, CA 95073


RE: ~~Car~~ Wash Information

Dear **AJ**.

Attached is the car wash ~~information~~ for a MARK VII car wash. I ~~am~~ also including some information on the standard reclaim system. Typically, we have 2- 1000 gallon clarifying tanks, the first separates ~~dirt~~ and oil etc. it then ~~goes~~ into the second ~~tank~~ and gets further clarified and recycles about 80% of the water back to the car wash. There ~~is~~ about 8 gallons per wash that goes into ~~the~~ sewer system.

As far as sound conditions, we have given you some typical ~~sound~~ information. We have done many car washes and have not had a problem with any. There are design solutions for sound, such that we can meet the standard sound requirements for the county.

Sincerely,


Kurt Wagenknecht, Architect
K12 Architects

Environmental Review Initial Study
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**Conserv Manufacturing
Water Sewer Analysis**

Application
Mark VII GT-700
Premium 8 Pass Wash
Undercarriage
Presoak
Presoak
Rocker Panel Blast
High Pressure Wash
Tricolor Foam
High Pressure Wash
Spot Free Rinse
Total Water Used per Car

Used	(F or R)	Fresh	Reclaim
4.7	R	0.0	4.7
1.6	F	1.6	0.0
1.6	F	1.6	0.0
0.0	R	0.0	0.0
23.0	R	0.0	23.0
0.9	F	0.9	0.0
2.0	F	2.0	0.0
2.0	F	2.0	0.0
35.8		8.1	27.7

Enter Carryoff Gallon
(If Sewer is Metered)

6.0

Enter Monthly Car Count **2250**
Average Cars per Day **75**

Enter Water Rate/1000 Gal **5.00**
Enter Sewer Rate/1000 Gal **10.00**

Total Projected Water Cost **91**
Total Projected Sewer Cost **47**
Total Project W/S Cost **138**

Monthly Usage for Automatic Bay			
Without Reclaim	Water	Fresh	Reclaim
403	Sewer	18,225	62,325
671		4,725	
1,073			

\$ 935 Monthly Savings

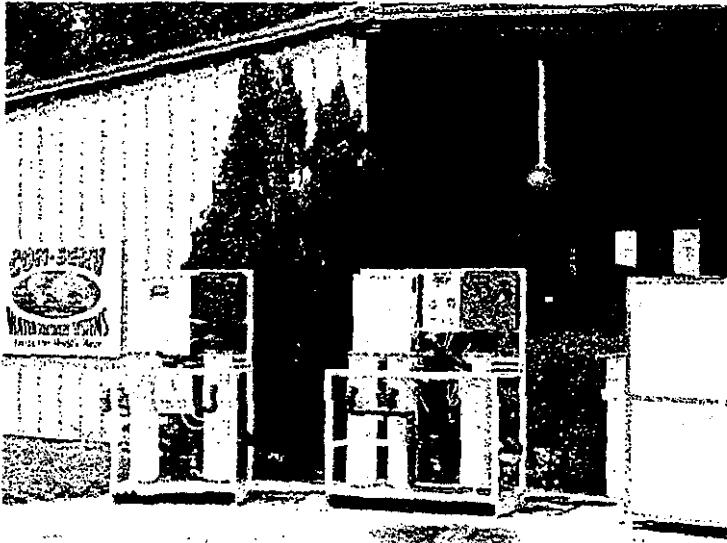
Environmental Review Initial Study
ATTACHMENT 13.2 of 19
APPLICATION 03-0253

EXHIBIT E4

CON-SERV

presents

WATER REUSE TECHNOLOGY TO MEET THE NEEDS OF TODAY'S VEHICLE WASHING DEMANDS



Finally, a new era has occurred in the vehicle wash industry. The methods and equipment to wash vehicles has changed dramatically. To meet **this** drastic change, a totally new concept has been developed. The **CON-SERV** product line **is** designed to recover water, without **the** drawbacks **operators** experienced in the past. This new technology can deliver **all** the water necessary to operate today's sophisticated vehicle wash systems.

The **CON-SERV** product line **is** a combination of innovative new concepts and proven technologies **that** is **making** it the talk of the vehicle wash industry. With over two decades of experience in the manufacturing of water re-use equipment, these systems can deliver high flow rates, with water quality as low as 5 microns.

Some of the features of the **CON-SERV** Product Line include:

- **High** quality water production (no more than 5 micron cross section)
- **High** capacity output production (60 to 125 GPM output flow)
- **Integrated** continuous duty ozone re-circulation to eliminate odor and color
- **Space** saving design
- **Adaptable** for zero discharge
- **Easy** to install
- **Requires** minimal service
- **Can** be retrofitted to existing locations

Environmental Review Initial Study
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Just to name a few, the above are standard, with the following more obvious features, being easy to recognize.

User Friendly • Quality Construction • Reliability • Performance • Low cost to operate • Inexpensive to purchase

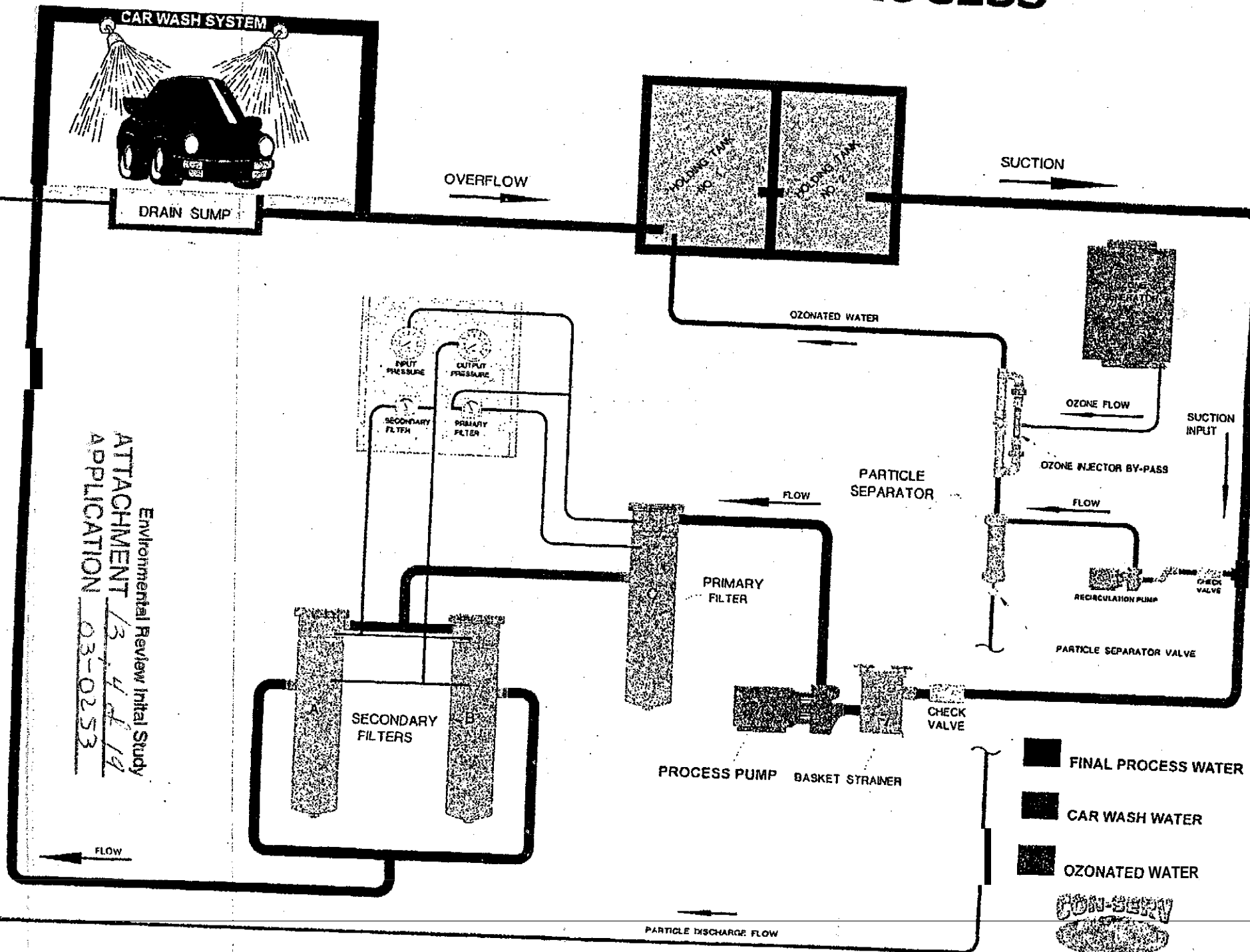
Please take the time to read the following information. It will help you to discover how the new **CON-SERV** product line will revolutionize the vehicle wash industry.

If we can answer
any questions you may have,
please give us a call at
(800) 868-9888.

Thank you for considering
CON-SERV
Water Reuse Systems.



THE TRI-PLEX FILTRATION PROCESS



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EXHIBIT E

Environmental Review Initial Study
ATTACHMENT 13.4.19
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CON-SERV, THE RIGHT SYSTEM TO BEST FIT YOUR APPLICATION NEEDS

The Con-Serv equipment product line is designed to operate with or without the availability of a sewer access. The equipment will provide wash quality water from a range of 30 GPM to 125 GPM with a particulate rating of 5 microns. The gallon flow requirements in a typical facility can be accommodated by using combinations of Con-Serv equipment. Odor control and color removal of reclaimed water is accomplished by high concentration ozone treatment of water held in holding tanks or pits.

Typical applications can be operated in a closed loop environment by using Con-Serv equipment when utilizing the following general rule.

The amount of fresh water added to the wash system does not exceed water loss seen through evaporation or other methods of carry off.

VEHICLE WASHING

The amount of water lost will vary with each different type of car washing application. The addition of fresh water to compensate for carry off and evaporation loss will always be accomplished as the final rinse pass of the wash application. The final rinse pass should always be high pressure and low volume for the purpose of rinsing off any residual reclaimed water used in the wash process.

In the event sewer availability is offered at a particular car wash site, the Con-Serv equipment will still be utilized but offer greater flexibility to the operator in selecting which functions in the wash process will utilize reclaim **versus** fresh water. The utilization selection scenario will be based on the cost of sewer utilization fees and associated tap or waste water capacity fees.

The following scenarios of vehicle washing environments **are** presented as typical techniques used to accomplish a closed loop vehicle application. Site or equipment specific applications can be derived by contacting Con-Serv directly.

SELF SERVICE

Because of the uncontrolled manner in the way that the water is used in the typical self service application, this is the toughest process to address. Successful operation will require some equipment modification.

The first requirement in this application will see a wand nozzle change from 5 GPM tips to 2.5 GPM tips. The quality and efficiency of the wash will not be impacted, but the volume of water used in the wash process will be significantly impacted.

The second requirement will be to install a bypass circuit for the fresh water rinse function which will drop the water pressure from a standard 1000 PSI to approximately 600 PSI. Vehicle rinsing will still be efficient but customers will be discouraged from rinsing only with fresh water which is prevalent in a self service environment.

All wash functions of the application, with the exception of fresh water rinse, will be accomplished with reclaim water generated by Con-Serv equipment. A closed loop scenario will be accomplished due to the high amount of vehicle carry off and evaporation found in this application. The carry off associated to the self service application is greatly impacted by the absence of automated air drying equipment.

Environmental Review Initial Study
ATTACHMENT 13.5 of 19
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EXHIBIT E

IN BAY AUTOMATIC HIGH PRESSURE

The typical In Bay Automatic will see the use of reclaim water processed by a Con-Serv unit for **all** wash function except the last pass of fresh water. A pass is defined to be one movement of the car wash equipment.

Typically, reclaimed water will be used during the first pass of rinse and changed over to fresh water just before the **pass** is completed. This ~~earl~~; purging ~~is~~ the means to clear any reclaim water from the existing lines prior to the final fresh water rinse pass. Another typical modification in a closed loop environment will see the function of undercarriage wash, set as a standard, instead of an optional service, to ensure **a** high amount of vehicle carry off.

Many typical In Bay Automatics today offer spot free rinse, either as standard, or as an option. The easiest means to account for water used by this function is to use deionized water. Methods are available to use spot free generated by reverse osmosis and the handling of reject water generated by the R/O process. Discussion of these methods are available by contacting Con-Serv.

TUNNEL TYPE APPLICATIONS

The typical tunnel application, depending on the size and volume, will see either a single or double Con-Serv system. Successful operation **will** see one machine dedicated to reusing wash water while the second machine will be dedicated to rinse water. The car wash conveyor will contain a dam which will separate the two types of water. The wash side machine will provide the functions of prep guns, cool down, pre-soak, tire blasters, and high pressure wash.

The rinse side **will** provide high pressure rinse with the final application arch being fresh water **to** knockoff any remaining reclaim rinse water. The typical tunnel application operating in a closed loop environment will also see installation of **a** tank level control system which consists of **a** float sensor on the wash side of the tunnel. This level control system is the mechanism used to transfer water carried over the conveyor dam from **wash** to rinse. The water transfer is accomplished by interconnection of the Con-Serv equipment.

Tunnel type applications which are short in length will see use of a single Con-Serv unit which will provide all water requirements for the washing equipment up to the last high pressure low **volume** fresh water rinse arch.

INDUSTRIAL

Industrial applications *are* like finger prints. Every situation **is** unique, requiring different equipment. In some cases, site **specific** applications and equipment modification may be required.

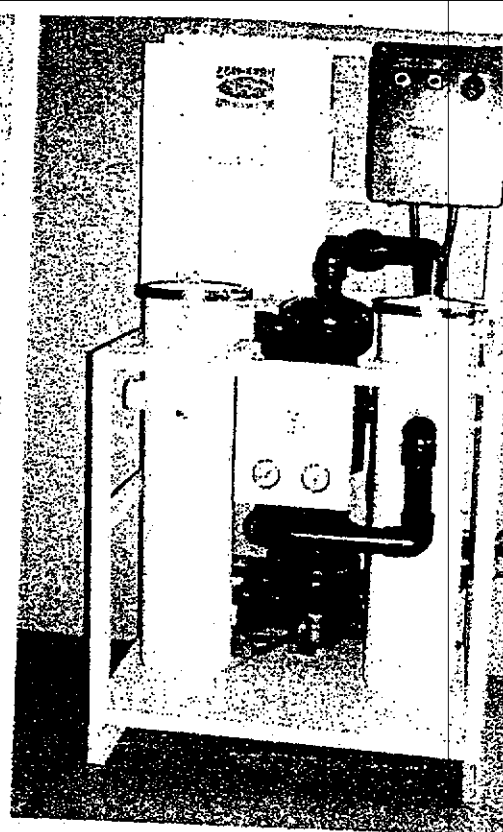
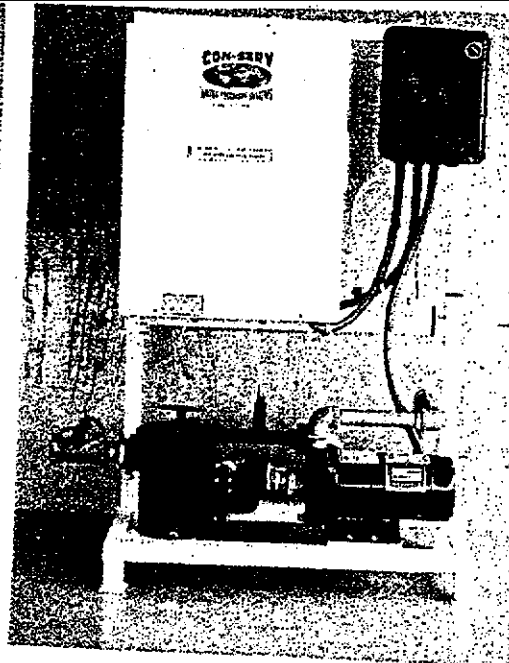
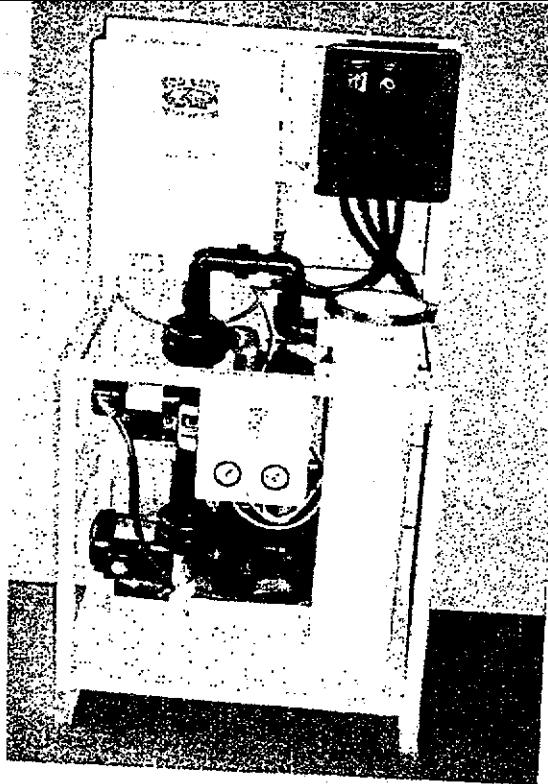
Con-Serv design built systems can be manufactured for new or pre-existing locations. **We** can **supply** drawings and information, including systems guidelines and estimated cost savings for most applications.

With over two decades of experience in water recovery ~~technology~~, we can provide a wide variety of equipment tailored to special requirements and environmental needs. These applications include transportation, agriculture, rental or heavy duty construction equipment.

Environmental Review Initial Study
ATTACHMENT 13, 6 & 19
APPLICATION 03-0253

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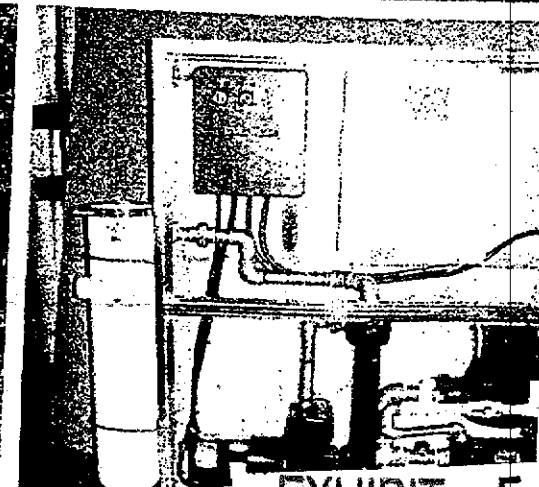
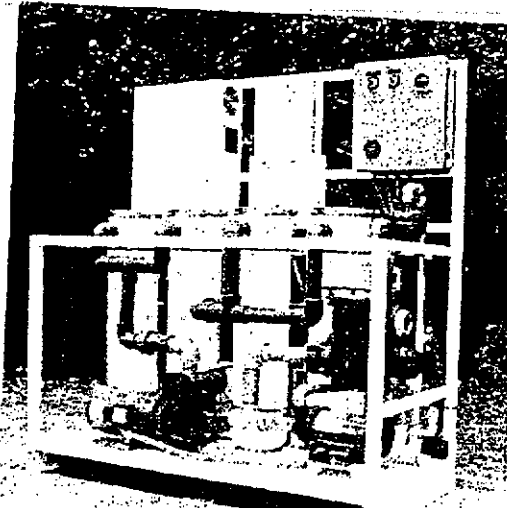
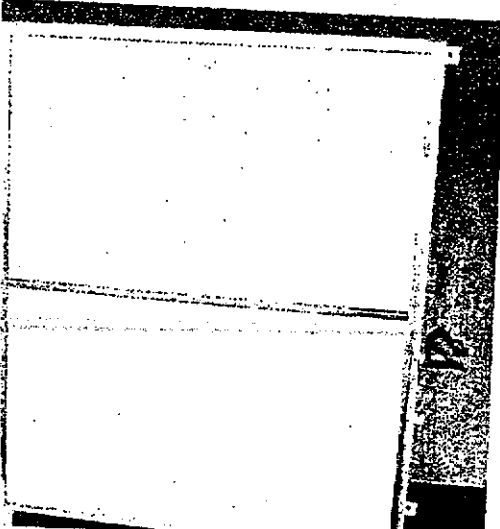
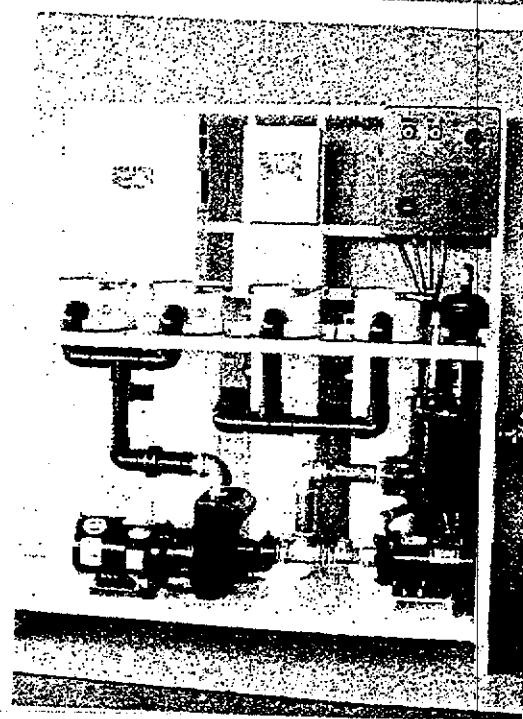
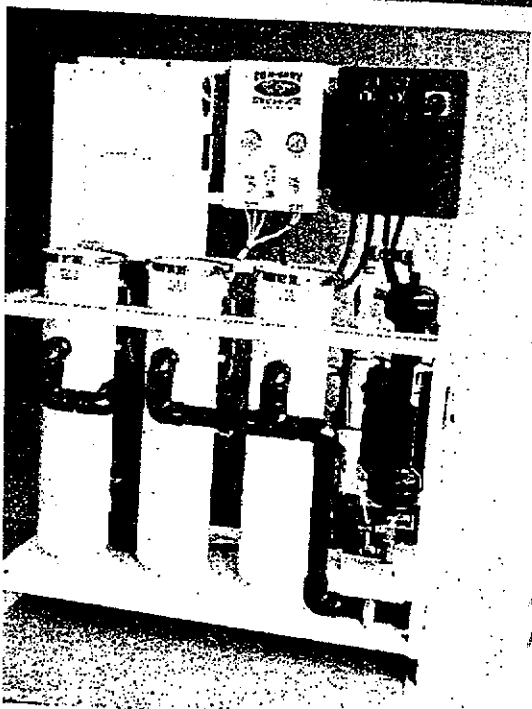
EXHIBIT E



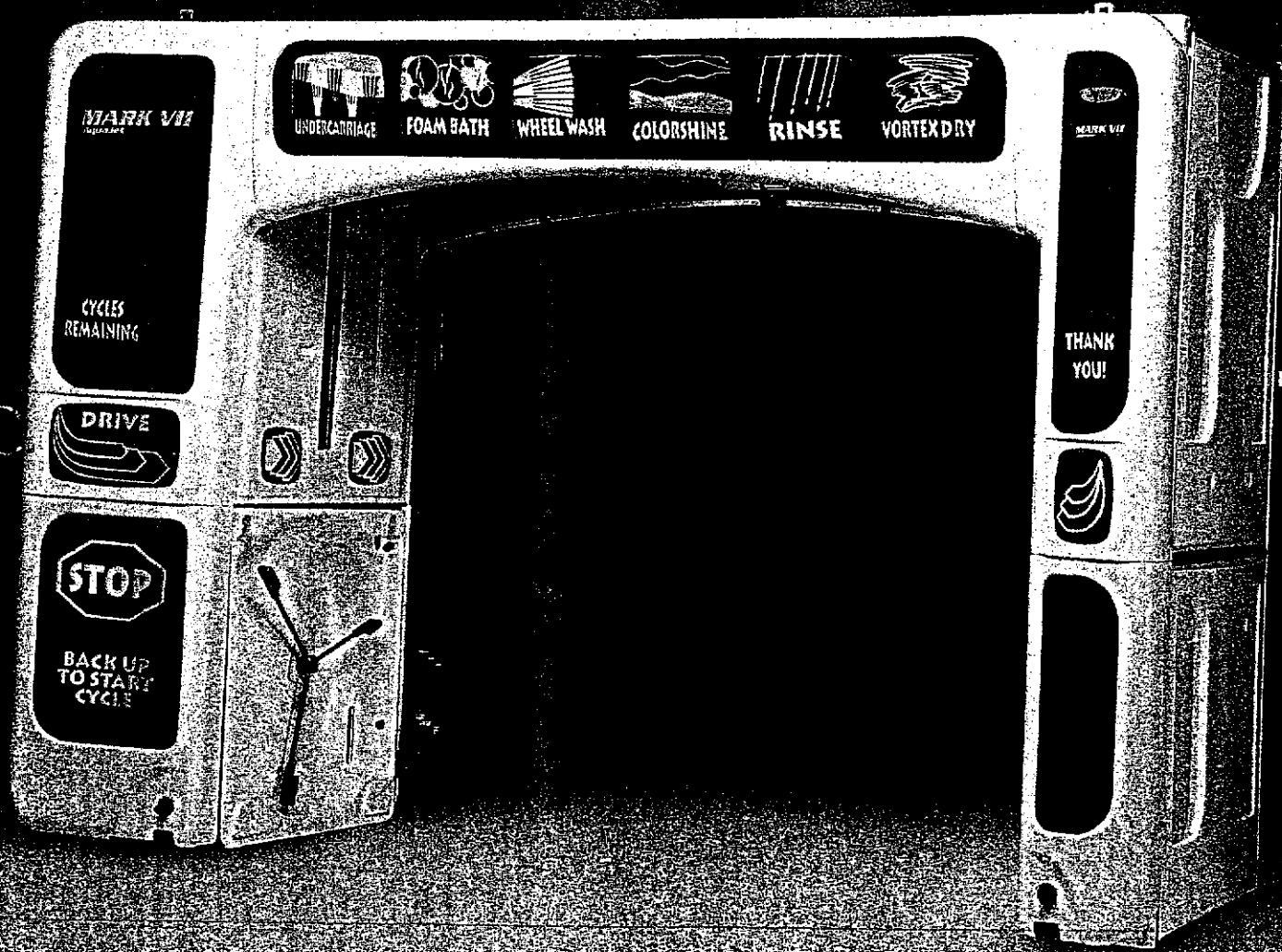
*Quality Built Equipment
To Accommodate The
Environmental Demands
Of Tomorrow*



Environmental Review Initial Study
ATTACHMENT 13 , 7 of 14
APPLICATION 03-0753



match standard and optional features to
your location, customers, and budget.



Environmental Review Initial Study
ATTACHMENT 1/18 & 19
APPLICATION 1/18 & 19

The fast, efficient, and reliable automated profit center.

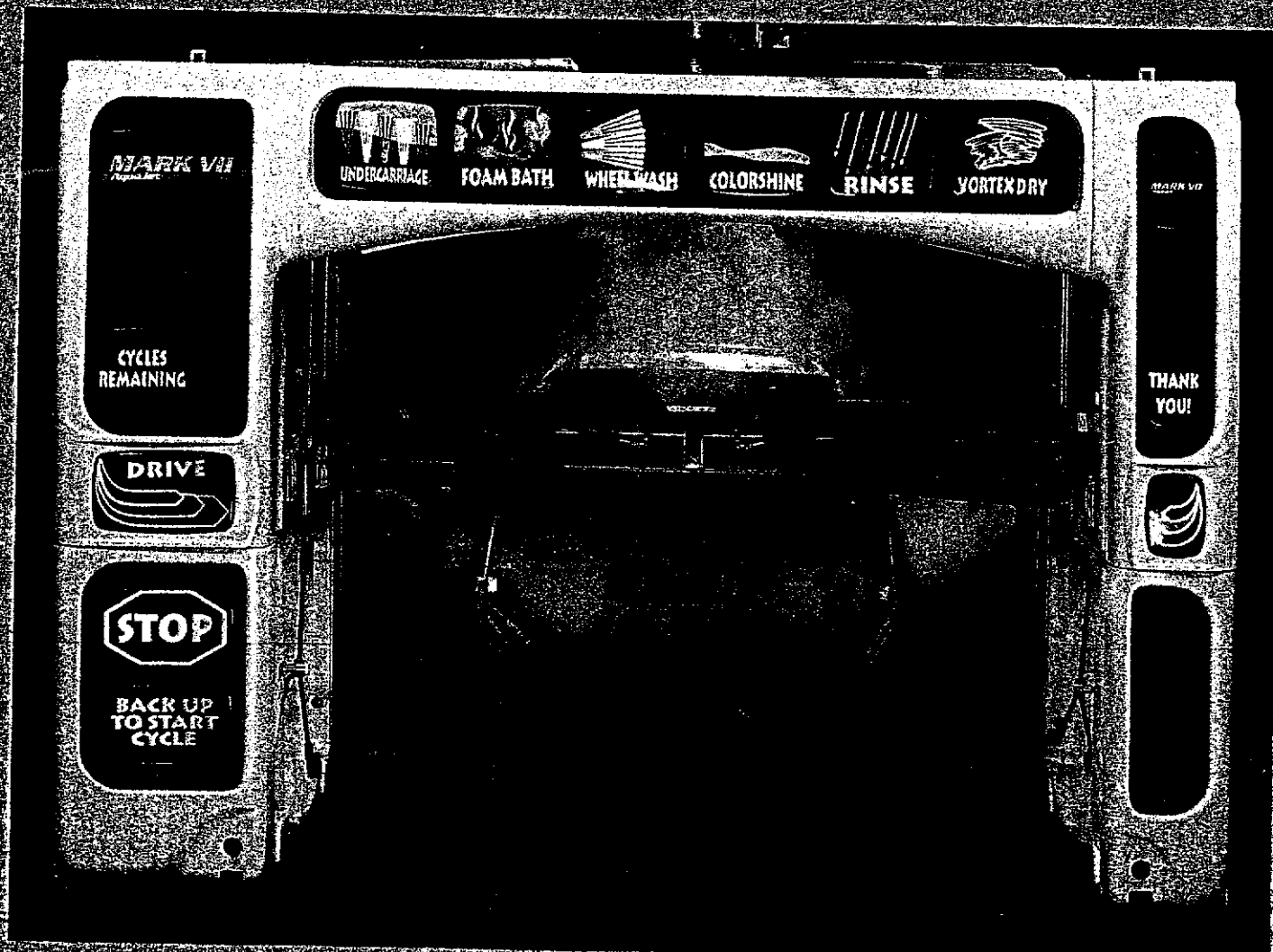
The Mark VII Aquajet has everything you need to maximize profits from your automatic car wash: speed, reliability, engineering, diagnostics, and merchandising.

Aquajet offers a superior touch-free wash in less time, with lower operating and maintenance costs. Higher revenue per wash means a faster payback and greater return on investment, and the many options available guarantee a finished package customized to the needs of a specific location. Electronic diagnostics help maintain peak period performance and head off problems.

Outstanding wash presentation and merchandising options help sell motorists on upgrades for still higher revenue per car.

Every Aquajet unit is individually tested and calibrated at the factory for peak performance to guarantee the highest possible quality both in construction and wash results. Plus, each unit is backed by a comprehensive warranty, Mark VII factory support, and a national distribution network.

Mark VII has decades of innovation in the evolution of car wash technology. We think you'll agree the Aquajet Advantage stands for the leading choice in profitable, touch-free automated washing.



ATTACHMENT 21-2944-12
APPLICATION 203-0453

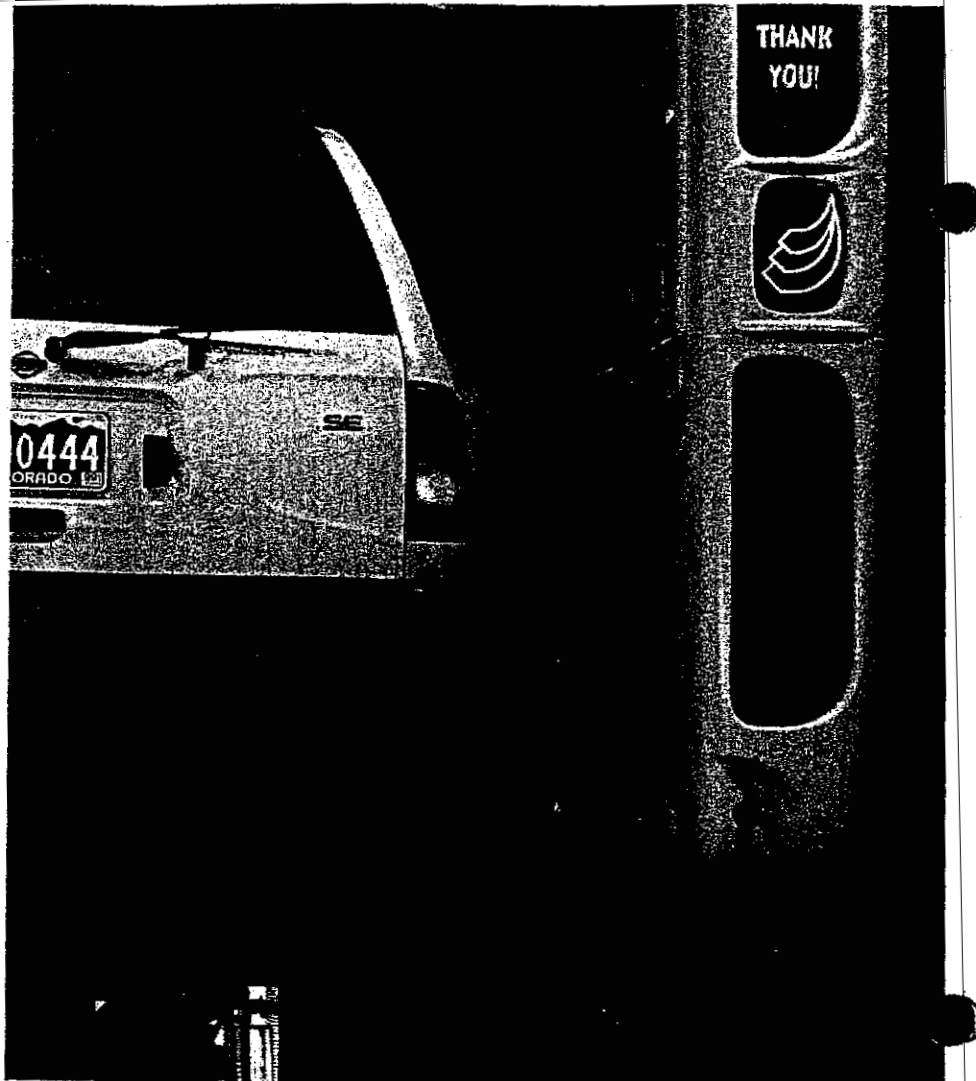
40%
less water

Wash options increase performance and profits...

AquaJet's in-line revenue generators help make the most of each location. Stand-alone dryers help increase throughput and COLOR SHINE™ protects modern clear coat finishes against the elements. Wheel and rocker panel blasters and an under-carriage spray provide exceptional cleaning of mud and road salt. And our exclusive bifurcated presoak adds a visually convincing wash preparation. Each does its part to bring motorists - and their money - back for more.

Maximum uptime means higher revenue and lower costs...

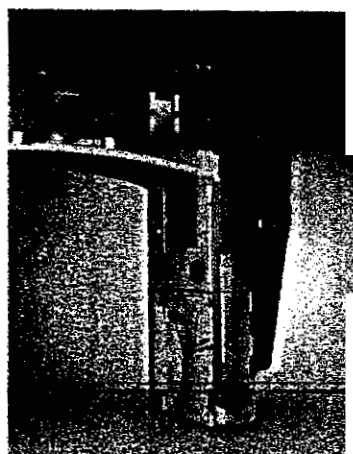
Protect your bottom line with WashAlert™ and Customer Machine Interface (CMI). These advanced tracking and warning systems will monitor your usage and issue alerts whenever needed. And Mark VII's optional WashAlert™ system issues on-screen, pager or fax notification to service personnel - both on-site and/or remote. Maintenance is simplified, downtime is minimized, return on investment is accelerated, and wash quality maintains consistency. It all adds up to happier motorists and greater peace of mind.



Side wands



On-board motors, pumps, and water heaters eliminate the need for separate utility room



On-board Vortex Dryer provides a faster, more powerful, and user-friendly drying process.

Environmental Review Initials
ATTACHMENT 13, 10 of 1
APPLICATION 03-0253



More energy efficient

9%
Less presoak

Uses 46% less water...

It takes a more advanced car wash to conserve a precious resource. From precise, pinpoint spray nozzles to improved presoak application, AquaJet provides a better wash with significantly less water. **An** optional water recovery system is also available to meet environmental requirements.

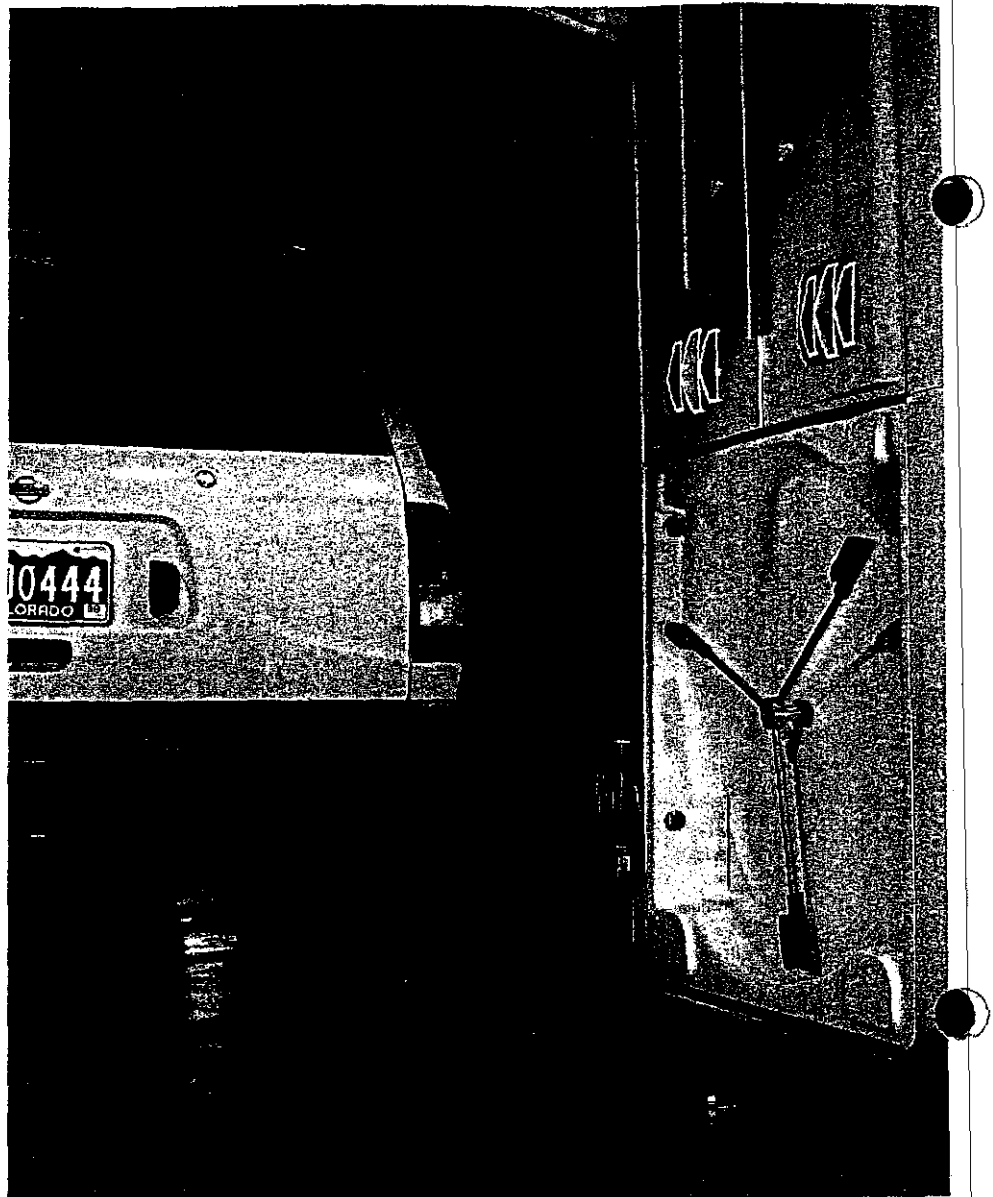
Boosts energy efficiency 53%...

The AquaJet makes better use of utilities. Improved wash efficiency gets more done in a shorter time, using less electricity and water. Program selections let motorists pick precisely what they want. **An** on-board presoak heater and pump minimize energy losses, while our exclusive vehicle profile sensors match the wash to the actual shape of each car. Compared to our previous models as well as the competition, Mark VII decreases your water and energy costs while increasing your profits.

Maximizes revenue per car.,,

AquaJet multiplies revenues on every car. Hard-working merchandising options like wheel and rocker panel blasters, dryers, and an upgrade protectant [COLORSHINE™] enhance revenues per-car even further. The AquaJet is designed to give customers exactly what they want, clean cars quickly and safely.

* U.S. Patent No. 5,575,852



Rocker panel blaster



Rocker panel blaster removes caked-on dirt and road grime from wheels and lower body panels with advanced pressure technology.

Environmental Review Initial Study
ATTACHMENT 13, 11 of 19
APPLICATION 03-0253



38%

Less costly to operate

Motorist preferences are a priority...

No matter what the motorist is looking for, a quick, safe wash or extra cleaning performance - the AquaJet provides it. Customers in a hurry appreciate faster wash technology, while those with special cleaning needs can choose from a list of upgrade options. And safe, touch-free handling eliminates concerns over damage to even the most expensive automobiles.

Outstanding merchandising ...

Every aspect of the AquaJet's appearance helps build the bottom line. Colorful graphics remind the motorist of a full range of merchandising upsell options, such as a clear coat protectant application, undercarriage rust inhibitor, and **COLOR SHINE™** enhancer/UV protectant. AquaJet's impressive wash presentation confirms every selection the motorist makes. There are simply more ways to make money and satisfy your customers with an AquaJet.

COLOR SHINE™ application

Patented high-performance **COLOR SHINE™** produces a tri-color application specifically designed and formulated to provide shine enhancement and UV protection for today's high-tech colored paint finishes. **COLOR SHINE™** is a proven revenue generator with many retail sites achieving premium wash sales of 50% or better.



Environmental Review Initial Study
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03-0253



Mark VII raises the standard of performance.

44%
Faster

Now, AquaJet is 44% faster*..

For over fifteen years Mark VII's touch-free washes have set industry standards. The improvements in the newest AquaJet add up to big gains in the most critical aspect of all: speed. Without compromising car wash quality, Mark VII now packs even more cleaning power in a faster wash.

Greater throughput leading to more cars per hour, shorter lines, and less drive-offs produce a stronger bottom line across the board. Less waiting attracts more motorists, and that means faster payback and a better return on investment.

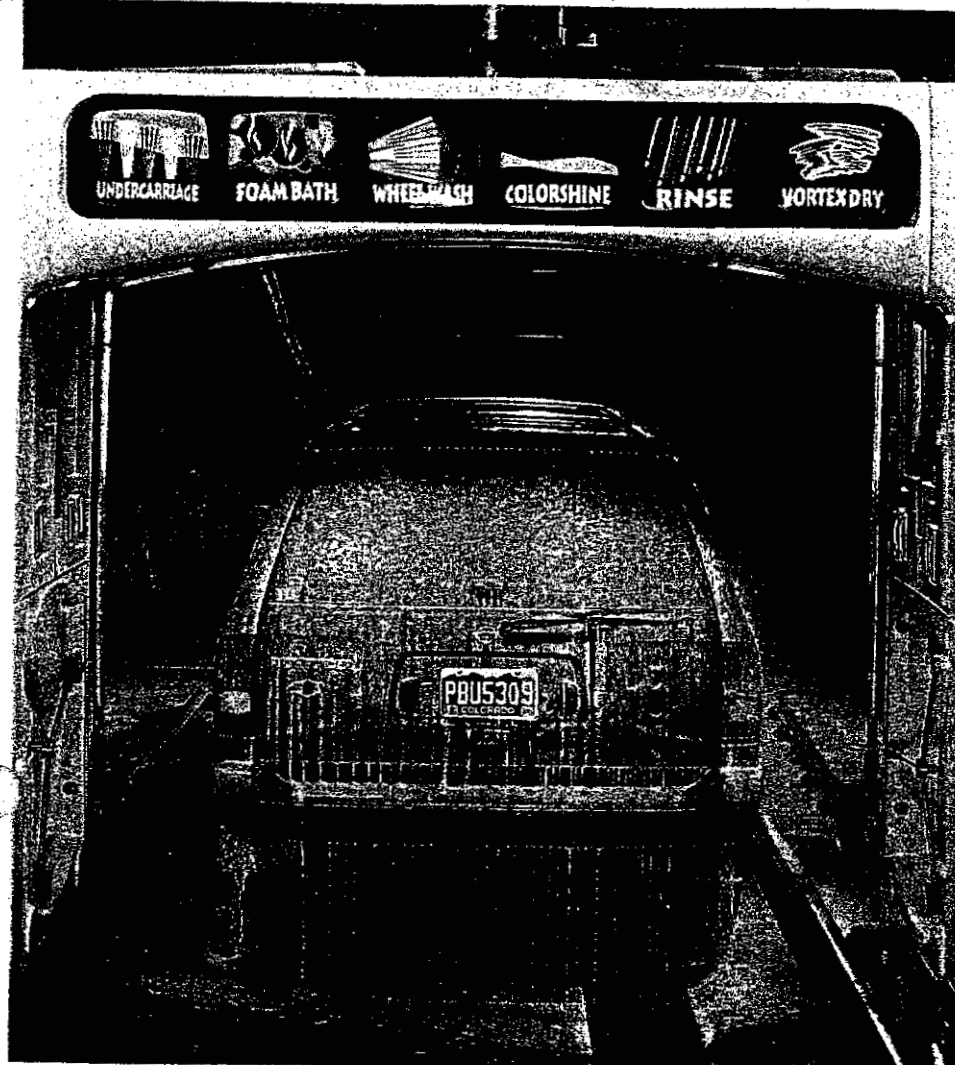
Requires 29% less presoak..

More efficient application and more advanced formulations mean a better wash. AquaJet's heated presoak loosens caked-on dirt and road grime quickly and thoroughly. Plus, our optional bifurcated presoak further improves dirt removal for the best possible wash results in the least amount of time.

Costs 50% less to operate..

A more efficient process means lower cost of operations. Reduced water usage, and lower energy and detergent consumption add up to outstanding return on investment. AquaJet works hard for the bottom line, season after season.

* Test studies compare a fully-optional Mark VII AquaJet Rollover with previous Mark VII models.



Presoak application



High capacity on-board presoak heater provides consistent high quality wash results regardless of volume demands.

Customer Machine Interface (CMI) provides user-friendly control of wash options.



Environmental Review Initial Study
ATTACHMENT 13, 13 of 19
APPLICATION 03-0253



EXHIBIT E



**The new generation
of automated profit centers.**

An AquaJet touch-free automated car wash isn't just a customer convenience, it's a solid revenue generator. In fact, no other investment generates income the way AquaJet can, in such a compact and trouble-free package. It's a fast, high quality, reliable wash that generates satisfied customers. And increased customer loyalty means repeat business, for an even greater return on your investment.

Since the early 1980s we've been making automated touch-free washing more profitable and reliable. Today's AquaJet represents a level of performance no other automated rollover car wash can duplicate. For increased revenue: a higher return on investment; lowered operating costs; a minimum of downtime; and effective merchandising upgrades and presentation that build repeat business, there is no other choice.

For more information on the system that is changing the way everyone looks at touch-free automated car washing, contact Mark VII today.

**A service support plan that
keeps you covered.**

Service is only as good as the organization behind it, and ours is among the most proficient in the industry. There's a plan and network in place that's ready to go to work for you, both on installation and maintenance, via Mark VII's national distributor network or factory direct support. One call to Mark VII will put you in immediate contact with the local authorized service center nearest your location.



**Investigate the fastest, most
profitable and effective touch-
free automatic rollover car wash.**

For an information package detailing different options and specifications, or the name of a distributor near you, please contact us at the address below.

MARK VII
AquaJet

Mark VII Equipment, Inc.
5981 Tennyson Street
Arvada, CO 80003
USA

800-525-8248 US & Canada

(303)423-4910

(303)430-0139 FAX

<http://www.mark7inc.com>

e-mail: markvii@mark7inc.com



All AquaJet models
are ETL listed.

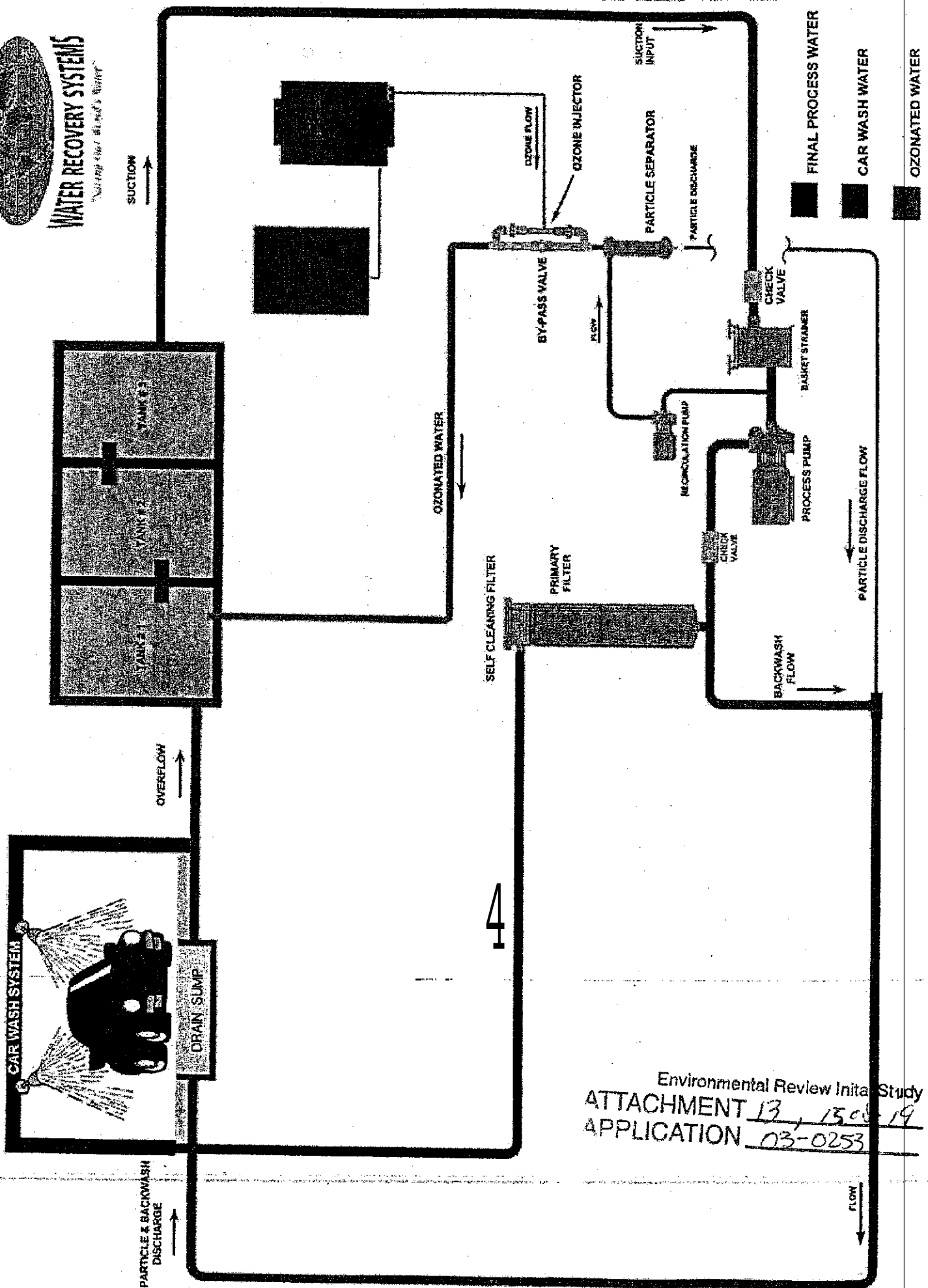
© 1999 Mark VII Equipment, Inc.
U.S. Patents 5035263, 5076304
Other U.S. and foreign patents pending.
1003MVII 4/99 1QM

Environmental Review
ATTACHMENT 13
APPLICATION



EXHIBIT E

THE CON-SERV FILTRATION PROCESS



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 ATTACHMENT 13, 15, 19
 APPLICATION 03-0253

CON-SERV**WATER RECOVERY SYSTEMS**
"Saving our World's Water"[Home](#)[Product Features](#)[Product Benefits](#)[Applications](#)[System Operation](#)[Frequently Asked Questions](#)[Filtration Diagram](#)[System Photos](#)[Contact Info](#)

605 W. Brannen Rd. Lakeland, FL 33813 (800) 668-9888 (863)

PRODUCT FEATURES

- High capacity output (from 30 to 125 GPM)
- High quality water production (no more than 5 micron cross section)
- Integrated Continuous duty Ozone re-circulation to eliminate odor and color
- Adaptable for zero discharge
- Space saving design
- ± Easy Installation
- Requires minimal service (little or no training needed)
- ± Can be retrofitted to existing locations

[Click here to see photos of our products.](#)**Other features you will notice include:**

- Quality Construction
- User Friendly
- Reliability
- Performance
- Low Operating costs
- Inexpensive

Environmental Review Initial Study
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APPLICATION 03-0253

All wash functions of the application with the exception of fresh water
rinse, will be accomplished with reclaim water generated by Con-Serv
equipment. A closed loop scenario will be accomplished due to the high..

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APPLICATION. 03-0253

amount of vehicle carry off and evaporation found in this application. The carry off associated to the self-service application is greatly impacted by the absence of automated air drying equipment.

In Bay Automatic High Pressure Wash

The typical in-bay automatic will see the use of reclaim water processed by a Con-Serv unit for all wash functions except the last pass of fresh water. Here a pass is defined as one movement of the car wash equipment.

Normally, reclaimed water will be used during the first pass of rinse and changed over to fresh water just before the pass is completed. This early purging is the means to clear any reclaim water from the existing lines prior to the final fresh water rinse pass. A modification used in a closed loop environment will see the function of the undercarriage wash, set as a standard, instead of an optional service, to ensure a high amount of vehicle carry off.

Many in-bay automatics today offer spot free rinse, either as a standard, or as an option. The easiest means to account for water used by this function to use de-ionized water. Methods are available to use spot free generated by reverse osmosis and the handling of reject water generated by the R/O process. Discussion of these methods is available by contacting Con-Serv.

Tunnel Wash Applications

The typical tunnel application, depending on size and volume, will see either a single or double Con-Sew system. Successful operation will see one machine dedicated to reusing wash water while the second machine will be dedicated to rinse water. The car wash conveyor will contain a dam, which will separate the two types of water. The wash side machine will provide the functions of preguns, cool down, pre-soak, tire blaster, and high-pressure wash. While the rinse side will provide high-pressure rinse with the final application arch being fresh water to spray off any remaining reclaim rinse water. The typical tunnel application operating in a closed loop environment will also see installation of a tank level control system which consists of a float sensor on the wash side of the tunnel. This level control system is the mechanism used to transfer water carried over the conveyor dam from wash to rinse. The water transfer is accomplished by interconnection of the Con-Serv equipment.

Tunnel type applications, which are short in length, will see use of a single Con-Serv unit. Here one unit will provide all water requirement for the washing equipment up to the last high pressure low volume fresh water rinse arch.

Industrial Washing Applications

Industrial applications are like fingerprints. Every situation is unique, requiring different equipment. In some cases, site specific applications and equipment modification may be required.

Con-Serv design built systems can be manufactured for new or

Environmental Review Initial Study
ATTACHMENT 13, 18 & 19
APPLICATION 03-025 EXHIBIT E-3

existing locations. We can supply drawings and information, including systems guidelines and estimated cost savings for most applications.

With over two decades of experience in water recovery technology, we can provide a wide variety of equipment tailored to special requirements and environmental needs. These applications include transportation,, agriculture, rental, and heavy duty construction equipment.

Ozone and Filtration Use in Water Recovery Systems

Ozone is a very effective oxidizing agent, which will helps purify dirty water by attacking both, organic and inorganic substances, then reducing them to more desirable oxidized chemical forms without the by-products of undesirable residual chemical.

It should be stated in the beginning that ozone, by itself is not the cure-all for the water world. It is one of a combination of tools that can be used in various combinations to achieve the desired resultant water quality.

Other tools which must be considered as part of the total purification system design are: water pumps, air pumps, ozone injection techniques, filters, chemical additives, electrolysis systems, oxygenation techniques, holding tanks, facilities design, and more.

In order to design a complete purification system (which includes the specification of ozone equipment) many factors must be considered; some of these factors are:

- **Water quality** of available water
- **Leveis** and **types** of contamination
- **Final water quality** required
- **Amount of water** to be treated
- **The filter components** to be used and **order of arrangement**
- **The most cost effective** methods and options

As you can see from all of these variables, the choice of an optimum system is not simple. Individual applications and requirements often call for different and unique solutions. Smart selection of tools and techniques provides the water quality desired at the lowest possible cost.

Environmental Review Initial Study
ATTACHMENT 13 19 of 14
APPLICATION 03-0253

FOR TAX PURPOSES ONLY

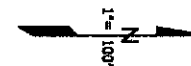
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POR, SOQUEL RANCHO
SEC. 11, T.11S., R.1W. M.D.B. & M.

Tax Area Code
96-101

37-27



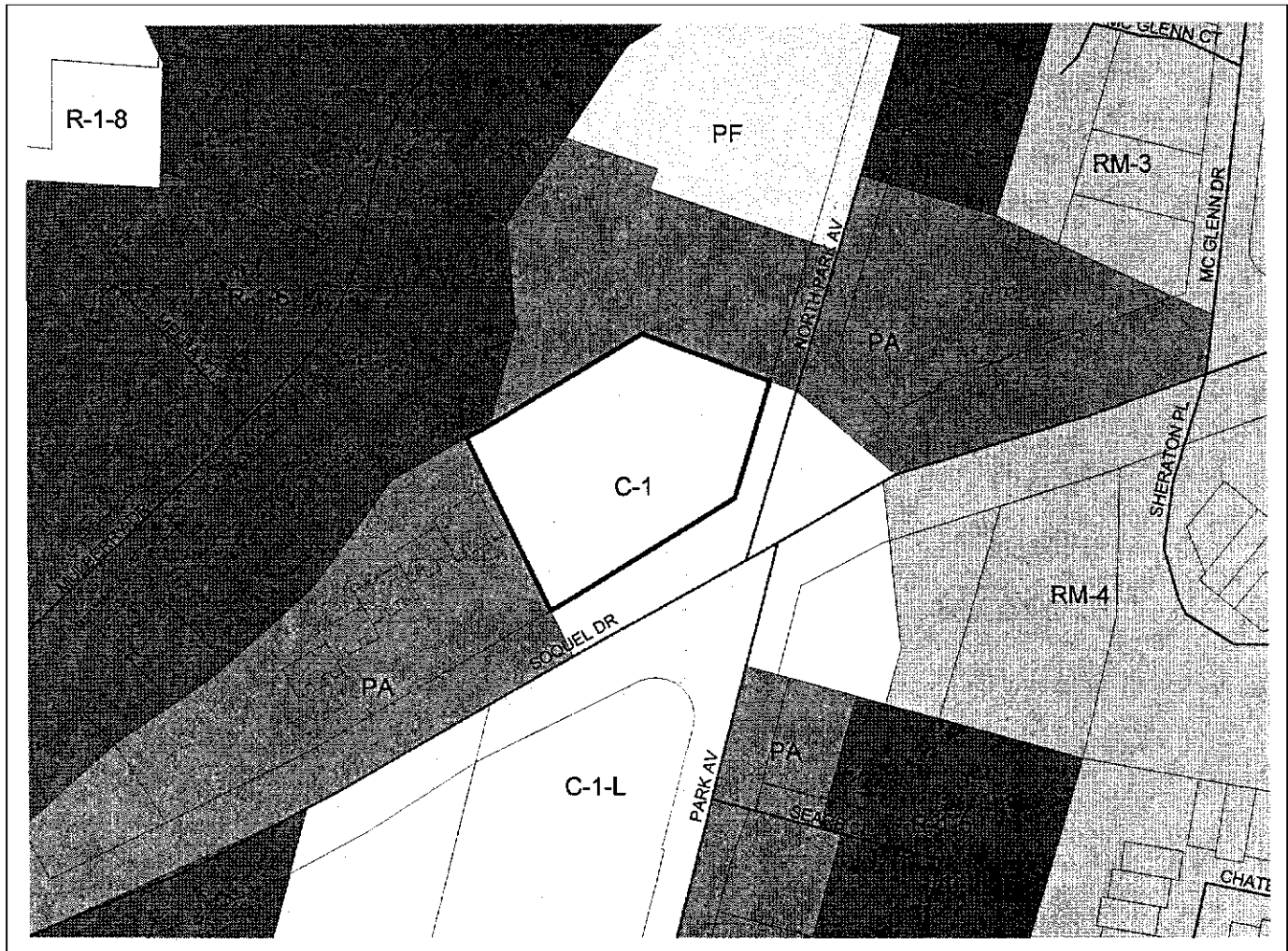
PARK PACIFIC SUB.
TRACT 1280
82MB3 5/11/90

Assessor's Map No. 37-27
County of Santa Cruz, Calif
Oct. 1996

Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Electronically drawn 10/21/98 JSA
Rev. 12/18/98 CD 157
Rev. 12/18/98 CD 157
Rev. 5/20/98 (TCA CONSOLIDATED) r/s
Rev. 4/25/00 with changed page refs

Zoning Map



300 0 300 600 Feet

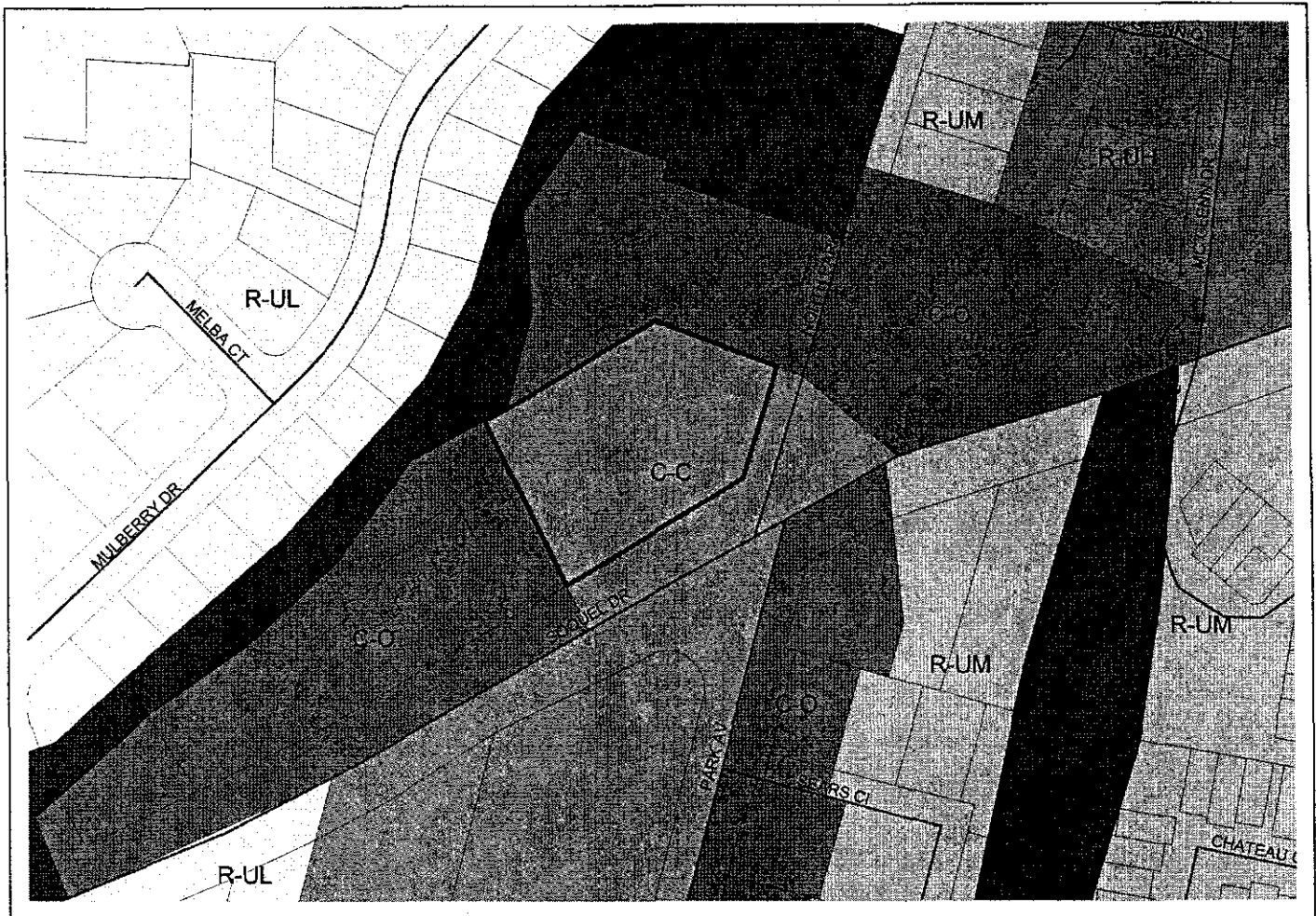
Legend

	APN 037-271-05
	Parcel boundaries
	Streets
	R-1-X
	RM
	C-1
	PF
	PA



Map created by Santa Cruz County
Planning Department:
July 2003

General Plan Map



300 0 300 600 Feet

Legend

- APN 037-271-05
- Parcel boundaries
- Streets
- Community Commercial
- Urban Open Space
- Public Facilities
- Office Commercial
- Residential - Urban Low Density
- Residential - Urban Medium Density
- Residential - Urban High Density



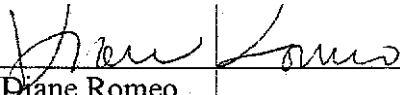
Map created by Santa Cruz County
Planning Department
July 2003

SANTA CRUZ COUNTY SANITATION DISTRICT

INTER-OFFICE CORRESPONDENCE

DATE: JANUARY 18,2005 (4th ROUTING)
TO: PLANNING DEPARTMENT: DAVID KEYON
FROM: SANTA CRUZ COUNTY SANITATION DISTRICT
SUBJECT: CONDITIONS OF SERVICE FOR THE FOLLOWIN
PROPOSED DEVELOPMENT
APN: 037-271-05 APPLICATION NO.: 03-0253
PARCEL ADDRESS. 5955 SOQUEL DRIVE
PROJECT DESCRIPTION: DEMOLISH AND RECONSTRUCT GAS STATION
AND CONVENIENCE STORE WITH ATTACHED CAR WASH. AMENDMENT
TO CD #88-0477 AND #02-0513.

The attached plans have been approved by the District. A copy of the approved, signed sewer plan shall be attached to the building permit application. Any future change to these plans affecting the sewer system shall be routed to the District for review. All such revisions shall be noted on the plans.


Diane Romeo
Sanitation Engineering

DR/dr

c: Water/Wastewater Operations, Jo Fleming

Applicant: Akhtar Javed
5955 Soquel Dr.
Soquel, CA 95073

D:\WPW\PLAN. APPL\appl 03-0253 5th sub.doc

NOISE

Objective 6.9a Noise Environment

To promote land uses which **are** compatible with each other and with the existing and future noise environment. Prevent new noise sources from increasing **the** existing noise levels above acceptable **standards** and eliminate or reduce noise from existing objectionable noise sources.

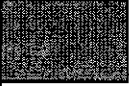


Objective 6.9b Noise Element

To educate and assist **the** residents of Santa Cruz County **in the** meaning and use of this noise element.

Policies

6.9.1 Land Use Compatibility Guidelines

Require new development to conform with the Land Use Compatibility Guidelines (Figure 6-1). All new residential and noise sensitive land developments should conform to a noise exposure standard of 60dBLdn (day/night average noise level) for outdoor use and 45dBLdn for indoor use. New development of land which cannot be made to conform to **this** standard shall not be permitted. **Assure** a compatible noise environment for **various** land uses **through** site planning, building orientation and design, interior layout, and physical barriers, landscaping, and buffer areas where appropriate.

Figure 6-1 Land Use Compatibility with Community Noise Environments						
LAND USE CATEGORY	EXTERIOR NOISE EXPOSURE					
	Ldn or CNEL (Both are weighted in decibels by when noise occurs - day or night)					
	55	60	65	70	75	80
Residential, Hotels, and Motels						
Outdoor Sports and Recreation, Neighborhood Parks and Playgrounds						
Schools, Libraries, Museums, Hospitals, Personal Care, Meeting Halls, Churches						
Office Buildings, Business Commercial, and Professional						
Auditoriums, Concert Halls, Amphitheaters						
Industrial, Manufacturing, Utilities, and Agriculture						
<div>  NORMALLY ACCEPTABLE Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements. </div> <div>  CONDITIONALLY ACCEPTABLE Specified land use may be permitted only after detailed analysis of the noise reduction requirements and needed noise insulation features included in the design. </div> <div>  UNACCEPTABLE New construction or development should generally not be undertaken because mitigation is usually not feasible to comply with noise element policies. </div> <div> Ldn = Day/Night Average Sound Level CNEL = Community Noise Equivalent Level </div>						

6.9.2 Acoustical Studies

Require acoustical **studies** for all new residential development with a **future** Ldn noise exposure greater than **60** dB. **The** studies shall satisfy the requirements **set** forth in Title 24, **Part** 2 of the California Administrative Code, Noise Insulation Standards. Require acoustical studies for all **new** projects which may affect **the** existing noise level and may not conform to **the** Land **Use** Compatibility Guidelines in Figure 6-1.

6.9.3 Noise Sensitive Land Uses

Require new development of residential and other noise sensitive land uses, where existing stationary noise **sources** such as a quarry exceed the standards of Figure 6-2, to incorporate effective mitigation **measures** to reduce noise exposure to **or** below the levels of Figure 6-2.

6.9.4 Commercial and Industrial Development

For all new commercial and industrial developments which would increase noise levels above the **maximum** allowable standards of the Land Use Compatibility Guidelines in Figure 6-1, or Figure 6-2, the best available control technologies will be **used** to **minimize** noise levels. In no case shall the noise levels exceed the standards of Figure 6-2.

6.9.5 Residential Development

Require that future residential development adjacent to the railroad **tracks** meet both outdoor and indoor **maximum** noise level standards **stated** in the General Plan and LCP Land Use Plan.

6.9.6 Vibrations from Rail

Evaluate vibrations from rail activities for future development within 200 feet of the railroad tracks as **part** of environmental review.

6.9.7 Constmction Noise

Require mitigation of construction noise as a condition **of** future project approvals.

Maximum Allowable Noise Exposure		
	Daytime (5) (7 PM to 10 PM)	Nighttime (2,5) (10 PM to 7 AM)
Hourly Leq-average hourly noise level, dB (3)	50	45
Maximum Level, dB (3)	70	65
Maximum Level dB - Impulsive Noise (4)	65	60
db = decibel (1) As determined at the property line of the receiving land use. When determining the effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers or other property line noise mitigation measures. (2) Applies only where the receiving land use operates or is occupied during nighttime hours. (3) Sound level measurements shall be made with "slow" meter response. (4) Sound level measurements shall be made with "fast" meter response. (5) Allowable levels shall be raised to the ambient noise levels where the ambient levels exceed the allowable levels. Allowable levels shall be reduced 5 dB if the ambient hourly Leq is at least 10 dB lower than the allowable level.		

MEMORANDUM

Date: **February** 15,2005

To: David Keyon, **File**

From: Paia **Levine**

Re: 03-0253 CEQA

This project is a revised version of an earlier project on the property that also included a carwash, convenience **store**, and rezoning. The proposed Negative Declaration that was circulated in March of 2004 will apply for this project, with ~~the~~ caveats that the Soquel Creek Water District must reaffirm the will serve letter they issued one year **ago** and DPW Road Engineering confirms that one additional **gas** pump **will** not make a significant difference in traffic impacts.