



Staff Report to the Planning Commission

Application Number: **10-0160**

Applicant: 2700 Fuels LLC
Owner: 2700 Fuels LLC
APN: 026-031-43

Agenda Date: 9/8/10
Agenda Item #: | |
Time: After 9:00 a.m.

Project Description: Proposal to add the sale of beer and wine at an existing gas station mini market.

Requires an amendment to Commercial Development Permit 97-0029.

Location: Property located at the southeast corner of the intersection with Soquel Avenue and 7th Avenue. (2700 Soquel Avenue)

Supervisory District: 1st District (District Supervisor: John Leopold)

Permits Required: Commercial Development Permit amendment

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 10-0160, based on the attached findings and conditions.

Exhibits

- | | |
|--|-------------------------------------|
| A. Project plans | E. Assessor's, Location, Zoning and |
| B. Findings | General Plan Maps |
| C. Conditions | F. Comments & Correspondence |
| D. Categorical Exemption (CEQA
determination) | |

Parcel Information

Parcel Size:	41,077 square feet
Existing Land Use - Parcel:	Service Station with mini market and car wash
Existing Land Use - Surrounding:	Mixed commercial and residential
Project Access:	Soquel Avenue and 7 th Avenue
Planning Area:	Live Oak
Land Use Designation:	C-C (Community Commercial)

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

Zone District: C-2 (Community Commercial)
Coastal Zone: Inside X Outside

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: City of Santa Cruz
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Central FPD
Drainage District: Zone 5 Flood Control District

History

Commercial Development Permit 97-0029 authorized construction of a gasoline service station with a garage, mini market, and drive through car wash. Condition IV.C. of 97-0029 requires an amendment to the permit and a public hearing before the Planning Commission in order to authorize alcohol sales on the subject property.

Project Setting

The subject property is located at the southeast corner of Soquel Avenue and 7th Avenue in Live Oak. Another service station is located across 7th Avenue to the west and other commercial development is located along Soquel Avenue. Residential development is located to the south and southwest of the subject property. Green Acres Elementary School is located approximately 200 feet to the southeast off of Bostwick Lane.

Zoning & General Plan Consistency

The subject property is a 41,077 square foot lot, located in the C-2 (Community Commercial) zone district, a designation which allows commercial uses. The existing service station is a permitted use within the zone district and the C-2 zoning is consistent with the site's (C-C) Community Commercial General Plan designation.

Beer & Wine Sales

This proposal is solely to modify the prior approval to allow the sale of beer and wine in the existing mini market. Beer and wine sales are allowed at gas stations (per County Code section 13.10.657) with public notice and review by the Zoning Administrator. However, the prior approval required that any request for alcohol sales be reviewed by the Planning Commission. For this reason, the current proposal is before your Commission for review.

A number of other alcohol sales establishments exist in the project vicinity, and as a result a determination of Public Convenience or Necessity (PCN) is required in order for the Department of Alcoholic Beverage Control (ABC) to issue a license for the sale of beer and wine at the existing mini market. The process for a PCN determination involves noticing the neighborhood for known problems and a review by the staff of the County Administrative Officer (CAO).

No known problems exist in relation to the existing establishments in the surrounding area, and the request to sell beer and wine for off site consumption is not opposed by Planning Department staff. The requirement for the PCN and licensing from the ABC are included as recommended conditions of approval, and any specific conditions resulting from the PCN will also be enforceable as conditions of this permit.

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.

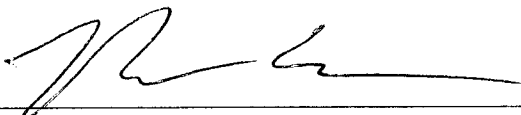
Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **10-0160**, based on the attached findings and conditions.

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

Report Prepared By: _____


Randall Adams
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3218
E-mail: randall.adams@co.santa-cruz.ca.us

Report Reviewed By: _____


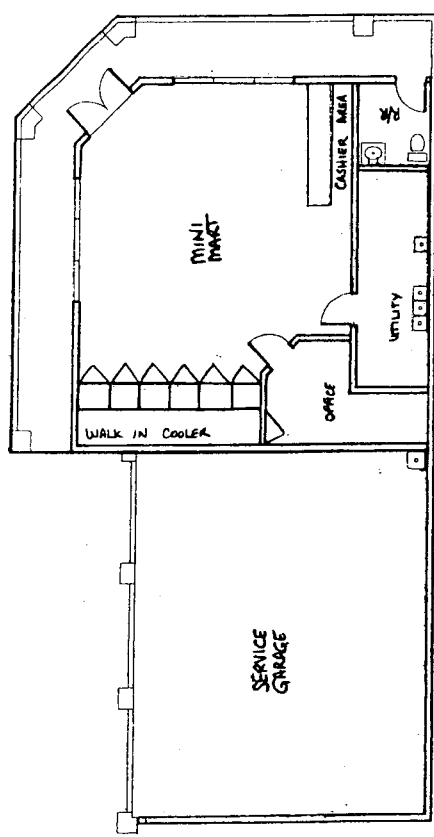

Cathy Graves
Principal Planner
Santa Cruz County Planning Department

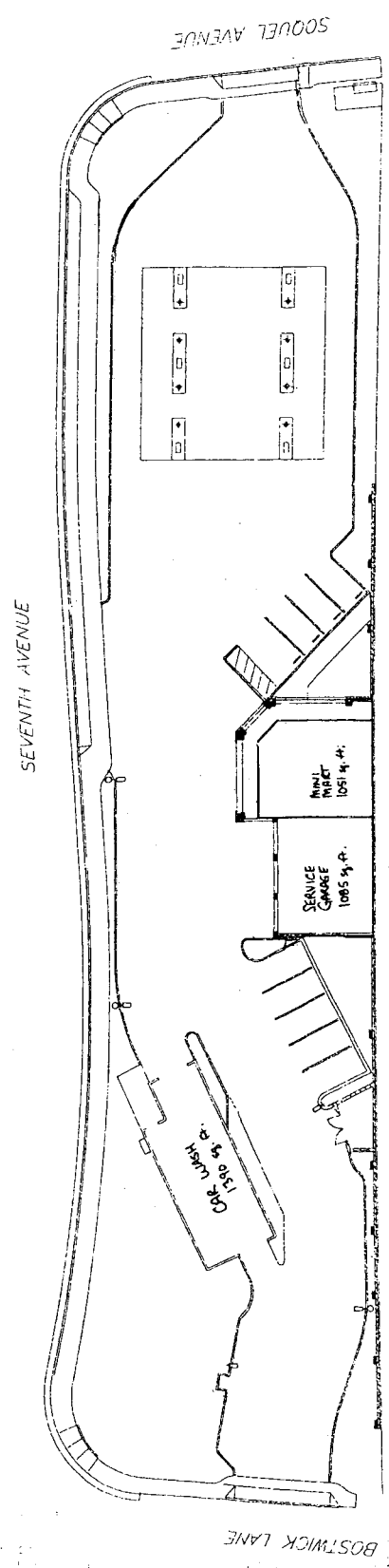
EXHIBIT A

PERMIT NO. 10-0160



PENINSULA PETROLEUM LLC
 1710 INDUSTRIAL RD
 SAN CARLOS, CA
 94070

MJ CASTELO
 MANAGING MEMBER
 650-438-2101



2700 SOQUEL AVE SITE PLAN

APN: 026-081-43

SERVICE GARAGE & MINIMART
 SOQUEL & SEVENTH AVENUES
 SANTA CRUZ, CA

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 project is located in an area designated for commercial uses. No construction is proposed and the limited beer and wine sales from the existing mini market is not anticipated to be materially injurious to properties or improvements in the vicinity.

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 location of the modification to sales at an existing mini market will be consistent with all pertinent County ordinances and the purpose of the C-2 (Community Commercial) zone district in that the existing service station is a permitted use in the zone district and beer and wine sales is a typical service provided at a service station mini market.

The project complies with the requirements of County Code section 13.10.657(e) (Sale of Alcoholic Beverages at Gas Stations), in that the concurrent retailing of motor vehicle fuel with beer and wine for off-premises consumption will not significantly adversely affect the public health, safety, or welfare from increases in noise, traffic and/or violations of traffic and other laws, because the existing service station is located in an urbanized area and a Public Convenience or Necessity determination will be required prior to the issuance of a license to sell beer and wine by the Department of Alcoholic Beverage Control. No known problems associated with off-premises alcohol consumption have been identified in the project vicinity.

The project complies with County Code section 13.10.657(f) and California Business & Professions Code 23790.5(d), in that restrictions on the display and advertisement of beer and wine shall be restricted by the conditions of this permit.

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.

This finding can be made, in that the existing commercial use is consistent with the use requirements specified for the Community Commercial (C-C) land use designation in the County General Plan.

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.

Application #: 10-0160
APN: 026-031-43
Owner: 2700 Fuels LLC

This finding can be made, in that the proposed modification to sales at an existing mini market will not generate any additional trips or adversely impact existing roads and intersections in the surrounding area.

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 no changes are proposed to the existing service station and the existing use is consistent with the land use intensity and density of the neighborhood.

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 modification to sales at an existing mini market will not result in any changes to the existing structure and is not subject to the design review ordinance.

Conditions of Approval

Exhibit A: Project Plans "Service Garage & Minimart", 1 sheet, Peninsula Petroleum LLC.

- I. This permit authorizes the sales of beer and wine at an existing service station mini market for off-premises consumption subject to the following conditions. This permit amends Commercial Development Permit 97-0029 and all required conditions of approval for that permit are hereby incorporated into these conditions of approval by reference. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. 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. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. The sale of beer and wine for off-premises consumption is allowed at the existing service station mini market subject to the following conditions:
 - A. Obtain a Public Convenience or Necessity determination from the office of the County Administrative Officer, and comply with all requirements of the Public Convenience or Necessity determination.
 1. All requirements of the Public Convenience or Necessity determination shall become conditions of approval of this permit. Failure to comply with any of the requirements of the Public Convenience or Necessity determination shall be considered as a violation of the terms of this permit.
 - B. Obtain a license for off-premises beer and wine sales from the Department of Alcoholic Beverage Control, and comply with all requirements of the Alcoholic Beverage Control license.
 1. All requirements of the Alcoholic Beverage Control license shall become conditions of approval of this permit. Failure to comply with any of the requirements of the Alcoholic Beverage Control license shall be considered as a violation of the terms of this permit.
- III. Operational Conditions
 - A. Compliance with all requirements of the Public Convenience or Necessity determination and the Alcoholic Beverage Control license shall be met on the subject property at all times. Failure to comply with these requirements shall be considered as a violation of the terms of this permit.

- B. 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.
- C. The advertisement and sale of beer and wine shall comply with the following conditions:
 - 1. No display of beer and/or wine shall be permitted within five feet of the cash register or of the front door unless it is a permanently affixed cooler as of January 1, 1988.
 - 2. No advertisement or advertising of beer and/or wine shall be permitted on or at motor vehicle fuel islands.
 - 3. No sale of beer and/or wine shall be permitted from a drive-in window.
 - 4. No sale or display of beer and/or wine shall be permitted from an ice tub.
 - 5. No self-illuminated advertising for beer and/or wine shall be located on buildings or in windows.
 - 6. Employees on duty who sell beer and/or wine at gas stations shall be at least 21 years of age.
 - 7. The approval for sale of beer and wine shall be subject to review after one year, if any complaints are received regarding the sale of alcoholic beverages at the subject property.
- IV. 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 attorney's 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.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.

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 three years from the effective date listed below unless the conditions of approval are complied with and the use commences before the expiration date.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Cathy Graves
Principal Planner

Randall Adams
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.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 10-0160

Assessor Parcel Number: 026-031-43

Project Location: 2700 Soquel Avenue, Santa Cruz

Project Description: Proposal to add the sale of beer and wine at an existing gas station mini market.

Person or Agency Proposing Project: 2700 Fuels LLC

Contact Phone Number: (650) 595-0864

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

E. ☒ **Categorical Exemption**

Specify type: Class 1 - Existing Facilities (Section 15301)

F. Reasons why the project is exempt:

Minor change in sales at at existing mini market in an area designated for commercial development.

In addition, none of the conditions described in Section 15300.2 apply to this project.

Randall Adams, Project Planner

Date: _____

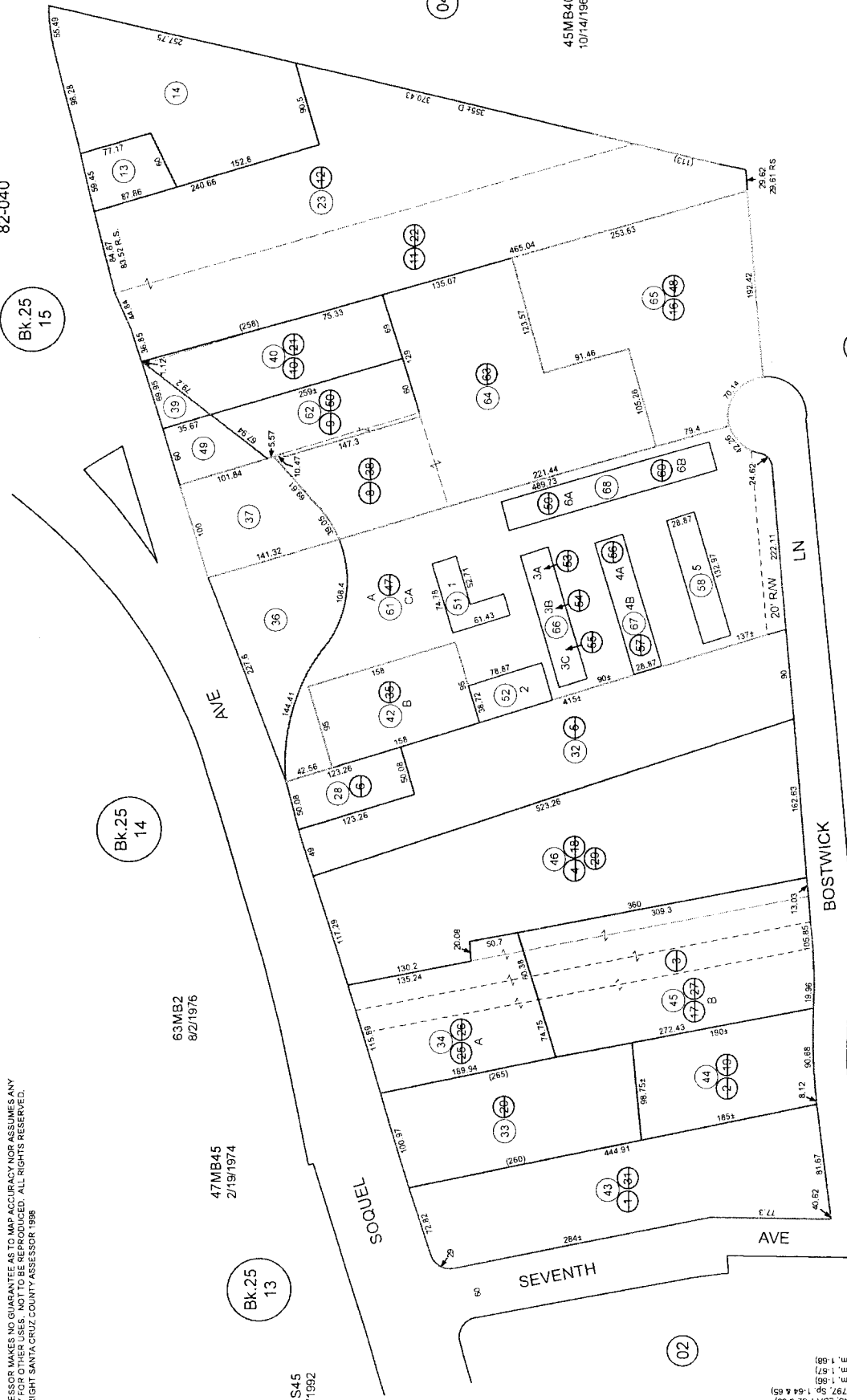
FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998

POR. S.E. 1/4 SEC. 8, T.11S., R.1W., M.D.B. & M.

Tax Area Code
82-040

26-03



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

79RS37
11/2/1988

47PM60
3/28/1987

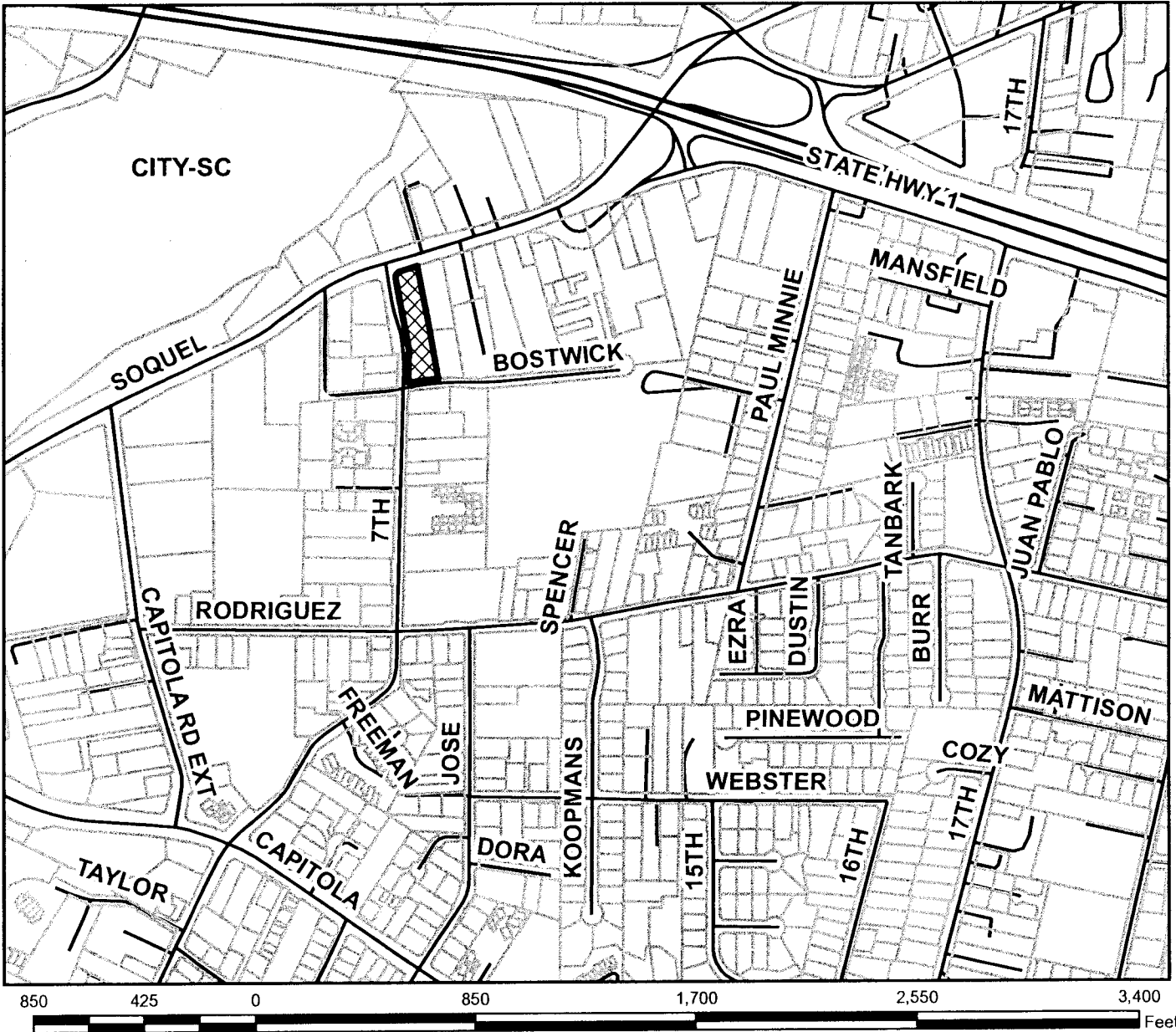
11PM70
7/17/1973

Assessor's Map No. 26-03
County of Santa Cruz, Calif.
July, 1998

Electronically Redrawn 7/22/98
Rev 2/25/03 CR (2.0094148, LBA 1.62 & 63)
Rev 1/21/06 mm (5-0075797, Sp 1.64 & 65)
Rev 7/20/08 mc (Comb form, 1-65)
Rev 7/20/08 mc (Comb form, 1-67)
Rev 7/20/08 mc (Comb form, 1-68)



Location Map



LEGEND



APN: 026-031-43



Assessors Parcels



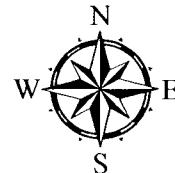
Streets



State Highways



SANTA CRUZ

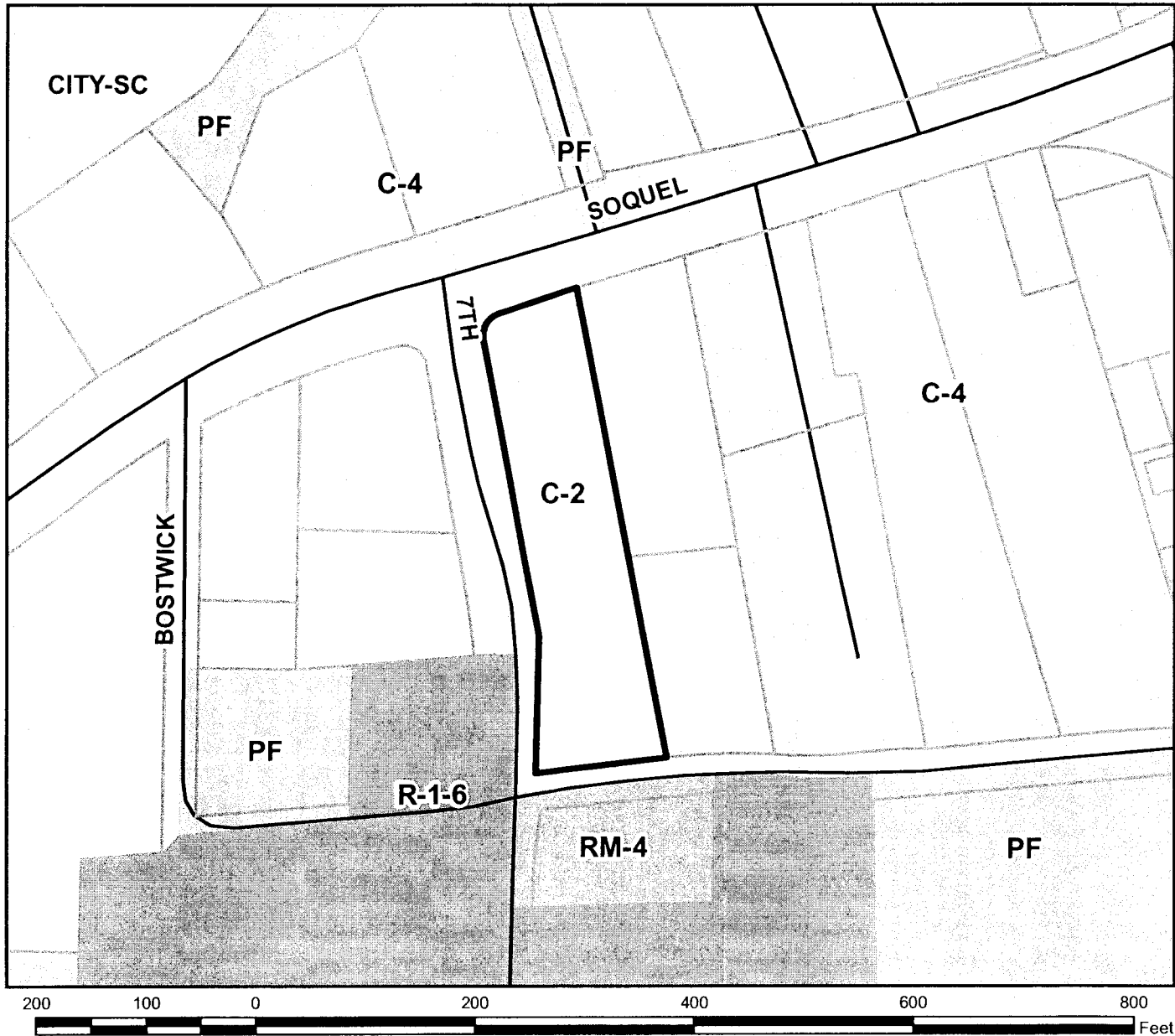


Map Created by
County of Santa Cruz
Planning Department
July 2010

EXHIBIT E

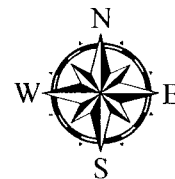


Zoning Map



LEGEND

- APN: 026-031-43
- Assessors Parcels
- Streets
- SANTA CRUZ
- COMMERCIAL-COMMUNITY
- COMMERCIAL-SERVICE
- PUBLIC FACILITY
- RESIDENTIAL-MULTI FAMILY
- RESIDENTIAL-SINGLE FAMILY

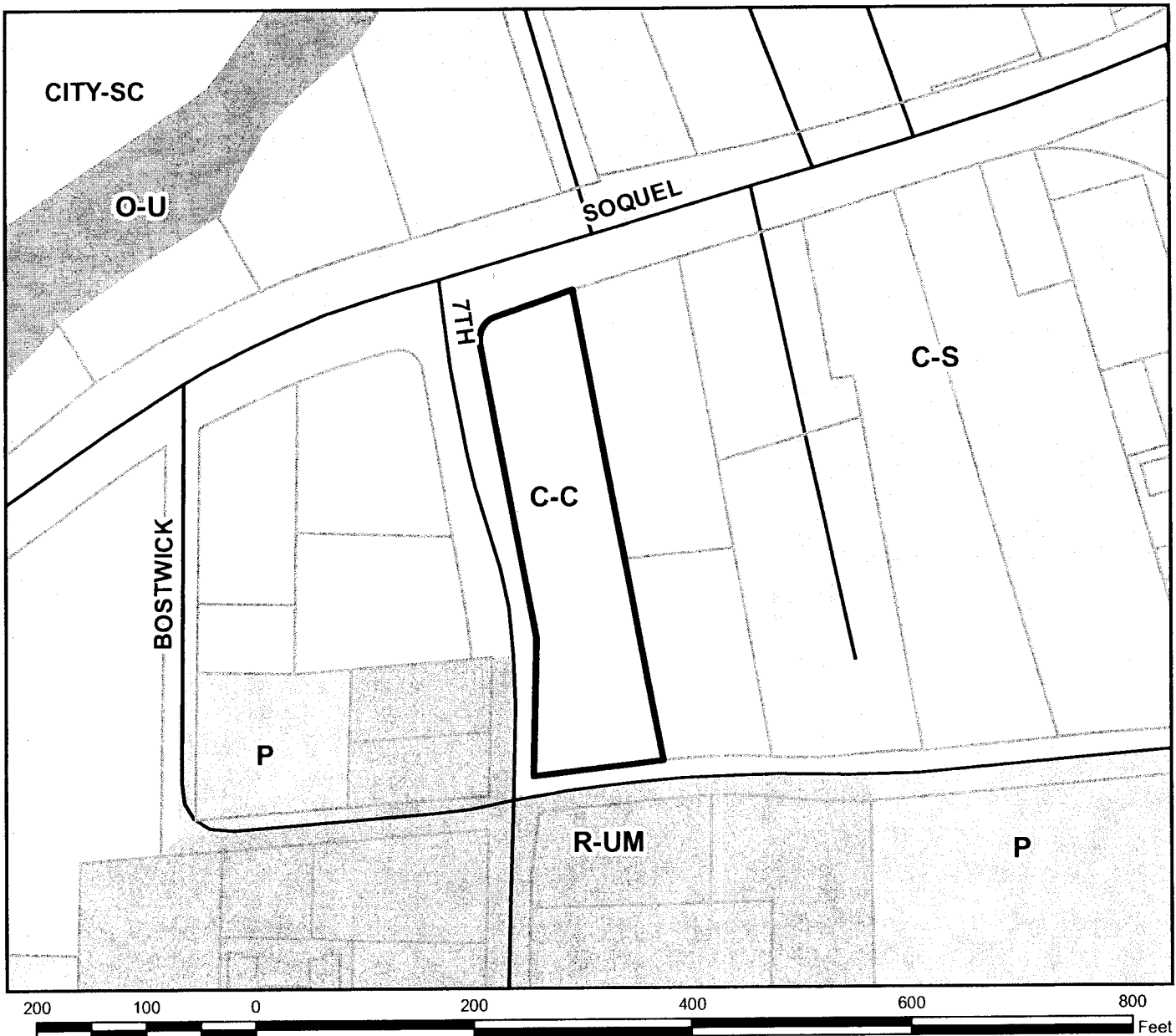


Map Created by
County of Santa Cruz
Planning Department
July 2010

EXHIBIT E

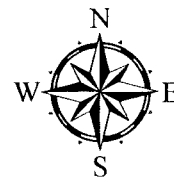


General Plan Designation Map



LEGEND

- APN: 026-031-43
- Assessors Parcels
- Streets
- SANTA CRUZ
- Commercial-Community
- Commercial-Service
- Public Facilities
- Residential - Urban Medium Density
- Urban Open Space



Map Created by
County of Santa Cruz
Planning Department
July 2010

EXHIBIT E



April 14, 2010

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

Subject: 2700 Soquel Ave Santa Cruz, CA Mini Mart; Add Type 20 Beer/Wine license/CDP Amendment

To Whom It May Concern:

Due to overwhelming customer requests, this submittal is being put forth to request an amendment to Commercial Development Permit 97-0029 for the purpose of adding Type 20 Beer/Wine license to subject location.

Previously, the County of Santa Cruz provided written confirmation related to approval to add such license, subject to issuance by the California Department of Alcohol Beverage Control. Upon purchasing a license, and subsequent to a 30 day public posting notice (with no protest) SEE ATTACHED, County advised that amendment to Commercial Development Permit was necessary; Hence, the ABC liquor application for this location was temporarily withdrawn, and this submittal initiated.

The current facility, which is operating as an ongoing concern, includes:

- Fueling Center (Open 18 hrs day – 7 days/wk; 5 employees)
- Mini Mart (Open 18 hrs day – 7 days/wk)
- Service Garage (Open 10 hrs day – 7 days/wk; 3 employees)
- Car Wash (Open 12 hrs/day – 7 days/wk)

All elements of the current ongoing operation will remain status quo, in conjunction with our request to add Type 20 ABC license. There will be no changes whatsoever other than the addition of beer/wine product to mini mart. Upon receipt of license, beer/wine will be added to product selection in cooler (See Floor Plan).

You should find this request very reasonable, especially since our organization maintains several same liquor licenses in good standing. Also:

1. No display of beer or wine shall be near the cash register or front door.
2. No advertising of beer or wine shall be permitted on or at the fuel islands.
3. There is no drive-thru window, nor would one ever be used.
4. No beer or wine sale, or displays, will be permitted from an ice tub.
5. No self-illuminating advertising for beer or wine shall be located on buildings or windows.
6. All employees who sell beer or wine will be 21 years of age, and highly trained in accordance with California ABC requirements.

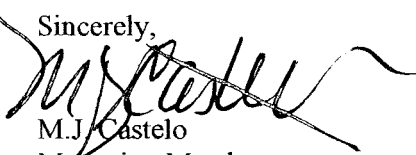
1710 Industrial Road, Suite C • San Carlos, CA 94070 • Ph: 650 595.0864 Fx: 650 595.0826

In closing, approval of this amendment is critical in that our organization relied on County written acknowledgement of liquor license eligibility, as well the economic benefits associated with meeting customer demand for such products in today's very challenging and competitive business environment.

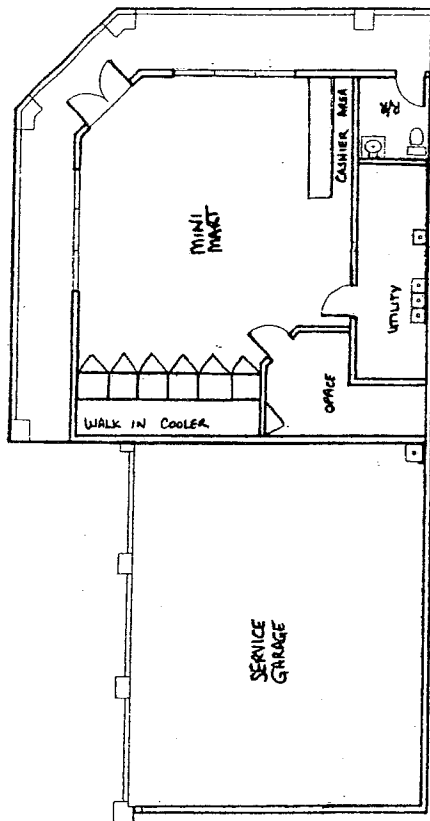
If you need to contact me, I may be reached anytime via mobile phone at 650-438-2101.

Your support and assistance with this amendment request is greatly appreciated.

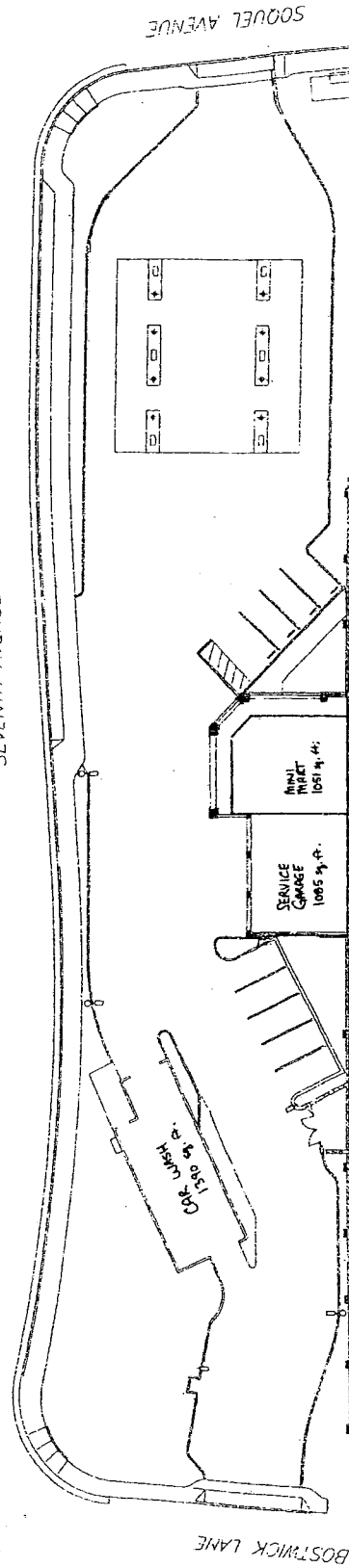
Sincerely,



M.J. Castelo
Managing Member



SEVENTH AVENUE



2700 SOQUEL AVE SITE PLAN
DATE: 02-01-93

SERVICE GARAGE & MINIMART
SOQUEL & SEVENTH AVENUES
SANTA CRUZ, CA

APN: 026-091-43

AFFIDAVIT OF POSTING

ABC 293

Posting should be accomplished within 5 days from date of application.

Investigation cannot progress until this completed form, Affidavit of Posting, has been received by this office.

Date of Filing Application: May 21, 2009

Name of Applicant(s): **PENINSULA PETROLEUM LLC**
Address of Premises: **2700 SOQUEL AVE**
SANTA CRUZ, CA 95062-1409
License(s) Applied for: **20 - OFF-SALE BEER AND WINE**

I hereby certify under penalty of perjury that pursuant to the provisions of Section 23985 of the Alcoholic Beverage Control Act and Rule 109, Title 4, Chapter 1, California Code of Regulations, after filing an application to engage in the sale of alcoholic beverages at the above-designated premises, I did date the posting notice and on said date did post the notice in a conspicuous place on the premises and said notice shall remain posted for a period of at least 30 consecutive days.

NOTICE DATED AND POSTED: ☒ 6/14/09

SIGNATURE OF APPLICANT ☒ [Signature] DATE ☒ 6/16/09

Please return within five days to:

Department of Alcoholic Beverage Control
1137 Westridge Pkwy.
Salinas, CA 93907
(831)755-1990

Section 23985 and Rule 109,

Section 23985. POSTING NOTICE. After filing an application to engage in the sale of any alcoholic beverage at any premises, notice of intention to so commence shall be posted in a conspicuous place at the entrance to the premises. The applicant shall notify the department of the date when such notice is first posted. No license shall be issued for the premises until the notice has been so posted for at least 30 consecutive days. The notice shall be in such form as the department shall prescribe.

Notice of the application for a license pursuant to Section 24044 shall be posted at the proposed premises after the application is filed and shall remain so posted for at least 30 consecutive days. The applicant shall notify the department of the date when such notice is first posted.

Rule 109. POSTING NOTICE. After filing an application to sell alcoholic beverages at any premises, the applicant shall post on the proposed premises notice of intention to sell alcoholic beverages. The notice shall be at least two feet in length and fourteen inches in width. This notice shall be posted in a conspicuous place which can be readily observed by ordinary passersby at or near the entrance to the premises. In the case of a vacant lot, posting shall be on a post or stake of permanent material, at the midpoint of the largest boundary fronting on a public thoroughfare at a point not more than ten feet from the sidewalk, or roadway in the absence of any sidewalk. This notice must be mounted upon heavy cardboard or wood backing affixed to the post or stake so as to be readily visible from the sidewalk or roadway.

The notice shall remain posted for at least 30 consecutive days.

NOTICE OF INTENTION TO ENGAGE IN THE SALE OF ALCOHOLIC BEVERAGES

ABC-207-E (9/05)

To the Resident or Owner of Real Property Within a 500' Radius:

The applicant(s) for an alcoholic beverage license must mail this notice to every resident of real property within a 500 foot radius of the premises (Section 23985.5 of the Business and Professions Code). The applicant must mail this notice within 15 days of posting the premises. Any protest against the issuance of the license(s) must be received at any office of the Department of Alcoholic Beverage Control (ABC) or Departmental Headquarters within 30 days of the date the premises are posted, or within 30 days of the mailing of this notification, whichever is later. To obtain a copy of the protest form, ABC-510-A, please contact your local ABC office or go online to www.abc.ca.gov.

Date of Mailing: 6/16/09Date Premises Posted: 6/14/09

The below-named applicant(s) has applied for a license to sell alcoholic beverages at:

2700 Soquel AveSanta Cruz, CA 95062-1409

Type of license(s) applied for:

Off-Sale Beer & Wine (type 20)

The name(s) of the applicant(s) is/are:

Peninsula Petroleum LLC

The dba (doing business as) is (if known):

Peninsula Petroleum LLC

Further information regarding this application or filing a protest may be obtained at:

Department of Alcoholic Beverage Control**1137 Westridge Parkway****Salinas, CA 93907****(831) 755-1990**

Los residentes o dueños que no hablen inglés por favor vean al reverso para mayor información.

非英語語系的居民或所有人，請參見背面資訊。

영어 구사 불가능 주민/소유주는 내용 확인을 위해 뒤면을 참조하십시오.

Cư dân/sở hữu chủ nào không nói tiếng Anh, xin xem mặt sau để biết chi tiết.

المقيمون/المالكين الذين لا يتكلمون اللغة الإنكليزية، رجاء مراجعة الصفحة الخلفية للحصول على المعلومات.

DECLARATION OF SERVICE BY MAIL

ABC 207F (1/02)

Complete this form, attach the original Form ABC-207E and return to ABC office listed below. Refer to Instructions, Form ABC-528, for more information.

ABC District Office:

Department of Alcoholic Beverage Control
1137 Westridge Pkwy.
Salinas, CA 93907
(831)755-1990

Applicant(s) Name(s):

PENINSULA PETROLEUM LLC

Premises Address:

2700 SOQUEL AVE
SANTA CRUZ, CA 95062-1409

I, Jeremy Osborn, do hereby declare that on 6/16/09, I served by mail upon each ~~XX~~ resident of real property owner of real property within a 500-foot radius of the above-designated premises, by depositing in the United States Mail, with postage fully prepaid, a sealed envelope containing a true copy of the Notice of Intention to Engage in the Sale of Alcoholic Beverages (ABC-207E), a copy of which is attached hereto, giving the name(s) of the applicant(s), the type(s) of license(s) applied for, the address of the premises where the business is to be conducted, addressed to the resident/occupant for each of the following addresses (If more space is needed, use reverse or attach a separate sheet):

ADDRESS

CITY

ZIP CODE

See Attached

☐ Continued on reverse
or on attachment

I declare under the penalty of perjury that the foregoing is true and correct.

Executed at Los Angeles, California, this 16th day of June '09.

[Signature]
(Signature)

0.500 ft.

Resident
560 Bostwick Lane
Santa Cruz, Ca 95062

Resident
2320 7th Ave
Santa Cruz, Ca 95062

Resident
2321 7th Ave
Santa Cruz, Ca 95062

Resident
2323 7th Ave
Santa Cruz, Ca 95062

Resident
2325 7th Ave
Santa Cruz, Ca 95062

Resident
2327 7th Ave
Santa Cruz, Ca 95062

Resident
2329 7th Ave
Santa Cruz, Ca 95062

Resident
2331 7th Ave
Santa Cruz, Ca 95062

Resident
2351 7th Ave
Santa Cruz, Ca 95062

Resident
2335 7th Ave
Santa Cruz, Ca 95062

Resident
2335B 7th Ave
Santa Cruz, Ca 95062

Resident
2340 7th Ave
Santa Cruz, Ca 95062

Resident
2342 7th Ave
Santa Cruz, Ca 95062

Resident
2348 7th Ave
Santa Cruz, Ca 95062

Resident
2350 7th Ave
Santa Cruz, Ca 95062

Resident
2360 7th Ave
Santa Cruz, Ca 95062

Resident
2400 7th Ave
Santa Cruz, Ca 95062

Resident
2365A 7th Ave
Santa Cruz, Ca 95062

Resident
2365 7th Ave
Santa Cruz, Ca 95062

Resident
2367 7th Ave
Santa Cruz, Ca 95062

Resident
2379 7th Ave
Santa Cruz, Ca 95062

Resident
2381 7th Ave
Santa Cruz, Ca 95062

Resident
2401 7th Ave
Santa Cruz, Ca 95062

Resident
2421 7th Ave
Santa Cruz, Ca 95062

Resident
2420 7th Ave
Santa Cruz, Ca 95062

Resident
2420B 7th Ave
Santa Cruz, Ca 95062

Resident
2521 7th Ave
Santa Cruz, Ca 95062

500 ft



Resident
2735 Soquel Ave # 1
Santa Cruz, Ca 95062

Resident
2735 Soquel Ave # 2
Santa Cruz, Ca 95062

Resident
2735 Soquel Ave # 3
Santa Cruz, Ca 95062

Resident
2735 Soquel Ave # 4
Santa Cruz, Ca 95062

Resident
2735 Soquel Ave # 5
Santa Cruz, Ca 95062

Resident
2735 Soquel Ave # 6
Santa Cruz, Ca 95062

Resident
2735 Soquel Ave # 7
Santa Cruz, Ca 95062

Resident
2735 Soquel Ave # 8
Santa Cruz, Ca 95062

Resident
2735 Soquel Ave # 9
Santa Cruz, Ca 95062

Resident
2735 Soquel Ave # 10
Santa Cruz, Ca 95062

Resident
2737 Soquel Ave
Santa Cruz, Ca 95062

Resident
2711 Soquel Ave # A
Santa Cruz, Ca 95062

Resident
2711 Soquel Ave # B
Santa Cruz, Ca 95062

Resident
2711 Soquel Ave # C
Santa Cruz, Ca 95062

Resident
2711 Soquel Ave # D
Santa Cruz, Ca 95062

Resident
2711 Soquel Ave # E
Santa Cruz, Ca 95062

Resident
2711 Soquel Ave # F
Santa Cruz, Ca 95062

Resident
2711 Soquel Ave # G
Santa Cruz, Ca 95062

Resident
2711 Soquel Ave # H
Santa Cruz, Ca 95062

Resident
2711 Soquel Ave # I
Santa Cruz, Ca 95062

Resident
2711 Soquel Ave # J
Santa Cruz, Ca 95062

Resident
2711 Soquel Ave # k
Santa Cruz, Ca 95062

Resident
640 Bostwick Lane
Santa Cruz, Ca 95062

Resident
641 Bostwick Lane
Santa Cruz, Ca 95062

Resident
643 Bostwick Lane
Santa Cruz, Ca 95062

Resident
630 Bostwick Lane
Santa Cruz, Ca 95062

Resident
600 Bostwick Lane
Santa Cruz, Ca 95062

Resident
580 Bostwick Lane
Santa Cruz, Ca 95062

Resident
566 Bostwick Lane
Santa Cruz, Ca 95062

Resident
563 Bostwick Lane
Santa Cruz, Ca 95062