COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET - 4TH FLOOR, SANTA CRUZ, CA 95060
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KATHLEEN MALLOY PREVISICH, PLANNING DIRECTOR

March 15, 2010

Agenda Date: April 28, 2010

Planning Commission
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Subject: A public hearing to consider an appeal of the Zoning Administrator's decision to approve application 08-0480 (a replacement gas station with restaurant, convenience store, and carwash) with a condition limiting the height of the freeway monument sign to 12 feet.

Members of the Commission:

This item is an appeal of the Zoning Administrator's 2/19/10 decision to approve application 08-0480 for a replacement gas station without a freeway monument sign. Specifically, the applicant is appealing Condition II.6.b, which limits the freeway facing monument sign to a maximum height of 12 feet. The item was heard by the Zoning Administrator on 1/15/10. The item was continued to allow an opportunity for the applicant to address the Zoning Administrator's concerns related to a new proposed monument sign within the viewshed of the Highway 1 scenic corridor. To address the Zoning Administrator's concerns, the applicant decided to drop the request for a replacement sign and asked to retain the existing monument sign instead. The Zoning Administrator heard the item again on 2/19/10 and approved the project, but did not authorize either the replacement monument sign or the retention of the existing monument sign, due to a conflict with the General Plan policy related to signage visible from a designated scenic corridor. The Zoning Administrator addressed this issue through limiting the sign height to a maximum of 12 feet.

The property owner feels that a visible of sign is essential to operating a business at this location, where freeway traffic is the primary source of customers. The applicant filed an appeal of the Zoning Administrator's decision on 3/4/10 with the hope that your Commission would re-evaluate the situation and consider allowing the existing freeway monument sign to be retained.

Monument Signs

The existing gas station includes two monument signs. Both signs consist of single poles with a Chevron logo at the top of the sign. The taller monument sign is approximately 44 feet high and is located on the east side of the property adjacent to the Highway 129 off ramp from Highway 1. The smaller sign is approximately 23 feet high and is located on the west side of the property adjacent to Lee Road. The applicant had originally proposed removal of these two signs and the installation of one 40 foot high, double pole, monument sign with the Chevron logo above and additional signs (indicating available services) below. After hearing the Zoning Administrator's

concerns regarding the proposed sign on 1/15/10, the applicant modified the proposed project to eliminate the new double pole sign and to asked to retain the one existing 44 foot high single pole sign with the Chevron logo instead.

Highway 1 Scenic Corridor

Signs visible from the Highway 1 scenic corridor are subject to General Plan policy 5.10.18, which discourages the placement of new signs that are visible from scenic roadways and requires all new signs to comply with the County sign ordinance. Per County Code section 13.10.581(d), the maximum height for new signs is 7 feet, or a maximum of 12 feet if vehicles would obstruct the view of the sign from the adjacent roadway. Additionally, the County sign ordinance requires all existing signs to conform with these requirements, even if they were a component of a prior use approval.

From the perspective of the Zoning Administrator, the combination of the General Plan policy (limiting signage within a scenic corridor) and the County sign ordinance (limiting the height of signage) it was not possible to approve either a new monument sign or the existing monument sign on the subject property. However, your Commission has the ability to interpret the General Plan and to make appropriate land use decisions related to General Plan policies. With the submittal of an appeal by the applicant, your Commission is asked to review General Plan policy 5.10.18 (Exhibit 2D) and interpret how the policy should be applied to the retention of the existing monument sign on the subject property.

General Plan Policy 5.10.18

The language General Plan policy 5.10.18 clearly states that signs which will be visible from scenic roads shall be actively discouraged; and, where signs are allowed, strict compliance with the County sign ordinance shall be required to minimize disruption of the natural scenic qualities of the viewshed. In evaluating new development, the guidance regarding signage in the General Plan policy is clearly read and understood. There is little guidance on how to apply this policy to an existing business with an existing sign, especially when the business is an existing service station specifically located to serve motorists on the adjacent highway.

In the review of the current application, the visual impact of the existing development was taken into account, which included the potential visual impact of the existing signage. Both the business and the monument sign have been present for decades at this location, and these existing elements are visible from the Highway 1 scenic corridor. In terms of the replacement gas station building, the visual impact of the proposed replacement gas station was weighed against the visual impact of the existing gas station on the project site. With the inclusion of appropriate architectural features, materials, and finishes, it has been determined that the visual impact of the proposed replacement station would not be significant and the proposal is in conformance with General Plan policies related to scenic resource protection. Now that the sign is no longer proposed to be modified, and the existing sign is proposed to be retained, a similar argument can be made for retention of the single pole monument sign on the subject property. No increase in visual impact would result from retention of the existing sign and scenic resources would not be degraded if the single pole monument sign were to remain on the subject property.

Sign Ordinance

The General Plan policy 5.10.18 requires strict compliance with the County sign ordinance. Per County Code section 13.10.581(d), the maximum height for new signs is 7 feet, or a maximum of 12 feet if vehicles would obstruct the view of the sign from the adjacent roadway. This proposal includes variance requests to vary from the total sign size and height, and to allow illuminated signs within the viewshed of the Highway 1 scenic corridor. Findings were made for the variances to allow an increase in total sign area and illumination and the item was approved by the Zoning Administrator on 2/19/10. With variances to the strict guidelines of the sign ordinance having been approved, it would not be unreasonable to allow a variance to the height of the monument sign as well.

The location of the property below grade of the highway and the distance from a highway (where vehicles travel at a high rate of speed) are the special circumstances for the sign variances that were approved with 08-0480 on 2/19/10. These same circumstances affecting the subject property would also be adequate justification for a variance to increase the maximum sign height for a monument sign. Revised variance findings have been prepared for your Commission (Exhibit 2B).

Prior Review and Approval of Monument Sign

The balance between scenic resource protection, sign height limitations, and the allowance for an existing commercial use has been addressed in the past during the review of Planned Development Permit 75-962-PD. In 1975, the sign standard was 7 feet maximum height, and the applicant at the time had requested a replacement monument sign with additional signage below (similar to the sign initially proposed with application 08-0480). The replacement monument sign was denied by the Zoning Administrator on 10/10/1975 and the item was appealed to the Board of Supervisors by the applicant. As a component of the appeal, the applicant dropped the proposal to install a replacement monument sign and asked to retain the existing monument sign (the same compromise that the applicant has requested in the current application). The Board of Supervisors heard the appeal on 11/18/1975 and (since the proposed replacement sign was removed from the proposal) the Board referred the item back to the Zoning Administrator for reconsideration. The Zoning Administrator approved the modified proposal on 11/26/1975, allowing the existing 44 foot high monument sign to be retained. The issues raised in 1975 were similar to the existing situation today, the maximum sign height and overall visibility from the scenic corridor were the primary concerns. The compromise solution at that time was to retain the existing monument sign, allowing continued use of the property for commercial purposes without increasing visibility of the development from Highway 1.

Tourist Commercial Zone District and Surrounding Land Uses

The subject property is located in the CT (Tourist Commercial) zone district and is approximately 1 acre in size. The General Plan land use designation is Neighborhood Commercial. The primary uses allowed in the CT zone district are limited to gas stations, restaurants, and visitor accommodations. The subject property is the only parcel in the vicinity that is not zoned for agriculture or designated for agricultural purposes in the General Plan. Other existing businesses with freeway facing signage (to the northwest) are located within the City of Watsonville and are not subject to the regulations of the County of Santa Cruz.

In evaluating the surrounding pattern of land use, together with the size and location of the parcel, it is unlikely that the property could be used for any purpose other than a gas station under the current zoning classification. In order for a gas station to function it must be visible from the primary roadways that it serves. Without freeway monument signage, the property owner is certain that his business will not succeed. In evaluating General Plan policy 5.10.18, it is clear that additional or larger freeway monument signage would be actively discouraged, but the existing monument sign is a compromise solution for the property owner who relies on freeway visibility for his business. Given that the parcel is zoned for Tourist Commercial uses, is small in area, and is located adjacent to a freeway off ramp, your Commission can consider all of the factors when deciding whether or not the existing freeway monument sign can be retained.

Revised findings have been prepared (Exhibit 2B) that balance the General Plan policies regarding the protection of scenic resources with the presence of an existing commercial use in a limited zoning classification. With the revised findings, your Commission has the option of adopting an amended project with revised findings and conditions (allowing the existing freeway monument sign to be retained) or your Commission can choose to uphold the Zoning Administrator's 2/19/10 decision without further changes to the findings or conditions (requiring the existing freeway monument sign to be removed).

Based on the revised findings and conditions, Planning Department staff recommends that your Commission take the following actions:

1) **UPHOLD** the Zoning Administrator's action to approve Application Number **08-0480**, and

2) **APPROVE** Application Number **08-0480** with revised findings (Exhibit 2B) and conditions (Exhibit 2C) to allow the existing 44 feet high monument sign to be retained.

Sincerely,

Randall Adams
Project Planner
Development Review

Reviewed By: _____
Paia Levine
Principal Planner
Development Review

Exhibits:

2A. Appeal Letter from Dee Murray, Land Use Consultant, dated 3/4/10.
2B. Revised Findings
2C. Revised Conditions
2D. General Plan - Visual Resources (including GP Policy 5.10.18)
2E. Photos of existing site and signage
2F. Staff report to the Zoning Administrator, originally heard on 1/15/10 and continued to 2/19/10.

DEE MURRAY
LAND USE CONSULTANT
2272 KINSLEY STREET
SANTA CRUZ, CA. 95062
(831) 475-5334
MARCH 3, 2010

Agenda #
13853

Santa Cruz County
Planning Commissioners
701 Ocean Street
400 Governmental Center
Santa Cruz, Ca. 90560

RE: Development Permit Application No. 08-0480
APN: 052-271-03

Dear Commissioners:

On 02/19/10 the Zoning Administrator denied the sign variance of the above application to maintain an existing 44 ft. high free standing sign for the proposed reconstruction of a service station, new carwash and restaurant at property located on the east side of Lee (200 Lee Road) the northeast corner of Highway 1 and Highway 129, Watsonville .

We are appealing Condition No. II 6 b. of the above application as amended by the Zoning Administrator at its hearing held on 02/19/10 requiring that the existing 44 foot high sign be reduced to 12 feet in height. This appeal is based on numerous factors:

1. The property is below grade from Highway 1 near the underpass at Highway 1 where a 12 foot high sign would not be visible to the motoring traffic. There is a need to continue to identify the Chevron service station prior to exiting off of Highway 1 where cars are traveling at a high rate of speed and the speed limit is 65 miles per hour.

2. The existing sign would not increase the level of impact to the visual resources along this area of the scenic corridor of Highway 1. There are other signs along this section of Highway 1 that are exceeding the height limitation, one being a motel sign (Red Roof Inn) just north of this property.

3. The existing Chevron sign is only visible for .4 mile of the gas station since it is obscured by trees and landscaping. This is essential for the continued commercial operation of a successful business. This type of business is

EXHIBIT 2A

dependent on the motoring traffic that requires identification from Highway 1. Without this sign, the business would not be successful.

4. The property is zoned Commercial requiring visibility to the motoring traffic in need of necessities for fuel, public restrooms, etc. It is both advertising, but more importantly an informational sign that serves the motorist needs and is the only gas station along Highway 1 from Rio Del Mar to Highway 129 and Lee Road. It is the only Chevron Station along Highway 1 until you get to Valero Gas in Moss Landing which is not open 24 hours and is over 5 miles away. The next station is in Castroville, which is 6 miles and then ½ mile off of Highway 1. There is no station for the next 15 miles until you reach Marina. The only next visible gas station is in Seaside that is 20 miles from our station.

We contacted the Department of Transportation (Caltrans) regarding the installation of a logo sign on State Route 1 at the 129/001 junction separation for our service station at Lee Road. We were informed that a logo sign could not be installed within any urban area having a population of 5,000 or more. Since Watsonville has a population greater than 5,000 our service station was not eligible for a logo sign on Highway 1.

Based on the above facts, we are urging your Honorable Commission to allow the existing Chevron freestanding sign to remain and to help this business be successful as a service station, car wash and restaurant.

The existing service station is in dire need of a face-lift, which will be an asset to the motoring traffic and the community at large.

Very truly yours,

Dee Murray

Dee Murray
Land Use Consultant
cc: Khosrow Haghshenas

Khosrow Haghshenas

EXHIBIT 2A

Variance Findings (4/28/10 PC Hearing)

1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

This finding can be made, in that the location of the property below grade of the highway and the distance from a highway where vehicles travel at a high rate of speed are the special circumstances for the sign variances. Travelers along the highway need to be able to properly identify service facilities a distance before the turnoff, which results in the need to increase the maximum sign area, to locate a sign closer than 5 feet from the edge of a vehicular right of way, to allow sign lighting in a scenic corridor, and to allow ~~two~~ **one existing** monument sign~~s of 7 feet and 12~~ **44** feet tall. Additionally, the site is a corner lot and additional signage is needed to be visible from multiple directions. Strict application of the sign ordinance in this case would result in the business not being visible to high speed traffic traveling on Highway 1, and the business would suffer in comparison to other commercial sites under identical zoning classification which are more visible from arterial roadways.

The shape and orientation of the subject property are the special circumstances for the setback variance (from 30 feet at the northeast property boundary to 15 feet). The property is surrounded on three sides by vehicular rights of way, and is accessed from Lee Road to the south. Although the property is approximately one acre, the amount of area needed for vehicular circulation, pump islands, and parking requires that the buildings be located towards the north edge of the property. Strict application of the zoning ordinance in this case would reduce the size of the structure and prevent the business from providing similar services to other modern gas stations located within the identical zoning classification.

2. That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding can be made, in that the granting of the sign and setback variances will allow the continued use of the property as a gas station, in harmony with the intent of the CT (Tourist Commercial) zone district. Additionally, the size and location of the signs will allow motorists to properly identify the facility in advance of the highway turnoff which will allow adequate time to perform turning movements and provide access to services at the facility. The setback variance will not have an adverse effect on the adjacent agricultural property, as the reduced setback has been reviewed and approved by the Agricultural Policy Advisory Commission. The project, including the proposed variances, will not be detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made, in that the sign and setback variances will allow the property to continue to operate as a gas station on a site designated for such commercial use. Other properties under identical zoning classification are more visible from major roadways or are not located adjacent to agricultural properties and therefore may not require a variance approval.

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned CT-W (Tourist Commercial - Watsonville utilities prohibition combining district), a designation which allows commercial uses. The proposed replacement gas station is a permitted use within the zone district, and the zoning is consistent with the site's (C-N) Neighborhood Commercial General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.

This finding can be made, in that the development will replace an existing gas station on the subject property. The architectural design and materials have been selected to reduce the visual impact of the replacement building and adequate landscaping has been provided around the perimeter of the project site to provide a visual buffer around the commercial use.

The project complies with the requirements of County Code/Local Coastal Program sections 13.20.130(b)1 (Visual Compatibility), 13.20.130(c)1 (Rural Scenic Resources - Location of Development), or 13.20.130(c)2 (Site Planning), in that the proposed replacement facility is located below the highway and is partially screened from view by existing trees, the building design incorporates appropriate materials to reduce the visibility of the structure, and adequate landscaping has been provided around the perimeter of the project site to provide a visual buffer around the commercial use.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the project site is not located between the shoreline and the first public road (Thurwachter Road), with public beach access available at West Beach Road. Consequently, the gas station will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the

County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the existing development in the project vicinity. Additionally, commercial uses are allowed uses in the CT-W (Tourist Commercial - Watsonville utilities prohibition combining district) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. **~~Maintaining the existing 44 feet tall sign, or replacing it with a similarly tall sign, is not in conformance with General Plan/Local Coastal Program policy 5.10.18 or County Code section 13.10.585(a), both of which are part of the certified Local Coastal Program.~~** **Given the limited number of allowed uses in the CT zoning classification, combined with the size and the location of the property at a freeway off ramp while surrounded by agriculturally designated properties, the only appropriate use for the subject property is a gas station. Gas stations dependent on freeway customers, that are not also located at a major urban intersection with an adequate flow of traffic, require adequate signage to be properly identified by potential customers. The retention of the existing freeway monument sign will allow for ease of identification by the motoring public while not intensifying the visual impact of the signage on scenic resources, consistent with scenic resource policies 5.10.2, 5.10.3, 5.10.5, 5.10.11, 5.10.18, 5.10.19, and 5.10.21 of the County General Plan and Local Coastal Program.**

Development Permit Findings (4/28/10 PC Hearing)

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. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The project will replace an existing gas station on the project site and will not 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 gas station and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the CT-W (Tourist Commercial - Watsonville utilities prohibition combining district) zone district in that the primary use of the property will be a gas station that is a permitted use in the zone district. ~~**Maintaining the existing 44 feet tall sign, or replacing it with a similarly tall sign, is not in conformance with General Plan policy 5.10.18 or County Code section 13.10.585(a).**~~

The project complies with the requirements of County Code sections 13.11.072 (Site Design), 13.11.073 (Building Design), or 13.11.075 (Landscaping), 13.20.130(b)1 (Visual Compatibility), 13.20.130(c)1 (Rural Scenic Resources - Location of Development), or 13.20.130(c)2 (Site Planning), in that the proposed replacement facility is located below the highway and is partially screened from view by existing trees, the building design incorporates appropriate materials to reduce the visibility of the structure, and adequate landscaping has been provided around the perimeter of the project site to provide a visual buffer around the commercial use.

The project complies with the requirements of County Code section 13.10.493 (Use and development standards in the Watsonville Utility Prohibition "W" Combining District), in that the existing gas station is currently served by urban services (water and sanitary sewer) from the City of Watsonville. The replacement gas station will continue to be served by the City of Watsonville and the wastewater and potable water supply pipelines shall be limited in size to the minimum capacity necessary to serve the replacement facility.

The project complies with the requirements of County Code section 13.10.656(c) (Conversion of Existing Gas Stations), in that the conversion of an existing gas station to self service will not significantly adversely affect the public health, safety or welfare in any of the following respects:

A. Availability of minor emergency health and safety services such as public restrooms and minor automobile repair.

The facility will continue to provide public restrooms, air and water for vehicles, and minor repair items will be available for sale within the convenience store.

B. Discrimination against individuals needing refueling assistance.

The service attendants will continue to provide refueling assistance for individuals with accessible placards, and other individuals in need of such assistance, during open business hours.

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 subject property is located in a rural area and no other alcohol establishments or problems associated with off-premises alcohol consumption have been identified in the project vicinity.

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 proposed commercial use is consistent with the use and density requirements specified for the Neighborhood Commercial (C-N) land use designation in the County General Plan. ~~**Maintaining the existing 44 feet tall sign, or replacing it with a similarly tall sign, is not in conformance with General Plan policy 5.10.18 or County Code section 13.10.585(a)**~~.

The project complies with the requirements of General Plan policies 5.10.2 (Development within Visual Resource Areas), 5.10.3 (Protection of Public Vistas), 5.10.5 (Preserving Agricultural Vistas), or 5.10.11 (Development Visible from Rural Scenic Roads), in that the proposed replacement facility is located below the highway and is partially screened from view by existing trees, the building design incorporates appropriate materials to reduce the visibility of the structure, and adequate landscaping has been provided around the perimeter of the project site to provide a visual buffer around the commercial use. **Given the limited number of allowed uses in the CT zoning classification, combined with the size and the location of the property at a freeway off ramp while surrounded by agriculturally designated properties, the only appropriate use for the subject property is a gas station. Gas stations dependent on freeway customers, that are not also located at a major urban intersection with an adequate flow of traffic, require adequate signage to be properly identified by potential customers. The retention of the existing freeway monument sign will allow for ease of identification by the motoring public while not intensifying the visual impact of the signage on scenic resources, consistent with scenic resource policies 5.10.2, 5.10.3, 5.10.5, 5.10.11, 5.10.18, 5.10.19, and 5.10.21 of the County General Plan and Local Coastal Program.**

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 gas station will replace an existing gas station on the subject property. Although there will be some additional traffic with the replacement gas station, the project will be small scale in nature (the restaurant and convenience store will be less than 5,550 square feet total) and the additional trips generated by these uses will not 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 the development will replace an existing gas station on the subject property. The architectural design and materials have been selected to reduce the visual impact of the replacement building and adequate landscaping has been provided around the perimeter of the project site to provide a visual buffer around the commercial use. The proposed replacement gas station 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 replacement facility is located below the highway and is partially screened from view by existing trees, the building design incorporates appropriate materials to reduce the visibility of the structure, and adequate landscaping has been provided around the perimeter of the project site to provide a visual buffer around the commercial use.

Conditions of Approval (4/28/10 PC Hearing)

Exhibit A: Project Plans entitled "Pajaro Valley Chevron", Architectural Plans, prepared by Frank E. Areyano Architect, 10 sheets, with revisions through 7/1/09; Landscape Plan, prepared by Ali M. Oskoorouchi, 1 sheet, dated 1/30/09; Preliminary Engineering Plans, prepared by Bowman & Williams, with revisions through 6/15/09; Sign Plans, prepared by Sign Designs, 7 sheets, dated 7/13/09, and as amended by ~~the ZA on 2/19/10~~ **these conditions**.

I. This permit authorizes the demolition of an existing gas station and the construction of a replacement gas station with a convenience store, restaurant, and car wash. 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. Obtain a Demolition Permit from the Santa Cruz County Building Official.

1. All requirements and permits of the Monterey Bay Unified Air Pollution Control District shall be met in the demolition of the existing facility.

C. Obtain final water and sanitary sewer service approvals from the City of Watsonville.

D. Obtain all required approvals and permits from the Monterey Bay Unified Air Pollution Control District for the construction of the replacement gas station facility.

E. Obtain a Building Permit from the Santa Cruz County Building Official.

1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.

F. Obtain a Grading Permit from the Santa Cruz County Building Official.

G. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.

H. 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. Prior to issuance of a Building Permit the applicant/owner shall:

A. 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. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:

1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 1/2" x 11" format for Planning Department review and approval

2. The setbacks for the CT zone district shall be met as depicted on the approved Exhibit "A" for this permit, with the exception of the 30 feet setback from the northeast property line.

   a. A variance from the 30 feet minimum setback to 15 feet for the proposed car wash, as depicted on the approved Exhibit "A" for this permit, is authorized by this approval.

3. The height of the proposed structures shall be as indicated on the approved Exhibit "A" for this permit. No changes to the approved height shall be made without amendment to this permit. The maximum height for the gas station building shall not exceed 26 feet as measured from existing or finished grade (whichever is the greater measurement). The maximum height for the gas station canopy shall not exceed 25 feet as measured from existing or finished grade (whichever is the greater measurement).

4. Grading, drainage, and erosion control plans, that are prepared, wet-stamped, and signed by a licensed civil engineer. Grading and drainage plans must include estimated earthwork, cross sections through all improvements, existing and proposed cut and fill areas, existing and proposed drainage facilities, and details of devices such as back drains, culverts, energy dissipaters, detention pipes, etc. Verify that the detention facilities are adequate to meet County requirements for release rates.

5. Engineered improvement plans for all on-site and off-site improvements. All improvements shall be submitted for the review and approval by the Department of Public Works.

6. Sign locations, dimensions, and height shall be consistent with the approved Exhibit "A" for this permit.

   a. Total sign area shall not exceed 350 square feet, as depicted on the approved Exhibit "A" for this permit.

   b. ~~**Two monument signs are allowed, with a maximum height of 7 feet and 12 feet, as amended by ZA on 2/19/10.**~~ **The existing 44 foot high, single-pole monument sign may be retained and re-faced within the frame of the existing sign. If any portions of the existing sign pole, frame, or foundation are removed, extended, relocated, or substantially altered, the sign shall be removed and replaced with a sign that maintains a maximum height of 12 feet from grade.**

   c. Signage may be internally illuminated. Any sign lighting which creates off-site glare, as determined by the Planning Director, shall be addressed through:

      i. Reduction of the total effective light emitted (change in wattage or bulb intensity).

      ii. Change in the type or method of sign lighting (change in bulb or illumination type)

      iii. Removal of the lighting creating the off-site glare.

   d. Price signs and any other signage on site shall not include digital illuminated LED numerals that produce off-site glare.

7. A lighting plan for the proposed development. Lighting for the proposed development must comply with the following conditions:

   a. All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties. Light sources shall not be visible from adjacent properties. Light sources can be shielded by landscaping, structure, fixture design or other physical means. Building and security lighting shall be integrated into the building design.

   b. 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.

   c. Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures.

8. All rooftop mechanical and electrical equipment shall be designed to be an integral part of the building design, and shall be screened.

9. Utility equipment such as electrical and gas meters, electrical panels, and junction boxes shall not be located on exterior wall elevations facing streets unless screened from streets and building entries using architectural screens, walls, fences, and/or plant material.

10. A landscape plan consistent with the approved Exhibit "A" for this permit.

11. Details showing compliance with the requirements of the Monterey Bay Unified Air Pollution Control District for Evaporative Vapor Recovery. The locations and dimensions of all required EVR equipment shall be shown on the building plans.

    a. The housing and mounting structure of the EVR equipment shall be painted dark green in color to screen the equipment from view.

12. Provide details of the car wash waste-water filtration and recycling system.

13. Details showing compliance with fire department requirements.

14. The following requirements of the approval by the Agricultural Policy Advisory Commission shall be met:

    a. The following minimum setbacks shall be met from the proposed commercial development to the surrounding Commercial Agriculture zoned parcels: 56 feet (from APN 052-271-04) to the north, 15 feet (from APN 052-271-04) to the northeast, 190 feet (from APN 052-272-01 across Riverside Drive/Highway 129) to the south, and 74 feet (from APN 052-581-09 across Lee Road) to the west.

    b. Final plans shall show the location of the vegetative buffering barrier (and any fences/walls used for the purpose of buffering adjacent agricultural land) which shall be composed of drought tolerant shrubbery. The shrubs utilized shall attain a minimum height of six feet upon maturity. Species type, plant sizes and spacing shall be indicated on the final plans for review and approval by Planning Department staff.

B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.

C. Provide a copy of final water and sanitary sewer service approval from the City of Watsonville.

D. Meet all requirements of and pay Zone 7 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.

1. Provide recorded maintenance agreement for the permeable pavement. Include maintenance recommendations and identify who is responsible for maintenance on the final plans. The agreement shall also provide wording to the effect that future resurfacing of pervious with impermeable material is not permissible.

2. Please provide measures for preventing debris from entering the detention facilities in order to minimize future clogging and maintenance.

3. Describe how all trash and storage areas are designed to prevent storm water pollution.

4. Please note on the plans a provision for permanent bold markings at each inlet that reads: "NO DUMPING - DRAINS TO BAY".

5. A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently $1.00 per square foot, and are assessed upon permit issuance. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.

E. Meet all requirements and pay any applicable plan check fee of CalFire (County Fire Department).

F. Submit 3 copies of a revised soils report, which addresses foundation design and site conditions, prepared and stamped by a licensed geotechnical engineer.

G. Submit 3 copies of a plan review letter prepared and stamped by a licensed geotechnical engineer.

H. The project architect or civil engineer must complete the following federal Emergency Management Agency (FEMA) document prior to building permit approval: "Flood Proofing Certificate for Non-Residential Structures (FEMA Form 81-65)" and submit to Environmental Planning for review.

I. Complete and record the Declaration of Geologic Hazards document (provided to you with the Geologic Hazards Assessment). **You may not alter the wording of this declaration**. Follow the instructions to record and return the form to the Planning Department.

J. The structure design shall comply with the following flood-proofing requirements:

1. All non-residential structures shall be flood-proofed so that below an

elevation one foot higher than the one-hundred year flood level, the structure is watertight with walls substantially impermeable to the passage of water based on structural designs, specifications and plans developed or reviewed by a registered professional engineer or architect (Section 16.10.070 (vii) (A)).

2. All non-residential structures shall be capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy (Section 16.10.070 (vii) (B)).

K. In order to mitigate the potential offset of structures as a result of liquefaction-induced settlement on utilities, the plans shall be revised to incorporate flexible utility connections.

L. Pay the current fees for Child Care mitigation for 4,522 square feet of new building area (including a credit of 2,128 square feet from the existing gas station). At the time of report preparation, these (Category II) fees are $0.23 per square foot, but the fees are subject to change.

M. Provide required off-street parking for 33 cars, as depicted on the approved Exhibit "A" for this permit. All non-compact parking spaces shall be at least 8.5 feet wide by 18 feet long and shall be located entirely outside vehicular rights-of way. No more than 10 percent of the required off-street parking spaces may be compact spaces. All compact parking spaces shall be at least 7.5 feet wide by 16 feet long and shall be located entirely outside vehicular rights-of way. Parking shall be clearly designated on the plot plan.

N. 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.

O. The owner shall record a Statement of Acknowledgement, as prepared by the Planning Department, and submit proof of recordation to the Planning Department. The statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.

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. All required permits for the sale and distribution of alcoholic beverages (beer & wine) shall be obtained from the California Department of Alcoholic Beverage

Control.

D. The project must comply with all recommendations of the approved soils reports and soils report addendums.

E. All non-residential structures shall be certified by a registered professional engineer or architect that flood-proofing standards and requirements have been complied with; the certification shall indicate the elevation to which flood-proofing was achieved prior to a final building inspection (Section 16.10.070 (vii) (C)).

F. 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. **Master Occupancy Program (Gas Station, Convenience Store & Restaurant)**: Given the location of the project with respect to existing agricultural and commercial uses, all change of use requests shall be processed at level 3 to permit a thorough review of possible impacts. Any change in the size or square footage of retail or restaurant spaces (indoor or outdoor) shall be considered as a change of use for this purpose.

The following additional restrictions apply to all uses:

1. No outdoor storage is permitted.

2. Advertising is limited to the sign areas depicted in the approved Exhibit "A" for this permit**, and as modified by ~~the ZA on 2/19/10~~ these conditions**. No other signage, banners, posters, flags, balloons or other forms of decoration are allowed.

B. Sale of beer and wine shall be limited as follows (in addition to all State and local laws regulating the sale of alcoholic beverages):

1. The sale of beer and wine shall be for off-premises consumption only.

2. The sale of beer and wine shall be from the convenience store only. Beer, wine, or other alcoholic beverages are not allowed to be served in the restaurant area.

3. The sale of hard alcohol is prohibited by this permit.

4. No display of beer and/or wine shall be permitted within five feet of the cash register or of the front door.

5. No advertisement or advertising of beer and/or wine shall be permitted on or at motor vehicle fuel islands.

6. No sale of beer and/or wine shall be permitted from a drive-in window.

7. No sale or display of beer and/or wine shall be permitted from an ice tub.

8. No self-illuminated advertising for beer and/or wine shall be located on buildings or in windows.

9. Employees on duty who sell beer and/or wine at gas stations shall be at least 21 years of age.

10. The sale of beer and wine shall be reviewed in 5 years from the effective date of this permit.

C. Fuel pump assistance shall be provided, when necessary, during any hours that the gas station is open for business. The gas station is authorized to be open for business 24 hours a day.

D. The car wash shall utilize a waste-water filtration and recycling system to reduce water consumption.

E. 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.

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, it 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.

VI. Mitigation Monitoring Program

The mitigation measures listed under this heading have been incorporated in 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 mitigation is hereby adopted as a condition of approval for this project. This 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: Liquefaction (Condition II.K)

1. Monitoring Program: In order to mitigate the potential offsets of structures as a result of liquefaction-induced settlements on utilities, prior to building permit issuance the applicant shall revise the project plans to incorporate flexible utility connections.

B. Mitigation Measure: Flooding (Conditions II.J.1 & 2)

1. Monitoring Program: In order to mitigate the potential hazards from flooding, prior to building permit issuance the applicant shall revise the project plans to show the finished floor of the proposed structure is elevated above the base flood elevation or that all structures meet minimum FEMA flood-proofing standards (through watertight

construction, or allowing water to pass through the structure during flood events).

C. Mitigation Measure: Water & Sewer Service (Conditions I.C & II.C)

1. Monitoring Program: In order to ensure that water and sewer service will be available to the proposed development, a will serve letter from the City of Watsonville for these services shall be obtained by the applicant prior to building permit application.

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 a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Paia Levine 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 Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

VISUAL RESOURCES

See chapter 8 - Community Design for related policies.

Objective 5.10a Protection of Visual Resources

(LCP) To identify, protect and restore the aesthetic values of visual resources.

Objective 5.10b New Development in Visual Resource Areas

(LCP) To ensure that new development is appropriately designed and constructed to have minimal to no adverse impact upon identified visual resources.

SCENIC PROTECTION IN GENERAL

Policies

5.10.1 Designation of Visual Resources
(LCP) Designate on the General Plan and LCP Resources Maps and define visual resources as areas having regional public importance for their natural beauty or rural agricultural character. Include the following areas when mapping visual resources: vistas from designated scenic roads, Coastal Special Scenic Areas, and unique hydrologic, geologic and paleontologic features identified in Section 5.9.

5.10.2 Development Within Visual Resource Areas
(LCP) Recognize that visual resources of Santa Cruz County possess diverse characteristics and that the resources worthy of protection may include, but are not limited to, ocean views, agricultural fields, wooded forests, open meadows, and mountain hillside views. Require projects to be evaluated against the context of their unique environment and regulate structure height, setbacks and design to protect these resources consistent with the objectives and policies of this section. Require discretionary review for all development within the visual resource area of Highway One, outside of the Urban/Rural boundary, as designated on the GP/LCP Visual Resources Map and apply the design criteria of Section 13.20.130 of the County's zoning ordinance to such development.

5.10.3 Protection of Public Vistas
(LCP) Protect significant public vistas as described in policy 5.10.2 from all publicly used roads and vista points by minimizing disruption of landform and aesthetic character caused by grading operations, timber harvests, utility wires and poles, signs, inappropriate landscaping and structure design. Provide necessary landscaping to screen development which is unavoidably sited within these vistas. (See policy 5.10.11.)

5.10.4 Preserving Natural Buffers
Preserve the vegetation and landform of natural wooded hillsides which serve as a backdrop for new development. Also comply with policy 8.6.6 regarding protection of ridgetops and natural landforms.

EXHIBIT 2D

5.10.5 Preserving Agricultural Vistas

(LCP) Continue to preserve the aesthetic value of agricultural vistas. Encourage development to be consistent with the agricultural character of the community. Structures appurtenant to agricultural uses on agriculturally designated parcels shall be considered to be compatible with the agricultural character of surrounding areas.

5.10.6 Preserving Ocean Vistas

(LCP) Where public ocean vistas exist, require that these vistas be retained to the maximum extent possible as a condition of approval for any new development.

5.10.7 Open Beaches and Blufftops

(LCP) Prohibit the placement of new permanent structures which would be visible from a public beach, except where allowed on existing parcels of record, or for shoreline protection and for public beach access. Use the following criteria for allowed structures:

(a) Allow infill structures (typically residences on existing lots of record) where compatible with the pattern of existing development.

(b) Require shoreline protection and access structures to use natural materials and finishes to blend with the character of the area and integrate with the landform.

5.10.8 Significant Tree Removal Ordinance

(LCP) Maintain the standards in the County's existing ordinance which regulates the removal of significant trees and other major vegetation in the Coastal Zone, and provide appropriate protection for significant trees and other major vegetation in areas of the County located within the Urban Services Line.

5.10.9 Restoration of Scenic Areas

(LCP) Require on-site restoration of visually blighted conditions as a mitigating condition of permit approval for new development. The type and amount of restoration shall be commensurate with the size of the project for which the permit is issued. Provide technical assistance for restoration of blighted areas.

Also see policy 6.2.16 regarding shoreline protection.

EXHIBIT 2D

SCENIC ROADS

Policies

5.10.10 Designation of Scenic Roads

(LCP) The following roads and highways are vlaued for their vistas. The public vistas from these roads shall be afforded the highest level of protection.

State Highways

Route 1 — from San Mateo County to Monterey County
Route 9 — from Route 1 to Santa Clara County
Route 17 — from Route 1 to Santa Clara County
Route 35 — from Route 17 to San Mateo County
Route 129 — from Route 1 to San Benito County
Route 152 — from Route 1 to Santa Clara County
Route 236 — from Route 9 in Boulder Creek to Route 9 at Waterman Gap

County Roads

Amesti Road — from Varni Road to Browns Valley Road.
Beach Road — from Highway 1 to Palm Beach.
Bonita Drive and San Andreas Road — from Highway 1 to Beach Road.
Bonny Doon Road — from Route 1 to Pine Flat Road.
Browns Valley Road — from Eureka Canyon Road to Hazel Dell Road.
Buena Vista Drive — from San Andreas Road to Larkin Valley Road.
Casserly Road — from Mile marker 1.75 to Highway 152.
Corralitos Road — from Freedom Boulevard to Browns Valley Road.
Empire Grade — from the Santa Cruz City limits to the end of Empire Grade.
East Cliff Drive — from 33rd Avenue to 41st Avenue.
Eureka Canyon Road — from Highland Way to Corralitos.
Graham Hill Road — from Lockwood Lane to Route 9.
Hazel Dell Road — from Browns Valley Road to Mt. Madonna Road.
Highland Way — from Summit Road to Eureka Canyon Road.
Ice Cream Grade.
Martin Road — from Pine Flat to Ice Cream Grade.
Mt. Hermon Road — from Scotts Valley City limits to Graham Hill Road.
Mt. Madonna Road — from Gaffey Road to Hazel Dell Road.
Pine Flat Road — from Bonny Doon Road to Empire Grade.
Sand Dollar Drive.
Smith Grade.
Summit Road — from Highway 17 to Highland Way.
Sunset Beach and Shell Road.
Swanton Road — from Route 1 at Davenport Landing to Route 1 at Greyhound Rock.

(Revised by Res. 473-98)

EXHIBIT 2D

5.10.11 Development Visible from Rural Scenic Roads

(LCP) In the viewsheds of rural scenic roads, require new discretionary development, including development envelopes in proposed land divisions, to be sited out of public view, obscured by natural landforms and/or existing vegetation. Where proposed structures on existing lots are unavoidably visible from scenic roads, identify those visual qualities worthy of protection (See policy 5.10.2) and require the siting, architectural design and landscaping to mitigate the impacts on those visual qualities. (See policy 5.14.10.)

5.10.12 Development Visible from Urban Scenic Roads

(LCP) In the viewsheds of urban scenic roads, require new discretionary development to improve the visual quality through siting, architectural design, landscaping and appropriate signage. (See policies 5.10.18, 5.10.19 and 5.10.20.)

5.10.13 Landscaping Requirements

(LCP) All grading and land disturbance projects visible from scenic roads shall conform to the following visual mitigation conditions:

(a) Blend contours of the finished surface with the adjacent natural terrain and landscape to achieve a smooth transition and natural appearance; and

(b) Incorporate only characteristic or indigenous plant species appropriate for the area.

5.10.14 Protecting Views in the North Coast and Bonny Doon

(LCP) In order to preserve the agricultural and coastal grassland vistas of the North Coast and Bonny Doon Highway 1 view corridor, prohibit the division of all grassland habitat as mapped on the County's Resources and Constraints Maps. (See policies 5.10.11, 5.1.2, 5.1.5 and Figure 2-2.)

5.10.15 Design Review for Public Projects Visible from Scenic Roads

Require construction and development of any soundwalls and roadside amenities such as turnouts and vista points within or adjacent to Scenic Roads to be reviewed for consistency with the visual resource protection policies of this section and the Zoning ordinance.

COASTAL SPECIAL SCENIC AREAS

5.10.16 Designation of Coastal Special Scenic Areas

(LCP) Designate the following as Coastal Special Scenic Areas (See Visual Resources maps) and require development to comply with design criteria set forth in the Coastal Zone Regulation ordinance:

(a) Bonny Doon sandstone formations, generally found within the borders of Pine Flat Road, Laguna Creek, Ice Cream Grade and Martin Road.

(b) The area enclosed by the Swanton Road and Highway 1 scenic roads .

5.10.17 Swanton Road Coastal Special Scenic Area

(LCP) In the Swanton Road Coastal Special Scenic area (north of Last Chance Road toward Highway 1), require new development to be hidden from public view. Utilize parcel recombinations and other techniques as appropriate to accomplish this; and at a minimum, require dense landscape screening when it would be impossible to locate otherwise permissable development so as to place it out of public view. Vegetative screenings shall be consistent with patterns and type of existing vegetation and comprised of indigenous species.

EXHIBIT 2D

SIGNS AND OVERHEAD WIRES

Policies

5.10.18 Signs Visible from Scenic Roads

(LCP) Actively discourage the placement of signs which will be visible from scenic roads; where allowed, require strict compliance with the County Sign ordinance to minimize disruption of the natural scenic qualities of the viewshed. Give priority to sign abatement programs for scenic roads.

5.10.19 Highway One Signage in Rural Areas

(LCP) In the rural Highway 1 corridor, allow only Caltrans standard directional, access, and business identification signs except for the commercial area at Davenport.

5.10.20 Highway One Signage in Urban Areas

(LCP) In the urban Highway 1 corridor, allow signage where consistent with the Sign ordinance and any applicable village, town, community, or specific plan.

5.10.21 Illuminated Signs Visible from Scenic Roads

(LCP) In accordance with the County Sign ordinance, allow illuminated signs to be visible from scenic roads only for state and county directional and information signs and in designated commercial and visitor-serving areas. Seek to eliminate all other non-conforming illuminated signs which are visible from scenic roads.

5.10.22 Requirement for Sign Plans

(LCP) Require new project submittal applications to include standard road sign designs for directional, access, and business identification and designate appropriate locations for these signs consistent with the County Sign ordinance and Caltrans requirements.

5.10.23 Transmission Lines and Facilities

(LCP) Require transmission line rights-of-way and facilities to be reviewed in accordance with the Zoning ordinance to minimize impacts on significant public vistas; especially in scenic rural areas, and to avoid locations which are on or near sensitive habitat, recreational, or archaeological resources, whenever feasible.

5.10.24 Utility Service Lines

(LCP) Require underground placement of all new utility service lines and extension lines to and within new residential and commercial subdivisions. Require underground placement of all other new or supplementary transmission lines within views from scenic roads where it is technically feasible, unless it can be shown that other alternatives are less environmentally damaging or would have unavoidable adverse impacts on agricultural operations. When underground facilities are installed parallel to existing above ground lines, require the existing lines to be placed underground with the new lines. When above ground facilities are necessary, require that the design of the support towers or poles be compatible with the surroundings and that lines cross roadways at low elevations or curves in the road in accordance with California Public Utility Commission regulations for public utility facilities.

5.10.25 Access Roads for Transmission Lines

(LCP) Require access roads for transmission line construction and maintenance within scenic corridors to be designed and constructed to parallel the contour of the land and to minimize grading and landscape alterations.

Programs

(LCP) a. Complete an inventory and survey to define and map visual resources. Include a survey of plant species and unique natural rock formations. The survey should also locate all signs which are inconsistent with the intent of the scenic resource policies and describe a program for their abatement. Give highest priority to surveying the Highway 1 corridor. (Responsibility: Board of Supervisors, Planning Department)

b. Prepare a Visual Resource Combining District ordinance to establish a review zone to be placed on all parcels containing visual resources as identified by the Visual Resource Survey. (Responsibility: Planning Commission, Planning Department)

(LCP) c. Refine the Zoning ordinance so that design criteria for development visible from scenic roads is more specific and consistent with the other policies in this section. (Responsibility: Planning Department)

d. Consider scenic roads as target areas for programs such as substandard housing improvement, street tree planting, unsafe building abatement, fire prevention, nuisance abatement and weed control programs. (Responsibility: Planning Department, Environmental Health, Public Works, Fire Marshal)

(LCP) e. Develop a program, based on the visual resource inventory, to restore degraded visual resources. The program should include restoration priorities and should seek funding for landscape screening, and implementation of a planting schedule giving priority to the Highway 1 view corridor and State Highways. Coordinate landscaping with soundwall construction. (Responsibility: Board of Supervisors, Planning Department, Caltrans, Public Works)

f. Give priority to maintenance activities on State Highways, including litter control, replanting or landscape renovation, resurfacing, and roadside weed control programs. (Responsibility: Caltrans, Public Works)

(LCP) g. Identify locations for and prioritize construction of scenic overlooks along coastal bluffs in conjunction with the policies in section 7.7, Coastal Recreation. (Responsibility: County Parks, Board of Supervisors)

h. Review and update the County Sign ordinance. Specific standards for signs proposed adjacent to scenic roads should be developed. (Responsibility: Planning Department, Planning Commission)

(LCP) i. Maintain a countywide overhead wire undergrounding program with the following areas as highest priorities: Town Plan areas, Coastal Special Communities and vistas from scenic roads.(Responsibility: Public Works, PG&E)

j. Consider revising the Significant Trees Protection Ordinance to expand the protection to all unincorporated areas within the Urban Services Line of the County. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

EXHIBIT 2D

EXHIBIT 2E

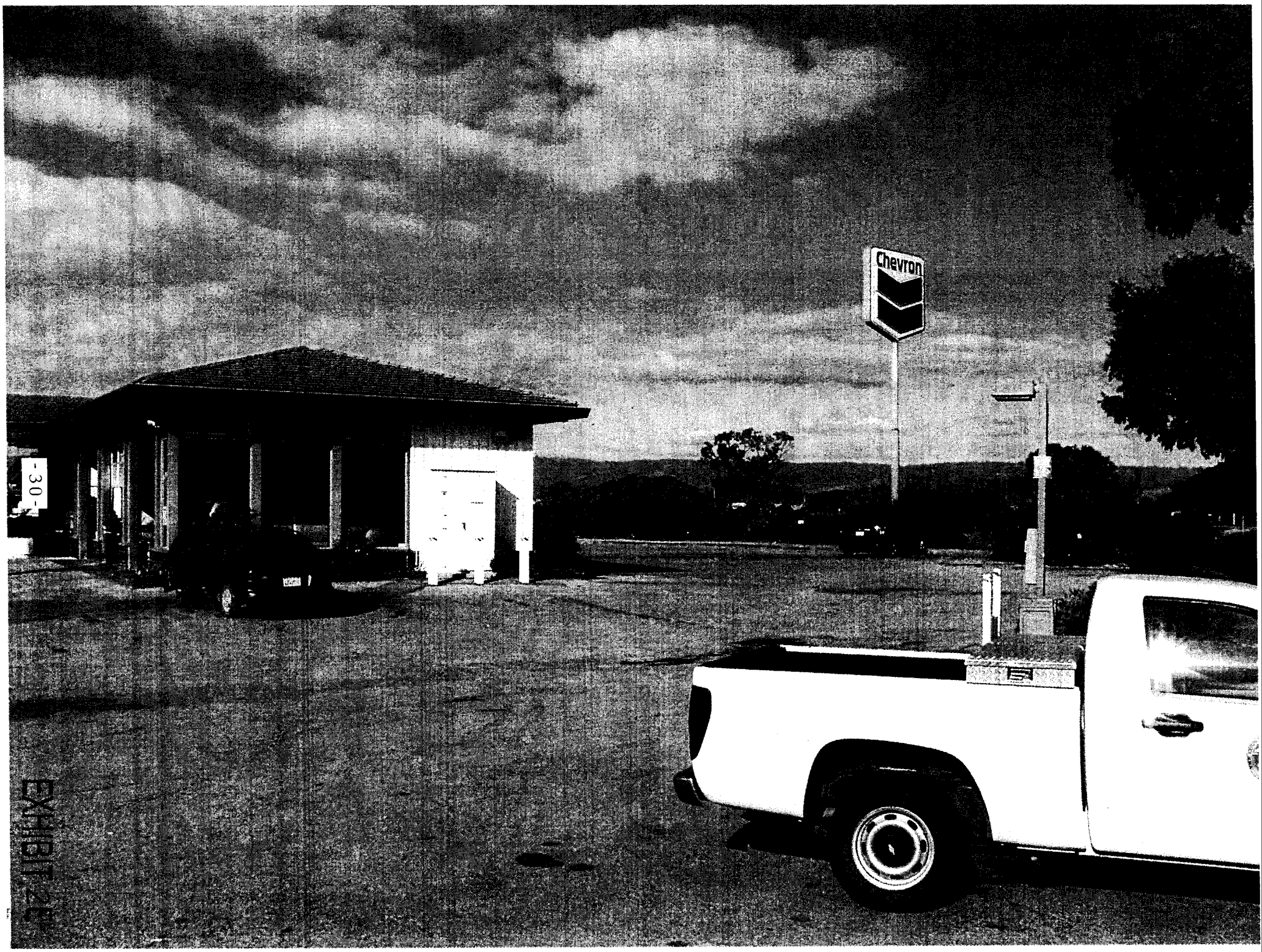

EXHIBIT 21

EXHIBIT 2E

EXHIBIT 2E

Staff Report from 2/19/10
Zoning Administrator Hearing

Application Number 08-0480
Planning Commission Hearing
4/28/10

EXHIBIT 2F

COUNTY OF SANTA CRUZ	Planning Department

MEMORANDUM

Zoning Administrator
Agenda: February 19, 2010
Item 1

Date: 1/25/10

To: Steve Guiney - Zoning Administrator

From: Randall Adams - Project Planner RA

Re: 02/19/10 Continued ZA hearing for application 08-0480 (from 1/15/10 ZA hearing)

This item was previously heard at the public hearing of the Zoning Administrator on 1/15/10. At the 1/15/10 hearing, the Zoning Administrator raised the issue of compliance of the proposed new monument sign with County Code, General Plan, and Local Coastal Plan requirements. The height of the sign (at 40 feet), the installation of additional signage (for ancillary services offered), and the resulting visual impacts within the scenic corridor were the primary issues raised.

Per County Code section 13.10.581(d), the maximum height for new signs is 7 feet, or a maximum of 12 feet if vehicles would obstruct the view of the sign from the adjacent roadway. Additionally, new signs visible from the designated scenic corridor of Highway 1 are subject to General Plan policy 5.10.18, which discourages the placement of new signs that are visible from scenic roadways and requires all new signs to comply with the County sign ordinance.

After the Zoning Administrator expressed his concerns regarding sign height and visibility, the applicant requested a continuance to allow the property owner an opportunity to redesign the proposed monument sign to comply with code requirements. However, the overall height of the proposed monument sign is important to the property owner, who considers the visibility of the sign as a key to operating a successful business along the highway. The applicant, taking the direction of the Zoning Administrator and the desires of the property owner into consideration, has requested that the existing monument sign be retained instead of installing a new monument sign at this location. This change in the proposed sign plan would allow for continued visibility of the existing monument sign from the highway without increasing the level of impact to visual resources as viewed from the Highway 1 scenic corridor.

In review of the prior files for this property, it is clear that this same compromise has been made in the past. In 1975, the sign standard was 7 feet maximum height, and the applicant (for 75-962-PD) requested a replacement monument sign with additional signage attached on the (similar to the sign initially proposed with application 08-0480). The replacement monument sign was denied by the Zoning Administrator on 10/10/1975 and the item was appealed to the Board of Supervisors. As a component of the appeal, the applicant requested retention of the existing monument sign instead of installing replacement signage. The Board of Supervisors heard the appeal and referred the item back to the Zoning Administrator on 11/18/1975 for reconsideration. The Zoning Administrator approved the modified proposal on 11/26/1975, allowing the existing 44 foot high monument sign to be retained. The issues raised in 1975 were similar to the existing situation today, the maximum sign height and overall visibility from the scenic corridor were the

primary concerns. The compromise solution at that time was to retain the existing monument sign, allowing continued use of the property for commercial purposes without increasing visibility of the development from Highway 1.

Since 1975, two separate development approvals have been issued (84-1019-CDP to construct a cashier's kiosk and restroom at the fuel pump island, and 94-0395 to replace the fuel dispensers, relocate the cashier space the main gas station building, and upgrade the restrooms to meet accessibility requirements). The processing of these applications did not require the removal or modification of the existing monument sign because no modifications to the existing sign were proposed.

In response to the Zoning Administrator's comments on 1/15/10, the applicant is no longer requesting a replacement monument sign and is proposing to retain the existing sign. Although more extensive modifications to the existing gas station are proposed than in the development approvals processed from 1975 on (75-962-PD, 84-1019-CDP, and 94-0395) it is reasonable to use the same logic regarding the existing monument sign. The retention of the existing 44 feet high, single-pole monument sign would achieve the same result as the approvals from 1975, 1984, and 1994. The existing monument sign could be retained without increasing the visibility of the signage from the Highway 1 scenic corridor. A re-face of the plastic panels would give the existing monument sign a more modern appearance but would not intensify the visual impact of the sign. The retention of the existing monument sign is a compromise solution that achieves the goals set out in General Plan policy 5.10.18, while also allowing the continued visibility of the commercial development which the property owner considers as essential for operating a successful business on the subject property.

Staff proposes the following modification to the Conditions of Approval to allow the existing monument sign to be retained:

Condition of Approval II.A.6.b:

> ~~One monument sign is allowed, with a maximum height of 40 feet, as depicted on the approved Exhibit "A" for this permit.~~ **The existing 44 foot high, single-pole monument sign may be retained and re-faced within the frame of the existing sign. If any portions of the existing sign pole, frame, or foundation are removed, extended, relocated, or substantially altered, the sign shall be removed and replaced with a sign that maintains a maximum height of 12 feet from grade.**

With the incorporation of these changes, staff recommends **APPROVAL** of application 08-0480.

Exhibits:

1A. Permit and Staff Report (75-962-PD) from 11/26/1975 Zoning Administrator hearing
1B. Staff Report from 1/15/10 Zoning Administrator hearing (with attached Exhibits)

COUNTY OF SANTA CRUZ

PLANNED DEVELOPMENT

-PERMIT-

NUMBER 75-962-PD

ISSUED TO STANDARD OIL OF CA.
P.O. BOX 722,
CAMPBELL, CA. 95008

PARCEL NO.(S) 52-271-03

LOCATION OF USE At the intersection of Highway 1 and Lee Road, about 1,000 ft. south of Beach Street, Watsonville Area.

PERMITTED USE To amend existing signs to existing service station, subject to the following conditions:

1. The existing 23 ft. high sign shall be removed.
2. The existing 44 ft. high sign shall remain as is.
3. A building permit shall be obtained for the new sign.
4. The new sign shall be located a minimum of 10 ft. back from the edge of the Judd Road right-of-way.
5. The new sign shall be a maximum of 7 ft. in height.
6. Landscaping in the form of low shrubs shall be installed around the base of the new sign.
7. Plans for the new sign shall be submitted for Planning staff review and approval. Plans shall indicate dimensions, colors and finishes to be used, method of lighting, and the required landscaping.
8. The new sign shall be a maximum of 30 sq. ft. in size.

JAN 1976
RECEIVED
Planning Comm.
Santa Cruz, Cal.

THIS PERMIT WILL EXPIRE ON December 3, 1976 **IF IT HAS NOT BEEN EXERCISED.**

NOTE: APPLICANT MUST SIGN, ACCEPTING CONDITIONS, OR PERMIT BECOMES NULL & VOID.

J. B. Eng

SIGNATURE OF APPLICANT

SANTA CRUZ COUNTY ZONING ADMINISTRATOR

BY George A. Posth **DATE** 12/3/75

GEORGE A. POSTH, CHIEF
DEVELOPMENT PROCESSING

EXHIBIT 1A

PLN 6
Rev. 6/75

·NOTE·THIS IS NO BUILDING PERMIT· Mailed orig 1/7/76

STAFF REPORT - ZONING ADMINISTRATOR

Referred to Zoning Administrator by Board of Supervisors 11/18/75

Agenda Item No. _____ Date of Meeting November 26, 1975, 9:00 a.m.

Applicant STANDARD OIL OF CALIFORNIA, FOR MAURICE D. FULLER

Application No. 75-962-PD Assessor's Parcel No. 52-271-03

Location: At the intersection of Highway 1 and Lee Road, about 1,000 ft. south of Beach Street, Watsonville Area.

Supervisorial District: 4th GENERAL PLAN: Visitor Commercial

Zone District: C-3-PD

Land Use: Existing gasoline service station

Parcel Size: 1½ acres

Proposal: To amend existing signs to existing service station.

ANALYSIS:

The applicants original proposal, to add "Self-Serv" signs to the existing 44 ft. high and 23 ft. high signs was denied by the Zoning Administrator. The applicant then appealed to the Board of Supervisors with a compromise proposal. The Board found the new proposal acceptable and referred the matter back to the Zoning Administrator to be acted on.

The applicant's new proposal is to leave the existing 44 ft. high sign as is, to remove the existing 23 ft. high sign, and to erect a new 7 ft. high sign at the northwest corner of the property at Judd Road. The size of the existing 44 ft. high sign is 78 sq. ft. Staff will require the new sign to be placed a minimum of 10 ft. back from the right-of-way at Judd Road. Also staff will require the sign area of the new sign not to exceed 30 sq. ft. Anything larger would be overwhelming at that location. Landscaping of low shrubs matching those existing elsewhere as landscaping on the site will be required around the base of the new sign. (See staff sketch: Exhibit 'A').

ENVIRONMENTAL IMPACT:

Categorically exempt.

FINDINGS:	REMARKS:
a. Location in accordance with the objectives of the Zoning Ordinance:	a. The new sign will be located in accordance with the objectives of the Zoning Ordinance.
b. Maintenance of use not detrimental to the area:	b. This use will not be detrimental to the area.

(CONTINUED ON NEXT PAGE)

EXHIBIT 1A

FINDINGS (CONT'D):	REMARKS CONT'D):
c. Will comply with all provisions of the Zoning Ordinance:	c. The new sign will comply with all provisions of the Zoning Ordinance.
d. Will produce a stable and desirable environment:	d. The new sign will produce a stable and desirable commercial environment. It will not be detrimental to the scenic corridor.
e. Will not cause traffic congestion nor overload utilities:	e. This proposal will not cause traffic congestion nor overload utilities.
f. Will harmonize with existing and projected land uses in the vicinity:	f. This new sign will harmonize with existing and projected land uses in the vicinity.

RECOMMENDATION:

The Planning staff recommends that the Zoning Administrator approve Planned Development Permit No. 75-962-PD, subject to the following conditions:

1. The existing 23 ft. high sign shall be removed.

2. The existing 44 ft. high sign shall remain as is.

3. A building permit shall be obtained for the new sign.

4. The new sign shall be located a minimum of 10 ft. back from the edge of the Judd Road right-of-way.

5. The new sign shall be a maximum of 7ft. in height.

6. Landscaping in the form of low shrubs shall be installed around the base of the new sign.

7. Plans for the new sign shall be submitted for Planning staff review and approval. Plans shall indicate dimensions, colors and finishes to be used, method of lighting, and the required landscaping.

8. The new sign shall be a maximum of 30 sq. ft. in size.

BWC:fdec
11/20/75

EXHIBIT 1A

Chevron

Standard Oil Company of California,
Western Operations, Inc.
P.O. Box 722, Campbell, CA 95008 • Phone (408) 371-7000

Marketing Department
R. J. Hinderman
D. E. Lageson
R. J. Phipps
Retail Managers

October 16, 1975

Board of Supervisors, Santa Cruz County
Governmental Center
701 Ocean Street
Santa Cruz, California 95060

SUBJECT: Appeal of Zoning Administrator
Denial of Planned Development Permit #75-962-PD
To Amend Existing Signs on Existing Service Station
Applicant:
Standard Oil Company of California (Lessee)
For Maurice D. Fuller (Land Owner)
Reason for Appeal:
The decision was unjustified because the application conformed to existing zoning ordinances for the parcel. Denial was based upon a policy of the Board limiting the height of all free-standing commercial signs to seven feet.

Gentlemen:

We respectfully request that you grant the application that proposes to amend the existing signs on an existing service station. The Planned Development was approved in 1969 with two signs, one at 44 feet high and one at 23 feet high. These signs were a material inducement to us to lease land and build a business in the location which depends almost entirely on freeway traffic using California Highway #1. In our opinion the business is not economically practical if the signing is reduced to seven feet high. The reason for making the sign change is to advise the motorists before they enter the premises that the station is a self-service operation.

Addressing the question of the Scenic Corridor which was raised by the staff as an objection. We would like to point out that the area 1,000 feet north of the location (Lee Road and Beach Street, Watsonville) is now industrial use with food packing, warehousing and distributing plants on both sides of the freeway. These uses and our service station existed prior to the designation of a Scenic Corridor.

We are advised by the Zoning Administrator that all signs on the property must conform to the current policy if a change is made in even one sign. He therefore could not consider the alternative we proposed to the original application. We attach a copy of the alternative which proposes to leave the existing 44 foot high sign untouched and to place a new sign on Lee Road at the 7 foot height limit. Total area of the two signs would still be in conformance to the zoning ordinances for the parcel of land.

EXHIBIT 1A

Again we request that you approve our alternate application that does conform to your policy on the one sign we propose to change. The other sign would remain as it is because of its existence prior to the policy and its conformance to the zoning ordinances.

Respectfully yours,

J. B. Cox

J. B. Cox
Property Representative

JBC:cae
Attachments

EXHIBIT 1 A

Staff Report from 1/15/10 Zoning Administrator hearing

Application Number 08-0480
Zoning Administrator Hearing
2/19/10

EXHIBIT 1B

Staff Report to the Zoning Administrator

Application Number: 08-0480

Applicant: Dee Murray
Owner: Khosrow Haghshenas
APN: 052-271-03

Agenda Date: 1/15/10
Agenda Item #: 2
Time: After 10:00 a.m.

Project Description: Proposal to demolish an existing gas station, to construct a replacement gas station with a convenience store, restaurant, car wash, and associated improvements, and to allow beer and wine sales. The conversion of the existing gas station from full service to self service (with fuel pump assistance) is included in this proposal.

Requires a Coastal Development Permit, Commercial Development Permit (this permit amends Commercial Development Permits 75-962-PD, 84-1019-CDP & 94-0395), Variances to decrease the required setback to adjacent CA zoned land from 30 feet to 15 feet at the car wash, to increase the maximum free standing sign height from 7 feet to about 40 feet (for the freeway monument sign), to increase the maximum sign area from 50 square feet to about 337 square feet, to locate a sign closer than 5 feet from the edge of a vehicular right of way, and to allow sign lighting in a scenic corridor, an Agricultural Buffer Determination, Flood Geologic Hazards Assessment, Soils Report Review, and Preliminary Grading Review for 242 cubic yards (cut), 232 cubic yards (fill), over-excavation of 280 cubic yards, and re-compaction of 430 cubic yards of earth.

Location: Property located on the east side of Lee Road, at the northeast corner of Highway 1 and Highway 129, in Watsonville. (200 Lee Road)

Supervisoral District: 2nd District (District Supervisor: Ellen Pirie)

Permits Required: Coastal Development Permit, Commercial Development Permit, Sign & Setback Variances, Agricultural Buffer Determination
Technical Reviews: Flood Geological Hazards Assessment, Soils Report Review, Preliminary Grading Review

Staff Recommendation:

- Certification of the Mitigated Negative Declaration per the requirements of the California Environmental Quality Act.
- Approval of Application 08-0480, based on the attached findings and conditions.

Exhibits

A. Project plans
B. Findings
C. Conditions
D. Mitigated Negative Declaration (CEQA Determination) with the following attached documents: (Attachment 1): Location map, Assessor's parcel map, Zoning map, General Plan map
E. Staff Report and Minutes from 5/21/09 Agricultural Policy Advisory Commission hearing
F. Photo Simulations
G. Comments & Correspondence

Parcel Information

Parcel Size:	1 acre
Existing Land Use - Parcel:	Existing gas station
Existing Land Use - Surrounding:	Agriculture and Highway 1
Project Access:	Lee Road
Planning Area:	San Andreas
Land Use Designation:	C-N (Neighborhood Commercial)
Zone District:	CT-W (Tourist Commercial - within Watsonville utilities prohibition combining district)
Supervisorial District:	Second (District Supervisor: Ellen Pirie)
Within Coastal Zone:	_X_ Inside __ Outside
Appealable to Calif. Coastal Comm.	_X_ Yes __ No

Environmental Information

An Initial Study has been prepared (Exhibit D) that addresses the environmental concerns associated with this application.

Services Information

Inside Urban/Rural Services Line:	__ Yes _X_ No (Property is served by existing urban services from the City of Watsonville)
Water Supply:	City of Watsonville
Sewage Disposal:	City of Watsonville
Fire District:	CalFire (County Fire Department)
Drainage District:	Zone 7 Flood Control District

History

This application replaces application number 05-0629 for a replacement gas station on the subject property at 200 Lee Road in Watsonville. Application number 05-0629 was heard by the Zoning Administrator on 6/15/07 at a noticed public hearing. The proposal at that time included a request for agricultural buffer setback reductions that were not approved by the Agricultural Policy Advisory Commission, who acted to deny the request on 3/15/07 (due to the lack of an

adequate agricultural buffer barrier in the form of a 6 foot high redwood fence). The proposal presented to the Zoning Administrator also did not include sufficient design measures to reduce the visual impact of the proposed development on the Highway 1 scenic corridor. Throughout the process, the applicant was directed to revise the project plans to provide additional landscaped area on the north and east sides of the property, to reduce the overall footprint of the proposed development, and to revise the architectural design to minimize visual impacts. The applicant's architect refused to reduce the size or location of the structure or associated improvements, to change the character of the architecture, or to provide additional landscaped area on the property. Based on the lack of an approval from APAC for the reduced agricultural buffer setbacks and the unmodified franchise architecture of the proposed development, the Zoning Administrator acted to deny the project without prejudice on 6/15/07.

Following the action to deny the project, the applicant met with staff on a number of occasions and revised the plans to achieve a design that would address the concerns identified in the prior proposal. Through working with staff to improve the project, the applicant has modified the architectural style and materials, relocated the building further from the northeast property line, and has included additional landscaping to address agricultural and scenic issues. These revisions were included in the current application (08-0480) submitted on 10/29/08. APAC reviewed the current proposal at a noticed public hearing and approved the reduced agricultural buffer setbacks on 5/21/09. (Exhibit E)

Project Setting

The subject property is approximately 1 acre in size and is located at the northwest corner of the intersection of Highway 1 and Highway 129. The address is 200 Lee Road, in Watsonville. An existing gas station is located on the property and the primary groundcover is asphalt or concrete with some decorative landscape plantings on the perimeter. The property is relatively level and is located within the flood plain of the Pajaro River to the east. Surrounding uses include agricultural fields to the north, west, and south, and Highway 1 is located to the east of the subject property. Although the parcel is located outside of the Urban Services Line, the existing gas station is served (water and sewer) by the City of Watsonville.

Project Scope

This application is a proposal to demolish an existing Chevron gas station and to construct a replacement gas station, convenience store, restaurant, and car wash of approximately 6,650 square feet with a fuel canopy of approximately 2,950 square feet on a 1 acre parcel. The access to the property is from two existing driveways to Lee Road. Signage is proposed between the two driveways, as well as on a monument sign at the east side of the property, on the building, and fuel canopy. Parking is proposed along the north and south sides of the property, in front of the convenience store/restaurant, and at the fuel islands themselves.

Zoning & General Plan Consistency

The subject property is an approximately 1 acre parcel, located in the CT-W (Tourist Commercial - Watsonville utility prohibition combining district) zone district, a designation which allows commercial uses. A gas station is an allowed use within the zone district, which is

consistent with the site's (C-N) Neighborhood Commercial General Plan designation.

The site is currently served by water and wastewater utilities and the continued use of those utilities (for either the existing facility or a reconstructed facility) is allowed within the Watsonville utility prohibition combining district.

Convenience Store, Restaurant and Car Wash

The proposed gas station will replace the existing gas station which has existed on the project site since before 1960. The replacement gas station will include a convenience store, restaurant space, and car wash. All of these uses are considered as ancillary to the proposed replacement gas station and are typically located together to provide convenience for long distance travelers.

Conversion from Full to Self Service

The gas station is proposed to be self service and would no longer provide mechanical services for motorists (mechanical services were discontinued an undetermined number of years ago), but an attendant would be on duty to assist with fuel pumping for individuals who require assistance in fueling their vehicles. Although it is unclear as to when full service (fuel pump, mechanical service, etc.) was discontinued at this facility, this proposal will result in the removal of mechanical service bays and will formally convert the gas station to a self service facility. As required by County Code section 13.10.656, this application was routed to the Seniors Commission, the Disabilities Commission, and the Convention and Visitors Bureau on 4/15/09 for comments. No comments were received regarding this proposal to convert the facility to a self service gas station. Given the lack of comments received, and the availability of gas station personnel to assist with vehicle fueling, the conversion to a self service gas station at this location is not opposed by Planning Department staff.

Beer & Wine Sales

The convenience store is proposed to include beer and wine sales. 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. No other alcohol establishments or problems have been identified in the project vicinity, and the request to sell beer and wine for off site consumption is not opposed by Planning Department staff.

Parking

Adequate parking for the convenience store and restaurant will be provided on the project site within the parking areas and in the fuel islands themselves. Many convenience store customers and some restaurant customers will be parked at the fuel islands while making their purchases. The restaurant use will require 23 parking spaces (1 space per 100 square feet of restaurant area) and the convenience store will require 7 parking spaces (1 space per 200 square feet of retail area). A total of 33 formal parking spaces, and 10 fuel island spaces will be provided. The project site is located adjacent to agricultural fields without improved street frontage and no parking problems have been identified in the project vicinity.

Sign Variance

The proposed replacement gas station includes the installation of replacement signage similar to what exists currently to allow visibility of the gas station from the highway. The site is currently developed with two monument signs, building, canopy, and price signs. The total existing sign area is approximately 350 square feet. The maximum sign area allowed on any commercial site is dependant on the amount of building frontage, but total sign area is not allowed to exceed 50 square feet without a variance approval (per County Code section 13.10.581(a)2). The total sign area for the gas station will be about 336 square feet and requires a variance approval.

Additionally, the existing and proposed monument signs exceed the maximum height limit of 7 feet and the signs are illuminated within a scenic corridor. The total height of the proposed monument sign will be 40 feet. A variance approval is required to exceed the maximum sign height (per County Code section 13.10.581(d)), to allow signs within 5 feet of a vehicular right of way (per County Code section 13.10.581(f)), and to allow illumination of the signs within the scenic corridor (per County Code section 13.10.581(k)).

The proposed sign plan is considered as appropriate, in that it replaces existing signage on the project site and it allows the business to be properly identified by freeway travelers who need to be able to identify the gas station prior to passing the exit on Highway 1 (which is a 65 MPH freeway in this section of the County). The total sign area has been reduced from the current situation, while including signage for the convenience store and restaurant uses. The fuel price sign and freestanding monument sign will be located within 5 feet of vehicular right of way due to the location of site improvements, but will not obstruct vehicular site distance due to the location of vehicular access points. Overall, the sign plan will result in a more modern and upgraded appearance from the freeway and the adjacent local street and is considered as appropriate given the site conditions.

The location of the property below grade of the highway and the distance from a highway where vehicles travel at a high rate of speed are the special circumstances for the sign variances. Travelers along the highway need to be able to properly identify service facilities a distance before the turnoff, which results in the need for taller, larger, illuminated signs than allowed by County Code. Additionally, the site is a corner lot and additional signage is needed to be visible from multiple directions.

Setback Variance

In addition to the sign variances, the site standards for the CT (Tourist Commercial) zone district require minimum side and rear yard setbacks of 30 feet for commercial structures adjacent to an agricultural district (per County Code 13.10.333(b)(4). The proposed replacement gas station includes a car wash building that is set back 15 feet from the adjacent CA (Commercial Agriculture) zoned parcel (APN 052-271-04) to the north. A variance approval is required for the reduced setback.

The shape and orientation of the subject property are the special circumstances for the setback variance. The property is surrounded on three sides by vehicular rights of way, and is accessed from Lee Road to the south. Although the property is approximately one acre, the amount of area

needed for vehicular circulation, pump islands, and parking requires that the buildings be located towards the north edge of the property. The proposed development will be over 30 feet from the adjacent CA (Commercial Agriculture) zoned parcel, except at the northeast edge of the property. Given the shape and orientation of the property adjacent to vehicular rights of way, the variance request is considered as appropriate.

Scenic Resources & Design Review

The subject property is located within the viewshed of the Highway 1 scenic corridor. The existing development includes a building, fuel canopy, two monument signs, and nighttime lighting that are all visible from Highway One. The proposed development will replace the existing building, fuel canopy, and signage with an expanded building, fuel canopy, and a single monument sign with additional sign panels. Existing trees screen views of the property from portions of Highway 1, but the property is still visible from a number of points on the highway. Given the location of the property below the highway and the presence of existing trees, a monument sign and associated lighting are necessary for the gas station (which serves motorists traveling on Highway 1) to be seen from the highway in time for motorists to exit. The removal of one of the two monument signs is proposed to reduce potential visual impacts to the scenic resource.

In the prior review (05-0629), the applicant was directed to revise the project plans to provide additional landscaped area on the north and east sides of the property and to revise the architectural design to minimize visual impacts. In the current proposal, the building has also been relocated to provide additional landscaping, and the project design has been modified from the standard franchise architecture to incorporate horizontal siding, shingled parapet roofing, and stone accent materials. The improvements to the site and building design satisfy the concerns of staff from the previous application (05-0629). With the incorporation of these changes the project complies with the requirements of the County Design Review Ordinance and General Plan policies related to scenic resource protection. Although the proposal will result in an increase in size from the existing facility, adequate measures have been taken to reduce the visual impact of the proposed development on the Highway 1 scenic corridor, other surrounding land uses, and the natural landscape.

Floodplain

The subject property is located within the flood plain of the Pajaro River. In order to determine requirements for flood proofing, a Flood Geologic Hazards Assessment (Exhibit D - Attachment 5) was prepared by Planning Department staff. The Flood GHA determined that the 100 year base flood elevation for the site is in the range of 1-3 feet above existing grade, with an average of 1 foot above existing grade, and identified mitigations to address hazards from potential flooding. The finished floor of the proposed structure is required to be elevated above the base flood elevation and to meet minimum Federal Emergency Management Agency flood-proofing standards (through watertight construction, or allowing water to pass through the structure in flood events).

Environmental Review

Environmental review has been required for the proposed project per the requirements of the California Environmental Quality Act (CEQA). The project was reviewed by the County's Environmental Coordinator on 10/19/09. A preliminary determination to issue a Negative Declaration with Mitigations (Exhibit D) was made on 10/22/09 and the public comment period ended on 11/30/09.

The environmental review process focused on the potential impacts of the project in the areas of geologic hazards, hydrology, public services, and visual resources. The environmental review process generated mitigation measures that will reduce potential impacts from the proposed development and adequately address these issues.

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 of the Mitigated Negative Declaration per the requirements of the California Environmental Quality Act.

- **APPROVAL** of Application Number **08-0480,** 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

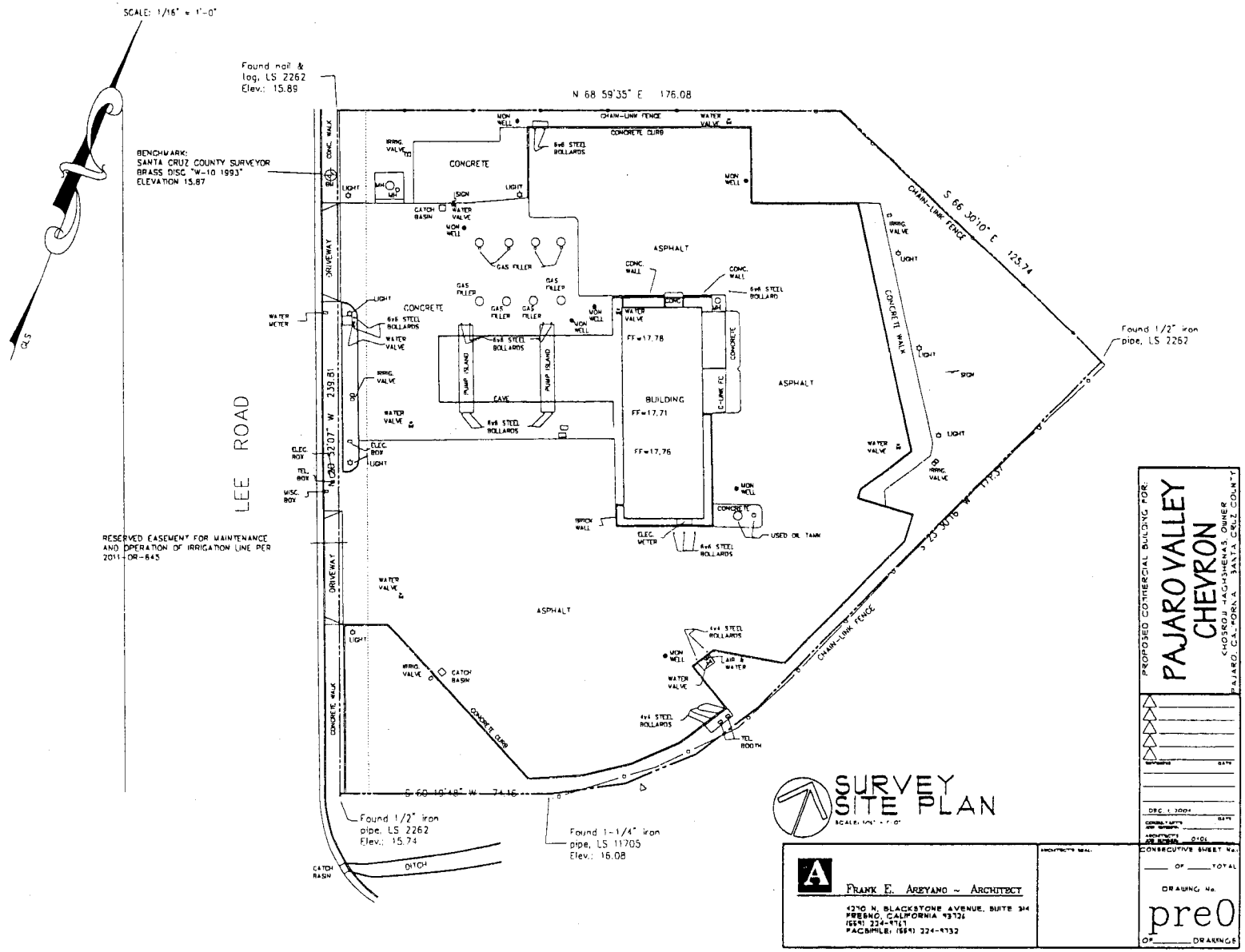

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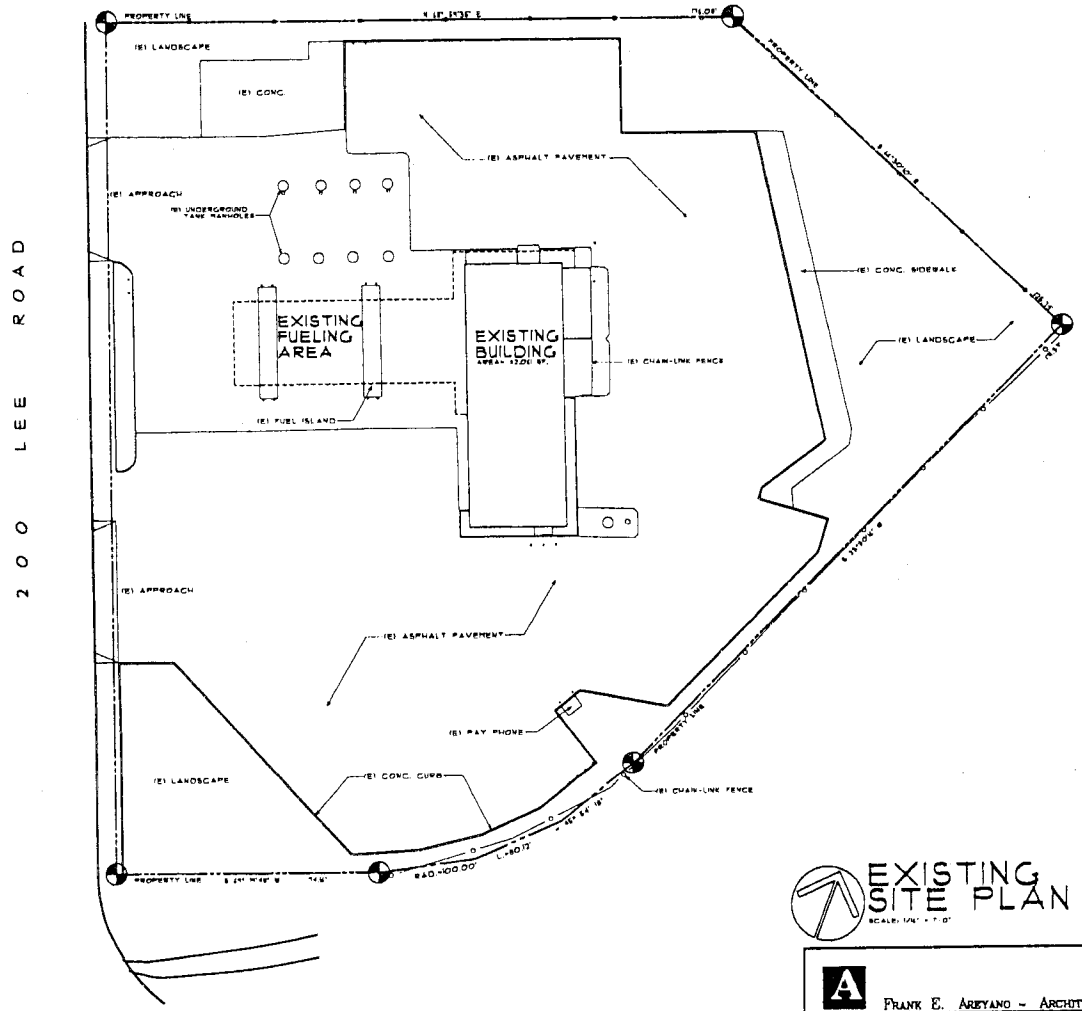
EXHIBIT A



2 0 0 L E E R O A D

EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"

PROPOSED COMMERCIAL BUILDING FOR:

PAJARO VALLEY CHEVRON

CHOSROU HACHSHENAS, OWNER

PAJARO, CA., FORM'A SANTA CRUZ COUN'Y

DEC. 1, 2004

DATE

ARCHITECT'S JOB NUMBER 0101

CONSECUTIVE SHEET No.

OF TOTAL

DRAWING No.

pre1

OF DRAWINGS

ARCHITECT'S SEAL

FRANK E. AREYANO ~ ARCHITECT

4370 N. BLACKSTONE AVENUE, SUITE 314
FRESNO, CALIFORNIA 93726
(559) 224-9767
FACSIMILE: (559) 224-9733

EXHIBIT A

GENERAL NOTES:

NO USES OF LAND, BUILDING OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED. OUTDOOR SALES / DISPLAY AREAS ARE NOT PERMITTED AS PART OF THIS APPLICATION.

ALL SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.

NO STRUCTURES OF ANY KIND MAY BE INSTALLED OR MAINTAINED WITHIN THE REQUIRED LANDSCAPE SETBACK AREA. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICE), ETC., ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTAGES OF THE BUILDINGS. THE BACKFLOW PREVENTION DEVICE SHALL BE SCREENED BY LANDSCAPING OR OTHER SUCH MEANS AS MAY BE APPROVED.

TREES SHALL BE CONTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE / PUBLIC SAFETY. OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPT.

LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

TEMPORARY FENCES TO SECURE PROJECTS UNDER CONSTRUCTION ARE ALLOWED. ANY TEMPORARY FENCE SHALL BE SECURED / CONSTRUCTED TO PREVENT OVERTURNING DUE TO WIND VANDALISM I/OR CASUAL CONTACT BY THE GENERAL PUBLIC. THE CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE ANY POTENTIAL SAFETY HAZARD SUCH THAT OCCUR AS A RESULT OF IMPROPER FENCE INSTALLATION OR DAMAGE TO THE FENCE.

ALL HANDICAPPED STALLS SHALL BE MARKED W/ THE INTERNATIONAL SYMBOL OF ACCESS / 2 SIGNS THAT VEHICLES IN VIOLATION OF SECTION 10-101 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL / TOW-AWAY SIGNS SHALL BE POSTED CONSPICUOUSLY ON 7'-0" POLES.

ALL HANDICAPPED PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO STREET OR BALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM HANDICAPPED PARKING STALLS / RAMPS.

LIGHTING SHEES PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED / SO ARRANGED / CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS.

ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSIBLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES.

(3)-WORKING DAYS BEFORE COMMENCING WITH EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY I/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (U.S.A.) CALL 1-800-642-2444.

THE OVERALL BUILDING SITE SHALL HAVE A MINIMUM SLOPE OF 0.5% IN ALL AREAS TO AN APPROVED DRAINAGE FACILITY.

THE SLOPE GRADIENT AWAY FROM THE BUILDING PAD SHALL BE 3% OR MORE FOR A MINIMUM DISTANCE OF 5'-0" OR AS LIMITED BY THE PROPERTY LINES. OPERATION OF THE USE SHALL BE IN COMPLIANCE W/ ALL STATE / CITY CODES.

THE JOB COPIES OF THE BUILDING / FIRE SYSTEMS PLANS / PERMITS MUST BE ON-SITE DURING INSPECTIONS.

THE BUILDING SHALL BE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM COMPLYING W/ THE CURRENTLY ADOPTED EDITION OF N.F.P.A. 13 / CHAPTER 35 OF THE CALIFORNIA BUILDING CODE / ADOPTED STANDARDS OF THE AUTHORITY HAVING JURISDICTION.

AN UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWINGS SHALL BE PREPARED BY THE DESIGNER/INSTALLER. THE PLANS SHALL COMPLY W/ THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT.

BUILDING NUMBERS SHALL BE PROVIDED. NUMBERS SHALL BE A MINIMUM OF 4" IN HEIGHT ON A CONTRASTING BACKGROUND / VISIBLE FROM THE STREET. ADDITIONAL NUMBERS SHALL BE INSTALLED ON A DIRECTIONAL MOV / THE DRIVEWAY / STREET.

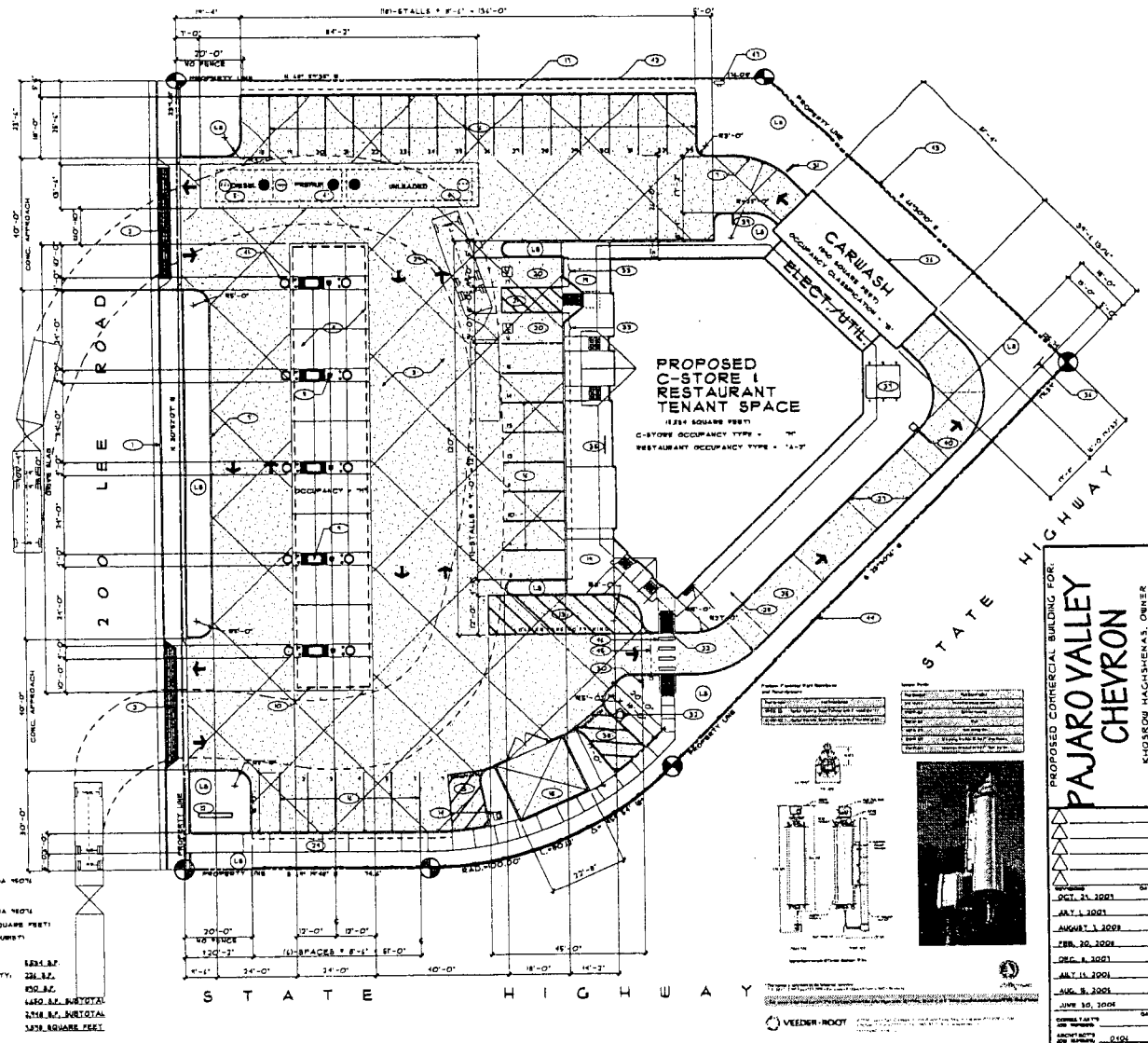
THE ROOF COVERING SHALL BE NO LESS THAN A CLASS "B" RATED ROOF.

KEY NOTES:

1. NEW CONC. CURBS, GUTTERS / SIDEWALK IN ACCORDANCE W/ COUNTY OF SANTA CRUZ P.W. STANDARDS.
2. NEW CONC. APPROACH PER SANTA CRUZ COUNTY P.W. STANDARDS W/ ADA PAUTWAY.
3. CONCRETE SURFACING W/ CONTROL JOINTING / INTEGRAL COLOR.
4. 12,000 GALLON UNDERGROUND STORAGE TANK FOR PREMIUM PRODUCT.
5. 8,000 GALLON UNDERGROUND STORAGE TANK FOR DIESEL PRODUCT.
6. 20,000 GALLON UNDERGROUND STORAGE TANK FOR UNLEADED PRODUCT.
7. CONTINUOUS 6" WIDE x 6" HIGH CONCRETE CURB / PERIMETER OF ALL TRAFFIC AREAS.
8. 6" THICK MINIMUM CONCRETE SLAB / FUELING AREA.
9. FUEL DISPENSER (TYPICAL).
10. DRIP LINE OF CANOPY ROOF ABOVE.
11. CANOPY COLUMN (TYPICAL).
12. TENTATIVE LOCATION OF DUAL FACED (4)-PRODUCT PRICE / TENANT ILLUMINATED "MONUMENT" SIGNAGE.
13. LOADING ZONE w/ 4" WIDE WHITE DIAGONAL STRIPING @ 3'-0" O.C. / "LOADING ZONE - NO PARKING" IN WHITE PAINTED LETTERS (2" HIGH).
14. AIR/WATER STATION w/ CONC. PAD.
15. AIR/WATER STATION ZONE w/ 4" WIDE WHITE DIAGONAL STRIPING @ 3'-0" O.C. w/ "NO PARKING" IN WHITE PAINTED LETTERS (2" HIGH).
16. 4" WIDE STRIPE 18'-0" LONG PAINTED WHITE (TYPICAL).
17. 2'-0" BUMPER OVERHANG.
18. 6'-0" TALL C.M.U. TRASH YARD ENCLOSURE w/ STEEL GATES.
19. 4" THICK CONCRETE WALKWAY w/ HEAVY SALT FINISH.
20. VAN ACCESSIBLE HANDICAP PARKING STALL w/ 5'-0" SQUARE INTERNATIONAL SYMBOL.
21. PASSENGER UNLOADING AREA w/ BLUE 4" WIDE DIAGONAL STRIPING @ 3'-0" O.C.
22. ACCESSIBLE CURB CUT w/ MAX. 1/12 SLOPE w/ TRUNCATED DOMES @ TOP OF RAMP.
23. 4'-0" WIDE PATH OF TRAVEL FOR HANDICAP ACCESSIBILITY w/ 3'-0" WIDE TRUNCATED WARNING DOMES ON EACH SIDE.
24. 6'-0" MINIMUM WIDE CONC. SIDEWALK / ACCESSIBLE PATH OF TRAVEL FROM PUBLIC R.O.W.
25. 6" THICK CONCRETE CAR-WASH LANE.
26. DRIVE-THRU CAR WASH BUILDING.
27. 6" HIGH MINIMUM CONCRETE CURB / EACH SIDE OF CAR WASH LANE.
28. TENTATIVE GAS METERS LOCATION.
29. TRAFFIC DIRECTIONAL ARROWS.
30. NON-ILLUMINATED "CAR-WASH ENTRANCE" SIGN.
31. NON-ILLUMINATED "THANK YOU" SIGN.
32. CONC. CURB MOUNTED VACCUM CLEANER (8)-TOTAL.
33. HANDICAP PARKING SIGN.
34. ACCESSIBLE CURB CUT w/ MAX. 1/12 SLOPE w/ TRUNCATED DOMES @ TOP OF RAMP.
35. BIKE RACK. (TYP. OF 3 TOTAL).
36. FREEWAY SIGN (RELOCATED EXISTING).
37. TENTATIVE PG&E TRANSFORMER LOCATION.
38. PARKING STALL FOR VACUUMING.
39. NON-ILLUMINATED "EXIT ONLY" SIGN.
40. CARD READER / INTERCOM.
41. 24" CONC. PLANTER.
42. NEW 6'-0" TALL SOLID WOOD FENCE @ PROPERTY LINE.
43. NEW 6'-0" TALL SOLID WOOD FENCE @ PROPERTY LINE.
44. EXISTING 6'-0" TALL CHAIN LINK FENCE TO REMAIN.
45. VEHICLE CLEARANCE BAR w/ "CLEARANCE 7'-6" w/ BASE SUPPORT.
46. 12" WIDE WHITE STRIPES @ 3'-0" O.C. x 6'-0" LONG.
47. VENT RISER LOCATION w/ "GALBARCO-VEEDER ROOT" ENHANCED VAPOR RECOVERY SYSTEM.

SITE STATISTICS:

PROPERTY OWNER:	KHOSROW HAGHSHENAS 300 LEE ROAD WATSONVILLE, CALIFORNIA 95076
ASSESSOR'S PARCEL NUMBER:	052-275-03
PROPERTY ADDRESS:	300 LEE ROAD WATSONVILLE, CALIFORNIA 95076
PROPERTY AREA:	40.94 ACRES (1,783,346.8 SQUARE FEET)
PROPERTY ZONED:	"CT-B" (COMMERCIAL TOURIST)
ALLOWABLE HEIGHT:	35'-0" MAXIMUM
PROPOSED BUILDING AREAS:	PROPOSED BUILDING: 5,834 S.F. PROPOSED SUBC / UTILITY: 236 S.F. PROPOSED CARWASH: 850 S.F. TOTAL BUILDING AREA: 6,920 S.F. SUBTOTAL
PASSENGER/DIESEL VEHICLE CANOPY AREA:	2,948 S.F. SUBTOTAL
	TOTAL AREA: 9,868 SQUARE FEET
ALLOWABLE LOT COVERAGE:	50%
ACTUAL LOT COVERAGE:	13.8% SQUARE FEET (0.61%)
REQUIRED PARKING RATIO:	1/1-STALL PER 200 SQ. FT. NET CONVENIENCE STORE AREA
PARKING PROVIDED:	1/1-STALL PER 100 SQ. FT. NET RESTAURANT AREA
CONVENIENCE STORE:	(3,38 S.F.) - (740 S.F. STORAGE) / 200 S.F. = 13 STALLS
RESTAURANT:	(3,40 S.F.) - (25% OF TOTAL S.F. (16 S.F. STORAGE) / 100 S.F. = 33 STALLS
EMPLOYEES:	(11-EMPLOYEES x 1/3 = 3 STALLS (53)-TOTAL PARKING STALLS NEEDED (56)-TOTAL PARKING STALLS PROVIDED



SITE PLAN
SCALE: 1/16" = 1'-0"

LS = LANDSCAPE STRIP

PROPOSED COMMERCIAL BUILDING FOR:

PAJARO VALLEY CHEVRON

KHOSROW HAGHSHENAS, OWNER
PAJARO, CALIFORNIA, SANTA CRUZ COUNTY

REVISIONS	DATE
OCT. 21, 2003	
JAN. 1, 2004	
AUGUST 1, 2004	
FEB. 20, 2004	
DEC. 8, 2003	
JULY 15, 2003	
AUG. 5, 2003	
JUNE 30, 2004	

CONSULTANTS
SEE REVISIONS

ARCHITECT'S
SEE REVISIONS 0101

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FACSIMILE: (559) 224-9733

ARCHITECT'S SEAL

CONSECUTIVE SHEET No.:
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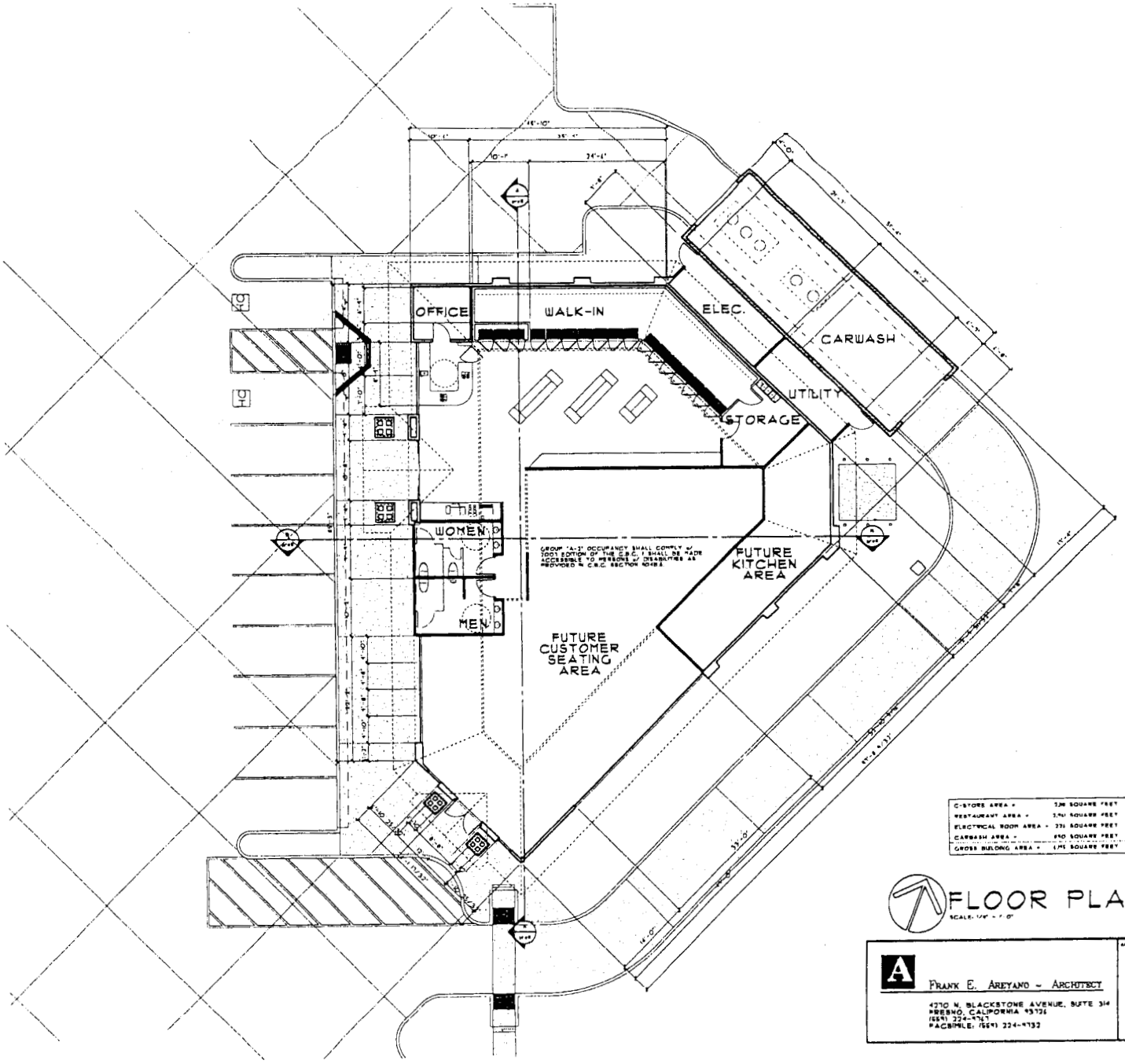
DRAWING No.
pre2
OF ___ DRAWINGS

10/141
-51-

EXHIBIT A



C-STORE AREA =	3,[illegible] SQUARE FEET
RESTAURANT AREA =	2,[illegible] SQUARE FEET
ELECTRICAL ROOM AREA =	23[illegible] SQUARE FEET
CARWASH AREA =	8[illegible]0 SQUARE FEET
GROSS BUILDING AREA =	1,[illegible] SQUARE FEET

FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROPOSED COMMERCIAL BUILDING FOR:

PAJARO VALLEY CHEVRON

K-OSROW HACHSHEKAS, OWNER
PAJARO, CALIFORNIA SANTA CRUZ COUNTY

REVISIONS
APRIL 23, 2004
MAR. 3, 2004
JAN. 30, 2004
JUNE 30, 2003

CONSULTANT'S JOB NUMBER
ARCHITECT'S JOB NUMBER 0-01

CONSECUTIVE SHEET No.
___ OF ___ TOTAL

DRAWING No.
pre3
OF ___ DRAWINGS

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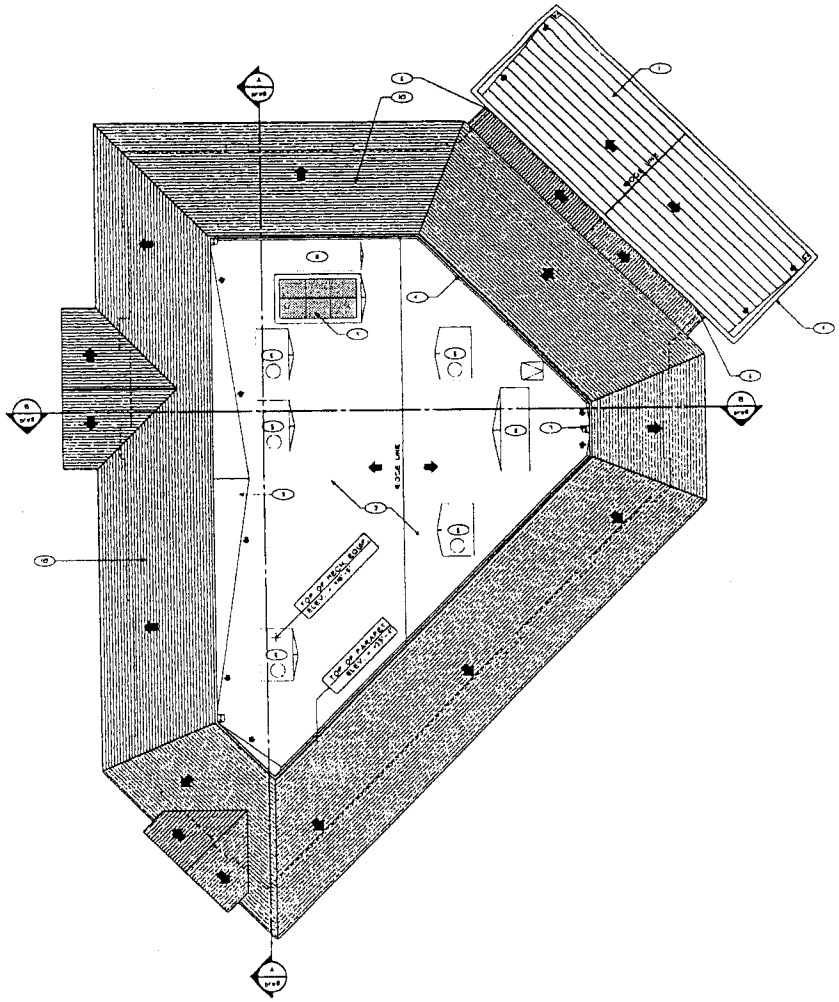
ARCHITECT'S SEAL

EXHIBIT A



KEY NOTES:

1. STANDING SEAM METAL ROOF.
2. BUILT-UP ROOFING CLASS 'B' ASSEMBLY.
3. BUILT-UP ROOFING w/ PLYWOOD CRICKET.
4. 24 GAUGE GALV. SHEET METAL FLASHING w/ PARAPETS.
5. HVAC EQUIPMENT PLATFORM.
6. 24 GA. GALVANIZED SHEET METAL FLASHING @ ALL ROOF/WALL INTERSECTIONS.
7. DOWNSPOUTS & OVERFLOW INLETS.
8. COOLER/FREEZER EQUIPMENT PLATFORM.
9. SKYLIGHT
10. CONC. TILE SHAKE ROOF.

GENERAL NOTES:

BUILT-UP ROOF COVERING SYSTEM SHALL BE A CLASS 'C' ASSEMBLY & SHALL BE INSTALLED IN ACCORDANCE w/ THE WRITTEN INSTRUCTIONS OF THE ROOFING MANUFACTURER.

ALL MATERIAL SHALL BE DELIVERED IN PACKAGES BEARING THE MANUFACTURER'S LABEL OR IDENTIFYING MARK.

EACH PACKAGE OF BUILT-UP ROOFING & F MATERIALS SHALL BEAR THE LABEL OF AN APPROVED AGENCY HAVING A SERVICE FOR THE INSPECTION OF MATERIAL & FINISHED PRODUCTS DURING MANUFACTURE.

ASPHALT SHALL BE DELIVERED IN CARTONS INDICATING THE NAME OF THE MANUFACTURER, THE FLASH POINT & THE TYPE OF PRODUCT.

BUILT-UP ROOFING SHALL BE APPLIED IN ACCORDANCE w/ THE MANUFACTURER'S INSTRUCTIONS & TABLES 15-B THRU 15-G OF THE 1997 U.B.C.

AT THE JUNCTURE OF THE ROOF & VERTICAL SURFACES, FLASHING & COUNTER FLASHING SHALL BE PROVIDED PER THE ROOFING MANUFACTURER'S INSTRUCTIONS & SHEET OF METAL SHALL NOT BE LESS THAN 24 GAUGE CORROSION RESISTANT METAL.

DO NOT PERMIT TRAFFIC w/ FINISHED ROOF SURFACE.

FIREBLOCKING SHALL BE PROVIDED IN ALL CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING & FLOOR LEVELS & 10'-0" INTERVALS BOTH VERTICAL & HORIZONTAL, AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS & COVE CEILINGS, IN OPENINGS AROUND VENTS, PIPES, DUCTS & CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.

DRAFTSTOPS SHALL BE INSTALLED IN THE ATTICS, MANSARD, OVERHANGS, FALSE FRONTS SET OUT FROM WALLS & OTHER CONCEALED SPACES OF THE BUILDING SO THAT THE AREA BETWEEN DRAFTSTOPS DOES NOT EXCEED 3,000 SQUARE FEET & THE GREATEST HORIZONTAL DIMENSION DOES NOT EXCEED 100'-0".

ROOF DRAINAGE PLAN

SCALE: 1/8" = 1'-0"

PROPOSED COMMERCIAL BUILDING FOR:

PAJARO VALLEY CHEVRON

KOSROU HACHSHENAS, OWNER
PAJARO, CALIFORNIA SANTA CRUZ COUNTY

REVISIONS	DATE
AUGUST 1, 2001	
JULY 14, 2001	
JUNE 30, 2001	
CONSULTANTS JOB NUMBER	DATE
ARCHITECT'S JOB NUMBER 0101	

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ARCHITECT'S SEAL

CONSECUTIVE SHEET No.
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DRAWING No.
pre4
OF ____ DRAWINGS

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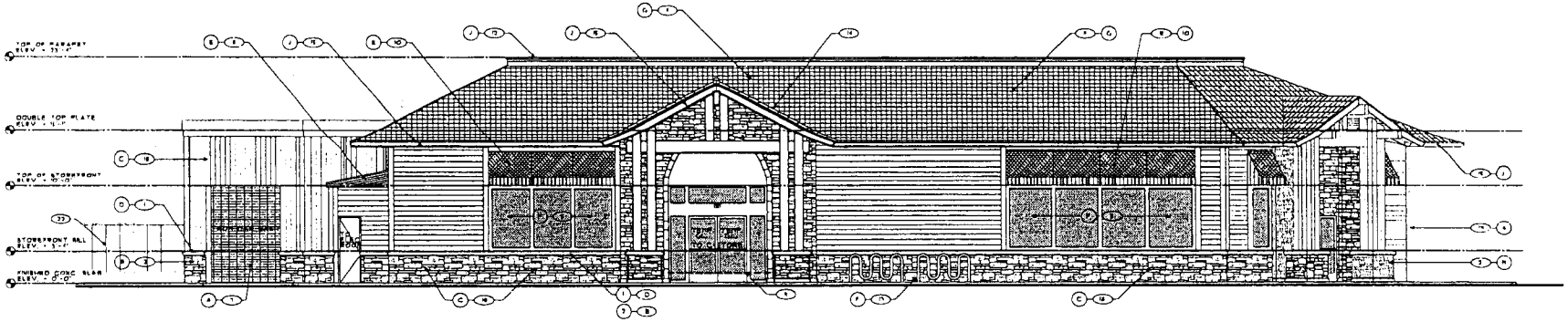
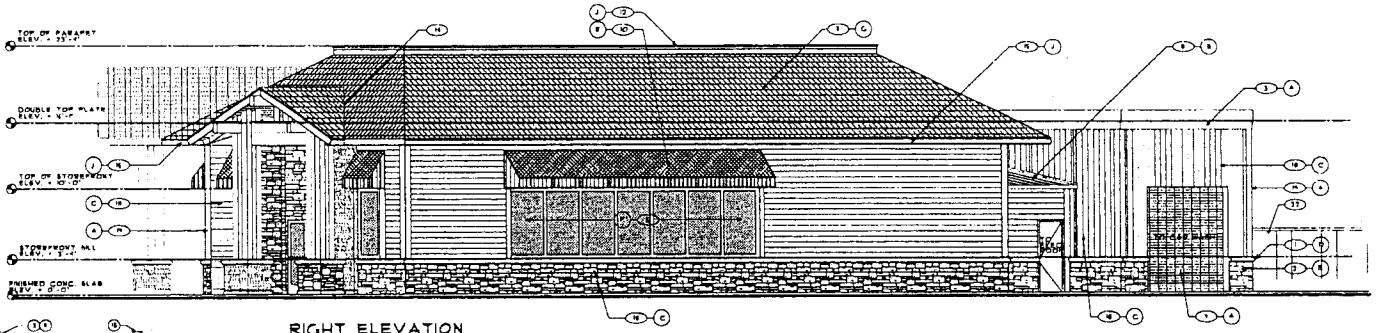
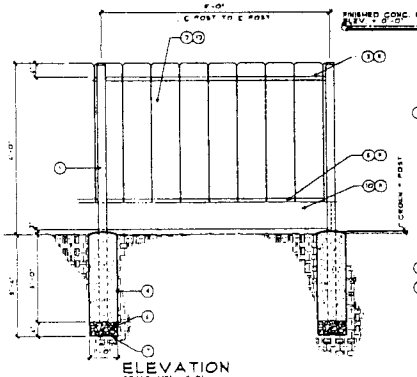


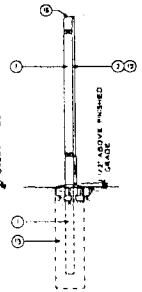
FRONT ELEVATION



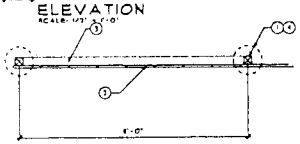
RIGHT ELEVATION



ELEVATION
SCALE: 1/2" = 1'-0"



SECTION
SCALE: 1/2" = 1'-0"



PLAN VIEW
SCALE: 1/2" = 1'-0"

NOTES:

PRE-STAIN OR PAINT ALL FACES OF CUT LUMBER PRIOR TO INSTALLATION.

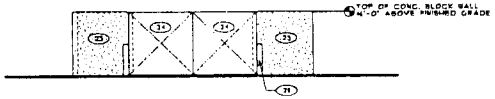
SEAL ALL WOOD TO BE LEFT NATURAL.

INSTALL ADDITIONAL 1x4 FENCE BOARD 1 END OF FENCE W/ SIDE OF POST IS VISIBLE.

STRINGERS MAY BE SLOPED TO FOLLOW GRADE CHANGES.

1. 1x4 REDWOOD POST
2. 1x3 REDWOOD DOG-EARED BOARDS EQUALLY SPACED W/ MAX. 1/2" GAP
3. 2x4 REDWOOD HORIZONTAL TOP RAIL
4. 12"ø CONC. POST FOOTING
5. 2x4 REDWOOD HORIZONTAL BOTTOM RAIL
6. 6" GRAVEL BASE LAYER
7. COMPACTED SUBGRADE
8. 2x3 REDWOOD BOTTOM STRINGER
9. ATTACH RAILS & STRINGERS TO FENCE POST W/ (2)-10d x 4" LONG B.B. F.H.B.S.
10. ATTACH FENCE BOARDS TO RAILS W/ (2)-PRE-DRILLED 10d x 3 1/2" LONG B.B. F.H.B.S. PRE-DRILL
11. POST FOOTING BEYOND
12. SLOPE TOP OF POST 1" FOR DRAINAGE

BOARD FENCE DETAILS
SCALE: AS NOTED



TRASH YARD

COLOR SELECTIONS:

- A. P.P.G. 1887-405 "CHEVRON OFF-WHITE".
- B. "CULTURED STONE" VENEER N. ONYX BROWN CAROLINA LEDGESTONE
- C. 4-NO "CHEVRON MAVAVA CREAM".
- D. "CULTURED STONE" WATERTABLE 1 SILL N. TAUPE 1887-1176
- E. "CHEVRON BLUE".
- F. ALUMINUM MILL FINISH.
- G. HOWES/LINE/TILE/SIENNA BLEND "BRCA2114"
- H. 4-NO "CHEVRON TEPHER MILL".
- J. DARK BROWN.

KEY NOTES:

- (1) CULTURED STONE VENEER SILL CAP 1" MDR.
- (2) CULTURED STONE VENEER.
- (3) 24 GA. SHEET METAL PARAPET COPING w/ 2x10 FOAM TRIM.
- (4) 3x4 ALUMINUM STOREFRONT GLAZING SYSTEM.
- (5) STEEL ROLL-UP DOOR w/ CARWASH ENTRANCE 1 SHT DRAWINGS.
- (6) 16" MDR STANDING SEAM METAL ROOFING.
- (7) INSTALL FLOOD BARRIERS 1 EACH DOOR LOCATION TO ALLOW THE BUILDING TO BE FLOOD PROOFED TO 2 VARIOUS OR 17" ABOVE FINISHED SLAB ELEVATION.
- (8) CANVAS AWNING w/ 17" FASCIA w/ ALUMINUM FRAME.
- (9) CONCRETE TILE ROOFING.
- (10) 24 GA. GALV. SHEET METAL COPING w/ PARAPET CAP OR ROOF WELL PERIMETER.
- (11) CLOSED VALLEY FLASHING 1 ALL ROOF VALLEYS.
- (12) 2x10 FASCIA BOARD.
- (13) 1" MDR FOAM TRIM w/ CEMENT PLASTER FINISH.
- (14) BIKE RACK.
- (15) HORIZONTAL FIBER CEMENT LAP SIDING w/ 5" PATTERN 1 WOOD GRAIN FINISH w/ F.P. UNDERLAYMENT w/ SOLID SHEATING.
- (16) 1x6 CORNER TRIM.
- (17) VERTICAL FIBER CEMENT SIDING w/ 5" PATTERN 1 WOOD GRAIN FINISH w/ F.P. UNDERLAYMENT.
- (18) 2x4 VERTICAL BATTENS w/ SIDING.
- (19) 6'-0" TALL WOOD FENCE w/ 4x4 REDWOOD POSTS 1 6'-0" O.C. 1 1x6 RWD. VERTICAL PLANK FENCING w/ 2x3 HORIZONTAL RWD. BASE BOARD.
- (20) CEMENT PLASTER FINISH w/ EXTERIOR SIDE OF C.M.U. WALLS. PROVIDE BASE SCREED 1 CEMENT PLASTER RANGAP.
- (21) 16 GA. SHEET METAL GAYES w/ CROSS BREAK w/ CANE BOLT HARDWARE.
- (22) 1" SQ. STEEL TUBE BOLLARD w/ TOP @ 1'-36" ABOVE FINISHED GRADE.

EXTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0"

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ARCHITECT'S SEAL

PROPOSED COMMERCIAL BUILDING FOR:

PAJARO VALLEY CHEVRON

KHOSROW HAGHSHENAS OWNER
PAJARO, CALIFORNIA SANTA CRUZ COUNTY

REVISIONS	DATE
JAN. 23, 2009	
JUNE 1, 2009	
DEC. 8, 2009	
AUGUST 1, 2006	

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ARCHITECT'S JOB NUMBER: 0401

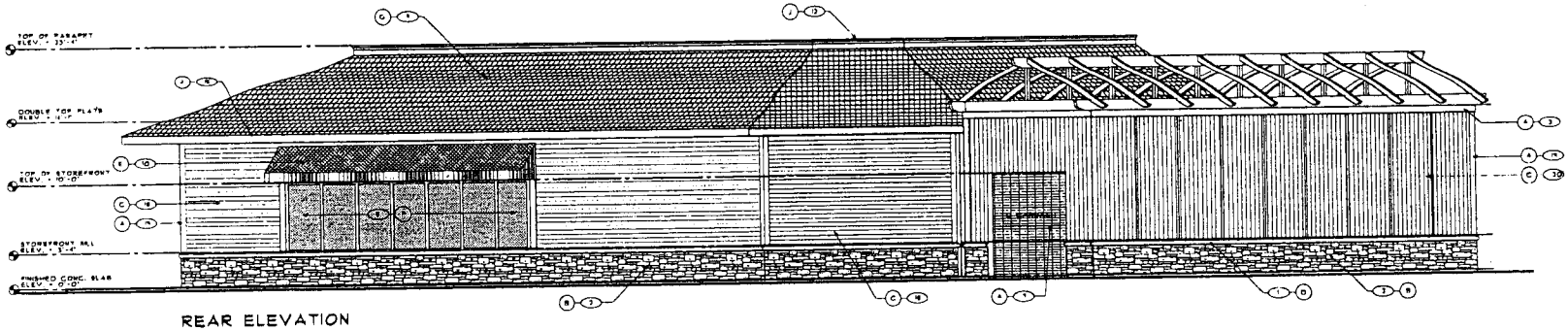
CONSECUTIVE SHEET No.: ____ OF ____ TOTAL

DRAWING No. pre5

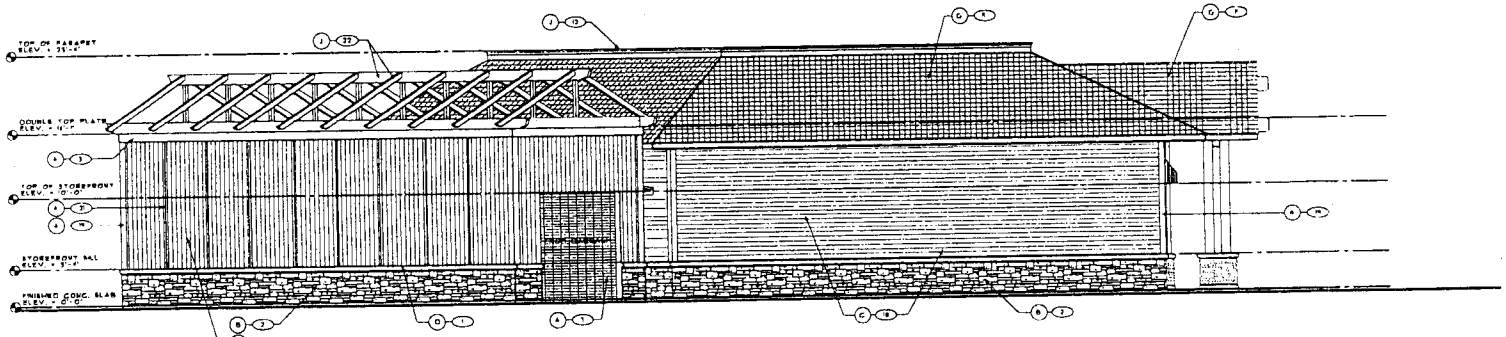
OF ____ DRAWINGS

13/141
-54-

EXHIBIT A



REAR ELEVATION



LEFT ELEVATION

KEY NOTES:

- (1) CULTURED STONE VENEER SILL CAP 4" WIDE.
- (2) CULTURED STONE VENEER.
- (3) 3x4 RUF-SAWN WOOD CAP TRIM.
- (4) 3x4 ALUMINUM STOREFRONT GLAZING SYSTEM.
- (5) 7" WIDE ALUMINUM CHANNEL SCREED w/ ALUMINUM MILL FINISH.
- (6) STEEL ROLL-UP DOOR w/ CARMANI ENTRANCE & EXIT OPENINGS.
- (7) 16" WIDE STANDING SEAM METAL ROOFING.
- (8) INSTALL FLOOD BARRIERS @ EACH DOOR LOCATION, TO ALLOW THE BUILDING TO BE FLOOD PROOFED TO 2' LENGTH OF 13" ABOVE FINISHED SLAB ELEVATION.
- (9) CANVAS AWNING w/ 13" FASCIA w/ ALUMINUM FRAME.
- (10) CONCRETE TILE ROOFING.
- (11) 24 GA. GALV. SHEET METAL COPING w/ PARAPET CAP OF ROOF WELL & PERIMETER.
- (12) 3'-2" TALL INTERNALLY ILLUMINATED INDIVIDUAL LETTERS.
- (13) CLOSED VALLEY FLASHING @ ALL ROOF VALLEYS.
- (14) 2x10 FASCIA BOARD.
- (15) 1" WIDE FOAM TRIM w/ CEMENT PLASTER FINISH.
- (16) BIKE RACK.
- (17) HORIZONTAL FIBER CEMENT LAP SIDING w/ 6" PATTERN & WOOD GRAIN FINISH w/ #15 UNDERLAYMENT w/ SOLID SHEATHING.
- (18) 1x6 CORNER TRIM.
- (20) VERTICAL FIBER CEMENT SIDING w/ 1" PATTERN & WOOD GRAIN FINISH w/ #15 UNDERLAYMENT.
- (21) 3x4 VERTICAL BATTENS w/ SIDING.
- (22) EXPOSED 5x6 RUF-SAWN D.F. RAFTERS w/ 4x12 RUF-SAWN D.F. RIDGE BEAM.

COLOR SELECTIONS:

- (A) P.P.G. 1897-108 "CHEVRON OFF-WHITE".
- (B) "CULTURED STONE" VENEER 'N ONYX BROWN CAROLINA LEDGESTONE.
- (C) P.P.G. 1CC10290 "CHEVRON HAVANA CREAM".
- (D) "CULTURED STONE" BATRETABLE & SILL 'N TAUPE #SBT-1578.
- (E) "CHEVRON BLUE".
- (F) ALUMINUM MILL FINISH.
- (G) HOMES/LIFE/TILE/SIENNA BLEND #RC4414
- (H) "CHEVRON TOPPER GILL".
- (J) DARK BROWN.

EXTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0"

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ARCHITECT'S SEAL

PROPOSED COMMERCIAL BUILDING FOR:
PAJARO VALLEY CHEVRON
KHOSROW KASHSHENAS, OWNER
PAJARO, CALIFORNIA, SANTA CRUZ COUNTY

REVISIONS	DATE
AUGUST 1, 2004	
JUNE 1, 2004	
DEC. 9, 2003	
JULY 14, 2004	
JUNE 30, 2003	

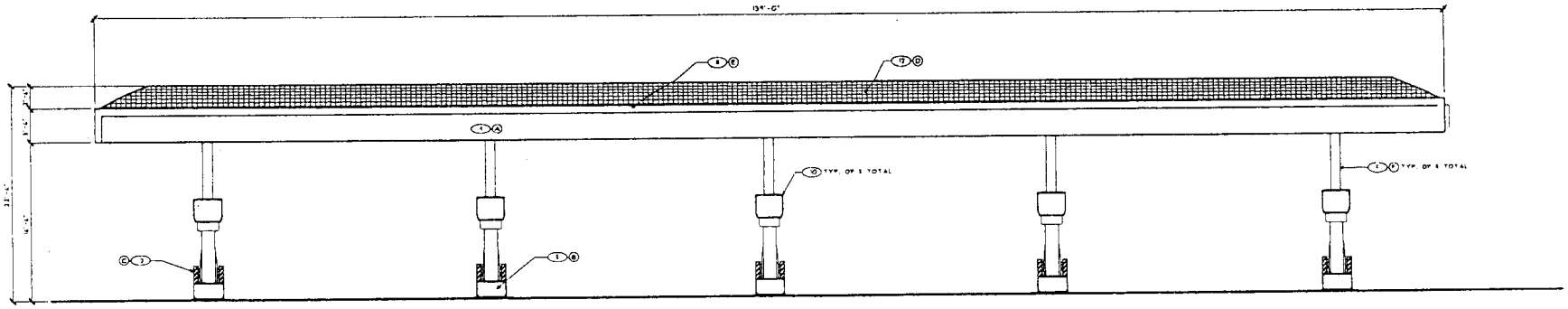
CONSULTANTS JOB NUMBER	DATE
ARCHITECT'S JOB NUMBER	0401

CONSECUTIVE SHEET No.: ____ OF ____ TOTAL

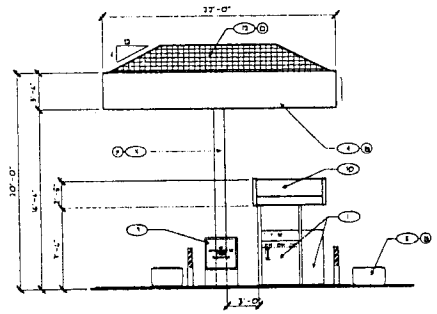
DRAWING No. pre6

OF ____ DRAWINGS

EXHIBIT A



EAST/WEST ELEVATION (LEE ROAD)



NORTH/SOUTH ELEVATION

KEY NOTES:

- MULTI-PRODUCT DISPENSER w/ INTERCOMS & VALET.
- 6" SQUARE STEEL PIPE BOLLARD.
- TUBE STEEL COLUMN.
- METAL FASCIA.
- 36" ROUND CONC. PLANTER 30" TALL.
- P.O.S. DISPLAY SIGN (NON-ILLUMINATED).
- 8" MDS CORPORATE IMAGING.
- ILLUMINATED SPANNER.
- 12" SQUARE STEEL COLUMN.
- CONCRETE TILE ROOFING.

COLOR LEGEND:

- "CHEVRON BLUE"
- CHEVRON "WHITE" MDM-835-S
- CHEVRON WHITE MDM-835 w/ REFLECTIVE DIAGONAL STRIPES (DCL-7351)
- HOMEWAYS TILE "SIERRA BLEND" (PRECAST)
- CHEVRON "LIGHT GRAY"
- CHEVRON "DARK GRAY"

CANOPY ELEVATIONS

SCALE: 3/16" = 1'-0"

PROPOSED COMMERCIAL BUILDING FOR:

PAJARO VALLEY CHEVRON

KHOSROJ HAGHSHENAS, OWNER
PAJARO, CALIFORNIA - SANTA CRUZ COUNTY

REVISIONS	DATE
JULY 23, 2001	
JAN. 30, 2001	
AUG. 8, 2001	
JUNE 20, 2001	

CONSULTANTS
SEE REVISIONS

ARCHITECT'S
JOB NUMBER: 0101

CONSECUTIVE SHEET No.:
___ OF ___ TOTAL

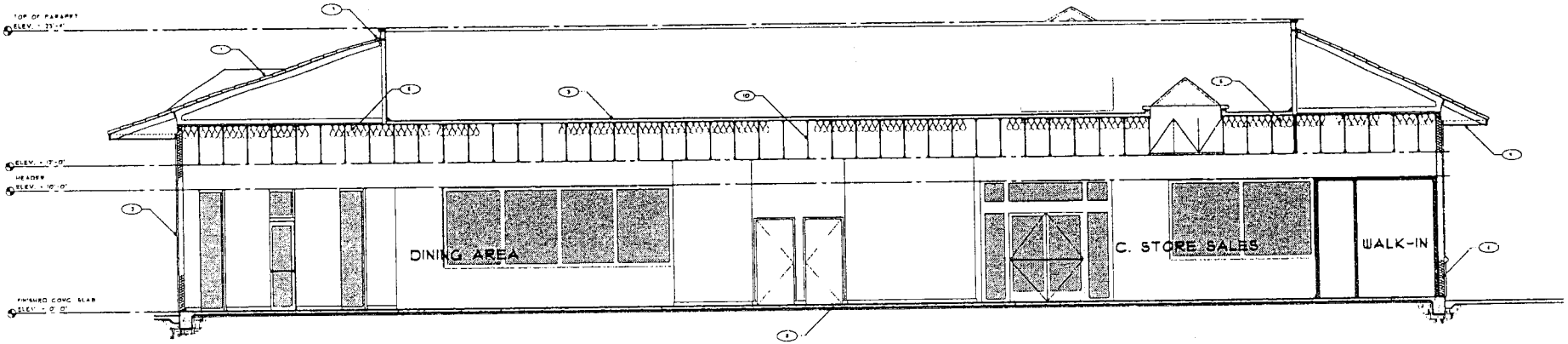
DRAWING No.
pre7

OF ___ DRAWINGS

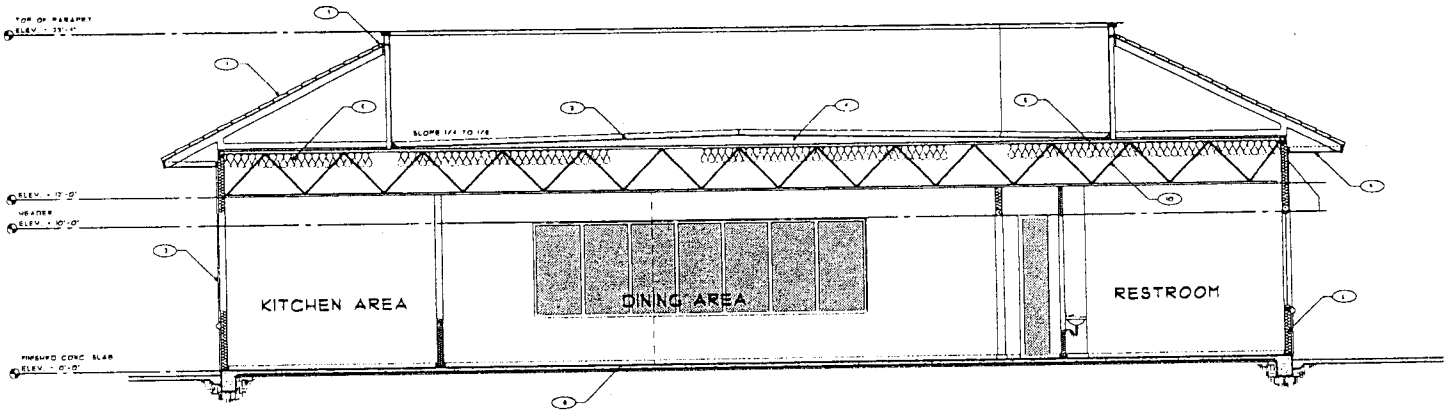
FRANK E. AREVANO ~ ARCHITECT
4370 N. BLACKSTONE AVENUE, SUITE 314
FRESNO, CALIFORNIA 93726
(559) 224-9767
FACSIMILE: (559) 224-9732

ARCHITECT'S SEAL

EXHIBIT A



SECTION
SCALE: 1/4" = 1'-0"



SECTION
SCALE: 1/4" = 1'-0"

KEY NOTES:

1. CONCRETE ROOF TILES (7"x 13-3/8" x 3" MINIMUM HEADLAP.
2. 1/2" THICK (3)-COAT STUCCO SYSTEM - CEMENT PLASTER FINISH W/ SAND TEXTURED FINISH.
3. BUILT-UP ROOF COVERING CLASS "C" ASSEMBLY W/ SOLID PLYWOOD ROOF DECK W/ OPEN-WEB TRUSSES @ 24" O.C. (MAX.)
4. TAPERED FESCO FOAM INSULATION PANEL.
5. R-30 ATTIC INSULATION W/ OVERSIDE OF ROOF SHEATHING.
6. R-15 FIBERGLASS BATT INSULATION W/ STUDD WALLS.
7. 20 GA. GALV. SHEET METAL FLASHING @ ALL ROOF/WALL INTERSECTIONS.
8. CONC. SLAB W/ AGGREGATE FILL.
9. CEMENT PLASTER FINISH W/ CONTINUOUS SOFFIT.
10. OPEN WEB TRUSSES BY "TRUSS-JOIST" 3'-0" DEEP 7"/10" x 3½".

PROVIDE FIRE BLOCKING IN CONCEALED SPACES BOTH VERTICALLY & HORIZONTALLY @ 10'-0" MAX. PER C.B.C. 1003 INCLUDING WALL & CEILING/SOFFIT

CROSS SECTIONS

SCALE: 1/4" = 1'-0"

A
FRANK E. AREVANO ~ ARCHITECT
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FRESNO, CALIFORNIA 93726
(559) 224-9763
FACSIMILE: (559) 224-9752

ARCHITECT'S SEAL

PROPOSED COMMERCIAL BUILDING FOR:
PAJARO VALLEY CHEVRON
CHOSROU - AG-15-HENAS, OWNER
PAJARO, CALIFORNIA - SANTA CRUZ COUNTY

REVISIONS	DATE

JUNE 30, 2001

CONTRACTOR'S JOB NUMBER: _____ DATE

ARCHITECT'S JOB NUMBER: 0401

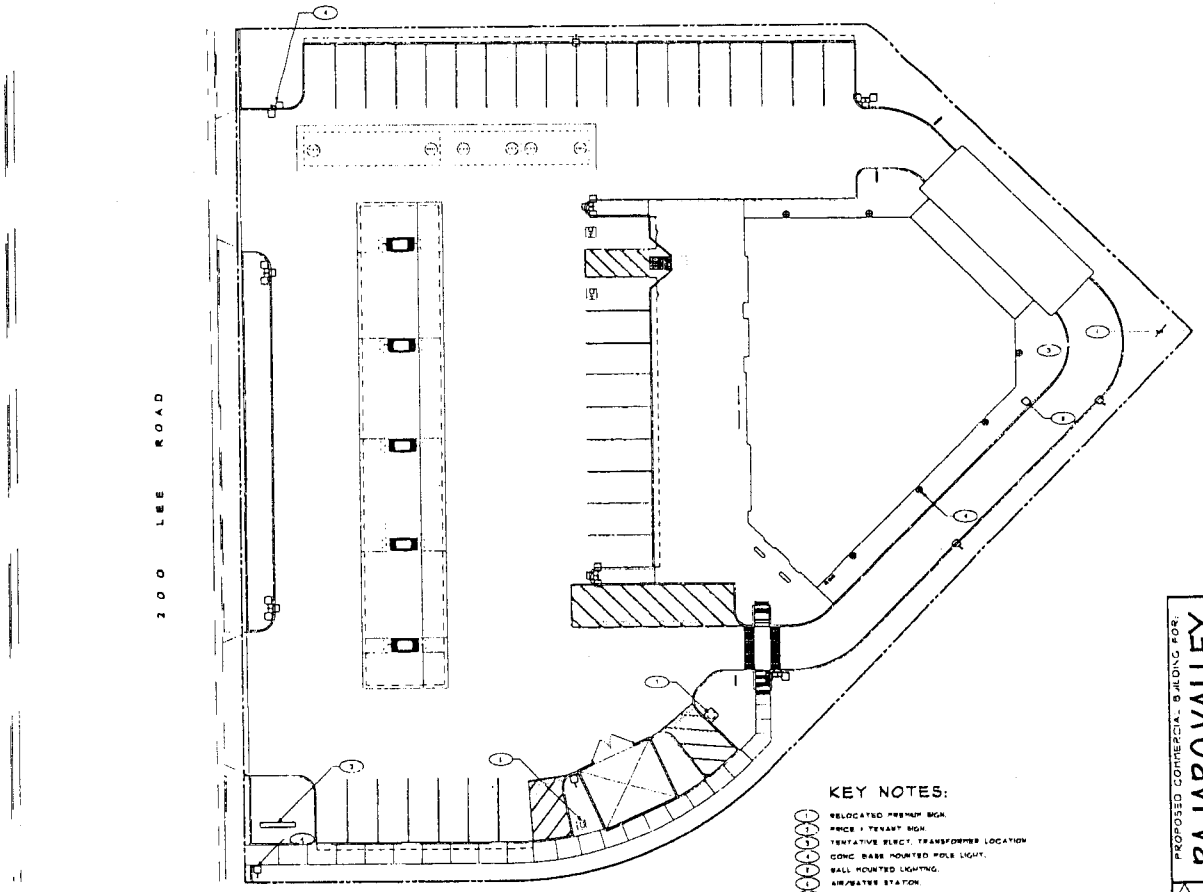
CONSECUTIVE SHEET No.: ____ OF ____ TOTAL

DRAWING No. pre8

OF ____ DRAWINGS

14141
-57-

EXHIBIT A



CONCEPTUAL ELECTRIC SITE PLAN

SCALE: (IN' = 1'-0"

PROPOSED COMMERCIAL BUILDING FOR:

PAJARO VALLEY CHEVRON

K-103200 HAGISHENAS, OWNER
PAJARO, CALIFORNIA SANTA CRUZ COUNTY

REVISIONS	DATE

JAN. 30, 2001

DEC. 1, 2001

ORIGINAL PLANS DATE
JOB NUMBER

ARCHITECT'S FILE NO. CAOL

ARCHITECT'S SEAL

CONSECUTIVE SHEET No.:

____ OF ____ TOTAL

DRAWING No

pre9

OF ____ DRAWINGS

A

FRANK E. AREYANO ~ ARCHITECT

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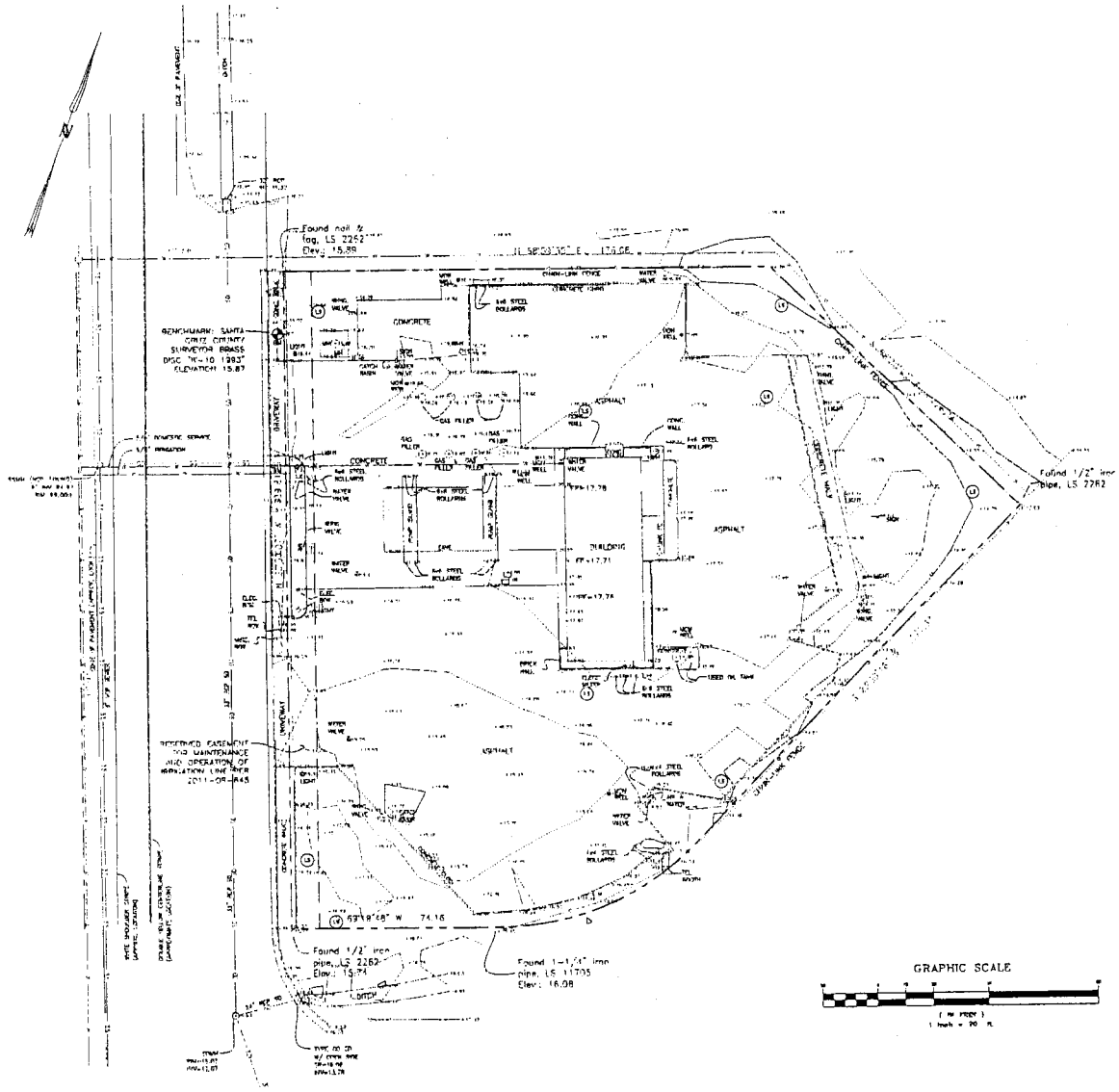
FRESNO, CALIFORNIA 93726
(559) 224-9767
FACSIMILE: (559) 224-9732

EXHIBIT A



TOPOGRAPHIC SURVEY

THE TOPOGRAPHIC SURVEY USED WAS PERFORMED BY BOYTE LAND SURVEYORS, DATE UNKNOWN

BENCHMARK

THE BASIS OF ELEVATIONS FOR THIS MAP IS A COUNTY OF SANTA CRUZ BRASS MONUMENT "N-10 1993", ELEVATION 15.87, LOCATED IN THE SIDEWALK ADJACENT TO THE NORTHWESTERLY CORNER OF PARCEL 052-171-03

ABBREVIATIONS

AC	ASPHALT CONCRETE	REINF	REINFORCEMENT
AGG	AGGREGATE	RIM	RIM ELEVATION
BLDG	BUILDING	S/L	SLOPE
BW	BACK OF WALL	SD	STORM DRAIN
CB	CATCH BASIN	SDCO	STORM DRAIN CLEANOUT
CONC	CONCRETE	SSCO	SANITARY SEWER CLEANOUT
DTL	DETAIL	STA	STATION
DWGS	DRAWINGS	SQ	SQUARE
E	EXISTING	TOC	TOP OF CURB
(E)	EXISTING	TOD	TOP OF DIKE
ELEC	ELECTRICAL	TW	TOP OF WALL
EP	EDGE OF PAVEMENT	TYP	TYPICAL
FF	FINISH FLOOR		
FG	FINISH GRADE		
FL	FLOWLINE		
FW	FACE OF WALL		
GB	GRADE BREAK		
HP	HIGH POINT		
INV	INVERT		
LF	LINEAR FEET		
MAX	MAXIMUM		
MIN	MINIMUM		
(N)	NEW		
N.T.S	NOT TO SCALE		
(P)	PROPOSED		
PVMT	PAVEMENT		

LEGEND

- FOUND MONUMENT AS NOTED
- CONTOUR MAJOR
- CONTOUR MINOR
- WATER LINE
- SANITARY SEWER PIPE
- STORM DRAIN PIPE

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF

CONTOUR INTERVAL = 1 FOOT

SHEET INDEX

C1	EXISTING CONDITIONS
C2	GRADING PLAN
C3	DRAINAGE & UTILITIES PLAN
C4	MISCELLANEOUS DETAILS
C5	EROSION CONTROL PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

DISCLAIMER

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APN 052-171-03

REVISED	
3	REVISED 8-18-08 PER COUNTY COMMENTS
2	REVISED 1-29-08 PER COUNTY COMMENTS
1	REVISED 10-13-08 PER COUNTY COMMENTS

REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. NACSS
No. 42866
Exp. 3-31-10
CIVIL
STATE OF CALIFORNIA

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
1011 CEDAR STREET
SANTA CRUZ, CA 95060
(831) 426-3560
REGISTERED CIVIL ENGINEER NO. 42866

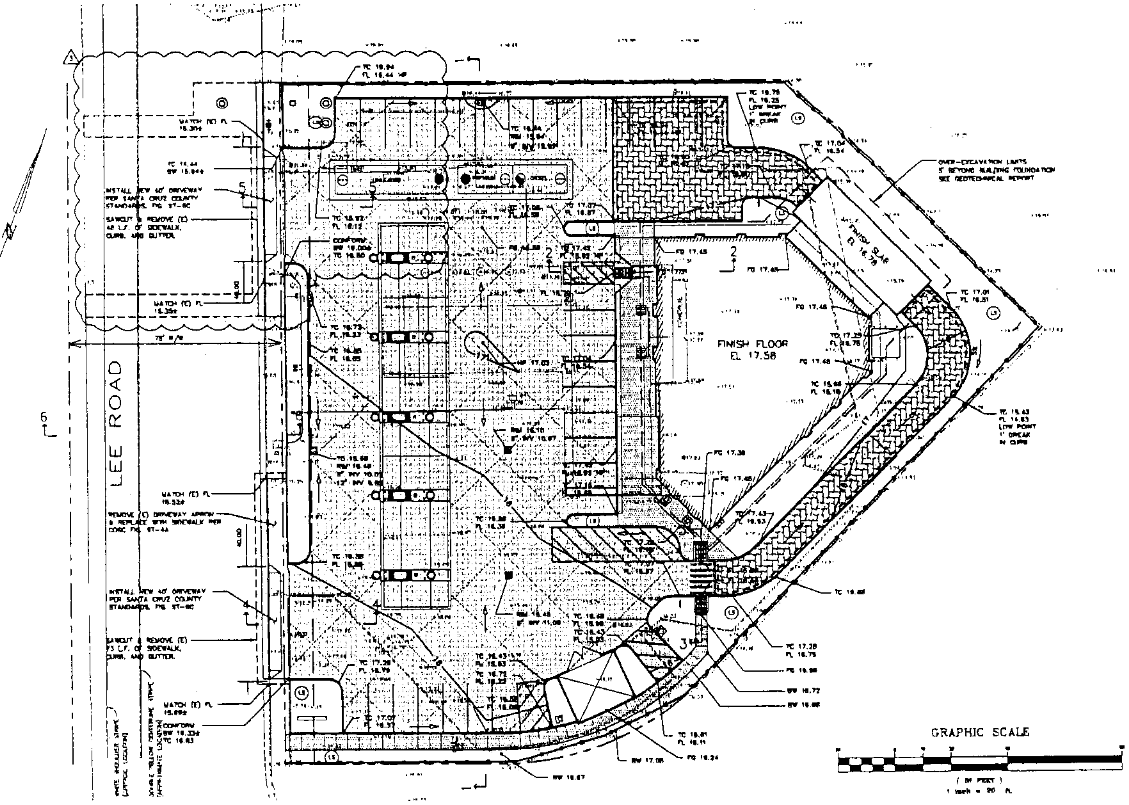
EXISTING CONDITIONS

RIVERSIDE DRIVE CHEVRON
HARBISONVILLE INVESTMENT OWNER
200 LEE ROAD
WATSONVILLE, CA 95076-9449

SCALE 1"=20'	DRAWN CRC	JOB NO. 33028-1	SHEET C1
DATE JANUARY 29, 2008	CHECKED JRN	INDEX	OF 5
DESIGN CRC	DWG NAME 33028.DWG	FILE NO. 33028-1	

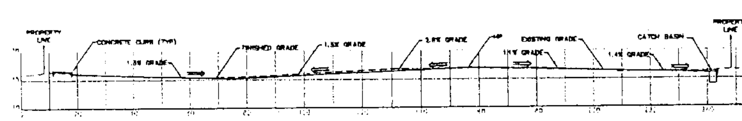
18/141
-59-

EXHIBIT A

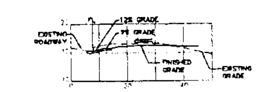


GRAPHIC SCALE

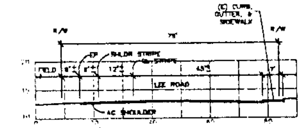
(IN FEET)
1 inch = 20 ft.



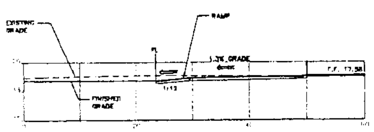
SECTION 1-C2
SCALE 1" = 10' H,V



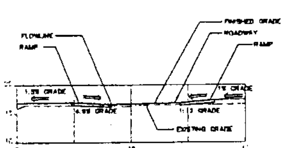
SECTION 4-C2
SCALE 1" = 10' H,V



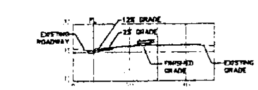
LEE ROAD SECTION 6-C2
SCALE 1" = 20' H,V



SECTION 2-C2
SCALE 1" = 10' H,V



SECTION 3-C2
SCALE 1" = 10' H,V



SECTION 5-C2
SCALE 1" = 10' H,V

ABBREVIATIONS

B/W	BACK OF WALK
COSC	COUNTY OF SANTA CRUZ
(E)	EXISTING
FG	FINISH GRADE
FL	FLOW LINE
HP	HIGH POINT
INV	INVERT ELEVATION
LF	LINEAR FEET
RIM	RIM ELEVATION
S	SLOPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
TC	TOP OF CURB
TYP	TYPICAL

LEGEND

EDGE OF PAVT

CONCRETE WALKWAY (SEE ARCHITECTURAL PLANS FOR CONCRETE PAVEMENT SECTION)

CONCRETE HARDSCAPE (SEE ARCHITECTURAL PLANS FOR CONCRETE PAVEMENT SECTION)

PERVIOUS PAVEMENT (SEE SHEET C4 FOR DETAIL)

STORM DRAIN 12"⌀

STORM DRAIN 8"⌀

CATCH BASIN

MANHOLE

DIRECTION OF SLOPE

EXISTING SPOT ELEVATION

RAIN WATER LEADER

GRADING QUANTITIES

	CUT (CU. YDS)	FILL (CU. YDS)
SITE	242	236
NET	7	

EARTHWORK VOLUMES SHOWN ARE FOR PERMITTING PURPOSES. EARTHWORK VOLUMES SHOWN ON THESE PLANS ARE TAKEN AS THE DIFFERENCE BETWEEN EXISTING GRADE AS SHOWN ON THE TOPOGRAPHIC SURVEY AND THE FINISH GRADES SHOWN HEREON. PER SANTA CRUZ COUNTY CODE 16.20.050 ITEM "C", EARTHWORK VOLUMES FOR BUILDING FOUNDATION SPOILS ARE NOT INCLUDED IN THESE QUANTITIES. ACTUAL EARTHWORK VOLUMES MAY VARY.

CONTRACTOR SHALL VERIFY THE EARTHWORK VOLUMES TO HIS SATISFACTION PRIOR TO CONSTRUCTION.

ALL EXCESS EXCAVATION (CUT) TO BE OFFHAULED FROM SITE AND DISPOSED AT COUNTY LANDFILL OR APPROVED SITE.

ESTIMATED EXCAVATION & RECOMPACTION FOR BUILDING SLAB & FOUNDATION

EXCAVATION: REMOVE EXISTING SOIL FOR BUILDING SECTION (TO BE EXPORTED FROM SITE)	(280) CU. YARDS
RECOMPACTION: TOP 8" OF SOIL BELOW BUILDING FOUNDATION SHALL BE ENGINEERED FILL COMPACTED TO 92% RELATIVE COMPACTION	435 CU. YARDS

IMPERVIOUS SURFACES

TOTAL SITE AREA=	47,878 SF	1.10 AC
EXISTING IMPERVIOUS SURFACES=	36,479 SF	0.84 AC
PROPOSED IMPERVIOUS SURFACES=	36,657 SF	0.84 AC
INCREASE IN IMPERVIOUS AREA=	178 SF	0.01 AC
PROPOSED SEMI-PERVIOUS SURFACES= (NO EXISTING SEMI-PERVIOUS SURFACES)	2,591 SF	0.06 AC

NON-IMPERVIOUS AREAS CONSIST OF GRASS AND LANDSCAPING

GENERAL NOTES

1. THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THIS SET IN ITS ENTIRETY PRIOR TO ANY WORK ON THE JOBSITE. HE IS TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE DRAWINGS WITH ALL OTHER TRADE DISCIPLINES FOR THE COMPLETED WORK. HE IS ALSO TO UNDERSTAND THAT ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR CONDITIONS.
2. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN HIS COORDINATION WORK. NO CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER.
3. ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER, ACCOMPANIED BY A DETAILED SKETCH, FOR REVIEW, BEFORE ANY APPROVAL WILL BE GIVEN AND BEFORE PROCEEDING WITH THE WORK. ABSOLUTELY NO ALTERATIONS OF THESE DOCUMENTS OF ANY KIND WILL BE APPROVED ON ANY SHOP DRAWINGS.
4. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS (CALTRANS), JULY [illegible] EDITION, THE LATEST EDITION OF THE COUNTY OF SANTA CRUZ DESIGN CRITERIA MANUAL, THE UNIFORM BUILDING CODE AND ALL OTHER FEDERAL AND STATE LAWS.
5. ALL UNDERGROUND UTILITIES WITHIN THE ROADWAY AND UNDER CURB, GUTTER AND SIDEWALK SHALL BE INSTALLED PRIOR TO THE PLACEMENT OF NEW CURB, GUTTER, SIDEWALK AND PAVEMENT BY OTHERS.
6. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM UTILITY COMPANIES AND MAY NOT REPRESENT TRUE LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT.
7. CONSTRUCTION STAKING AND COORDINATION WILL BE DONE BY THE PROJECT ENGINEER, BOWMAN & WILLIAMS, 1011 CEDAR STREET (P.O. BOX 1621), SANTA CRUZ, CA 95061. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER (426-3560) 72 HOURS PRIOR TO THE NEED FOR CONSTRUCTION STAKING.
8. THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO THE START OF WORK.
9. NO CHANGES IN THE APPROVED IMPROVEMENT PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE COUNTY OF SANTA CRUZ DEPARTMENT OF PUBLIC WORKS AND THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
10. THE CONTRACTOR SHALL NOTIFY THE COUNTY GRADING INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION (831) 454-2160.
11. THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST 48 HOURS PRIOR TO THE START OF GRADING CONSTRUCTION (831) 722-4175.
12. THE CONTRACTOR SHALL NOTIFY THE COUNTY CONSTRUCTION ENGINEER AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION (831) 454-2160.
13. ALL PERMITS, COUNTY AND STATE, SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
14. ALL PUBLIC UTILITIES SHALL BE INSTALLED UNDERGROUND.
15. EARTHWORK IS NOT ALLOWED BETWEEN OCTOBER 15 AND APRIL 15 UNLESS WINTER GRADING APPROVAL IS OBTAINED FROM ENVIRONMENTAL PLANNING.
16. THE DIRECTOR OF PUBLIC WORKS OR HIS AUTHORIZED REPRESENTATIVE SHALL HAVE THE AUTHORITY TO "STOP WORK" IF THE WORK IS NOT BEING DONE IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS.
17. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE.
18. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES DURING CONSTRUCTION. SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL OR DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
19. PRIOR TO CONSIDERATION FOR FORMAL COUNTY ACCEPTANCE OF THE IMPROVEMENTS, AS-BUILT PLANS WILL BE PREPARED BY COUNTY STAFF. ANY CHANGES FROM THE IMPROVEMENT PLANS NOT PREVIOUSLY APPROVED BY THE DEPARTMENT OF PUBLIC WORKS WILL REQUIRE RESTORATION AND ADJUSTMENT TO THE SATISFACTION OF THE COUNTY.
20. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE SANTA CRUZ COUNTY DESIGN CRITERIA FIG. ST-6A AND DW-2.
21. ALL WORK ADJACENT TO OR WITHIN A COUNTY ROAD SHALL BE SUBJECT TO THE PROVISIONS OF CHAPTER 9.70 OF THE COUNTY CODE, INCLUDING OBTAINING AN ENCROACHMENT PERMIT WHERE REQUIRED. WHERE FEASIBLE, ALL IMPROVEMENTS ADJACENT TO OR AFFECTING A COUNTY ROAD SHALL BE COORDINATED WITH ANY PLANNED COUNTY SPONSORED CONSTRUCTION ON THAT ROAD.
22. NO LAND DISTURBANCE SHALL TAKE PLACE PRIOR TO ISSUANCE OF BUILDING PERMITS (EXCEPT THE MINIMUM REQUIRED TO INSTALL REQUIRED IMPROVEMENTS, PROVIDE ACCESS FOR COUNTY REQUIRED TESTS OR TO CARRY OUT OTHER WORK SPECIFICALLY REQUIRED BY ANOTHER OF THESE CONDITIONS.
23. TO MINIMIZE NOISE, DUST AND NUISANCE IMPACTS OF SURROUNDING PROPERTIES TO INSIGNIFICANT LEVELS DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE FOLLOWING MEASURES DURING CONSTRUCTION:
    1. LIMIT CONSTRUCTION TO THE TIME BETWEEN 8:00 AM AND 5:00 PM WEEKDAYS, UNLESS A TEMPORARY EXCEPTION TO THIS TIME RESTRICTION IS APPROVED IN ADVANCE BY THE COUNTY 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 NAME, PHONE NUMBER, AND NATURE OF THE DISTURBANCE SHALL BE RECORDED BY THE DISTURBANCE COORDINATOR. 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 COUNTY STAFF FROM AREA RESIDENTS MAY RESULT IN THE INCLUSION OF ADDITIONAL OPERATIONAL CONDITIONS.
    2. EACH DAY THAT IT DOES NOT RAIN, EXPOSED SOIL SHALL BE WET DOWN FREQUENTLY ENOUGH TO PREVENT SIGNIFICANT AMOUNTS OF DUST FROM LEAVING THE SITE.
24. ALL REQUIRED LAND DIVISION IMPROVEMENTS SHALL BE SUBSTANTIALLY COMPLETE, TO THE SATISFACTION OF THE COUNTY DIRECTOR OF PUBLIC WORKS PRIOR TO FINAL INSPECTION CLEARANCE FOR ANY NEW STRUCTURE ON THE LOTS.

CONCRETE NOTES

1. ALL CONCRETE WORK SHALL BE DONE IN CONFORMANCE WITH THE LATEST EDITION OF THE ACI CODE AND THE LATEST EDITION OF THE MANUALS OF CONCRETE PRACTICE.
2. CONCRETE SHALL BE CLASS A, 6 SACK MINIMUM, 3/4" AGGREGATE WITH A COMPRESSIVE STRENGTH OF 4000PSI IN 28 DAYS.
3. REBAR SHALL BE GRADE 40 OR BETTER.
4. USE 1/2" RADIUS JOINTER FOR ALL SCORE LINES.
5. PROVIDE NON SKID FINISH ON SLOPES IN EXCESS OF 10%.
6. PROVIDE LIGHT BROOM FINISH ON ALL SURFACES.
7. ALL EXPOSED CORNERS SHALL BE CORNER TOOLED TO HAVE A CLEAN EDGE.
8. PUMPED CONCRETE SHALL NOT BE ALLOWED TO FREE FALL MORE THAN 4 FEET.
9. ALL CONCRETE SHALL BE ALLOWED TO CURE FOR A MINIMUM OF 7 DAYS PRIOR TO BACKFILLING OR ALLOWING VEHICLE ACCESS.

DISCLAIMER

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REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. NAESS
No. 42868
Exp. 3-31-10
CIVIL
STATE OF CALIFORNIA

APN 052-271-03

REVISED		
3	REVISED 6-15-09 PER COUNTY COMMENTS	
2	REVISED 1-28-09 PER COUNTY COMMENTS	
1	REVISED 10-13-08 PER COUNTY COMMENTS	

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
1011 CEDAR STREET
SANTA CRUZ, CA 95060
(831) 426-3560

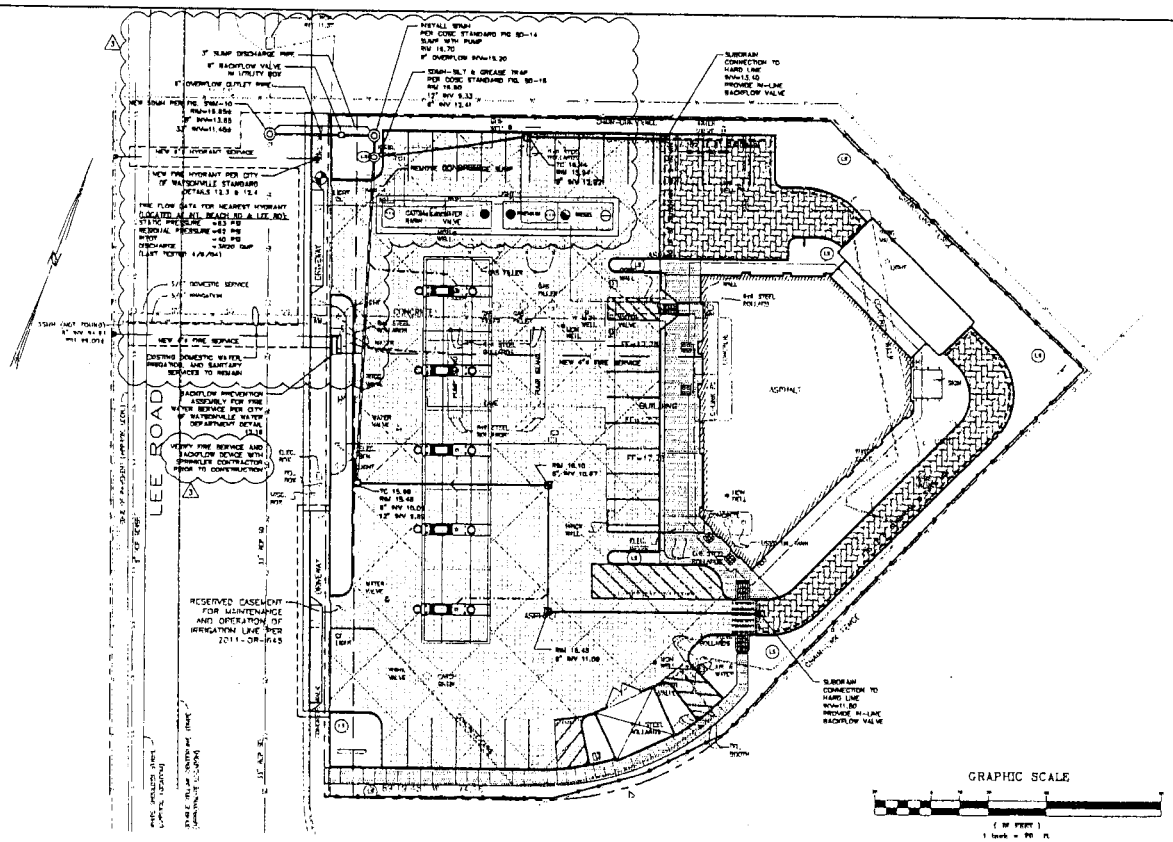
REGISTERED CIVIL ENGINEER NO. 42868

PRELIMINARY GRADING PLAN

RIVERSIDE DRIVE CHEVRON
HAGHSHENAS KHOSROW OWNER
200 LEE ROAD
WATSONVILLE, CA 95076-9449

SCALE 1"=20'	DRAWN CRC	JOB NO. 23078-1	SHEET
DATE JANUARY 20, 2008	CHECKED JRN	MODEL	C2
DESIGN CRC	DWG NAME 23078 DWG	FILE NO. 23078-1	OF 3

EXHIBIT A



TECHNICAL SPECIFICATIONS

1. ALL GRADING SHALL CONFORM TO SECTION 19 OF THE CALIFORNIA STANDARD SPECIFICATIONS, JULY 1992 EDITION, AND RECOMMENDATIONS AS SPECIFIED BY ALBERT SCHERZINGER J. STRUCTURAL ENGINEERING IN THE REPORT "GEOTECHNICAL INVESTIGATION FOR PAJARO VALLEY CHEVROLET, 200 LEE ROAD, WATSONVILLE, CALIFORNIA, PROJECT NO. 99-0-0-0-0, DATED SEPTEMBER 29, 2000.
2. ALL PLANTING OPERATIONS, INSTALLED WORK, GRADING, AND DRAINAGE SYSTEMS CONSTRUCTION SHALL BE OBSERVED BY THE PROJECT GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER OF RECORD FOR THE PROJECT IS HAI G. CHAKOPOULOS, P.O. BOX 90245, SOUTH VALLEY, CA 93067, PHONE NUMBER (661) 295-9400, FAX NUMBER (661) 295-7985.
3. THE CONTRACTOR SHALL CONTACT THE PROJECT GEOTECHNICAL ENGINEER AT LEAST 72 HOURS IN ADVANCE FOR ANY REQUIRED ON-SITE INSPECTIONS OR TESTING.
4. ALL FIGURE (FIG) REFERENCES, UNLESS OTHERWISE SPECIFIED, REFER TO STANDARD DRAWINGS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA MANUAL."
5. STORMWATER PIPE SHALL BE SCH 40 P.V.C., O. I. DIP OR A.B.S. 9-17 SWEEPER INTERCEPTOR CORRUGATED POLYETHYLENE PIPE OR APPROVED SUBSTITUTE, OR AS NOTE ON PLANS.
6. STORMWATER TRENCH BACKFILL SHALL BE PER COUNTY STANDARD FIG. 55-PL.
7. STORM DRAIN MANHOLE COVERS SHALL BE PER COUNTY STANDARD FIG. 65-14.
8. CATCH BASINS POST SHALL BE TYPE 6.5 CURB INLETS PER FIGS. 55-4 & 55-16 OR AS NOTE ON PLANS.
9. CONCRETE CURBS, GUTTERS AND A.C. CURB SHALL BE CONSTRUCTED PER COUNTY STANDARD FIG. 17-46.
10. PAVEMENT SHALL BE PER THE DETAILS SHOWN ON THE PLANS.
11. ALL PAVEMENT AND SIDEWALKS SHALL BE PROPERLY SEW A GRADIENT OF NOT LESS THAN 20 (1/2 INCH PER FOOT) IN AT LEAST ONE DIRECTION.
12. WORKMANSHIP SHALL BE CLASS 1 IN ACCORDANCE WITH SECTIONS 36-1.02, 36-1.03, 36-1.04 & 36-1.05 OF THE STANDARD SPECIFICATIONS.
13. ASPHALT CONCRETE SHALL BE TYPE B AND SHALL CONFORM TO THE REQUIREMENTS IN SECTION 39, "ASPHALT CONCRETE" OF THE STANDARD SPECIFICATIONS AND THESE SPECIAL PROVISIONS. ASPHALT CONCRETE SHALL BE PRODUCED FROM COMMERCIAL QUALITY ASPHALT AND AGGREGATES. THE SPREADING AND COMPACTION REQUIREMENTS OF THE STANDARD SPECIFICATIONS WILL NOT APPLY.

THE ASPHALT CONCRETE SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

a) ASPHALT CONCRETE SHALL BE PRODUCED AT A CENTRAL MIXING PLANT.
b) AGGREGATE SHALL CONFORM TO THE 1/2 GRADING, MEDIUM GRADING SPECIFIED IN SECTION 39-1.02, "AGGREGATE" OF THE STANDARD SPECIFICATIONS.
c) THE AMOUNT OF ASPHALT BINDER TO BE USED WITH THE AGGREGATE SHALL BE BETWEEN 4 PERCENT (4.0) AND 7 PERCENT (7.0) BY WEIGHT OF DRY AGGREGATE AS DETERMINED BY THE DIRECTOR OF PUBLIC WORKS.
d) SPREADING AND COMPACTING SHALL BE PERFORMED BY METHODS THAT WILL PRODUCE AN ASPHALT CONCRETE SURFACE OF UNIFORM SMOOTHNESS, TEXTURE AND DENSITY.

CITY OF WATSONVILLE WATER DEPARTMENT NOTES

1. OBTAIN WATER APPROVAL FROM THE DEPARTMENT FOR THE SERVICE SIZE AND LOCATION.
2. COPPER WELDED MUST BE SHOWN INSTALLED ON PRIVATE SUPPLY LINE BEFORE USE OF METER.
3. NEW RESIDENTIAL SERVICES AND ADDITIONAL RESIDENTIAL UNITS SHALL BE PROVIDED WITH INDIVIDUAL METERS TO EACH UNIT.
4. WATER LINES THAT CROSS ADJACENT PROPERTIES MUST BE SUBMITTED WITH COPIES OF EASEMENTS.
5. PRIVATE METERED WATER CALCULATIONS FOR ALL NON-RESIDENTIAL AND FOR LARGE UNIT RESIDENTIAL DEVELOPMENTS, IRRIGATION METERS ARE REQUIRED FOR ALL MULTI-RESIDENTIAL, COMMERCIAL AND INDUSTRIAL PROJECTS.
6. PROVIDE CROSS CONNECTION PROTECTION (BACKFLOW) OF ALL IRRIGATION METERS PER CITY STANDARDS.
7. ALL WATER MAINS SHALL BE CONSTRUCTED IN STRICT CONFORMANCE OF THE CITY OF WATSONVILLE WATER DIVISION STANDARD SPECIFICATIONS LATEST EDITION. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY IN HIS/HER POSSESSION.
8. NO WATER MAIN WILL BE INSTALLED UNTIL ALL REQUIRED FORMS AND RECORDED EASEMENTS ARE APPROVED BY THE CITY OF WATSONVILLE WATER DIVISION.
9. THE DEVELOPER SHALL PROVIDE TO THE CITY, PRIOR TO CONSTRUCTION, TWO COPIES OF WATER CONSTRUCTION SURVEY DATA INCLUDING INFORMATION AS TO TYPE, SIZE, OFFSETS, PIPE ELEVATIONS AND DEPTH TO FLOW LINE OF MAINS, ALL TEES, FITTINGS, VALVES, SERVICES, HYDRANTS, ETC. SHOULD BE PHYSICALLY MARKED.
10. PROVIDE A REQUEST FOR ALL REQUIRED WATER METERS, INCLUDING PAYMENT FOR THE METERS. PROVIDE CALCULATIONS SUPPORTING THE SIZE AND TYPE OF THE METERS.
11. A MINIMUM CLEARANCE OF 1-FOOT SHALL BE PROVIDED BETWEEN PIPES, SPRINKLERS AND OTHER LANDSCAPE MATERIALS AND ALL THE PROTECTIVE EQUIPMENT (HYDRANTS, FIRE SPRINKLER SYSTEM CONNECTIONS, VALVES).

ABBREVIATIONS

BW	BACK OF WALK
COSC	COUNTY OF SANTA CRUZ
(E)	EXISTING
FG	FINISH GRADE
FL	FLOW LINE
HP	HIGH POINT
INV	INVERT ELEVATION
LF	LINEAR FEET
MSL	MEAN SEA LEVEL
S	SLOPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
TC	TOP OF CURB
TYP	TYPICAL

LEGEND

EDGE OF PAVEMENT

CONCRETE WALKWAY (SEE ARCHITECTURAL PLANS FOR CONCRETE PAVEMENT SECTION)

CONCRETE HARDSCAPE (SEE ARCHITECTURAL PLANS FOR CONCRETE PAVEMENT SECTION)

PERVIOUS PAVEMENT (SEE SHEET C4 FOR DETAIL)

STORM DRAIN 12"Ø

STORM DRAIN 6"Ø

CATCH BASIN

MANHOLE

FIRE HYDRANT

FIRE BACK FLOW DEVICE

RAIN WATER LEADER

RAIN WATER LEADER

EXISTING WATER LINE

EXISTING SANITARY SEWER

EXISTING STORM DRAIN

STORM DRAIN NOTES

1. A MAINTENANCE AGREEMENT FOR THE ON-SITE STORM DRAINAGE SYSTEM SHALL BE SIGNED AND RECORDED AT THE TIME OF PLAN APPROVAL.
2. PROVIDE SURFACE STATING "NO DUMPING—DRAINS TO BAY" ADJACENT TO ALL INLETS. THIS DRAINAGE IS TO BE MAINTAINED BY THE PROPERTY OWNER.

SANTA CRUZ COUNTY SANITATION DISTRICT NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE REQUIREMENTS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA."
2. ALL FIGURE (FIG) REFERENCES, UNLESS OTHERWISE SPECIFIED, REFER TO STANDARD DRAWINGS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA."
3. NO CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS.
4. THE DIRECTOR OF PUBLIC WORKS OR HIS AUTHORIZED REPRESENTATIVE SHALL HAVE THE AUTHORITY TO "STOP WORK" IF THE WORK IS NOT BEING DONE IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS.
5. THE CONTRACTOR SHALL NOTIFY THE COUNTY CONSTRUCTION INSPECTOR (831-454-2160) OR LEAVE MESSAGE AT 831-454-2160 SHORT NOTICE 8:00 A.M. AT LEAST 24 HOURS PRIOR TO THE CONNECTION OF ANY SANITARY SEWER TO THE SEWER LATERAL, OR TO THE MEASUREMENT INSPECTOR ON THE CASE OF IMPROVEMENTS NO REQUIRING PERMITS. ALL SEWER SERVICE LINE HAS BEEN PROPERLY ABANDONED.
6. EACH NEW SANITARY SEWER LATERAL NOT INDIVIDUALLY CONNECTED TO A PRIVATELY OWNED SHALL BE MARKED WITH A 2"x4"x8' REDWOOD STAKE MARKED "SL" 12" ABOVE FINISH GRADE, AT THE END OF EACH NEW LATERAL STUB-OUT. AN "S" SHALL BE PAINTED ON THE MARKER AND THE END OF EACH LATERAL. SHALL BE PROPERLY CAPPED. ALL LATERALS INSTALLED IN NEW DEVELOPMENTS SHALL ALSO BE MARKED BY STAMPING AN "S" IN THE CURB JUST ABOVE THE LATERAL.
7. INSULATED COPPER WIRE (NO. 14) SHALL BE PLACED ALONG TOP OF ALL GRAVITY AND FORCE MAINS. THE WIRE SHALL RUN BETWEEN MANHOLES, CLEANOUTS, OR OTHER APPROPRIATE FACILITIES, BROUGHT TO THE SURFACE AND SECURED OR OTHERWISE SECURELY ATTACHED TO THE MANHOLE OR CLEANOUT COVER OR OTHER APPROPRIATE METAL STRUCTURE.
8. FOLLOWING THE SUCCESSFUL COMPLETION OF CLEANING AND TESTING, ALL SANITARY SEWER MAINS SHALL BE TO BE COUNTY-INSPECTED, OR PRIVATE LINES AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR, SHALL FIRST BE FLUSHED, THEN REFLOWED AT THE DEVELOPER'S EXPENSE WITH MIN VIDEO FORMAT VIDEO TAPE. SAID VIDEO TAPE AND ACCOMPANYING REPORT SHALL BE SUBMITTED TO THE SANITATION DISTRICT FOR REVIEW AND APPROVAL PRIOR TO THE ACCEPTANCE OF THE PROJECT AND ANY ASSOCIATED BOND—(PTT FOR BUILDING OCCUPANCY. THE CONTRACTOR SHALL REFER TO PART 4, "SANITARY SEWER DESIGN" OF THE SEWER CRITERIA FOR SPECIFICATIONS ON PIPE LAYING, PRESSURE TESTING AND ALLOWABLE DESIGN TOLERANCES.
9. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED ON ALL GRAVITY LATERALS WITHIN THE DEVELOPMENT. THE VALVES SHALL BE LOCATED IN SUCH A WAY AS TO PREVENT ANY DAMAGE TO ADJACENT PROPERTY AS A RESULT OF REFLOW RELEASED FROM THE DEVICE (FIG. 55-11).
10. UNDERGROUND UTILITY LOCATIONS SHOWN ARE COMPILED FROM INFORMATION SUPPLIED BY THE APPROPRIATE UTILITY AGENCY. CONTRACTOR SHALL VERIFY LOCATION OF AFFECTED UTILITY LINES AND PIPELINES WHERE AREAS WHERE POTENTIAL CONFLICTS ARE LIKELY OR DATA IS OTHERWISE INCOMPLETE.
11. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE.
12. ALL SANITARY SEWERS WITHIN THE MOVEMENT OR UNDER CURB, GUTTER OR SIDEWALK SHALL BE IN PLACE, INSPECTED, AND APPROVED FOR ACCEPTANCE PRIOR TO PLACING THE PERMANENT PAVING OR CURB MOVEMENT OF PLACING ANY CURB, GUTTER OR SIDEWALK THEREON.
13. IF SIDEWALKS ARE NOT PLACED MONOLITHICALLY WITH CURB AND GUTTER, PLACE AN SCHEDULE 40 (1000 LF 1" O.D.) IN BACK OF CURB 3" BELOW TOP OF CURB, 6" INTO CONCRETE.
14. REFER TO FIGURES 55-22 & 2-39 AND 5P-1 & -7 FOR BACKFILL REQUIREMENTS. REFER TO 55-11 FOR CONCRETE CAP AND ENCASEMENT REQUIREMENTS.
15. WATER SERVICE FOR THE SITE SHALL BE INSTALLED BY THE CONTRACTOR ACCORDING TO SINGLE CHECK WATER DISTRICT REQUIREMENTS AND DETAILS BY THE ENGINEER.
16. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL OR DISTURBED SURFACE SHALL BE PERMANENTLY PROTECTED FROM EROSION.
17. PRIOR TO CONSIDERATION FOR FORMAL COUNTY ACCEPTANCE OF THE IMPROVEMENTS, AS-BUILT PLANS WILL BE PREPARED BY COUNTY STAFF. ANY CHANGES FROM THE APPROVED PLANS NOT PREVIOUSLY APPROVED BY THE DEPARTMENT OF PUBLIC WORKS WILL REQUIRE RESUBMITTAL AND ADJUSTMENT TO THE SATISFACTION OF THE COUNTY.
18. SANITARY SEWER MANHOLES SUBJECT TO SURFACE OF STORM SEWER SHALL HAVE SH-W/W-NOT 1204.

UNDERGROUND NOTES

1. ALL KNOWN EXISTING UTILITY LINES ARE SHOWN FOR INFORMATION ONLY AND HAVE COME FROM VARIOUS SOURCES OF RELIABILITY. VALIDITY LOCATIONS AND ORIGINAL DESIGN DRAWINGS HAVE BEEN USED TO DETERMINE UTILITY LOCATIONS SHOWN HEREON. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING UTILITIES OR FACILITIES TO REMAIN IN PLACE. WHETHER OR NOT TOUCH LINES OR FACILITIES ARE SHOWN ON THESE PLANS, AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO. CONTRACTOR IS ADVISED TO CONTACT A UNDERGROUND SERVICE LOCATOR FOR MARKING UNDERGROUND LINES PRIOR TO BEGINNING WORK. THE PROJECT INSPECTOR SHALL BE PRESENT WHILE THE UNDERGROUND SERVICE LOCATOR IS ONSITE.
2. MATERIALS FOR PIPE, STORM WATER INLETS, AND CLEANOUTS AND INSTALLATION PROCEDURES SHALL BE IN CONFORMANCE WITH APPLICABLE UBC AND CPC SECTIONS, AND THESE PLANS AND DETAILS SHOWN HEREON. SANITARY SEWER PIPE DESIGNATED "SS" SHALL BE PVC OR SDR 35 BELL AND SPIGOT GASKET, SMOOTH INTERIOR PIPE OR APPROVED EQUAL. STORM DRAIN PIPE DESIGNATED "SD" SHALL BE PVC SDR 35 BELL AND SPIGOT GASKET, SMOOTH INTERIOR PIPE OR APPROVED EQUAL.
4. ALL DRAINAGE PIPE SHALL BE SHIPPED, STORED AND INSTALLED PER THE PIPE MANUFACTURERS RECOMMENDATIONS.
5. ALL CONCRETE DRAINAGE INLETS CALLED OUT ON THE PLANS SHALL BE CHARMITY BRAND PRECAST CONCRETE OR THE EQUIVALENT. ALL STRUCTURES SHALL BE STORED, HANDLED AND INSTALLED PER THE MANUFACTURERS RECOMMENDATION. ALL GRATES IN PAVEMENT AREAS SHALL BE ADA COMPLIANT.
6. ALL CONCRETE DRAINAGE INLETS CALLED OUT ON THE PLANS SHALL HAVE A STANDARD BAYED FRAME.
7. STORM DRAIN TRENCH BACKFILL SHALL CONFORM TO COUNTY OF SANTA CRUZ STANDARD SPECIFICATION SECTION AND THE DETAILS SHOWN HEREON. JETTING OF BACKFILL MATERIALS TO ACHIEVE COMPACTION IS NOT ALLOWED.
8. ANY TRENCHING OR DIGGING UNDER TREE CANOPIES SHALL BE DONE BY HAND IN ORDER TO PREVENT DAMAGE TO ROOTS. ROOTS THAT REQUIRE REMOVAL SHALL BE CUT CLEANLY WITH HAND TOOLS. USE WHITE LATEX PAINT ON CUTS GREATER THAN 3" IN DIAMETER.

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REGISTERED PROFESSIONAL ENGINEER JEFFREY R. NAESS No. 42868 Exp. 3-31-10 CIVIL STATE OF CALIFORNIA

APN 052-271-03

REVISED	
3	REVISED 6-15-09 PER COUNTY COMMENTS
2	REVISED 1-26-09 PER COUNTY COMMENTS
1	REVISED 10-13-08 PER COUNTY COMMENTS

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
101 CEDAR STREET
SANTA CRUZ, CA 95060
(831) 426-3560
REGISTERED CIVIL ENGINEER NO. 42868

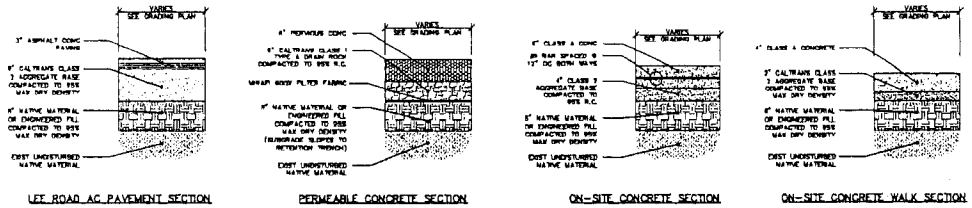
PRELIMINARY DRAINAGE & UTILITY PLAN

RIVERSIDE DRIVE CHEVROLET
WASHBURN LEE KNOSHOW OWNER
200 LEE ROAD
WATSONVILLE, CA 95076-9448

SCALE 1"=20'	DRAWN CRC	JOB NO. 23078-1	SHEET C3
DATE JANUARY 30, 2008	CHECKED JRN	PROJ	
DESIGN CRC	DWG NAME 23078.DWG	FILE NO. 23078-1	OF 1

20/141
-61-

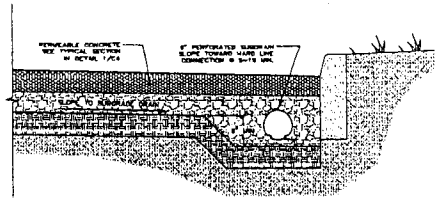
EXHIBIT A



LFT ROAD AC PAVEMENT SECTION | PERMEABLE CONCRETE SECTION | ON-SITE CONCRETE SECTION | ON-SITE CONCRETE WALK SECTION

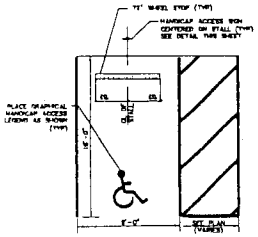
1 / C4 TYPICAL PAVEMENT SECTIONS

SCALE: 3/4"=1'-0"

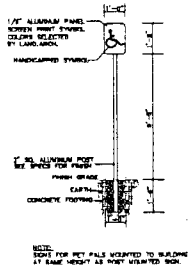


2 / C4 PERMEABLE CONCRETE DRAINAGE SYSTEM

SCALE: 3/4"=1'-0"



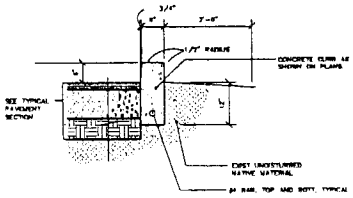
HANDICAP PARKING STALL STRIPING DETAIL



HANDICAP ACCESS SIGN DETAIL

3 / C4 HANDICAP PARKING STALL

SCALE: 1/2"=1'-0"



4 / C4 TYPICAL CONCRETE CURB

SCALE: N.T.S.

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REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. NAESS
No. 42666
Exp. 3-31-10
CIVIL
STATE OF CALIFORNIA

APN 053-171-63

REVISED	
1	REVISED 8-15-08 PER COUNTY COMMENTS
1	REVISED 1-26-08 PER COUNTY COMMENTS
1	REVISED 10-13-08 PER COUNTY COMMENTS

BOWMAN & WILLIAMS
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1011 CEDAR STREET
SANTA CRUZ, CA 95060
(831) 426-3560

REGISTERED CIVIL ENGINEER NO. 42666

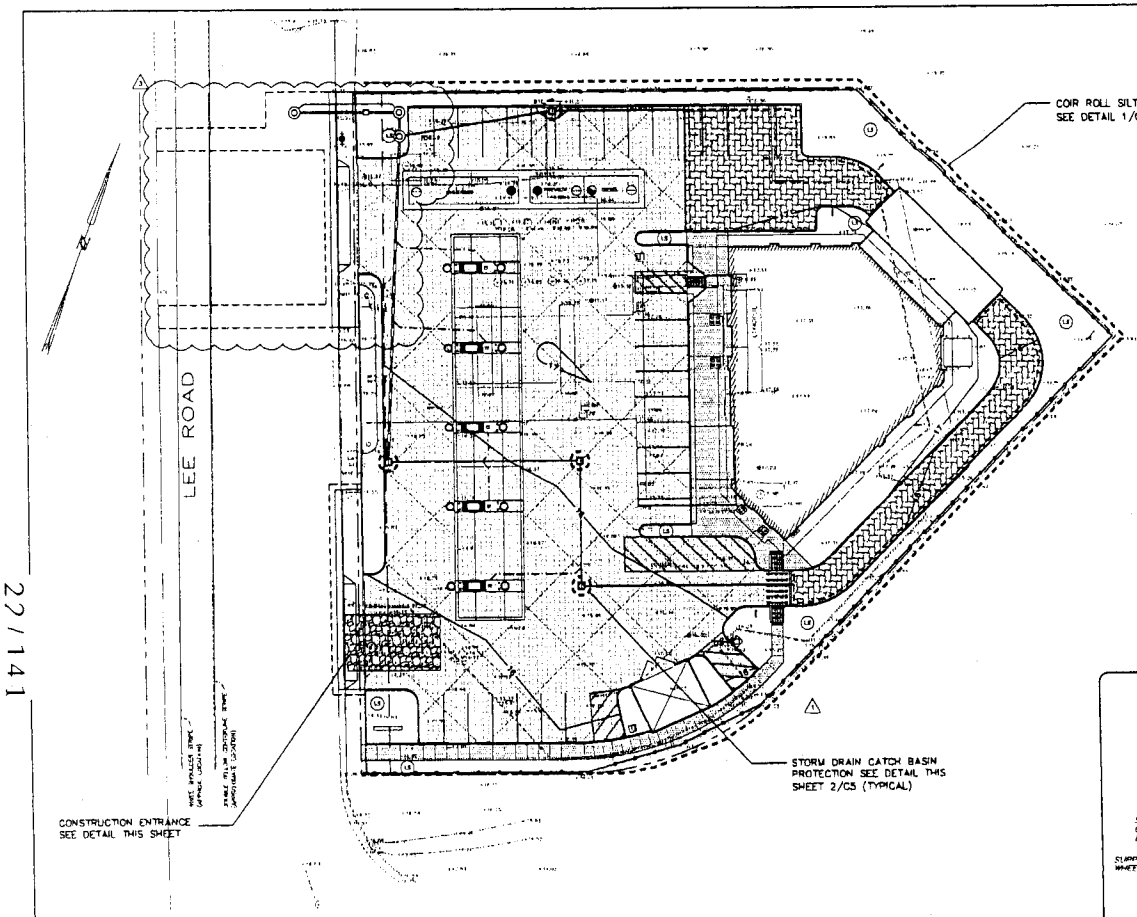
MISCELLANEOUS DETAILS

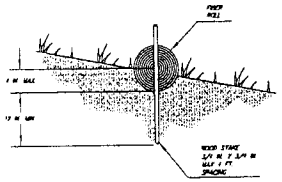
RIVERSIDE DRIVE CHEVRON
MAGHAMEVAS KHOROSHOV OWNER
700 LEE ROAD
WATSONVILLE, CA 95076-9448

SCALE 1"=20'	DRAWN CRC	JOB NO. 13028-1	SHEET
DATE JANUARY 30, 2008	CHECKED JRN	NTOCH	C4
DESIGN CRC	DWG NAME 13028.DWG	FILE NO. 13028-1	OF 1

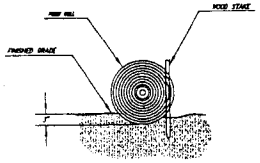
21/141
-62-

EXHIBIT A





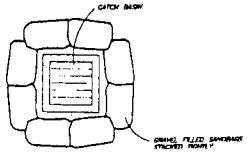
ENTRENCHMENT DETAIL
IN SLOPE AREA



ENTRENCHMENT DETAIL
IN FLAT AREA

1/C5 FIBER/COIR ROLL SILT BARRIER

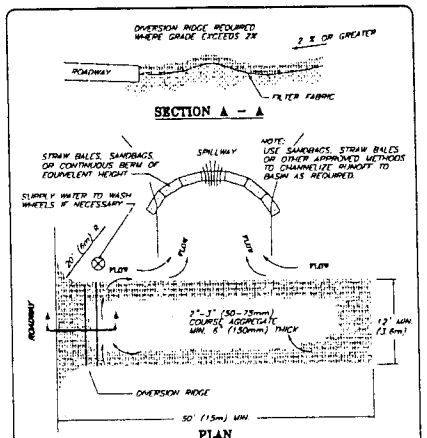
SCALE: 1"=1'-0"



NOTES:
1. PLACE SEDIMENT BARRIERS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN "GEOTEXTILE" FABRIC ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE PAVEMENT WHEN BARRIER FELL.

2/C5 GRAVEL BAG CB PROTECTION

SCALE: NTS



PLAN

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABLIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

(1/C5 DETAIL)

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

TEMPORARY EROSION CONTROL MEASURES

1. NO LAND CLEARING, GRADING, OR EXCAVATION SHALL BE DONE BETWEEN OCTOBER 15TH AND APRIL 15TH. ANY DEVIATION FROM THIS CONDITION REQUIRES REVIEW AND APPROVAL OF A SEPARATE WINTER EROSION CONTROL PLAN BY ENVIRONMENTAL PLANNING PRIOR TO BEGINNING SUCH CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.
2. EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT A MINIMUM BETWEEN OCTOBER 15TH AND APRIL 15TH. BETWEEN OCTOBER 15TH AND APRIL 15TH HAY BALES, FIBER ROLLS, SILT FENCES OR OTHER MEANS SHALL BE EMPLOYED TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING ANY WATERCOURSE.
3. RUNOFF FROM THE CONSTRUCTION SITE MUST NOT BE ALLOWED TO FLOW OVER ANY FILL SLOPES.
4. RUNOFF SHALL BE DIRECTED TOWARDS THE NEAREST CATCH BASIN WITH TEMPORARY EARTHEN BERMS.
5. SILT BARRIERS SHALL BE CONSTRUCTED ALONG THE BOTTOM OF ALL GRADED SLOPES.
6. CATCH BASINS SHALL BE ENCIRCLED BY A SILT BARRIER ON ALL FOUR SIDES. USE GRAVEL FILLED SANDBAGS OR STRAW BALE INLET BARRIER. PROVIDE FILTER FABRIC UNDER HALEY GRATE.
7. ON ALL FINISH GRADED SLOPES, ON- AND OFF-SITE, EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR PLANTING OF THE FOLLOWING SCS APPROVED EROSION CONTROL MIX AT A RATE OF 30 LBS PER ACRE.

SEED TYPE	SEED APPLICATION RATE
BLANDO BROME	17.5 LB PER ACRE
ROSE CLOVER (VELLET MACULATED)	12.5 LB PER ACRE
CREEPING RED FESCUE	5 LB PER ACRE
ZORRO ANNUAL FESCUE	TRACE
WILDFLOWERS	TRACE

ONCE SLOPES ARE SEEDED AND RAKED, COVER THEM WITH TWO INCHES (2") OF STRAW. IF AVAILABLE, USE NATIVE BUNCH GRASS STRAW (PREFERABLY BROME CARINATUS). IF NOT AVAILABLE, USE COMMERCIALLY AVAILABLE TYPES (E.G. WHEAT, OAT, BARLEY, ETC.). EXPOSED SOIL ON SLOPES GREATER THAN 20 % SHALL BE SEEDED, COVERED WITH 2 INCHES OF STRAW, AND A NORTH AMERICAN GREEN SC150 EROSION CONTROL BLANKET, OR APPROVED EQUAL. THE EROSION CONTROL BLANKET SHALL BE STAPED IN PLACE.

FERTILIZER REQUIRED FOR THIS SEED MIX IS AMMONIUM PHOSPHATE AT AN APPLICATION RATE OF 250 LB PER ACRE.

SEEDING MAY BE OMITTED FOR AREAS THAT ARE TO RECEIVE PERMANENT LANDSCAPING PROVIDED SAID LANDSCAPING IS IN PLACE PRIOR TO OCTOBER 15TH.

8. UNNECESSARY GRADING AND DISTURBING OF SOIL SHALL BE AVOIDED.
9. DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO ENTER THE CHANNEL OR STORM DRAIN SYSTEM. USE OF SILT AND GREASE TRAPS, FLOW BERMS, HAY BALES OR SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE.
10. ALL EXCAVATED MATERIAL NOT SUITABLE FOR FILL OR REUSE SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.
11. ANY MATERIAL STOCKPILED ON-SITE SHALL BE COVERED WITH PLASTIC, ESPECIALLY DURING THE WINTER MONTHS OR DURING PERIODS OF RAIN.
12. IT IS THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.
13. 48 HOUR NOTICE SHALL BE GIVEN TO ENVIRONMENTAL PLANNING AT 454-3168 PRIOR TO COMMENCING WORK, AND UPON COMPLETION OF GRADING AND EROSION CONTROL. FAILURE TO COMPLY WILL RESULT IN ISSUANCE OF A STOP WORK ORDER.

LEGEND

FIBER/COIR ROLL OR SILT FENCE — — — —

HAY BALES

REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. HAESS
No. 42688
Exp. 3-31-10
CIVIL
STATE OF CALIFORNIA

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APN 052-271-03

REVISED	
3	REVISED 8-19-08 PER COUNTY COMMENTS
2	REVISED 1-29-08 PER COUNTY COMMENTS
1	REVISED 10-13-06 PER COUNTY COMMENTS

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
1011 CEDAR STREET
SANTA CRUZ, CA 95060
(831) 429-3660
REGISTERED CIVIL ENGINEER NO.

PRELIMINARY
EROSION CONTROL PLAN

RIVERSIDE DRIVE CHURCH
MAGNESSIANS AMERICAN OWNER
700 LEE ROAD
WATSONVILLE, CA 95076-9446

SCALE 1" = 20'	DRAWN CRC	JOB NO. 13078-1	SHEET C5
DATE JANUARY 30, 2008	CHECKED JRH	PROJ.	OF 3
DESIGN CRC	DWG NAME 13078.DWG	FILE NO. 13078-1	

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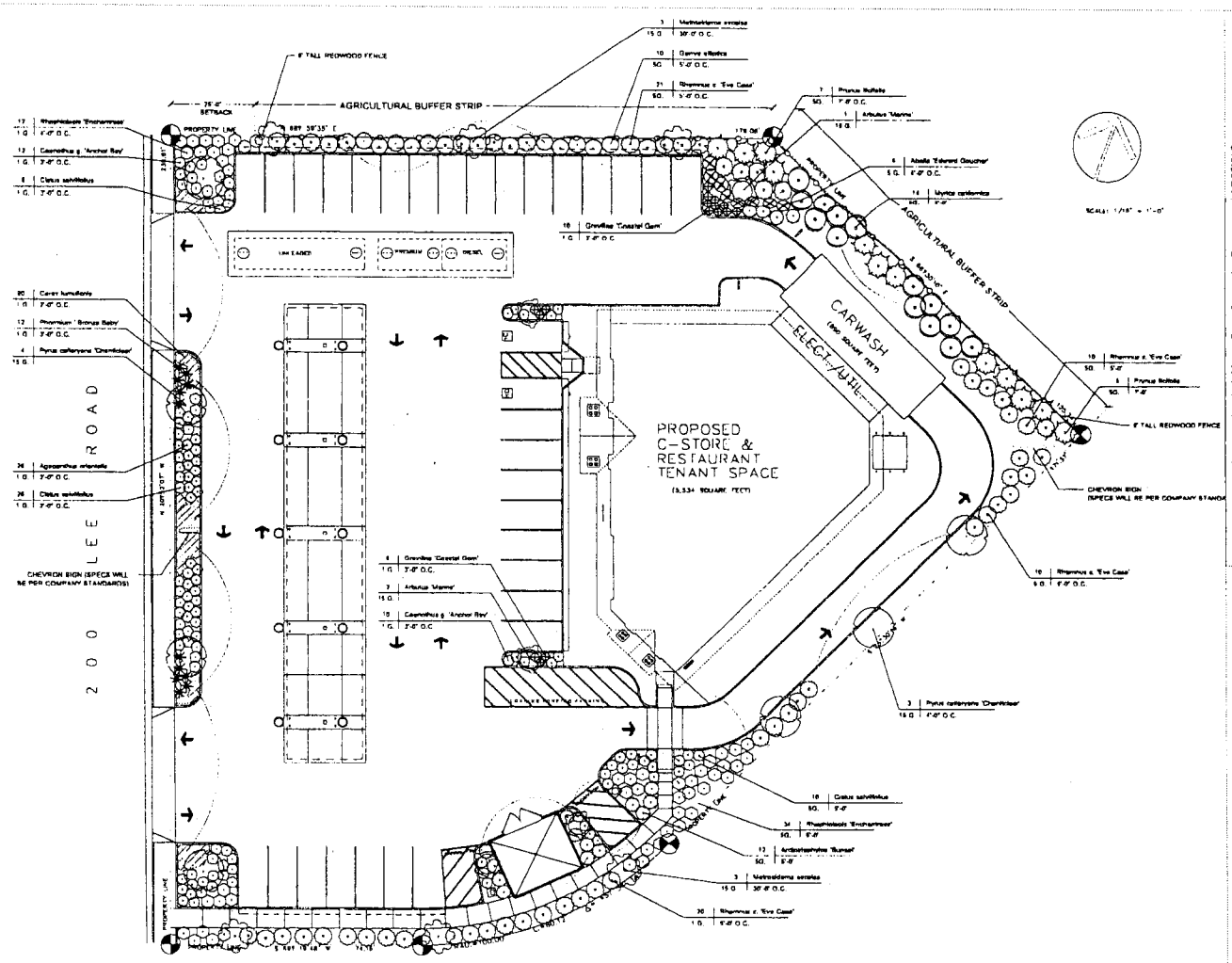
-63-

EXHIBIT A



PLANTING NOTES:
CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINE GRADING IN ALL LANDSCAPE AREAS.

ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE REPRESENTATIVE PRIOR TO INSTALLATION

CONTRACTOR TO DRILL HOLES THRU HARDPAN FOR ALL TREE INSTALLATION.

SHREDDED FIR BARK 3" IN DEPTH SHALL BE PLACED IN ALL SHRUB AREAS AFTER PLANTING.

ALL PLANT MATERIALS TO RECEIVE AGRIFORM FERTILIZER TABLETS FOLLOW DIRECTIONS AS GIVEN BY MANUFACTURER

PLANTING PIT MIX TO CONSIST OF 1/3 ORGANIC AMENDMENT AND 2/3 OF NATIVE SOIL.

THE CONTRACTOR SHALL MAINTAIN THE PROJECT FOR 90 DAYS OR AS REQUESTED BY THE OWNER. ALL PLANT MATERIAL TO BE GUARANTEED FOR ONE YEAR AFTER THE BEGINNING OF THE MAINTENANCE PERIOD.

PLANT MATERIAL SCHEDULE				
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	NOTES
Aloe grandiflora 'Edward Gaucher'	Glossy Aloe	5 G	8	
Agapanthus orientalis (Blue Flowers)	Lily-of-the-Nile	1 G	24	
Arbutus 'Marina'	Marina	15 G	6	
Arctostaphylos 'Sunset'	Manzanita	1 G	17	
Carex tumulicola	Berkeley Sedge	1 G	50	
Ceanothus g. 'Anchor Bay'	Anchor Bay Ceanothus	1 G	54	
Cistus salviifolius	Sageleaf Rockrose	1 G	42	
Calocephalus pulchrum	Purple Breath of Heaven	5 G	32	
Carex stricta	Coast Bitrtsedge	5 G	10	AGRICULTURAL BUFFER
Grevillea lanigera 'Coastal Gem'	Coastal Gem Grevillea	1 G	18	
Metrosideros excelsa	New Zealand Christmas Tree	15 G	6	
Myrica californica	Pacific Wax Myrtle	5 G	14	AGRICULTURAL BUFFER
Phormium tenax 'Bronze Baby'	Bronze Baby Flax	1 G	17	
Prunus dulcis 'Nonpareil'	Nonpareil Cherry	5 G	12	AGRICULTURAL BUFFER
Pyrus calleryana 'Chanticleer'	Chanticleer Pear	15 G	7	
Rhamnus californica 'Eve Case'	Coffeeberry	5 G	81	
Rhaphiolepis indica 'Enchantress'	India Hawthorn 'Enchantress'	1 G	66	

REVISIONS

ALI M. OSKOOROUCHI, Ph.D., G.E.
GEOTECHNICAL ENGINEER
POST OFFICE BOX 65245 SCOTTS VALLEY, CA95067

PAJARO VALLEY CHEVRON

LANDSCAPE

PROJECT SM-01-08
DATE JANURARY 30
SCALE 1/16" = 1'-0"
DRAWN BY MPV
CHECKED BY AMO
SHEET LS-
OF SHEE

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EXHIBIT A

EXHIBIT A

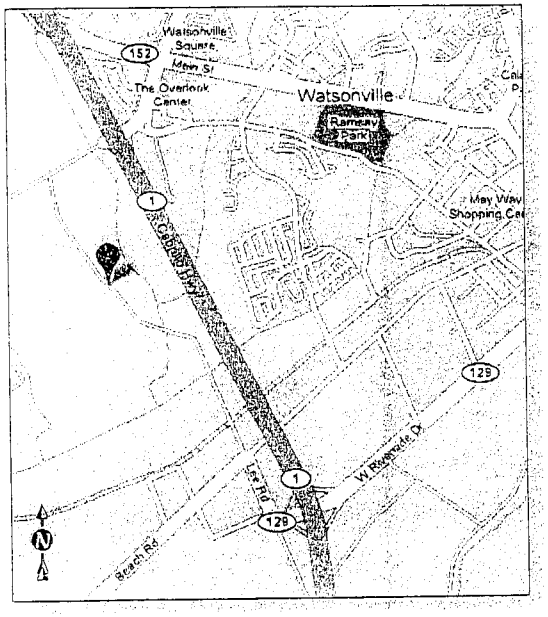
Pajaro Valley Service Station: Existing signs

Item #	Sign Location	Elevation*	Dimensions**	Approximate Sign Area (sq ft)	Description
1	North Sign	top of the sign; 21'-4" bottom of the sign; 14'-3"	7'-1" By 7'-1"	50	BAS- elevated
2	Lee Street	top of the sign; 8'-4" bottom of the sign; 1'-3"	7'-1" By 3'-8"	25.7	Monument Sign
3	Highway Sign	top of the sign; 54'-9" bottom of the sign; 40'-6"	14'-3" By 11'-6"	163	BAS- elevated
4	Pump isles				
	a- four on the sides ("Chevron" sign)	top El. 10'-8"	1'-6" By 1'-3"	7.5	(4) both sides of isles
	b- eight at the sides (pump # sign)	top El. 7'-8"	4'-0" By 0'-8"	21.336	(8) both sides of pumps
	c- four at the ends ("Self" sign)	top El. 10'-8"	1'-2" By 0'-8"	3.112	(4) both sides of isles
5	Pump signs at bottom (eight)	top of the sign; 1'-8"	1'-4" By 0'-6"	5.3	(8) both sides of pumps
	Pump signs at bottom (eight)	top of the sign; 1'-8"	1'-4" By 1'-2"	12.448	(8) both sides of pumps
6	Between pumps (four)	top of the sign; 4'-8"	3'-0" By 3'-0"	36	(4) both sides
7	Entrance to office	top of the sign; 13'-4"	2'-0" By 5'-0"	10	Building Sign
8	Canopy	all around canopy	10 " high		not included
9	Trush sign	top of the sign; 4'-8"	22" w x 10" h	6.12	4 of them
10	Glass window signs	24 hrs sign	48" w x 15" h	5	
		Hours Sign	14" w x 24" h	2.33	
		Warring Sign	12" w x 24" h	2	
	Total Area			348.9	

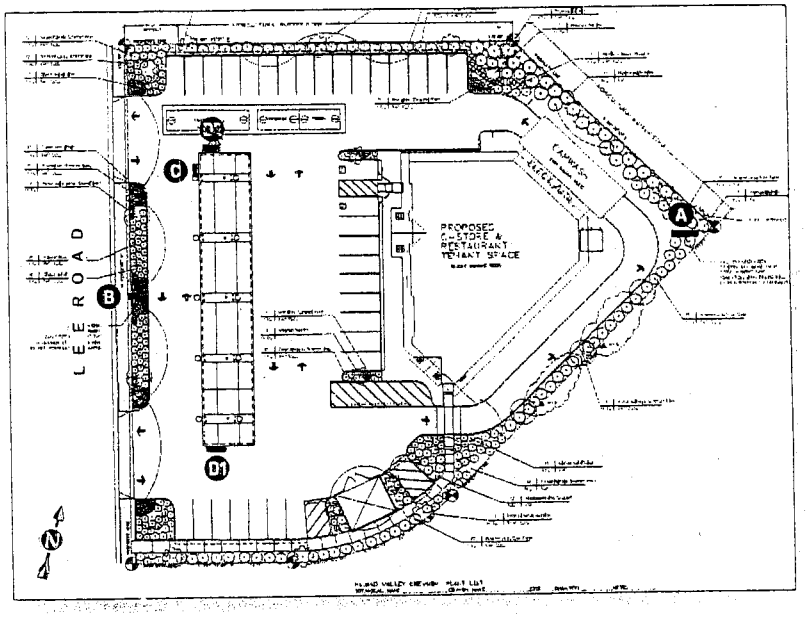
BAS Business advertising sign
* above existing grade
** Good to +/- 4 inches

EXHIBIT A

EXHIBIT B



AREA MAP / NTS



SITE PLAN / NTS

SIGN SCHEDULE

SIGN	DESCRIPTION	WIDTH	HEIGHT	PROPOSED	QTY	EXEMPT	TOTAL PROPOSED
B	Monument Full Size	30.88	34.38	7.37	2	NO	14.74
~~B~~	~~Monument Full Size~~	~~30.88~~	~~34.38~~	~~7.37~~	~~1~~	~~YES~~	~~0.00~~
B	Monument APC	30.88	12.00	2.57	2	NO	5.15
~~B~~	~~Monument APC~~	~~30.88~~	~~12.00~~	~~2.57~~	~~1~~	~~YES~~	~~0.00~~
C	Canopy Wordmark	128.00	24.00	21.33	1	NO	21.33
~~D~~	~~Canopy Hallmark~~	~~28.13~~	~~25.00~~	~~4.88~~	~~1~~	~~NO~~	~~4.88~~
				TOTAL SF:			~~40.99~~

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EXHIBIT A

SIGN DESIGNS INC.
Since 1971
P.O. Box 4590
204 Campus Way
Modesto, CA 95352
(209) 524-4484
Fax (209) 521-0272
C. S. C. L. 268001/C-45

X Customer Approval:

X Landlord Approval:

X Sales Approval:

Revisions
7/20/09rw: Revise site plan
7/21/09rw: Revise specifications

Chevron
200 Lee Road
Watsonville, Ca.

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Start Date: 7/13/09
Design #: 32277
Salesperson: GB
Designer: rw
Site Check
Production

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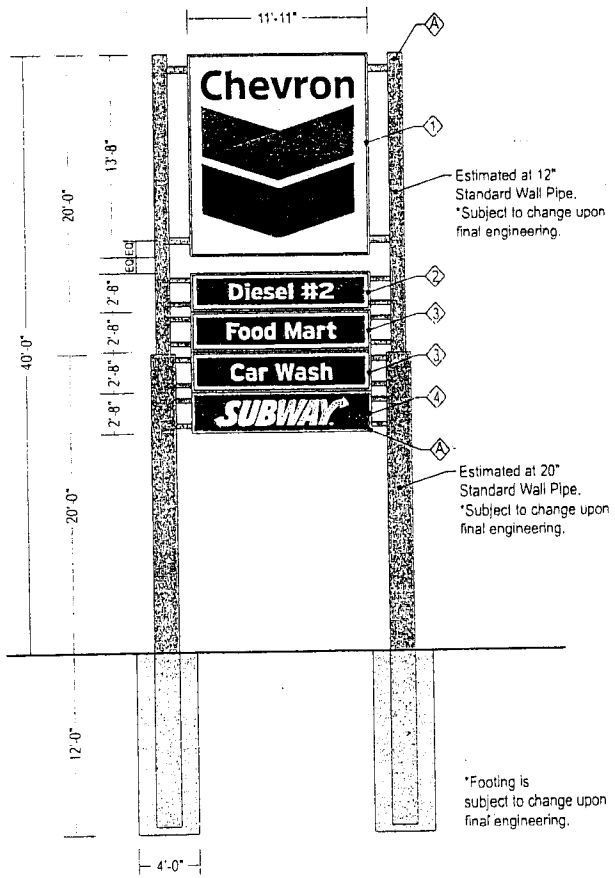
EXHIBIT C

SIGN A

Scale: 1/8" = 1'-0"



Photo/Elevation

Photos to follow

SIGN SCHEDULE							
SIGN	DESCRIPTION	WIDTH	HEIGHT	PROPOSED	QTY	EXEMPT	TOTAL PROPOSED
A	High Rise IC Sign	143.00	154.00	152.85	1	NO	152.85
A	High Rise/APC/Signs	143.00	32.00	31.78	4	NO	127.11
				TOTAL SF:			289.97

Scope of Work

SIGN A: D/F Internally Illuminated C-140 High Rise Sign
(Order, Receive and Install / Manufacture and Install)
Supports: Engineering required as of 7-14-09.
Mounting: Horizontal supports
Installation: Direct burial - Engineering required as of 7-14-09.
Removal: Remove and discard existing (similar to proposed) to grade and cap

1. *D/F Internally Illuminated C-140 Hallmark Sign*
(Order, Receive and Install)
Note: SDI to provide horizontal supports for mounting (estimated at 6")

2. *D/F Internally Illuminated C-140 APC Sign*
(Manufacture and Install)
Faces: White flexible material with vinyl graphics
Vinyl: Green
Cabinets: Sheet metal construction
Mounting: Horizontal supports (estimated at 4")

3. *D/F Internally Illuminated C-140 APC Signs*
(Manufacture and Install)
Faces: White flexible material with vinyl graphics
Vinyl: 3120 Calon Blue
Cabinets: Sheet metal construction
Mounting: Horizontal supports (estimated at 4")

4. *D/F Internally Illuminated C-140 APC Sign*
(Manufacture and Install)
Faces: White flexible material with vinyl graphics
Vinyl: 7725-276 Bottle Green & 3630-015 Yellow
Cabinets: Sheet metal construction
Mounting: Horizontal supports (estimated at 4")

Color Schedule

Note: Colors shown are approximate

A Smooth Painted Chevron Grey

Electrical Specifications

Voltage: ___
Circuits Requested: ___ @ 20 amps

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Revisions
7/20/09rw: Revise site plan
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Chevron
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Watsonville, Ca.

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Salesperson: GB
Designer: rw
Site Check
Production

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EXHIBIT A

SIGN B

Scale: 1/2" = 1'-0"

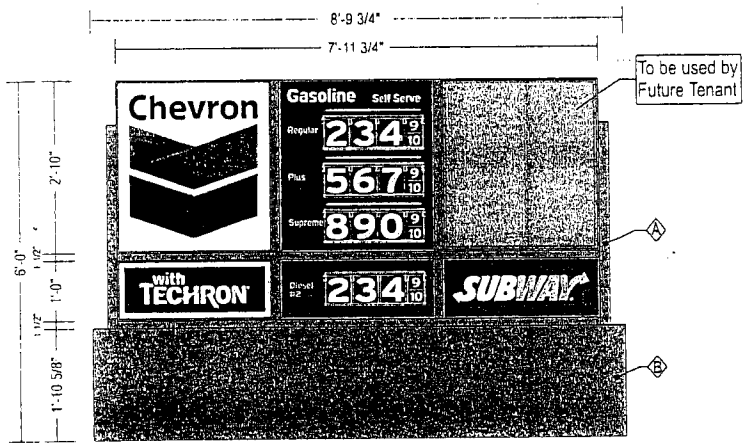

Photo Elevation

Photos to follow

Scope of Work

SIGN B: D/F Internally Illuminated C-30 Monument Sign
(Order, Receive, Assemble and Install)
Removals: None
Additional Work: Manufacture sheet metal cladding and assemble
Installation: Complete new J-bolt footings

Color Schedule

Note: Colors shown are approximate

- (A) Smooth Painted Chevron Grey
- (B) Texcoated and Painted Chevron Grey

Electrical Specifications

Voltage: ___
Circuits Requested: ___ @ 20 amps

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EXHIBIT A

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Since 1971
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204 Campus Way
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(209) 524-4484
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X_____ Customer Approval:

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Revisions
7/20/09rw: Revise site plan
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Production

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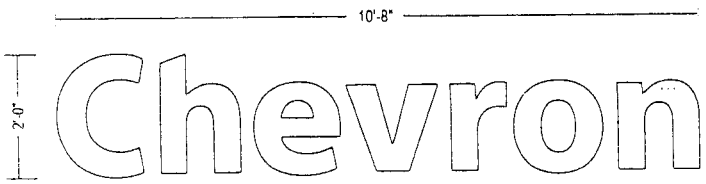
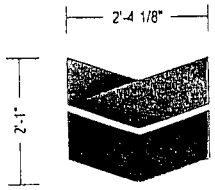
SIGN C

Scale: 1/2" = 1'-0"

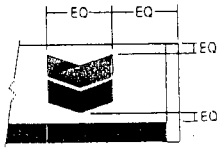


SIGNS D1 & D2

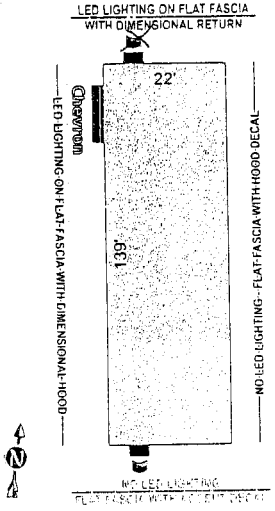
Scale: 1/2" = 1'-0"



Placement Details



Canopy Overview



Scope of Work

SIGN C: Neon Internally Illuminated Pan Channel Hallmark
(Order, Receive and Install)
Removals: None

SIGNS D1 & D2: Neon Internally Illuminated Hallmark Logos
(Order, Receive and Install)
Removals: None

SIGN E: Canopy Fascia
(Order, Receive and Install)
Removals: None
North Elevation: 22' of Flat White ACM with Dimensional Blue Accent and LED Lighting
East Elevation: 139' of Flat Blue ACM with White Hood Decal
South Elevation: 22' of Flat White ACM with Blue Accent Decal
West Elevation: 139' of Flat Blue ACM with Dimensional Hood and LED Lighting

Electrical Specifications

Voltage: ___
Transformers: 60 MA
Circuits Requested: ___ @ 20 amps

Mounting Detail

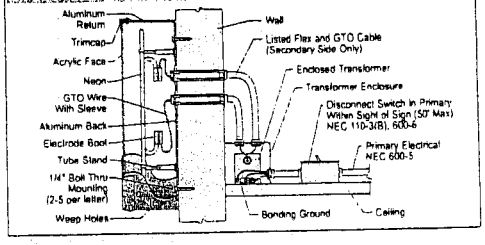


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EXHIBIT A

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x_____ Customer Approval:

x_____ Landlord Approval:

x_____ Sales Approval:

Revisions
7/20/09rw: Revise site plan
7/21/09rw: Revise specifications

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Production

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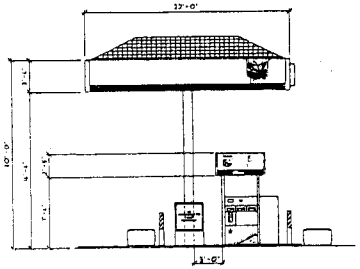
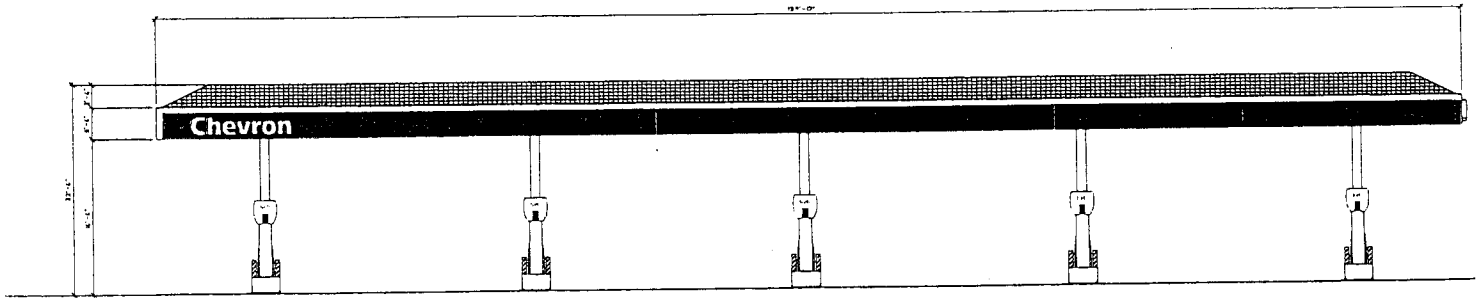
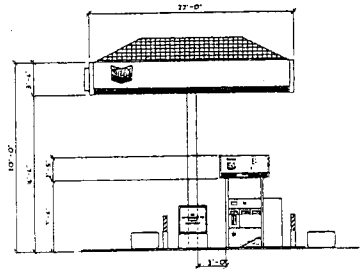
TYPICAL PLACEMENT DETAILS



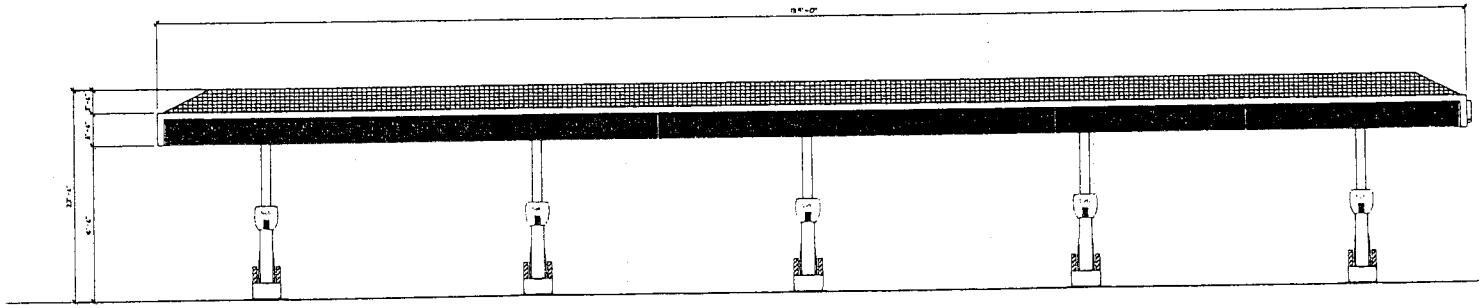
North Elevation



East Elevation



South Elevation



West Elevation

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x Customer Approval:

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x Sales Approval:

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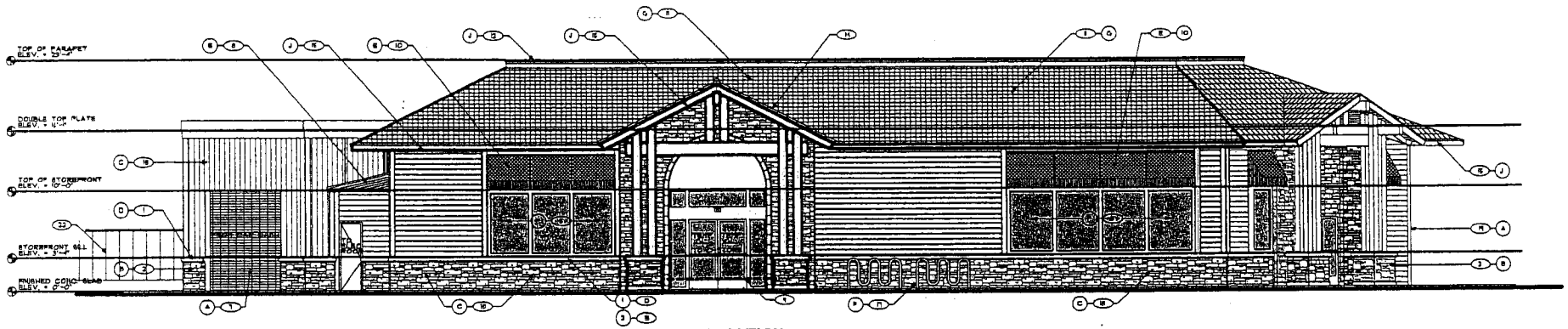
TYPICAL PLACEMENT DETAILS



FRONT ELEVATION

Note: No Signs on any elevation of the building

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EXHIBIT A

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Variance Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

This finding can be made, in that the location of the property below grade of the highway and the distance from a highway where vehicles travel at a high rate of speed are the special circumstances for the sign variances. Travelers along the highway need to be able to properly identify service facilities a distance before the turnoff, which results in the need ~~for taller, larger, illuminated signs than allowed by County Code~~ *to increase the maximum sign area, to locate a sign closer than 5 feet from the edge of a vehicular right of way, to allow sign lighting in a scenic corridor, and to allow two monument signs of 7 feet and 12 feet tall.* Additionally, the site is a corner lot and additional signage is needed to be visible from multiple directions. Strict application of the sign ordinance in this case would result in the business not being visible to high speed traffic traveling on Highway 1, and the business would suffer in comparison to other commercial sites under identical zoning classification which are more visible from arterial roadways. *(Amended at ZA 2/19/10)*

The shape and orientation of the subject property are the special circumstances for the setback variance (from 30 feet at the northeast property boundary to 15 feet). The property is surrounded on three sides by vehicular rights of way, and is accessed from Lee Road to the south. Although the property is approximately one acre, the amount of area needed for vehicular circulation, pump islands, and parking requires that the buildings be located towards the north edge of the property. Strict application of the zoning ordinance in this case would reduce the size of the structure and prevent the business from providing similar services to other modern gas stations located within the identical zoning classification.

2. That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding can be made, in that the granting of the sign and setback variances will allow the continued use of the property as a gas station, in harmony with the intent of the CT (Tourist Commercial) zone district. Additionally, the size and location of the signs will allow motorists to properly identify the facility in advance of the highway turnoff which will allow adequate time to perform turning movements and provide access to services at the facility. The setback variance will not have an adverse effect on the adjacent agricultural property, as the reduced setback has been reviewed and approved by the Agricultural Policy Advisory Commission. The project, including the proposed variances, will not be detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made, in that the sign and setback variances will allow the property to continue to operate as a gas station on a site designated for such commercial use. Other properties under identical zoning classification are more visible from major roadways or are not located adjacent to agricultural properties and therefore may not require a variance approval.

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned CT-W (Tourist Commercial - Watsonville utilities prohibition combining district), a designation which allows commercial uses. The proposed replacement gas station is a permitted use within the zone district, and the zoning is consistent with the site's (C-N) Neighborhood Commercial General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.

This finding can be made, in that the development will replace an existing gas station on the subject property. The architectural design and materials have been selected to reduce the visual impact of the replacement building and adequate landscaping has been provided around the perimeter of the project site to provide a visual buffer around the commercial use.

The project complies with the requirements of County Code/Local Coastal Program sections 13.20.130(b)1 (Visual Compatibility), 13.20.130(c)1 (Rural Scenic Resources - Location of Development), or 13.20.130(c)2 (Site Planning), in that the proposed replacement facility is located below the highway and is partially screened from view by existing trees, the building design incorporates appropriate materials to reduce the visibility of the structure, and adequate landscaping has been provided around the perimeter of the project site to provide a visual buffer around the commercial use.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the project site is not located between the shoreline and the first public road (Thurwachter Road), with public beach access available at West Beach Road. Consequently, the gas station will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the

County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the existing development in the project vicinity. Additionally, commercial uses are allowed uses in the CT-W (Tourist Commercial - Watsonville utilities prohibition combining district) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. *Maintaining the existing 44 feet tall sign, or replacing it with a similarly tall sign, is not in conformance with General Plan/Local Coastal Program policy 5.10.18 or County Code section 13.10.585(h), both of which are part of the certified Local Coastal Program. (Added at ZA 2/19/10)*

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. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The project will replace an existing gas station on the project site and will not 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 gas station and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the CT-W (Tourist Commercial - Watsonville utilities prohibition combining district) zone district in that the primary use of the property will be a gas station that is a permitted use in the zone district. *Maintaining the existing 44 feet tall sign, or replacing it with a similarly tall sign, is not in conformance with General Plan policy 5.10.18 or County Code section 13.10.585(h). (Added at ZA 2/19/10)*

The project complies with the requirements of County Code sections 13.11.072 (Site Design), 13.11.073 (Building Design), or 13.11.075 (Landscaping), 13.20.130(b)1 (Visual Compatibility), 13.20.130(c)1 (Rural Scenic Resources - Location of Development), or 13.20.130(c)2 (Site Planning), in that the proposed replacement facility is located below the highway and is partially screened from view by existing trees, the building design incorporates appropriate materials to reduce the visibility of the structure, and adequate landscaping has been provided around the perimeter of the project site to provide a visual buffer around the commercial use.

The project complies with the requirements of County Code section 13.10.493 (Use and development standards in the Watsonville Utility Prohibition "W" Combining District), in that the existing gas station is currently served by urban services (water and sanitary sewer) from the City of Watsonville. The replacement gas station will continue to be served by the City of Watsonville and the wastewater and potable water supply pipelines shall be limited in size to the minimum capacity necessary to serve the replacement facility.

The project complies with the requirements of County Code section 13.10.656(c) (Conversion of Existing Gas Stations), in that the conversion of an existing gas station to self service will not significantly adversely affect the public health, safety or welfare in any of the following respects:

A. Availability of minor emergency health and safety services such as public restrooms and minor automobile repair.

The facility will continue to provide public restrooms, air and water for vehicles, and minor repair items will be available for sale within the convenience store.

B. Discrimination against individuals needing refueling assistance.

The service attendants will continue to provide refueling assistance for individuals with accessible placards, and other individuals in need of such assistance, during open business hours.

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 subject property is located in a rural area and no other alcohol establishments or problems associated with off-premises alcohol consumption have been identified in the project vicinity.

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 proposed commercial use is consistent with the use and density requirements specified for the Neighborhood Commercial (C-N) land use designation in the County General Plan. *Maintaining the existing 44 feet tall sign, or replacing it with a similarly tall sign, is not in conformance with General Plan policy 5.10.18 or County Code section 13.10.585(h). (Added at ZA 2/19/10)*

The project complies with the requirements of General Plan policies 5.10.2 (Development within Visual Resource Areas), 5.10.3 (Protection of Public Vistas), 5.10.5 (Preserving Agricultural Vistas), or 5.10.11 (Development Visible from Rural Scenic Roads), in that the proposed replacement facility is located below the highway and is partially screened from view by existing trees, the building design incorporates appropriate materials to reduce the visibility of the structure, and adequate landscaping has been provided around the perimeter of the project site to provide a visual buffer around the commercial use.

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 gas station will replace an existing gas station on the subject property. Although there will be some additional traffic with the replacement gas station, the project will be small scale in nature (the restaurant and convenience store will be less than 5,550 square feet total) and the additional trips generated by these uses will not 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 the development will replace an existing gas station on the subject property. The architectural design and materials have been selected to reduce the visual impact of the replacement building and adequate landscaping has been provided around the perimeter of the project site to provide a visual buffer around the commercial use. The proposed replacement gas station 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 replacement facility is located below the highway and is partially screened from view by existing trees, the building design incorporates appropriate materials to reduce the visibility of the structure, and adequate landscaping has been provided around the perimeter of the project site to provide a visual buffer around the commercial use.

Conditions of Approval

Exhibit A: Project Plans entitled "Pajaro Valley Chevron", Architectural Plans, prepared by Frank E. Areyano Architect, 10 sheets, with revisions through 7/1/09; Landscape Plan, prepared by Ali M. Oskoorouchi, 1 sheet, dated 1/30/09; Preliminary Engineering Plans, prepared by Bowman & Williams, with revisions through 6/15/09; Sign Plans, prepared by Sign Designs, 7 sheets, dated 7/13/09, *and as amended by the ZA on 2/19/10.*

I. This permit authorizes the demolition of an existing gas station and the construction of a replacement gas station with a convenience store, restaurant, and car wash. 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. Obtain a Demolition Permit from the Santa Cruz County Building Official.

1. All requirements *and permits* of the Monterey Bay Unified Air Pollution Control District shall be met in the demolition of the existing facility. *(Amended at ZA 2/19/10)*

C. Obtain final water and sanitary sewer service approvals from the City of Watsonville.

D. Obtain all required approvals *and permits* from the Monterey Bay Unified Air Pollution Control District for the construction of the replacement gas station facility. *(Amended at ZA 2/19/10)*

E. Obtain a Building Permit from the Santa Cruz County Building Official.

1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.

F. Obtain a Grading Permit from the Santa Cruz County Building Official.

G. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.

H. 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. Prior to issuance of a Building Permit the applicant/owner shall:

A. 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. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:

1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 1/2" x 11" format for Planning Department review and approval

2. The setbacks for the CT zone district shall be met as depicted on the approved Exhibit "A" for this permit, with the exception of the 30 feet setback from the northeast property line.

   a. A variance from the 30 feet minimum setback to 15 feet for the proposed car wash, as depicted on the approved Exhibit "A" for this permit, is authorized by this approval.

3. The height of the proposed structures shall be as indicated on the approved Exhibit "A" for this permit. No changes to the approved height shall be made without amendment to this permit. The maximum height for the gas station building shall not exceed 26 feet as measured from existing or finished grade (whichever is the greater measurement). The maximum height for the gas station canopy shall not exceed 25 feet as measured from existing or finished grade (whichever is the greater measurement).

4. Grading, drainage, and erosion control plans, that are prepared, wet-stamped, and signed by a licensed civil engineer. Grading and drainage plans must include estimated earthwork, cross sections through all improvements, existing and proposed cut and fill areas, existing and proposed drainage facilities, and details of devices such as back drains, culverts, energy dissipaters, detention pipes, etc. Verify that the detention facilities are adequate to meet County requirements for release rates.

5. Engineered improvement plans for all on-site and off-site improvements. All improvements shall be submitted for the review and approval by the Department of Public Works.

6. Sign locations, dimensions, and height shall be consistent with the approved Exhibit "A" for this permit.

   a. Total sign area shall not exceed 350 square feet, as depicted on the approved Exhibit "A" for this permit.

   b. ~~One~~ *Two* monument sign*s* ~~is~~ *are* allowed, with a maximum height of ~~40~~ *7* feet *and 12 feet*, as ~~depicted on the approved Exhibit "A" for this permit~~ *amended by ZA on 2/19/10.*

   c. Signage may be internally illuminated. Any sign lighting which creates off-site glare, as determined by the Planning Director, shall be addressed through:

      i. Reduction of the total effective light emitted (change in wattage or bulb intensity).

      ii. Change in the type or method of sign lighting (change in bulb or illumination type)

      iii. Removal of the lighting creating the off-site glare.

   d. Price signs *and any other signage on site* shall not include digital illuminated LED numerals that produce off-site glare. *(Amended at ZA 2/19/10)*

7. A lighting plan for the proposed development. Lighting for the proposed development must comply with the following conditions:

   a. All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties. Light sources shall not be visible from adjacent properties. Light sources can be shielded by landscaping, structure, fixture design or other physical means. Building and security lighting shall be integrated into the building design.

   b. 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.

   c. Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures.

8. All rooftop mechanical and electrical equipment shall be designed to be an integral part of the building design, and shall be screened.

9. Utility equipment such as electrical and gas meters, electrical panels, and junction boxes shall not be located on exterior wall elevations facing streets unless screened from streets and building entries using architectural screens, walls, fences, and/or plant material.

10. A landscape plan consistent with the approved Exhibit "A" for this permit.

11. Details showing compliance with the requirements of the Monterey Bay Unified Air Pollution Control District for Evaporative Vapor Recovery. The locations and dimensions of all required EVR equipment shall be shown on the building plans.

    a. The housing and mounting structure of the EVR equipment shall be painted dark green in color to screen the equipment from view.

12. Provide details of the car wash waste-water filtration and recycling system.

13. Details showing compliance with fire department requirements.

14. The following requirements of the approval by the Agricultural Policy Advisory Commission shall be met:

    a. The following minimum setbacks shall be met from the proposed commercial development to the surrounding Commercial Agriculture zoned parcels: 56 feet (from APN 052-271-04) to the north, 15 feet (from APN 052-271-04) to the northeast, 190 feet (from APN 052-272-01 across Riverside Drive/Highway 129) to the south, and 74 feet (from APN 052-581-09 across Lee Road) to the west.

    b. Final plans shall show the location of the vegetative buffering barrier (and any fences/walls used for the purpose of buffering adjacent agricultural land) which shall be composed of drought tolerant shrubbery. The shrubs utilized shall attain a minimum height of six feet upon maturity. Species type, plant sizes and spacing shall be indicated on the final plans for review and approval by Planning Department staff.

B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.

C. Provide a copy of final water and sanitary sewer service approval from the City of Watsonville.

D. Meet all requirements of and pay Zone 7 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the

net increase in impervious area.

1. Provide recorded maintenance agreement for the permeable pavement. Include maintenance recommendations and identify who is responsible for maintenance on the final plans. The agreement shall also provide wording to the effect that future resurfacing of pervious with impermeable material is not permissible.

2. Please provide measures for preventing debris from entering the detention facilities in order to minimize future clogging and maintenance.

3. Describe how all trash and storage areas are designed to prevent storm water pollution.

4. Please note on the plans a provision for permanent bold markings at each inlet that reads: "NO DUMPING - DRAINS TO BAY".

5. A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently $1.00 per square foot, and are assessed upon permit issuance. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.

E. Meet all requirements and pay any applicable plan check fee of CalFire (County Fire Department).

F. Submit 3 copies of a revised soils report, which addresses foundation design and site conditions, prepared and stamped by a licensed geotechnical engineer.

G. Submit 3 copies of a plan review letter prepared and stamped by a licensed geotechnical engineer.

H. The project architect or civil engineer must complete the following federal Emergency Management Agency (FEMA) document prior to building permit approval: "Flood Proofing Certificate for Non-Residential Structures (FEMA Form 81-65)" and submit to Environmental Planning for review.

I. Complete and record the Declaration of Geologic Hazards document (provided to you with the Geologic Hazards Assessment). **You may not alter the wording of this declaration**. Follow the instructions to record and return the form to the Planning Department.

J. The structure design shall comply with the following flood-proofing requirements:

1. All non-residential structures shall be flood-proofed so that below an elevation one foot higher than the one-hundred year flood level, the structure is watertight with walls substantially impermeable to the passage of water based on structural designs, specifications and plans developed or

reviewed by a registered professional engineer or architect (Section 16.10.070 (vii) (A)).

2. All non-residential structures shall be capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy (Section 16.10.070 (vii) (B)).

K. In order to mitigate the potential offset of structures as a result of liquefaction-induced settlement on utilities, the plans shall be revised to incorporate flexible utility connections.

L. Pay the current fees for Child Care mitigation for 4,522 square feet of new building area (including a credit of 2,128 square feet from the existing gas station). At the time of report preparation, these (Category II) fees are $0.23 per square foot, but the fees are subject to change.

M. Provide required off-street parking for 33 cars, as depicted on the approved Exhibit "A" for this permit. All non-compact parking spaces shall be at least 8.5 feet wide by 18 feet long and shall be located entirely outside vehicular rights-of way. No more than 10 percent of the required off-street parking spaces may be compact spaces. All compact parking spaces shall be at least 7.5 feet wide by 16 feet long and shall be located entirely outside vehicular rights-of way. Parking shall be clearly designated on the plot plan.

N. 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.

O. The owner shall record a Statement of Acknowledgement, as prepared by the Planning Department, and submit proof of recordation to the Planning Department. The statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.

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. All required permits for the sale and distribution of alcoholic beverages (beer & wine) shall be obtained from the California Department of Alcoholic Beverage Control.

D. The project must comply with all recommendations of the approved soils reports

and soils report addendums.

E. All non-residential structures shall be certified by a registered professional engineer or architect that flood-proofing standards and requirements have been complied with; the certification shall indicate the elevation to which flood-proofing was achieved prior to a final building inspection (Section 16.10.070 (vii) (C)).

F. 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. **Master Occupancy Program (Gas Station, Convenience Store & Restaurant)**: Given the location of the project with respect to existing agricultural and commercial uses, all change of use requests shall be processed at level 3 to permit a thorough review of possible impacts. Any change in the size or square footage of retail or restaurant spaces (indoor or outdoor) shall be considered as a change of use for this purpose.

The following additional restrictions apply to all uses:

1. No outdoor storage is permitted.

2. Advertising is limited to the sign areas depicted in the approved Exhibit "A" for this permit, *and as modified by the ZA on 2/19/10*. No other signage, banners, posters, flags, balloons or other forms of decoration are allowed.

B. Sale of beer and wine shall be limited as follows (in addition to all State and local laws regulating the sale of alcoholic beverages):

1. The sale of beer and wine shall be for off-premises consumption only.

2. The sale of beer and wine shall be from the convenience store only. Beer, wine, or other alcoholic beverages are not allowed to be served in the restaurant area.

3. The sale of hard alcohol is prohibited by this permit.

4. No display of beer and/or wine shall be permitted within five feet of the

cash register or of the front door.

5. No advertisement or advertising of beer and/or wine shall be permitted on or at motor vehicle fuel islands.

6. No sale of beer and/or wine shall be permitted from a drive-in window.

7. No sale or display of beer and/or wine shall be permitted from an ice tub.

8. No self-illuminated advertising for beer and/or wine shall be located on buildings or in windows.

9. Employees on duty who sell beer and/or wine at gas stations shall be at least 21 years of age.

10. The sale of beer and wine shall be reviewed in 5 years from the effective date of this permit.

C. Fuel pump assistance shall be provided, when necessary, during any hours that the gas station is open for business. *The gas station is authorized to be open for business 24 hours a day. (Added at ZA 2/19/10)*

D. The car wash shall utilize a waste-water filtration and recycling system to reduce water consumption.

E. 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.

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, it 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.

VI. Mitigation Monitoring Program

The mitigation measures listed under this heading have been incorporated in 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 mitigation is hereby adopted as a condition of approval for this project. This 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: Liquefaction (Condition II.K)

1. Monitoring Program: In order to mitigate the potential offsets of structures as a result of liquefaction-induced settlements on utilities, prior to building permit issuance the applicant shall revise the project plans to incorporate flexible utility connections.

B. Mitigation Measure: Flooding (Conditions II.J.1 & 2)

1. Monitoring Program: In order to mitigate the potential hazards from flooding, prior to building permit issuance the applicant shall revise the project plans to show the finished floor of the proposed structure is elevated above the base flood elevation or that all structures meet minimum FEMA flood-proofing standards (through watertight construction, or allowing water to pass through the structure during flood events).

C. Mitigation Measure: Water & Sewer Service (Conditions I.C & II.C)

1. Monitoring Program: In order to ensure that water and sewer service will be available to the proposed development, a will serve letter from the City of Watsonville for these services shall be obtained by the applicant prior to building permit application.

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 a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: 2/19/10

Effective Date: 3/5/10

Expiration Date: 3/5/13

Steven Guiney
Deputy Zoning Administrator

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 Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

Mitigated Negative Declaration
(CEQA Determination)

Application Number 08-0480
Zoning Administrator Hearing
1/15/10

EXHIBIT D

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
TOM BURNS, PLANNING DIRECTOR

NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

Application Number: 08-0480 200 LEE ROAD, WATSONVILLE APN(S): 052-271-03

Proposal to demolish an existing gas station, to construct a replacement gas station with a convenience store, restaurant, car wash, and associated improvements, and to allow beer and wine sales. The conversion of the existing gas station from full service to self service (with fuel pump assistance) is included in this proposal. Requires a Coastal Development Permit, Commercial Development Permit (this permit amends Commercial Development Permits 75-962-PD, 84-1019-CDP & 94-0395), Variances to decrease the required setback to adjacent CA zoned land from 30 feet to 15 feet at the car wash, to increase the maximum free standing sign height from 7 feet to about 40 feet (for the freeway monument sign), to increase the maximum sign area from 50 square feet to about 337 square feet, and to locate a sign closer than 5 feet from the edge of a vehicular right of way, an Agricultural Buffer Determination, Flood Geologic Hazards Assessment, Soils Report Review, and Preliminary Grading Review for 242 cubic yards (cut), 232 cubic yards (fill), over-excavation of 280 cubic yards, and re-compaction of 430 cubic yards of earth. .Property located on the east side of Lee Road, at the northeast corner of Highway 1 and Highway 129, in Watsonville. (200 Lee Road)

Zone District: (Z D classification)
OWNER: Khosrow Haghshenas
APPLICANT: Dee Murray
STAFF PLANNER: Randall Adams, 454-3218
EMAIL: pln515@co.santa-cruz.ca.us
ACTION: NEGATIVE DECLARATION WITH MITIGATIONS
REVIEW PERIOD ENDS: NOVEMBER 26, 2009
This project will be considered at a public hearing by the Zoning Administrator. 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
____XX____ Are Attached

Review Period Ends: November 26, 2009

Date Approved By Environmental Coordinator: Dec. 4, 2009

Claudia Slater
CLAUDIA SLATER
Environmental Coordinator
(831) 454-5175

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

EXHIBIT D

NOTICE OF DETERMINATION

The Final Approval of This Project was Granted by Zoning Administrator

on 2/19/10 (Date). 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:_____

EXHIBIT D

NAME: Haghshenas
APPLICATION: 08-0480
A.P.N: 052-271-03

NEGATIVE DECLARATION MITIGATIONS

1. In order to mitigate the potential offsets of structures as a result of liquefaction-induced settlements on utilities, prior issuance of the building permit, the applicant shall revise the project plans to incorporate flexible utility connections.

2. In order to mitigate potential hazards from flooding, prior issuance of the building permit, the plans shall be revised to show the finished floor of the proposed structure is elevated above the base flood elevation and that all structures meet minimum FEMA flood-proofing standards (through watertight construction, or allowing water to pass through the structure in flood events).

3. In order to ensure that water and sewer service will be available to the proposed development, a will serve letter from the City of Watsonville for these services will be required prior to application for a building permit.

Environmental Review Initial Study

Application Number: 08-0480

Date: 10/19/09
Staff Planner: Randall Adams

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Dee Murray **APN:** 052-271-03

OWNER: Khosrow Haghshenas **SUPERVISORAL DISTRICT:** 2nd

LOCATION: Property located on the east side of Lee Road, at the northeast corner of Highway 1 and Highway 129, in Watsonville. (200 Lee Road) (Attachment 1)

SUMMARY PROJECT DESCRIPTION:

Proposal to demolish an existing gas station, to construct a replacement gas station with a convenience store, restaurant, car wash, and associated improvements, and to allow beer and wine sales. The conversion of the existing gas station from full service to self service (with fuel pump assistance) is included in this proposal.

Requires a Coastal Development Permit, Commercial Development Permit (this permit amends Commercial Development Permits 75-962-PD, 84-1019-CDP & 94-0395), Variances to decrease the required setback to adjacent CA zoned land from 30 feet to 15 feet at the car wash, to increase the maximum free standing sign height from 7 feet to about 40 feet (for the freeway monument sign), to increase the maximum sign area from 50 square feet to about 337 square feet, and to locate a sign closer than 5 feet from the edge of a vehicular right of way, an Agricultural Buffer Determination, Flood Geologic Hazards Assessment, Soils Report Review, and Preliminary Grading Review for 242 cubic yards (cut), 232 cubic yards (fill), over-excavation of 280 cubic yards, and re-compaction of 430 cubic yards of earth.

ALL OF THE FOLLOWING POTENTIAL ENVIRONMENTAL IMPACTS ARE EVALUATED IN THIS INITIAL STUDY. CATEGORIES THAT ARE MARKED HAVE BEEN ANALYZED IN GREATER DETAIL BASED ON PROJECT SPECIFIC INFORMATION.

X	Geology/Soils		Noise
X	Hydrology/Water Supply/Water Quality		Air Quality
	Biological Resources	X	Public Services & Utilities

X	Energy & Natural Resources		Land Use, Population & Housing
X	Visual Resources & Aesthetics		Cumulative Impacts
	Cultural Resources		Growth Inducement
X	Hazards & Hazardous Materials		Mandatory Findings of Significance
	Transportation/Traffic		

DISCRETIONARY APPROVAL(S) BEING CONSIDERED

	General Plan Amendment	X	Grading Permit
	Land Division		Riparian Exception
	Rezoning		Other:
X	Development Permit		
X	Coastal Development Permit		

NON-LOCAL APPROVALS
Other agencies that must issue permits or authorizations:

Monterey Bay Unified Air Pollution Control District - Demolition Permit

ENVIRONMENTAL REVIEW ACTION
On the basis of this Initial Study and supporting documents:

___ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

X 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 attached mitigation measures have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

___ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Matt Johnston

Matt Johnston

10/20/09
Date

For: Claudia Slater
Environmental Coordinator

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS

Parcel Size: 1 acre
Existing Land Use: Service station
Vegetation: Decorative landscaping
Slope in area affected by project: _X_ 0 - 30% ___ 31 – 100%
Nearby Watercourse: Pajaro River
Distance To: 3700 feet

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply: N/A
Water Supply Watershed: Not Mapped
Groundwater Recharge: Not Mapped
Timber or Mineral: Not Mapped
Agricultural Resource: Ag. Resource
Biologically Sensitive Habitat: Not Mapped
Fire Hazard: Not Mapped
Floodplain: Pajaro River floodplain
Erosion: Not Mapped
Landslide: Not Mapped
Liquefaction: Very high potential
Fault Zone: Not Mapped
Scenic Corridor: Highway 1
Historic: Not Mapped
Archaeology: Not Mapped
Noise Constraint: N/A
Electric Power Lines: N/A
Solar Access: Adequate
Solar Orientation: Level
Hazardous Materials: Gas station

SERVICES

Fire Protection: CalFire
School District: PVUSD
Sewage Disposal: City of Watsonville
Drainage District: Zone 7
Project Access: Lee Road
Water Supply: City of Watsonville

PLANNING POLICIES

Zone District: CT (Tourist Commercial)
Special Designation: W (Watsonville Utilities Combining District)
General Plan: C-N (Neighborhood Commercial)
Urban Services Line: ___ Inside _X_ Outside (Property is served by existing urban services from the City of Watsonville)
Coastal Zone: _X_ Inside ___ Outside

PROJECT SETTING AND BACKGROUND:

The subject property is approximately 1 acre in size and is located at the northwest corner of the intersection of Highway 1 and Highway 129. The address is 200 Lee Road, in Watsonville. An existing gas station is located on the property and the primary groundcover is asphalt or concrete with some decorative landscape plantings on the perimeter. The property is relatively level and is located within the flood plain of the Pajaro River to the east. Surrounding uses include agricultural fields to the north, west, and south, and Highway 1 is located to the east of the subject property. Although the parcel is located outside of the Urban Services Line, the existing gas station is served (water and sewer) by the City of Watsonville.

DETAILED PROJECT DESCRIPTION:

This application is a proposal to demolish an existing Chevron gas station and to construct a replacement gas station, convenience store, restaurant, and car wash of approximately 6,650 square feet with a fuel canopy of approximately 2,950 square feet on a 1 acre parcel. (Attachment 2) The convenience store is proposed to include beer and wine sales. The proposed station is proposed to be self service and would no longer provide mechanical services for motorists (mechanical services were discontinued an undetermined number of years ago), but an attendant would be on duty to assist with fuel pumping for individuals who require assistance in fueling their vehicles.

The access to the property is from two existing driveways to Lee Road. Signage is proposed between the two driveways, as well as on a monument sign at the east side of the property, on the building, and fuel canopy. Parking is proposed along the north and south sides of the property, in front of the convenience store/restaurant, and at the fuel islands.

Grading is proposed to prepare the site for the new structure and associated improvements. Grading volumes would be approximately 242 cubic yards (cut) and 235 cubic yards (fill), with 7 cubic yards to be exported off site. An additional 280 cubic yards is proposed to be removed from the site within the building footprint, and 430 cubic yards are proposed to be excavated and re-compacted below the proposed building. The earthwork would accommodate the proposed building without resulting in any substantial change to existing grades on the project site. Landscaping is proposed on the periphery of the project site.

III. ENVIRONMENTAL REVIEW CHECKLIST

A. Geology and Soils

Does the project have the potential to:

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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?			X	
B. Seismic ground shaking?			X	
C. Seismic-related ground failure, including liquefaction?		X		
D. Landslides?			X	

All of Santa Cruz County is subject to some hazard from earthquakes. However, the project site is not located within or adjacent to a county or State mapped fault zone. A geotechnical investigation for the proposed project was performed by Ali M. Oskoorouchi, dated 9/15/08 (Attachment 3). The report concluded that seismic shaking can be managed through proper foundation design, that landslides are not a potential hazard, and that the potential for liquefaction can be managed through proper foundation design. The report has been reviewed by Environmental Planning staff (Attachment 4). The implementation of the additional recommendations to conform to the requirements of the California Building Code for foundation design, as described in the review letter prepared by Environmental Planning staff, will serve to further reduce the potential risk of seismic shaking and associated liquefaction on the proposed development.

In order to mitigate the potential offsets of structures as a result of liquefaction-induced settlements on utilities, prior to recordation of the final map the applicant shall revise the project plans to incorporate flexible utility connections.

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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?		X		

See response A-1above.

3. Develop land with a slope exceeding 30%?				X
4. Result in soil erosion or the substantial loss of topsoil?			X	

Some potential for erosion exists during the construction phase of the project, however, this potential is minimal because standard erosion controls are a required condition of the project. Prior to approval of a grading or building permit, the project must have an approved Erosion Control Plan, which will specify detailed erosion and sedimentation control measures. The plan will include provisions for disturbed areas to be planted with ground cover and to be maintained to minimize surface erosion.

5. Be located on expansive soil, as defined in section 1802.3.2 of the 2009 California Building Code, creating substantial risks to property?			X	

The geotechnical report for the project did not identify any elevated risk associated with expansive soils.

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?			X	

No septic systems are proposed. The existing development is connected to the City of Watsonville sanitary sewer system and the proposed development would be connected to the City of Watsonville for sanitary sewer service.

7. Result in coastal cliff erosion?				X

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
B. Hydrology, Water Supply and Water Quality				
Does the project have the potential to:				
1. Place development within a 100-year flood hazard area?		X		

According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated March 2, 2006, the project site is within a 100-year flood hazard area. A Flood Geologic Hazards Assessment was prepared by Planning Department staff (Attachment 5) to evaluate the potential hazards from flooding. The Flood GHA determined that the 100 year base flood elevation for the site is in the range of 1-3 feet above existing grade, with an average of 1 foot above existing grade, and identified mitigations to address hazards from potential flooding. In order to mitigate potential hazards from flooding, the finished floor of the proposed structure is required to be elevated above the base flood elevation and to meet minimum FEMA flood-proofing standards (through watertight construction, or allowing water to pass through the structure in flood events).

2. Place development within the floodway resulting in impedance or redirection of flood flows?			X	

According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated March 2, 2006, the project site is not within a mapped floodway area.

3. Be inundated by a seiche or tsunami?				X
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?			X	

The project would continue to obtain water from the City of Watsonville and would not rely on private well water. The project is not located in a mapped groundwater recharge area.

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
5. Degrade a public or private water supply? (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion).			X	

The project would replace an existing gas station and would include gasoline and diesel storage tanks below ground. The potential for leaks, spills, or overflow of gasoline or diesel from these tanks does exist and could result in the contamination of groundwater supplies. However, the use of standard engineering practices for underground storage tanks to prevent such events, and monitoring required by the County Department of Environmental Health Services (to identify any leaks or spills at an early stage) reduces the potential for such contamination to a less than significant level.

Driveway and parking area runoff may contain urban contaminants. A silt and grease trap, and a plan for maintenance, is required as a standard condition of approval to reduce this potential impact to a less than significant level.

6. Degrade septic system functioning?			X	

There is no indication that any existing septic systems in the vicinity would be affected by the project.

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?			X	

The proposed project would not alter the existing overall drainage pattern of the site. Department of Public Works Drainage Section staff has reviewed and approved the proposed drainage plan.

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?			X	

Drainage Calculations prepared by Bowman & Williams, revised 6/15/09 (Attachment 6), have been reviewed and accepted by the Department of Public Works (DPW) Drainage Section staff (Attachment 7). The calculations show that the proposed development will result in a negligible increase in drainage flows from the existing conditions (an increase of .02 CFM for both 10 and 25 year storm events). The runoff

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

rate from the property will be controlled by pervious pavement with subsurface rock storage. DPW staff have determined that existing storm water facilities are adequate to handle the increase in drainage associated with the project. Refer to response B-5 for discussion of urban contaminants and/or other polluting runoff.

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

See response B-8above.

10. Otherwise substantially degrade water supply or quality?	____	____	X	____

See responses B-5 & B-8above. No other potential impacts to water supply or quality have been identified.

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?	____	____	X	____

According to the California Natural Diversity Data Base (CNDDB), maintained by the California Department of Fish and Game, there are no known special status plant or animal species in the site vicinity, and there were no special status species observed in the project area. The lack of suitable habitat and the disturbed nature of the site make it unlikely that any special status plant or animal species occur in the area.

2. Have an adverse effect on a sensitive biotic community (riparian corridor), wetland, native grassland, special forests, intertidal zone, etc.)?	____	____	X	____

There are no mapped or designated sensitive biotic communities on or adjacent to the project site.

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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?			X	

The proposed project does not involve any activities that would interfere with the movements or migrations of fish or wildlife, or impede use of a known wildlife nursery site.

4. Produce nighttime lighting that will illuminate animal habitats?			X	

The existing use currently generates nighttime lighting and any increase in nighttime lighting would not illuminate animal habitats. There are no sensitive animal habitats within or adjacent to the project site.

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

See response C-1 & C-2above.

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)?			X	

The project would not conflict with any local policies or ordinances protecting biological resources.

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

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
D. Energy and Natural Resources				
Does the project have the potential to:				
1. Affect or be affected by land designated as "Timber Resources" by the General Plan?				X
2. Affect or be affected by lands currently utilized for agriculture, or designated in the General Plan for agricultural use?			X	

The project is adjacent to land used for commercial agriculture and designated as an agricultural resource. The project was evaluated by the Agricultural Policy Advisory Commission on 5/21/09 and a reduced setback for the proposed development from adjacent agricultural uses was granted. Due to the commercial nature of the existing and proposed gas station on the project site, there would not be any residential-agricultural land use conflicts. The subject property is designated as an agricultural resource, but the property has been occupied by a gas station since before the adoption of the County General Plan and Agricultural Preservation ordinance. The proposed development would not displace or adversely affect any ongoing or future agricultural uses in the project vicinity.

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

The proposed gas station will include a convenience store, restaurant, and car wash. All of these uses would comply with the requirements of the California Building Code for energy efficiency and the car wash will use re-circulated water to avoid excess water consumption.

4. Have a substantial effect on the potential use, extraction, or depletion of a natural resource (i.e., minerals or energy resources)?				X
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?			X	

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

The subject property is located within the viewshed of the Highway One scenic corridor. The existing development includes a building, fuel canopy, two monument signs, and nighttime lighting that are all visible from Highway One. The proposed development will replace the existing building, fuel canopy, and signage with an expanded building, fuel canopy, and a single monument sign with additional sign panels. Existing trees screen views of the property from portions of Highway One, but the property is still visible from a number of points on the highway. Given the location of the property below the highway and the presence of existing trees, a monument sign and associated lighting are necessary for the gas station (which serves motorists traveling on Highway One) to be seen from the highway in time for motorists to exit. The removal of one of the two monument signs is proposed to reduce potential visual impacts to the scenic resource. The proposed structure has also been designed (through articulation, and selection of roof and siding materials and colors) to improve the architectural character of the structure and to reduce potential visual impacts to the scenic resource. Given all of these factors, and the visual impact of the existing development, the net visual impact of the proposed development on the scenic resource would be less than significant.

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

See response C-1above.

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 ridge line?	____	____	X	____

The existing gas station is located at a highway off-ramp and is adjacent to existing agricultural development. The proposed project is designed to replace the existing gas station with a building of improved architecture and additional landscaping. The proposed development would not degrade the existing visual character of the site or surroundings.

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

The existing use currently generates nighttime lighting.

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
5. Destroy, cover, or modify any unique geologic or physical feature?			X	

There are no unique geological or physical features on or adjacent to the site that would be destroyed, covered, or modified by the project.

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?			X	

The existing structure on the property is not designated as a historic resource on any federal, State or local inventory.

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

No archeological resources have been identified in the project area. Pursuant to County Code Section 16.40.040, if at any time in the preparation for or process of excavating or otherwise disturbing the ground, any human remains of any age, or any artifact or other evidence of a Native American cultural site which reasonably appears to exceed 100 years of age are discovered, the responsible persons shall immediately cease and desist from all further site excavation and comply with the notification procedures given in County Code Chapter 16.40.040.

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

Pursuant to Section 16.40.040 of the Santa Cruz County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this project, human remains are discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the sheriff-coroner and the Planning Director. If the coroner determines that the remains are not of recent origin, a full archeological report shall be prepared and representatives of the local Native California Indian group shall be contacted. Disturbance shall not resume until the significance of the archeological resource is determined and appropriate mitigations to preserve the resource on the site are established.

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

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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?	____	____	X	____

No hazardous materials other than gasoline, other motor fuels, or associated materials would be stored or utilized on the project site.

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?	____	____	X	____

The project site is included on the 9/17/09 list of hazardous sites in Santa Cruz County compiled pursuant to the specified code (Attachment 8) for gasoline and MTBE. The existing and proposed use of the subject property would be a gas station. All requirements of the County Department of Environmental Health Services for removal of existing underground storage tanks and cleanup of contaminated soils would be met during the construction phase of the project.

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?	____	____	X	____

The Watsonville Airport is over two miles from the project site.

4. Expose people to electro-magnetic fields associated with electrical transmission lines?	____	____	____	X
5. Create a potential fire hazard?	____	____	X	____

The project design incorporates all applicable fire safety code requirements and will include fire protection devices as required by the local fire agency.

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
6. Release bio-engineered organisms or chemicals into the air outside of project buildings?				X

H. Transportation/Traffic

Does the project have the potential to:

1. Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	

The project would create a small incremental increase in traffic on nearby roads and intersections due to the inclusion of the additional restaurant use and expanded convenience store. However, given the small number of new trips created by the expansion of the existing gas station, this increase is less than significant. Further, the increase would not cause the Level of Service at any nearby intersection to drop below Level of Service D.

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

Parking spaces for the proposed development will be increased to accommodate the new uses. Sufficient parking for the proposed uses will be located in marked spaces at the edges of the circulation areas as well as at the fuel pump islands (for customers who are fueling and purchasing products at the same time).

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

Access would be from the existing driveways on Lee Road and the fuel price sign would be located between the two driveways in a manner to not obstruct vehicular sight distance at the intersection of Lee Road and Highway 129. The proposed project would not result in an increased potential hazards to motorists, bicyclists, and/or pedestrians.

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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?	____	____	X	____

See response H-1 above.

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?	____	____	X	____

The project would result in an incremental increase in the existing noise environment. However, this increase would be small, and would be similar in character to noise generated by the existing gas station use.

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

Per County policy, average hourly noise levels shall not exceed the General Plan threshold of 50 L_{eq} during the day and 45 L_{eq} during the nighttime. Impulsive noise levels shall not exceed 65 db during the day or 60 db at night. The proposed replacement gas station building is located approximately 500 feet from the southbound lane of Highway One. Additionally, the spaces where people would shop and/or dine would be located within the interior of the commercial building with doorway openings on the opposite side of the building from the highway. For these reasons, it is unlikely that people within the building will be exposed to noise in excess of the specified range. Given the limited duration that customers would be outdoors (while fueling, etc.), exposure to outdoor traffic noise is considered as less than significant.

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

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

Noise generated during construction would increase the ambient noise levels for adjoining areas. Construction would be temporary, however, and given the limited duration of this impact it is considered to be less than significant.

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?	____	____	X	____

The North Central Coast Air Basin does not meet State standards for ozone and particulate matter (PM10). Therefore, the regional pollutants of concern that would be emitted by the project are ozone precursors (Volatile Organic Compounds [VOCs] and nitrogen oxides [NOx]), and dust.

Given the modest amount of new traffic that would be generated by the project there is no indication that new emissions of VOCs or NOx would exceed Monterey Bay Unified Air Pollution Control District (MBUAPCD) thresholds for these pollutants and therefore there would not be a significant contribution to an existing air quality violation.

Project construction may result in a short-term, localized decrease in air quality due to generation of dust. However, standard dust control best management practices, such as periodic watering and covering spoils piles, will be required during construction to reduce impacts to a less than significant level.

MBUAPCD staff provided comments for this application (Attachment 9) regarding demolition of the existing gas station building. A demolition permit will be required from the district and all air district requirements will apply to the building demolition.

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

The project would not conflict with or obstruct implementation of the regional air quality plan. See J-1 above.

3. Expose sensitive receptors to substantial pollutant concentrations?	____	____	____	X
4. Create objectionable odors affecting a substantial number of people?	____	____	____	X

K. Public Services and Utilities

Does the project have the potential to:

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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:				
a. Fire protection?			X	
b. Police protection?			X	
c. Schools?			X	
d. Parks or other recreational activities?			X	
e. Other public facilities; including the maintenance of roads?			X	

While the project represents an incremental contribution to the need for services, the increase would be minimal. Moreover, the project meets all of the standards and requirements identified by the local fire agency and school, park, and transportation fees paid by the applicant will be used to offset the incremental increase in demand for school and recreational facilities and public roads.

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?			X	

Drainage analysis of the project prepared by Bowman and Williams (Attachment 6) concluded that existing downstream facilities are adequate to serve the proposed project.

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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?		X		

The existing gas station is connected to the City of Watsonville for public water and sanitary sewer services. The proposed project would connect to the City of Watsonville for water and sewer service; however, correspondence from the City of Watsonville has not indicated that these urban services will be available for the replacement gas station (Attachment 10). In order to ensure that water and sewer service will be available to the proposed development, a will serve letter from the City of Watsonville for these services will be required prior to application for a building permit.

4. Cause a violation of wastewater treatment standards of the Regional Water Quality Control Board?			X	

The project's wastewater flows would not violate any wastewater treatment standards.

5. Create a situation in which water supplies are inadequate to serve the project or provide fire protection?			X	

The water mains serving the project site provide adequate flows and pressure for fire suppression. Additionally, the fire agency has reviewed and approved the project plans, assuring conformity with fire protection standards that include minimum requirements for water supply for fire protection.

6. Result in inadequate access for fire protection?			X	

The existing access from Lee Road will remain unchanged. The local fire agency has reviewed and approved the plans including the existing and proposed access from Lee Road.

7. Make a significant contribution to a cumulative reduction of landfill capacity or ability to properly dispose of refuse?			X	

The project would make an incremental contribution to the reduced capacity of regional landfills. However, this contribution would be relatively small and would be of similar

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
magnitude to that created by existing land uses around the project.				
8. Result in a breach of federal, state, and local statutes and regulations related to solid waste management?				X

L. Land Use, Population, and Housing

Does the project have the potential to:

1. Conflict with any policy of the County adopted for the purpose of avoiding or mitigating an environmental effect?			X	

The proposed project does not conflict with any policies adopted for the purpose of avoiding or mitigating an environmental effect.

2. Conflict with any County Code regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

The proposed project does not conflict with any regulations adopted for the purpose of avoiding or mitigating an environmental effect.

3. Physically divide an established community?			X	

The project does not include any element that would 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)?			X	

The proposed project is designed at the density and intensity of development allowed by the General Plan and zoning designations for the parcel and will replace an existing gas station on the project site. The subject property is located within the (-W) Watsonville Utility Prohibition combining district which prohibits new connections to urban services (public water and sanitary sewer) on the coast side of Highway One in the Watsonville area. Although the subject property is not located within the Urban Services Line and is within the Watsonville Utility Prohibition combining district, the existing development is already served by public water and sanitary sewer service

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
from the City of Watsonville. The project does not involve extensions of utilities (e.g., water, sewer, or new road systems) into areas previously not served. No new water lines or sanitary sewer lines would be proposed as a component of the project. Consequently, the project is not expected to have a significant growth-inducing effect.				
5. Displace substantial numbers of people, or amount of existing housing, necessitating the construction of replacement housing elsewhere?	____	____	X	____

The proposed project does not involve the removal of housing units or the displacement of any existing development.

M. Non-Local Approvals

Does the project require approval of federal, state, or regional agencies? Yes X No ____

See response J-1 above. A demolition permit from the Monterey Bay Unified Air Pollution Control District will be required.

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, substantially 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 X

2. Does the project have the potential to achieve short term, to the disadvantage of long term environmental goals? (A short term impact on the environment is one which occurs in a relatively brief, definitive period of time while long term impacts endure well into the future) Yes ____ No X

3. 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 X

4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? Yes ____ No X

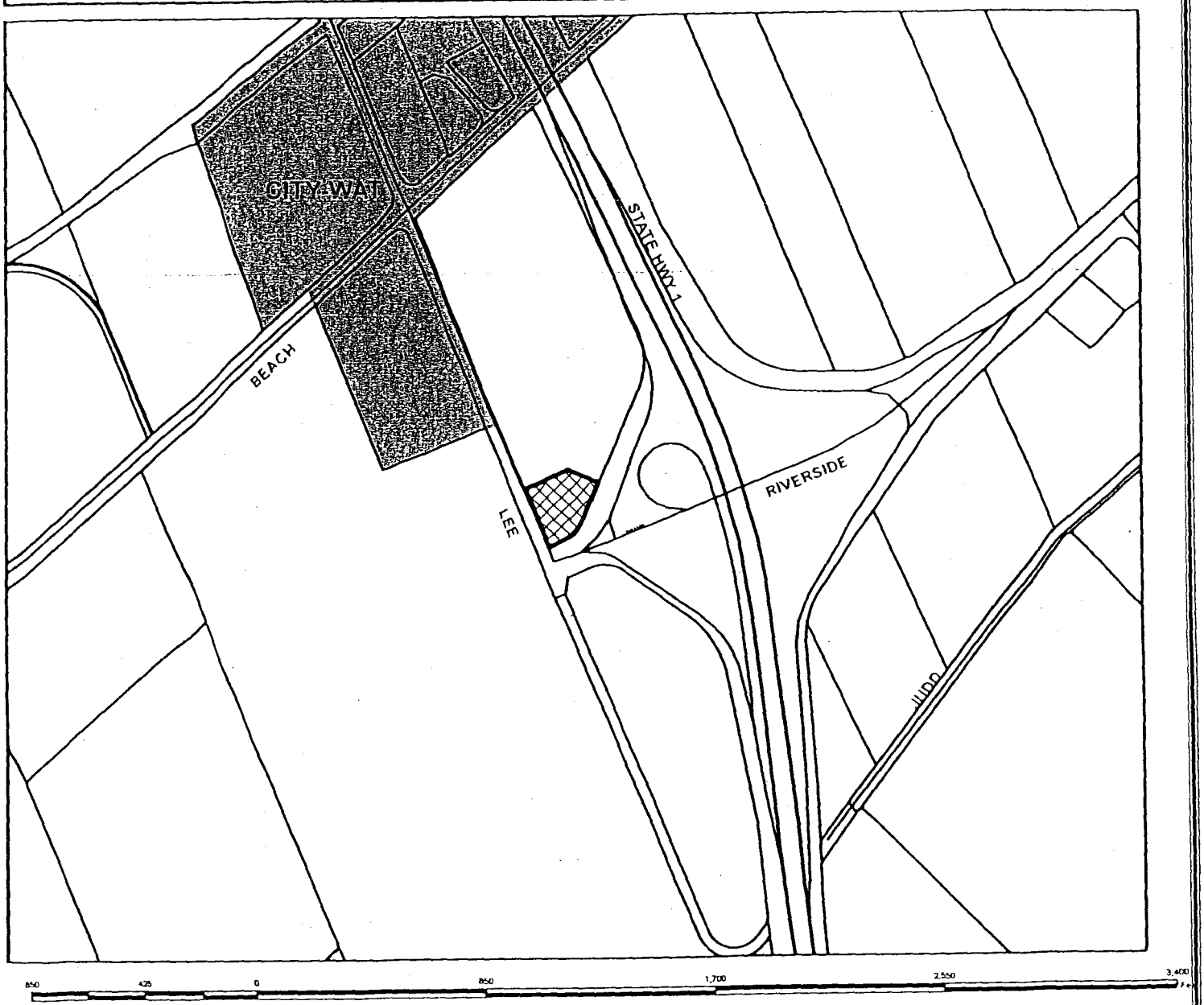
TECHNICAL REVIEW CHECKLIST

	REQUIRED	COMPLETED	N/A
Agricultural Policy Advisory Commission (APAC) Review		XXX	
Archaeological Review			
Biotic Report/Assessment			
Flood Geologic Hazards Assessment (GHA)		XXX	
Geologic Report			
Geotechnical (Soils) Report		XXX	
Riparian Pre-Site			
Septic Lot Check			
Other:			

Attachments:

1. Location Map, Map of Zoning Districts, Map of General Plan Designations, Assessors Parcel Map
2. Architectural Plans prepared by Frank E. Areyano, Architect, dated 12/1/01 with revisions through 3/3/09; Preliminary Improvement Plans prepared by Bowman & Williams, revised 1/20/09; Landscape Plan prepared by Ali M. Oskoorouchi, dated 1/30/09;
3. Geotechnical Investigation (Conclusions and Recommendations) prepared by Ali M. Oskoorouchi, dated 9/15/08, and plan review letter, dated 6/23/09.
4. Geologic and Geotechnical Report Review Letter prepared by Carolyn Banti & Joe Hanna, dated 4/6/09.
5. Flood Geologic Hazards Assessment, prepared by Jessica Degrassi & Joe Hanna, dated 2/5/09.
6. Drainage calculations (Summary) prepared by Bowman & Williams, revised 6/15/09.
7. Discretionary Application Comments, dated 10/5/09.
8. Environmental Health Services Hazardous Sites List (page 19) dated 9/17/09.
9. Letter from Monterey Bay Unified Air Pollution Control District, dated 11/17/08.
10. Letter from City of Watsonville (water & sewer service), dated 9/3/08.

Location Map



LEGEND

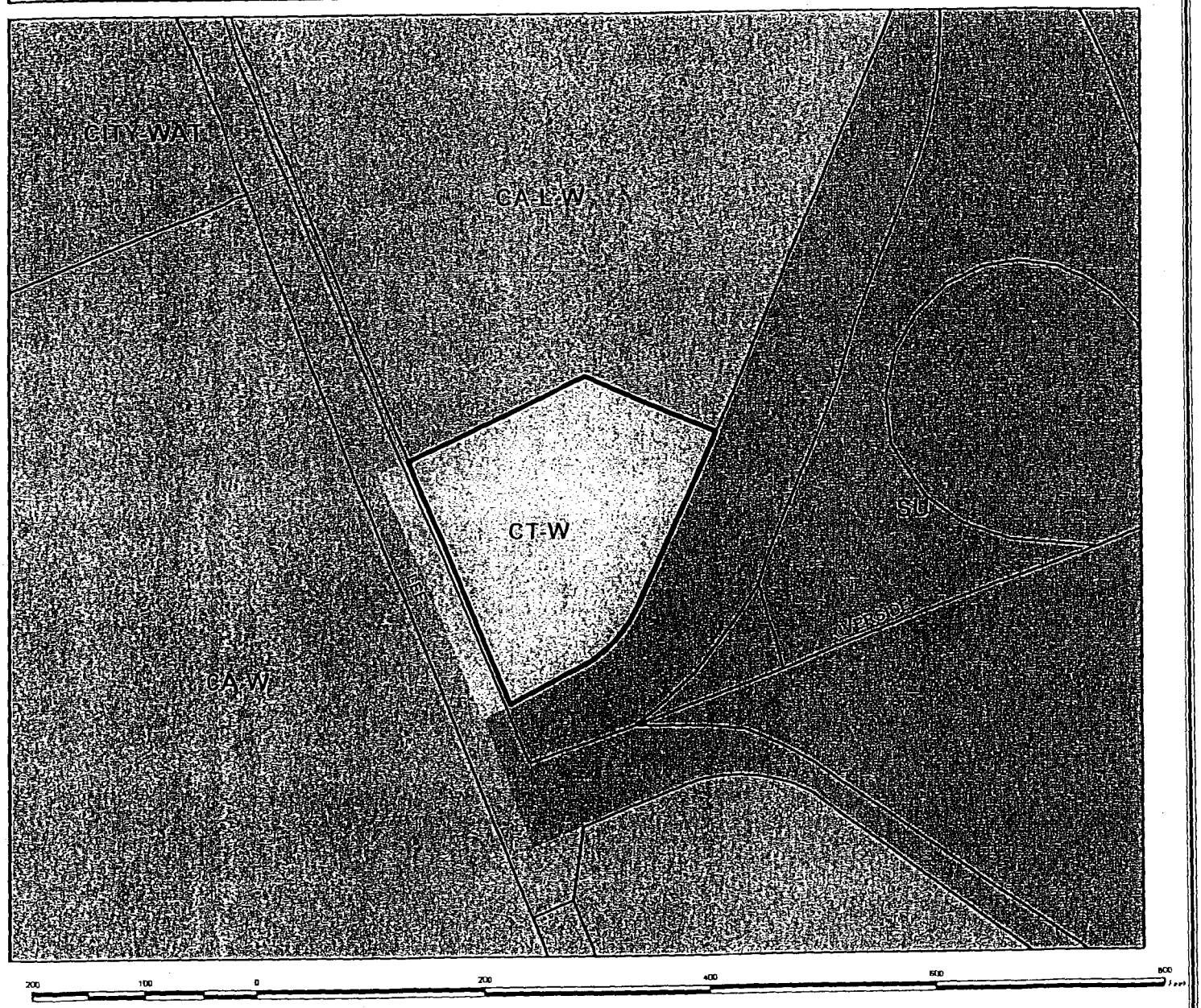
- APN: 052-271-03
- Assessors Parcels
- Streets
- State Highways
- WATSONVILLE

N
W E
S

Map Created by
County of Santa Cruz
Planning Department
March 2009

Exhibit 1

Zoning Map



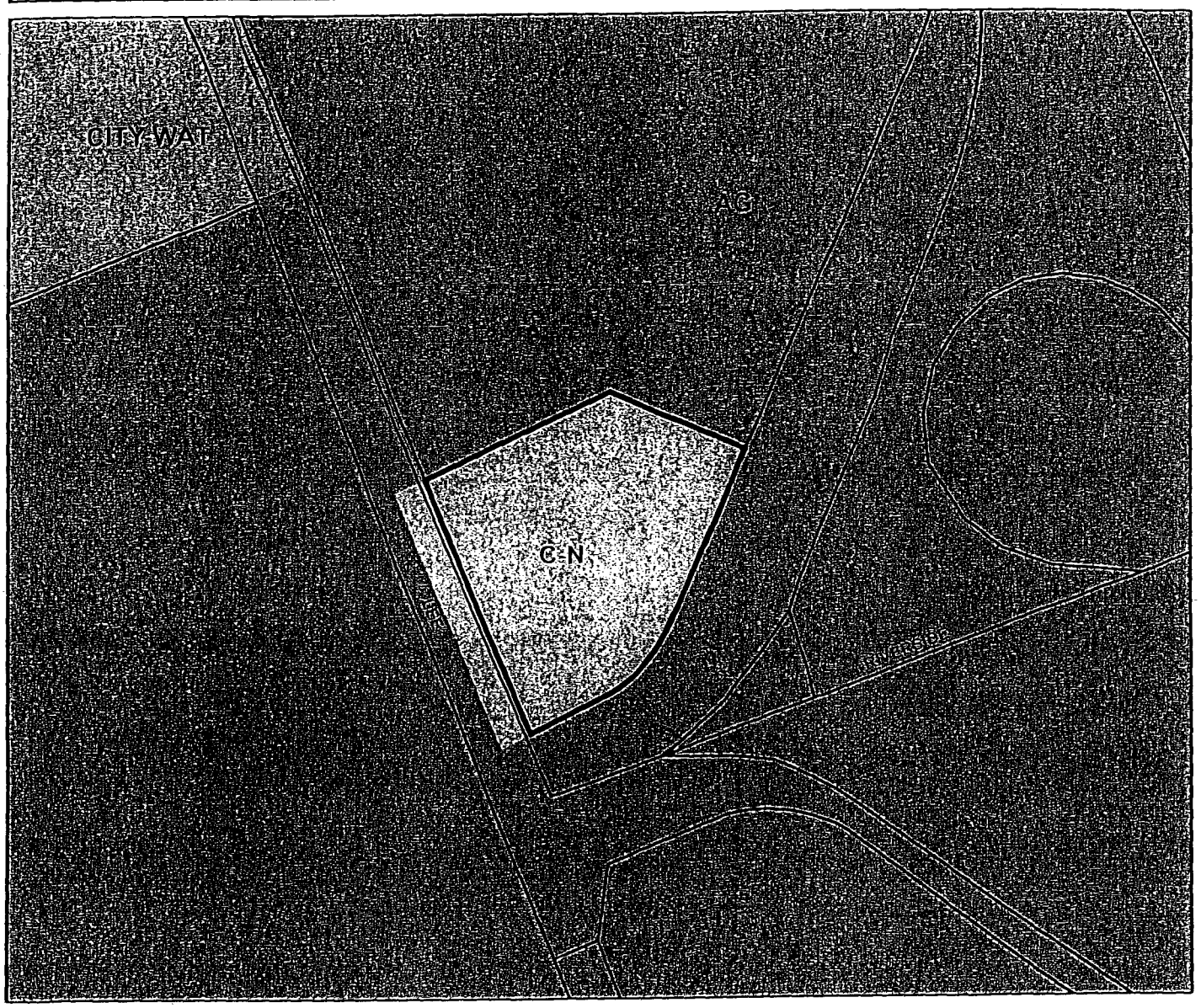
LEGEND

- APN: 052-271-03
- Assessors Parcels
- Streets
- WATSONVILLE
- COMMERCIAL-TOURIST
- AGRICULTURE COMMERCIAL
- SPECIAL USE

N
W E
S

Map Created by
County of Santa Cruz
Planning Department
March 2009

General Plan Designation Map



200 100 0 200 400 600 800 feet

LEGEND

- APN: 052-271-03
- Assessors Parcels
- Streets
- WATSONVILLE
- Commercial-Neighborhood
- Agriculture

N
W E
S

Map Created by
County of Santa Cruz
Planning Department
March 2009

FOR TAX PURPOSES ONLY

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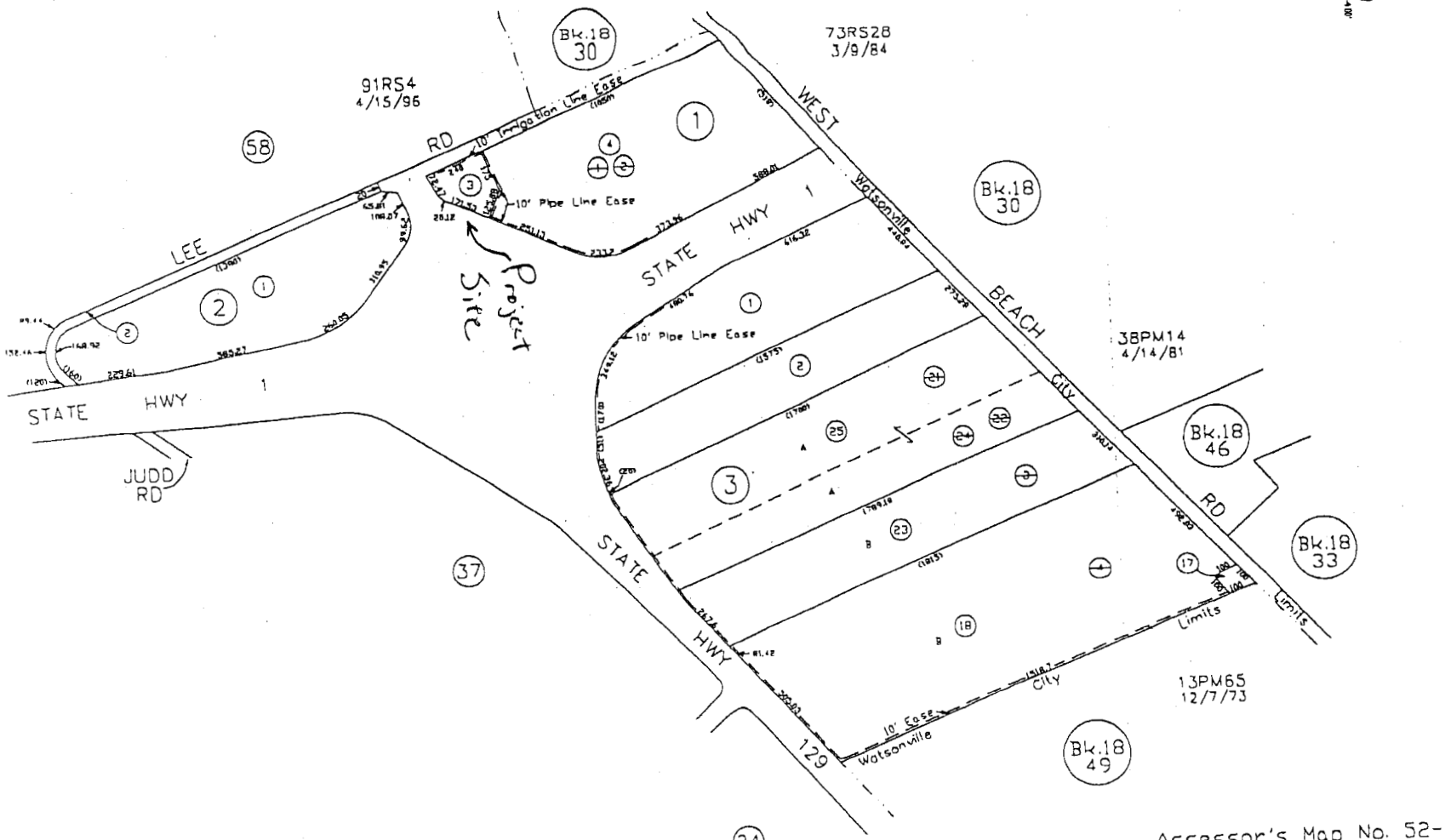
POR. RANCHO BOLSA DEL PAJARO
SECS. 8 & 17, T.12S., R.2E., M.D.B. & M.

Tax Area Code
69-262

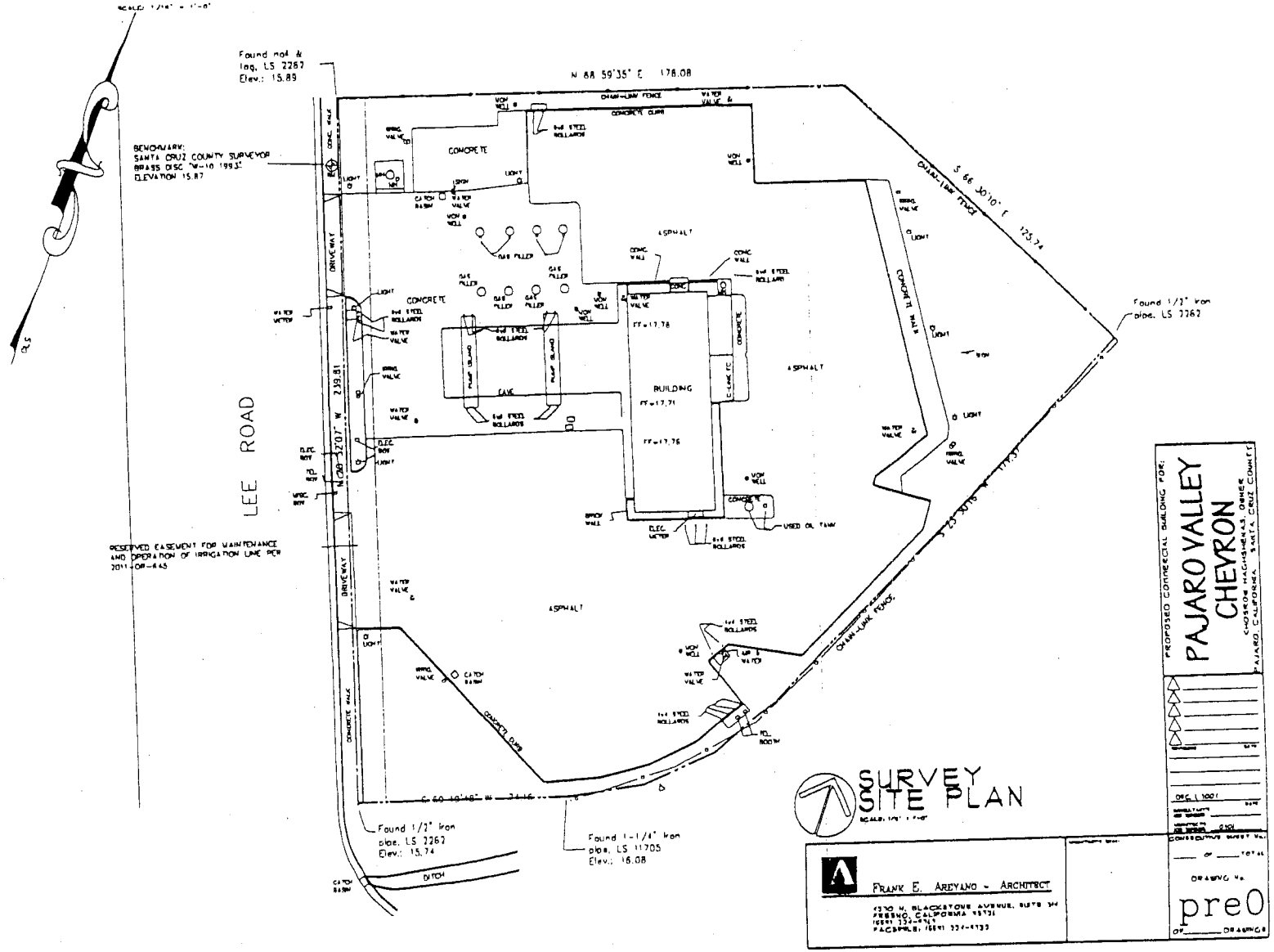
52-27

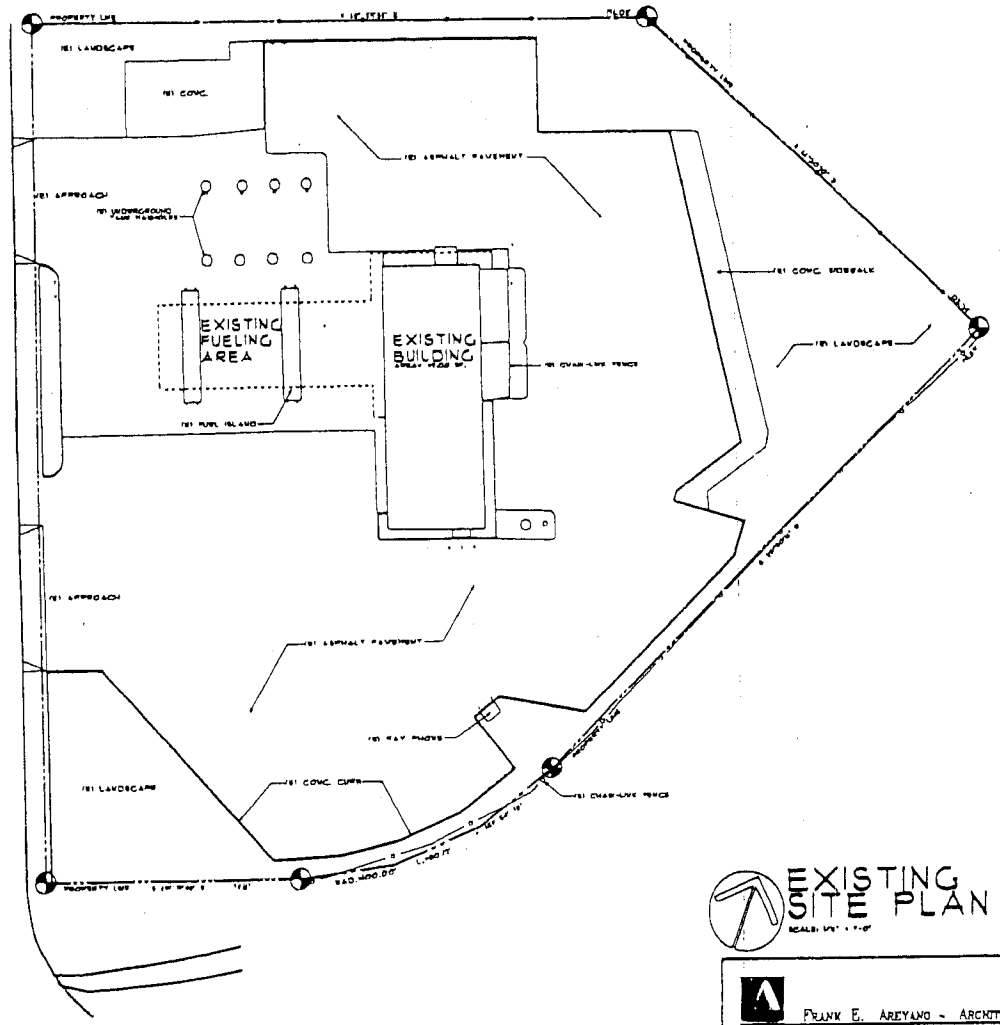


Assessor's Map No. 52-27
County of Santa Cruz, Calif.
Aug. 2000

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

Exhibit 2


SURVEY
SITE PLAN
PROPOSED COMMERCIAL BUILDING FOR:
PAJARO VALLEY
CHEVRON
CHOSKOM HACHISHEKAS, OWNER
PAJARO, CALIFORNIA, SANTA CRUZ COUNTY
FRANK E. AREYANO ~ ARCHITECT
LEE ROAD
BUILDING
ASPHALT
CONCRETE
DRIVEWAY
CHAIN-LINK FENCE
USED OIL TANK
DITCH
RESERVED EASEMENT FOR MAINTENANCE AND OPERATION OF IRRIGATION LINE PER 2011-OR-645
BENCHMARK: SANTA CRUZ COUNTY SURVEYOR BRASS DISC 78-10 1993
ELEVATION 15.87
Found nail & tag, LS 2262 Elev.: 15.89
Found 1/2" iron pipe, LS 2262 Elev.: 15.74
Found 1-1/4" iron pipe, LS 11705 Elev.: 16.08
Found 1/2" iron pipe, LS 2262
N 88 59'35" E 178.08
S 66 30'10" E 125.74
N 00 32'07" W 239.81
DRAWING No.
pre0



EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

FRANK E. AREYANO - ARCHITECT

4370 N. BLACKSTONE AVENUE, SUITE 3H
FRESNO, CALIFORNIA 93726
(559) 224-6761
FACSIMILE: (559) 224-6737

PROPOSED COMMERCIAL BUILDING FOR:

PAJARO VALLEY CHEVRON

CHOSROE HACHEMZADEH OWNER
PAJARO, CALIFORNIA SANTA CRUZ COUNTY

DEC. 1 1001

CONSULTANT'S SHEET No.

DRAWING No.

prel

OF DRAWINGS

GENERAL NOTES:

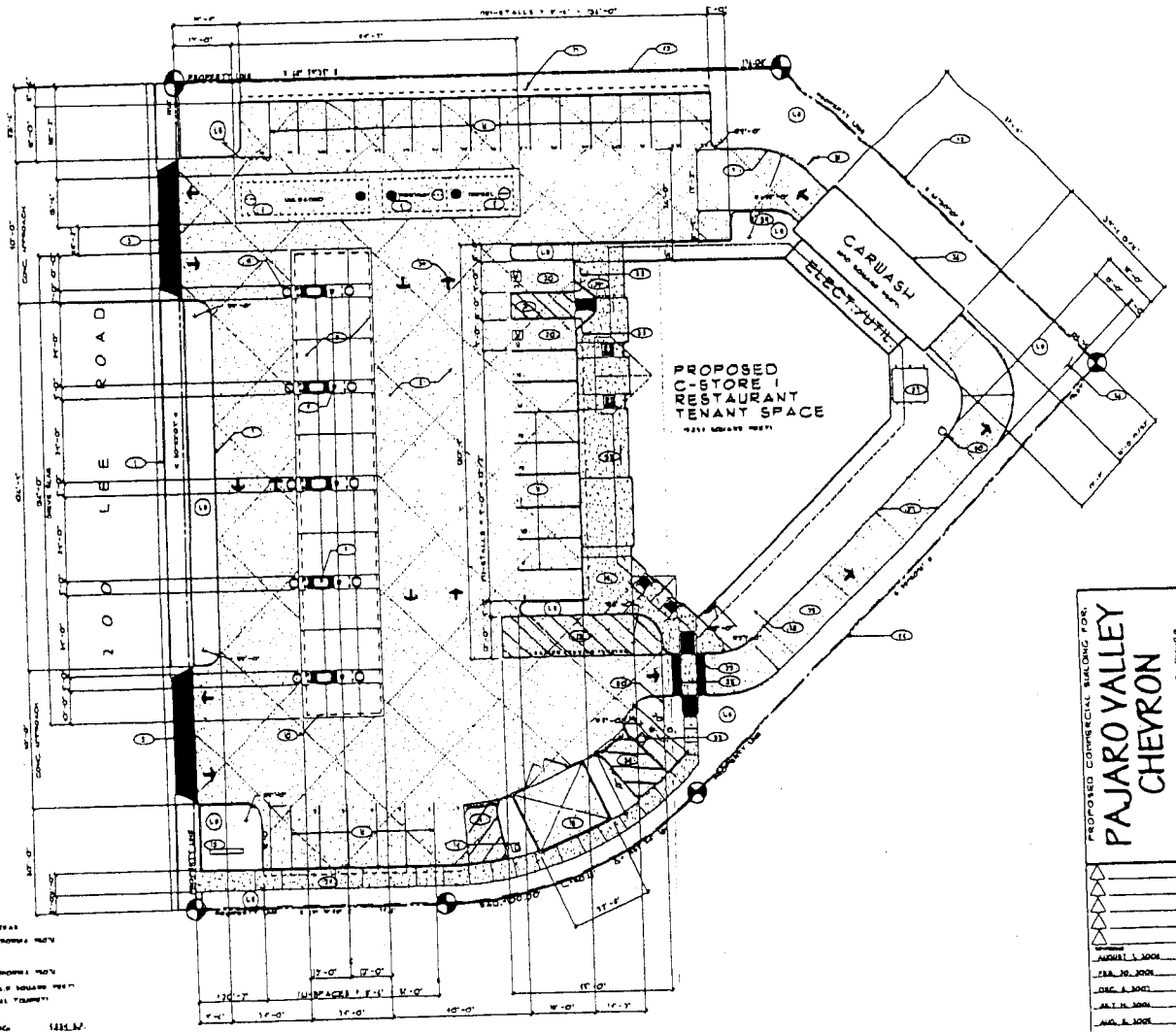
[illegible]

KEY NOTES:

[illegible]

SITE STATISTICS:

PROPERTY OWNER:	KHOSROW HACHEMIZAD [illegible] CALIFORNIA [illegible]
ASSESSOR'S PARCEL NUMBER:	061-[illegible]
PROPERTY ADDRESS:	[illegible] ROAD [illegible] CALIFORNIA [illegible]
PROPERTY AREA:	[illegible] SQUARE FEET
PROPERTY ZONED:	[illegible] (COMMERCIAL TOURIST)
ALLOWABLE HEIGHT:	[illegible]'-0" MAXIMUM
PROPOSED BUILDING AREAS:	PROPOSED BUILDING: [illegible] S.F. PROPOSED BUILDING STORY: [illegible] S.F. PROPOSED CARWASH: [illegible] S.F. TOTAL BUILDING AREA: [illegible] S.F. (MINIMUM) PASSENGER/FOREIGN VEHICLE CANOPY AREA: [illegible] S.F. (MINIMUM) TOTAL AREA: [illegible] SQUARE FEET
ALLOWABLE LOT COVERAGE:	10%
ACTUAL LOT COVERAGE:	[illegible] SQUARE FEET (MINIMUM)
REQUIRED PARKING RATIO:	[illegible]-STALL PER 100 SQ. FT. NET CONVENIENCE STORE AREA [illegible]-STALL PER 100 SQ. FT. NET RESTAURANT AREA [illegible] S.F. - [illegible] S.F. STORAGE / 100 S.F. = [illegible] STALLS [illegible] S.F. - 10% OF TOTAL S.F. [illegible] S.F. STORAGE / 100 S.F. = [illegible] STALLS
PARKING PROVIDED:	[illegible]-EMPLOYEES [illegible] / [illegible] STALLS [illegible]-TOTAL PARKING STALLS REQUIRED [illegible]-TOTAL PARKING STALLS PROVIDED
CONVENIENCE STORE:	
RESTAURANT:	
EMPLOYEES:	



SITE PLAN

SCALE: 1/40" = 1'-0"

PROPOSED COMMERCIAL BUILDING FOR:

PAJARO VALLEY CHEVRON

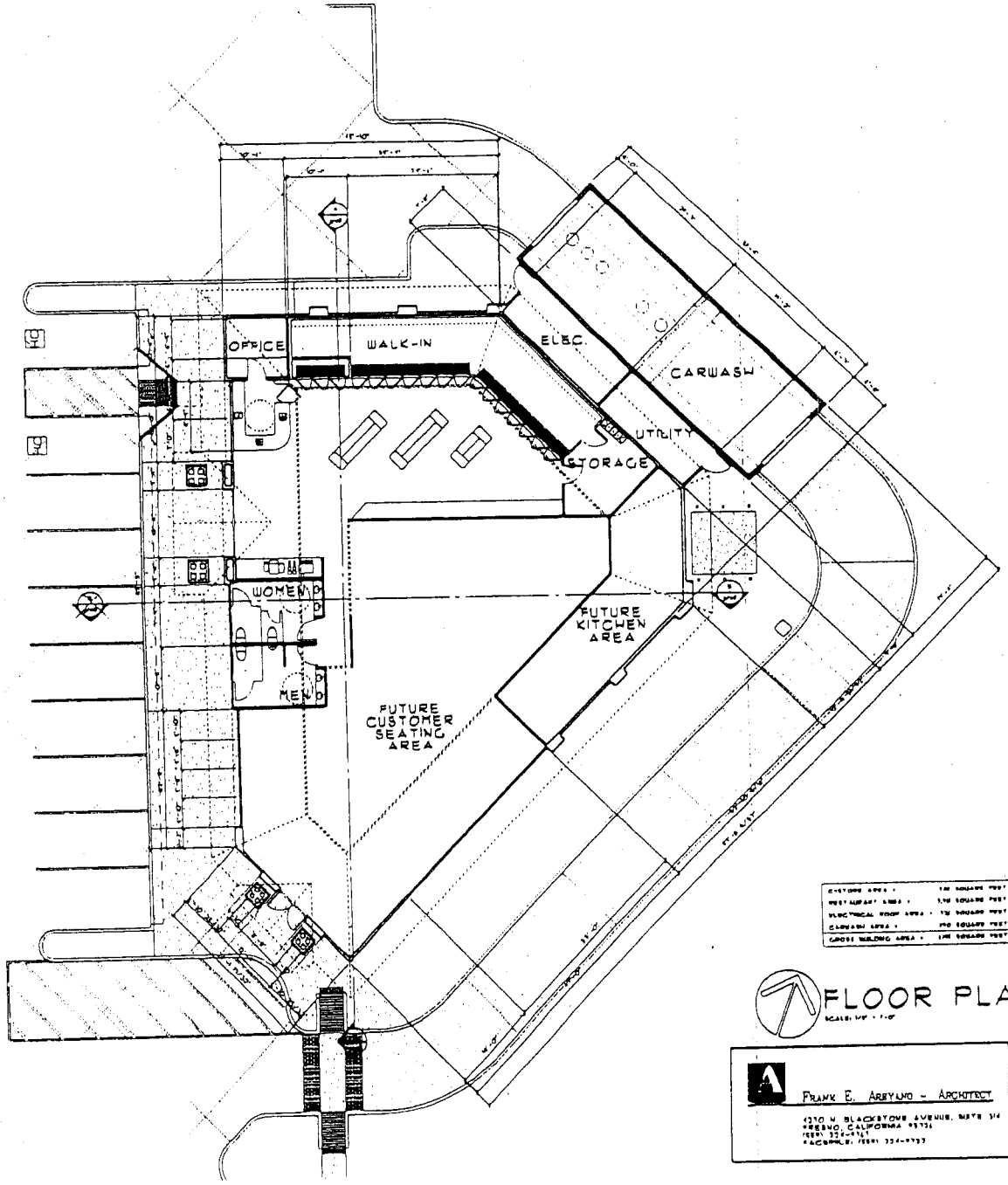
KHOSROW HACHEMIZAD, OWNER
PAJARO, CALIFORNIA, SANTA CRUZ COUNTY

AUGUST 1, 2001	
FEB. 20, 2001	
DEC. 6, 2001	
JULY 11, 2001	
AUG. 6, 2001	
JUNE 20, 2001	
[illegible]	
[illegible]	
[illegible]	

COMPUTER SHEET No.
___ OF ___ TOTAL

DRAWING No.
pre2
OF ___ DRAWINGS

FRANK E. AREYANO ~ ARCHITECT
[illegible] N. BLACKSTONE AVENUE, SUITE [illegible]
FRESNO, CALIFORNIA [illegible]
(559) [illegible]
FACSIMILE: (559) [illegible]



FLOOR PLAN

CUSTOMER AREA =	[illegible] SQUARE FEET
WEST WALKWAY AREA =	[illegible] SQUARE FEET
ELECTRICAL ROOM AREA =	[illegible] SQUARE FEET
CARWASH AREA =	[illegible] SQUARE FEET
GROSS BUILDING AREA =	[illegible] SQUARE FEET

PROPOSED COMMERCIAL BUILDING FOR:

PAJARO VALLEY CHEVRON

CHEVRON HAGHSHEHAS OWNER
PAJARO, CALIFORNIA SANTA CRUZ COUNTY

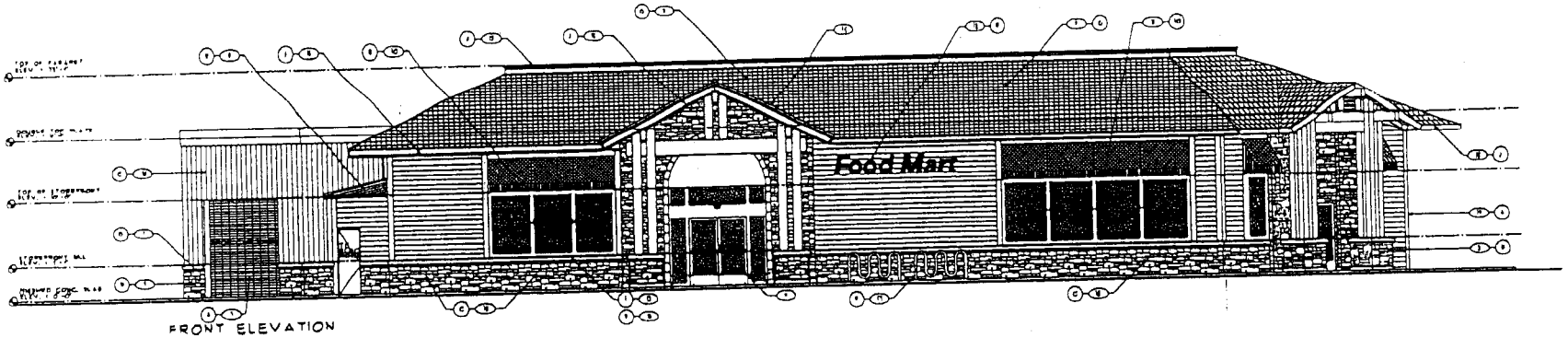
MAR. 4, 1997
JAN. 10, 1001
APR 10, 1001

CONSULTING SHEET NO.
___ OF ___ TOTAL

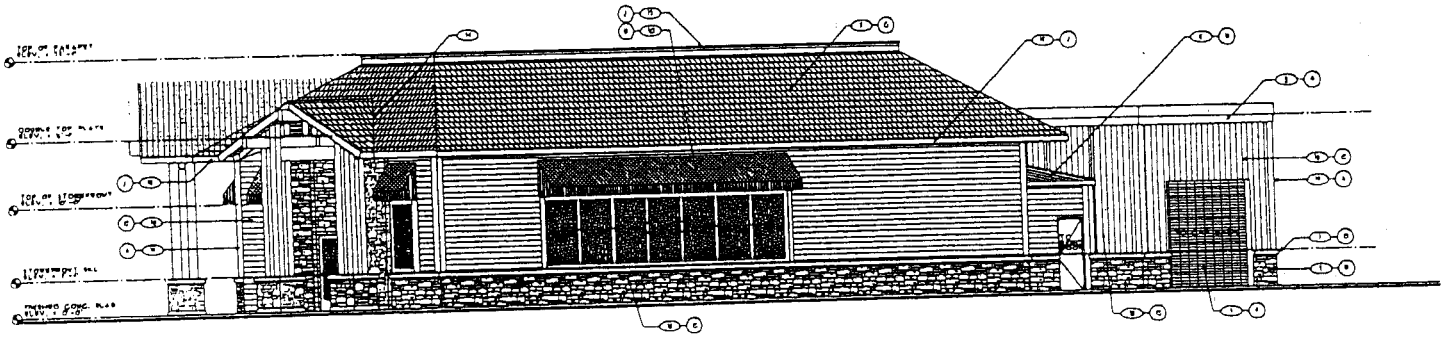
DRAWING No.
pre3
OF ___ DRAWINGS

FRANK E. AREYANO - ARCHITECT
4370 N. BLACKSTONE AVENUE, SUITE 104
FRESNO, CALIFORNIA 93726
(559) 224-[illegible]
FACSIMILE: (559) 224-[illegible]

PALARO VALLEY
CHEVRON
KEY NOTES:
GENERAL NOTES:
ROOF
DRAINAGE PLAN
FRANK E. ARENVIO - ARCHITECT
pre4



FRONT ELEVATION



RIGHT ELEVATION

COLOR SELECTIONS:

KEY NOTES:

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

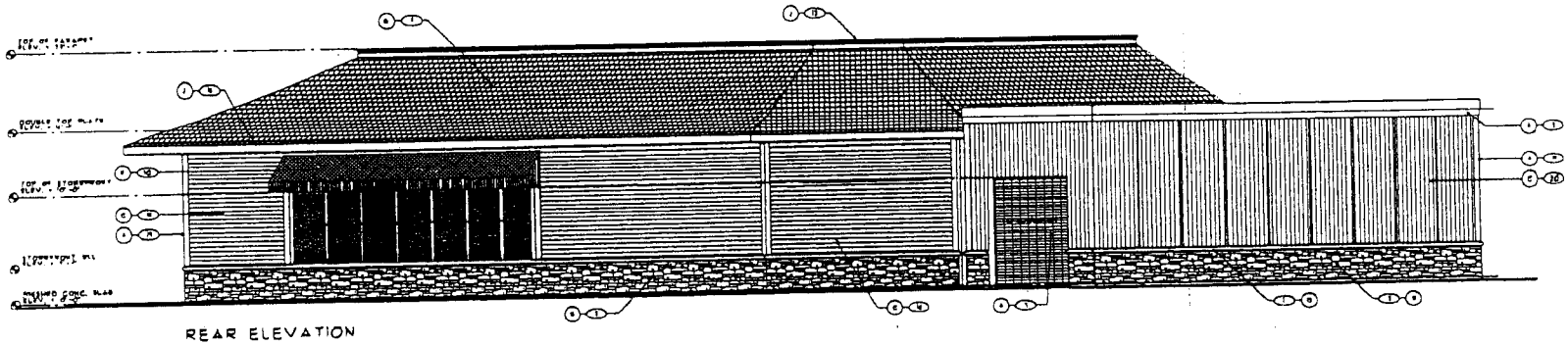
FRANK E. AREVALO ~ ARCHITECT
4370 N. BLACKSTONE AVENUE, SUITE 314
FRESNO, CALIFORNIA 93726
(559) 224-9719
FACSIMILE: (559) 224-9793

PROPOSED COMMERCIAL BUILDING FOR:

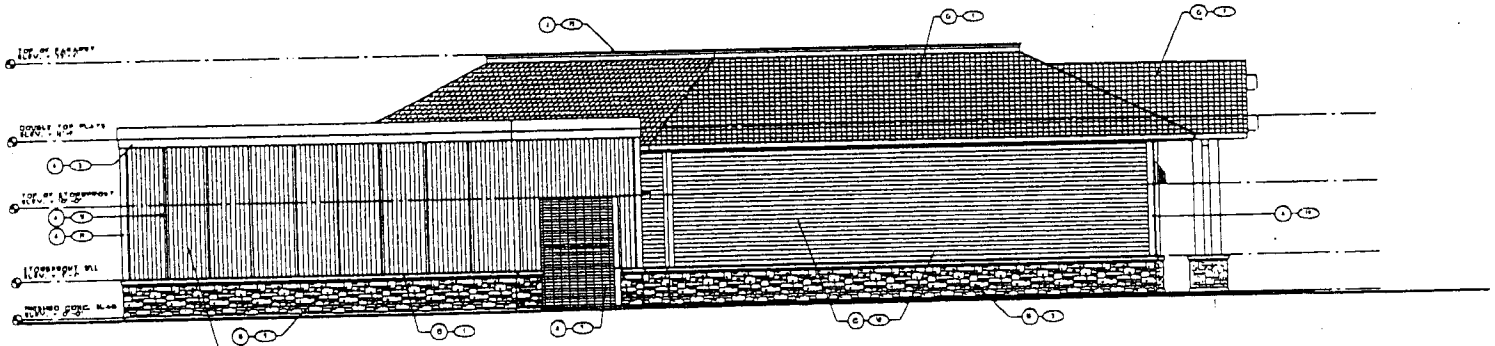
PAJARO VALLEY CHEVRON

CHOSEON HAGHSHENAS, OWNER
PAJARO, CALIFORNIA, SANTA CRUZ COUNTY

REVISIONS	DATE
JANUARY 1, 1000	
APRIL 1, 1000	
DEC. 4, 1991	
JANUARY 1, 1000	
SCALE (NOT) AS SHOWN	DATE
INITIALS	
CONSECUTIVE SHEET No.	
___ OF ___ TOTAL	
DRAWING No.	
pre5	
OF ___ DRAWINGS	



REAR ELEVATION



LEFT ELEVATION

KEY NOTES:

COLOR SELECTIONS:

EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

PROPOSED COMMERCIAL BUILDING FOR:

PAJARO VALLEY CHEVRON

CHORSON HACHIGHIAN, OWNER
PAJARO, CALIFORNIA SANTA CRUZ COUNTY

REVISIONS	BY
AUGUST 3, 2001	
JUNE 1, 2001	
DEC. 1, 2001	
JULY 14, 2001	
JUNE 30, 2001	

SCALE: 1/4" = 1'-0"

CONSECUTIVE SHEET No.

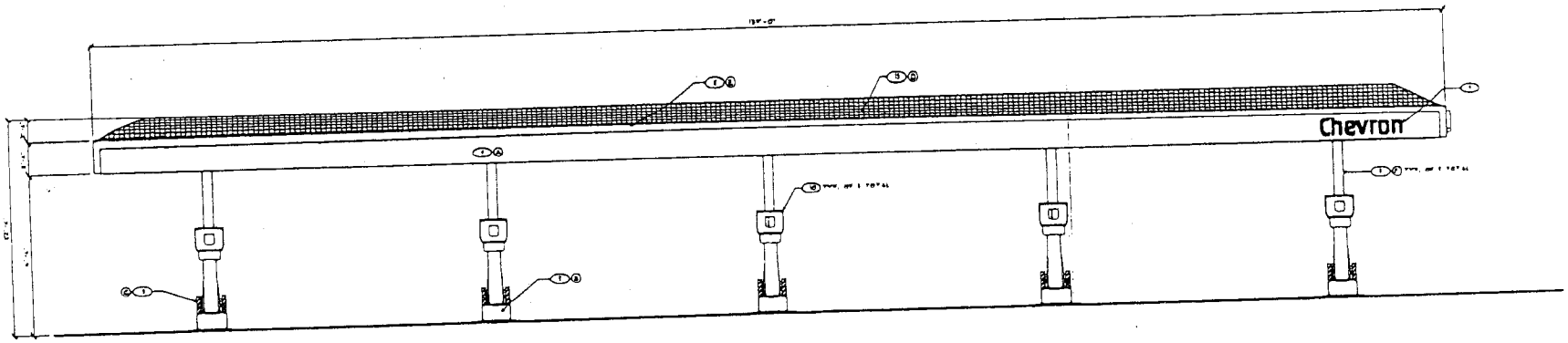
OF TOTAL

DRAWING No.

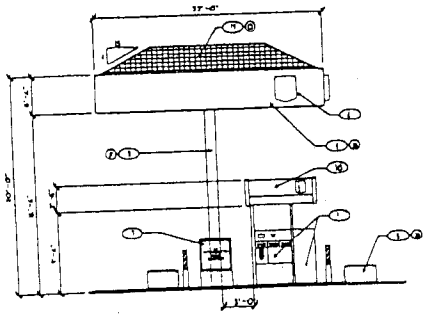
pre6

OF DRAWINGS

FRANK E. AREVALO - ARCHITECT
7370 N. BLACKSTONE AVENUE, SUITE 114
FRESNO, CALIFORNIA 93720
(559) 324-9761
FACSIMILE: (559) 324-9793



EAST/WEST ELEVATION (LEE ROAD)



NORTH/SOUTH ELEVATION

KEY NOTES:

COLOR LEGEND:

CANOPY ELEVATIONS

SCALE: 3/16" = 1'-0"

PROPOSED COMMERCIAL BUILDING FOR:

PAJARO VALLEY CHEVRON

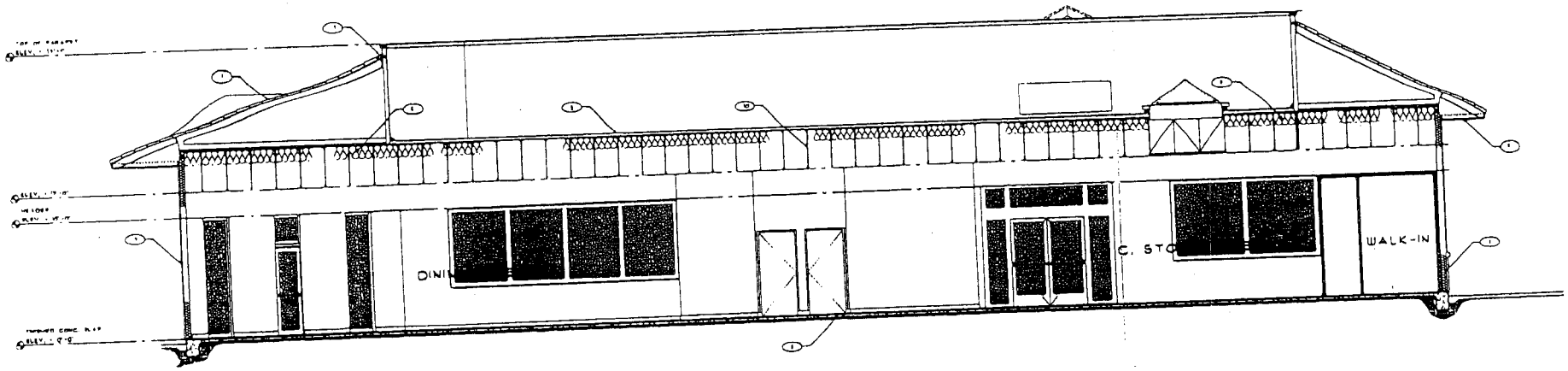
CHOSSOW MACHSHENAS, OWNER
PAJARO, CALIFORNIA SANTA CRUZ COUNTY

JAN. 30, 2001
AUG. 8, 2001
JUNE 30, 2001
REVISIONS
REVISED 2101

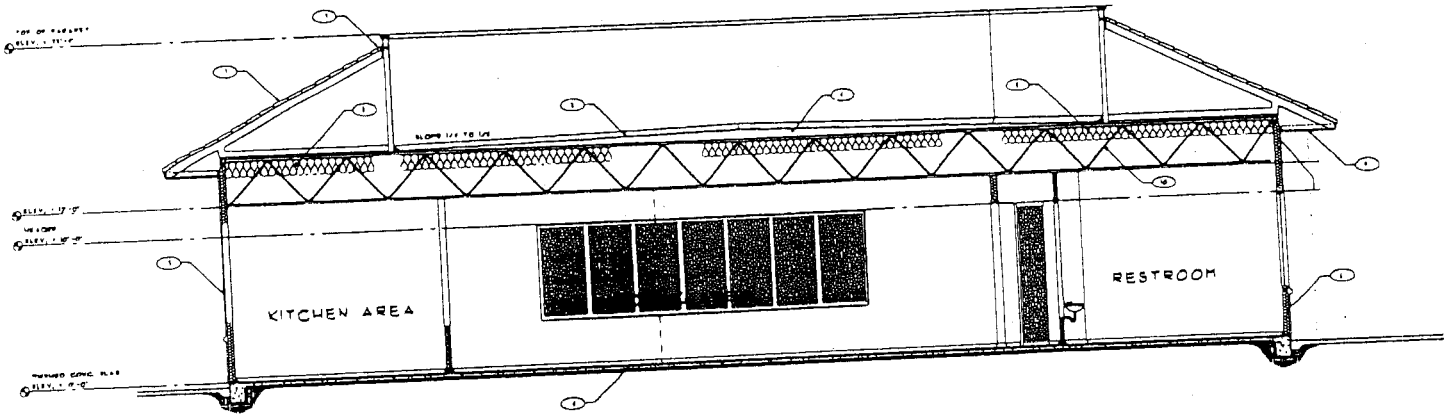
CONSECUTIVE SHEET No.
___ OF ___ TOTAL

DRAWING No.
pre7
OF ___ DRAWINGS

FRANK E. AREVALO - ARCHITECT
4370 N. BLACKSTONE AVENUE, SUITE 114
FRESNO, CALIFORNIA 93726
(559) 224-9767
FACSIMILE: (559) 224-9733



SECTION



SECTION

KEY NOTES:

CROSS SECTIONS

FRANK E. AREYANO ~ ARCHITECT
4310 W. BLACKSTONE AVENUE, SUITE 101
FRESNO, CALIFORNIA 93726
(559) 224-9961
FACSIMILE: (559) 224-9733

PROPOSED COMMERCIAL BUILDING FOR:

PAJARO VALLEY CHEVRON

CHOSSON HACHIGIAN, OWNER
PAJARO, CALIFORNIA SANTA CRUZ COUNTY

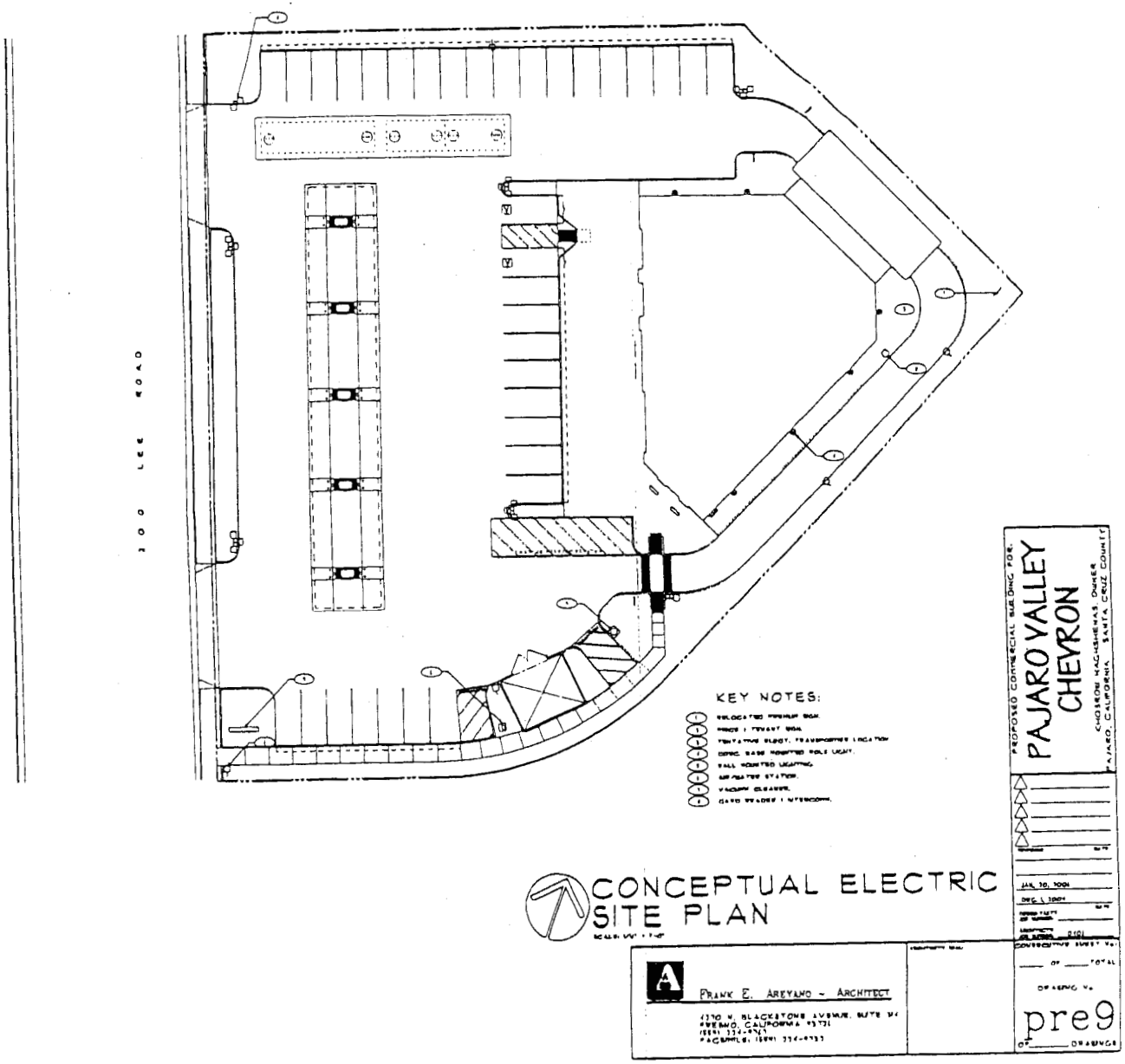
JUNE 30, 2001

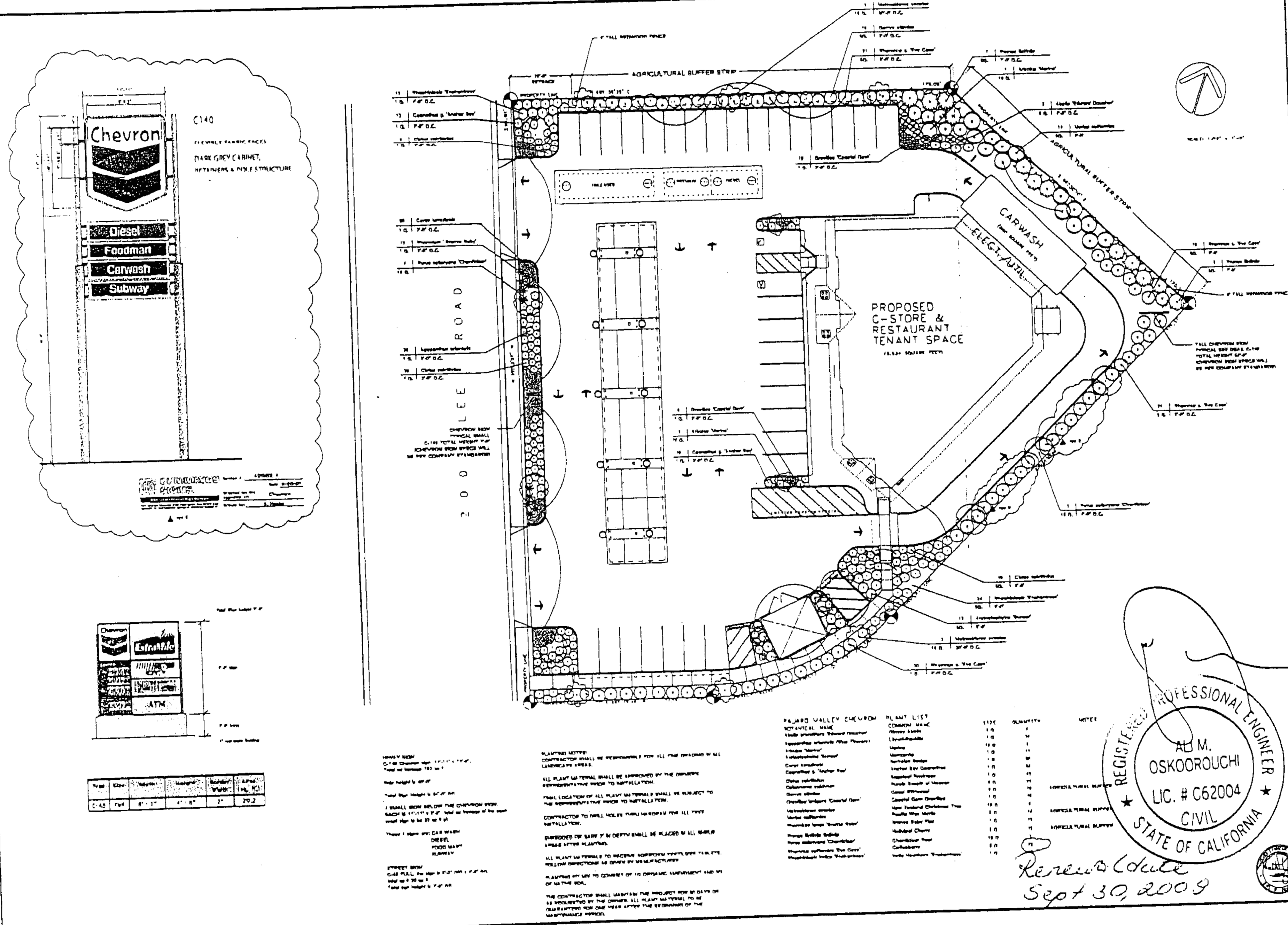
CONSECUTIVE SHEET No.

DRAWING No.

pre8

3-127.1


LEE ROAD
KEY NOTES:
PROPOSED COMMERCIAL BUILDING FOR:
PAJARO VALLEY CHEVRON
CHOSEON HACHEMIAN, OWNER
PAJARO, CALIFORNIA SANTA CRUZ COUNTY
CONCEPTUAL ELECTRIC SITE PLAN
FRANK E. AREYANO ~ ARCHITECT
pre9

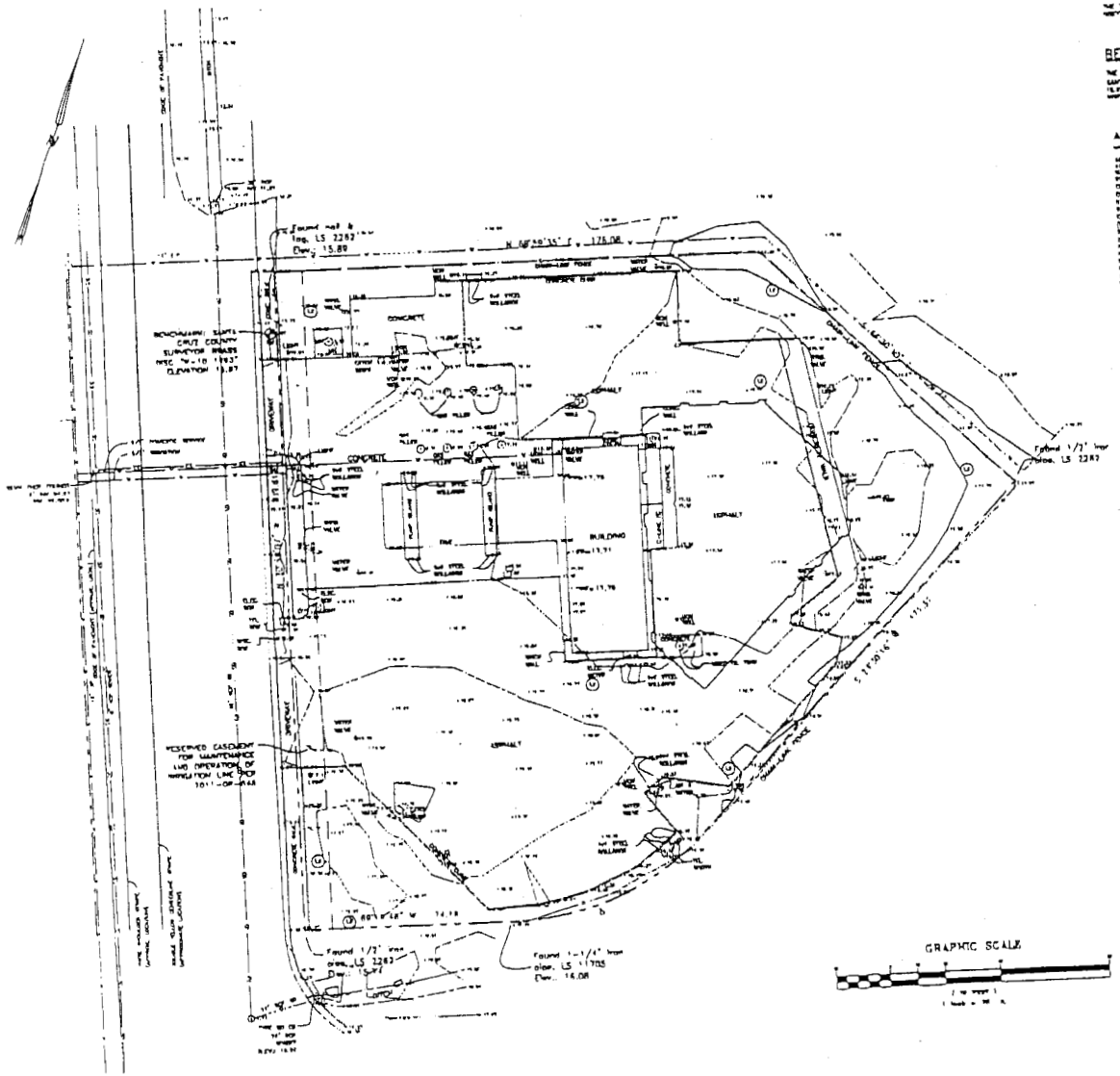


ALI M. OSKOOROUCHI, Ph.D., C.E.
GEOTECHNICAL ENGINEER
POST OFFICE BOX 66243 SCOTTS VALLEY, CA95067

PAJARO VALLEY CHEVRON
PAJARO, CA

SIGN AND LANDSCAPE

PROJECT SM-01-08
DATE JANUARY 30 2009
SCALE 1/16" = 1'-0"
SHEET C-1



TOPOGRAPHIC SURVEY

BENCHMARK

ABBREVIATIONS

LEGEND

SHEET INDEX

C1	EXISTING CONDITIONS
C2	GRADING PLAN
C3	DRAINAGE & UTILITIES PLAN
C4	MISCELLANEOUS DETAILS
C5	EROSION CONTROL PLAN

DISCLAIMER

REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. KACER
No. 12688
Exp. 3-31-10
CIVIL
STATE OF CALIFORNIA

REVISED
1 REVISED 1-20-00 PER DEPARTMENT COMMENTS
2 REVISED 10-13-00 PER DEPARTMENT COMMENTS

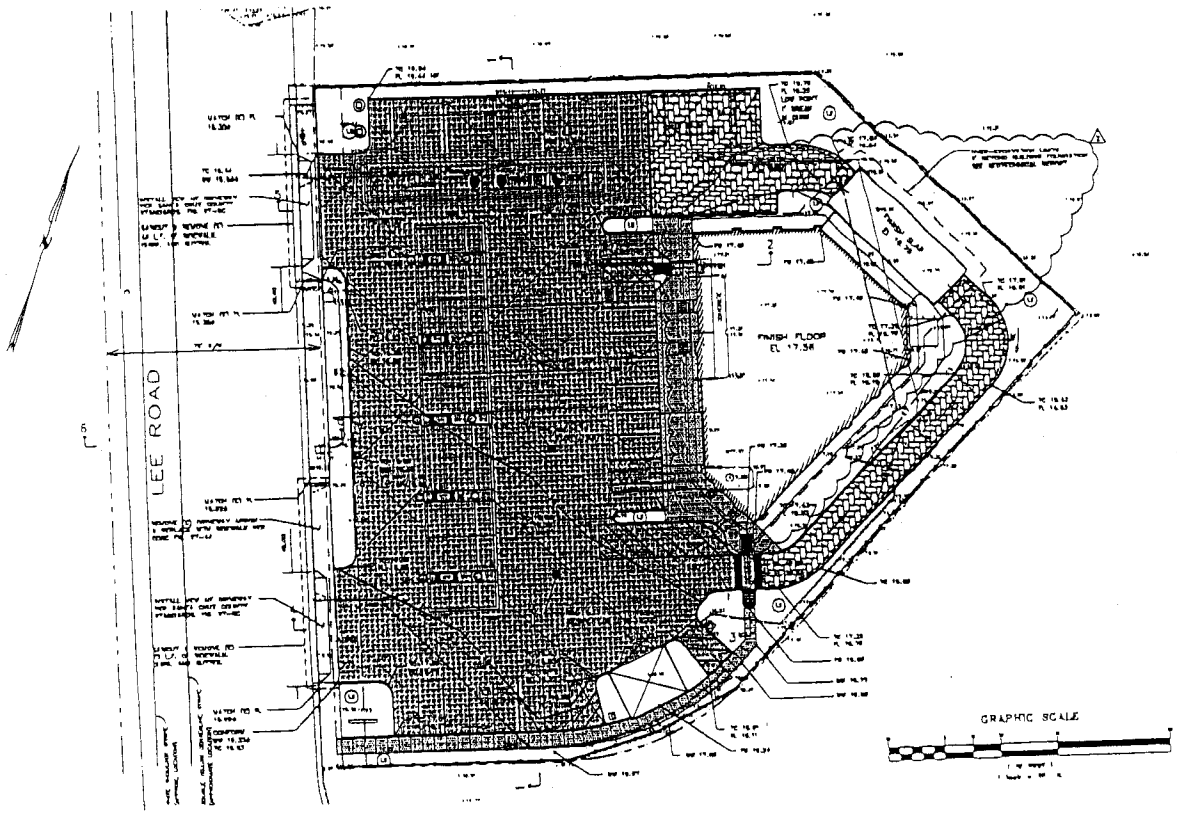
BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
1001 CEDAR STREET
SANTA CRUZ, CA 95060
(831) 426-3560

EXISTING CONDITIONS

WASTEWATER NEW CONNECTION
WASTEWATER TREATMENT PLANT
300 LEE ROAD
WATSONVILLE, CA 95076-9546

REGISTERED CIVIL ENGINEER NO. 12688

SCALE 1" = 30'	DRAWN DRC	JOB NO. 12096-1	SHEET C1
DATE JANUARY 20, 2000	CHECKED JRK	REF.	OF 1
REVISED DRC	PLOT SCALE COPY 1:1	FILE NO. 12096-1	



ABBREVIATIONS

LEGEND

GRADING QUANTITIES

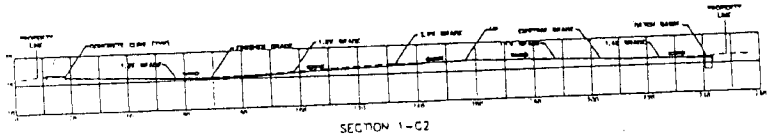
ESTIMATED EXCAVATION & RECOMPACTION FOR BUILDING SLAB & FOUNDATION

IMPERVIOUS SURFACES

GENERAL NOTES

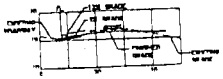
CONCRETE NOTES

DISCLAIMER



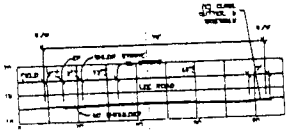
SECTION 1-C2

SCALE 1" = 10' H.V



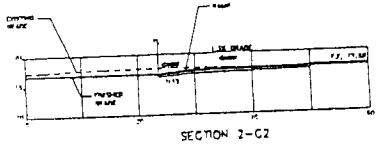
SECTION 4-C2

SCALE 1" = 10' H.V



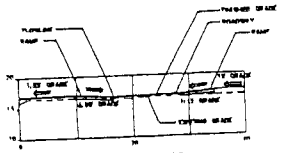
LEE ROAD SECTION 6-C2

SCALE 1" = 20' H.V



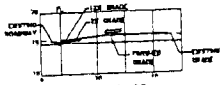
SECTION 2-C2

SCALE 1" = 10' H.V



SECTION 3-C2

SCALE 1" = 10' H.V



SECTION 5-C2

SCALE 1" = 10' H.V

REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. VANDEY
C.E. No. 47868
Exp. 3-31-10
CIVIL
STATE OF CALIFORNIA

REVISIONS	
2	REVISED 1-30-08 PER COUNTY COMMENTS
1	REVISED 10-13-06 PER COUNTY COMMENTS

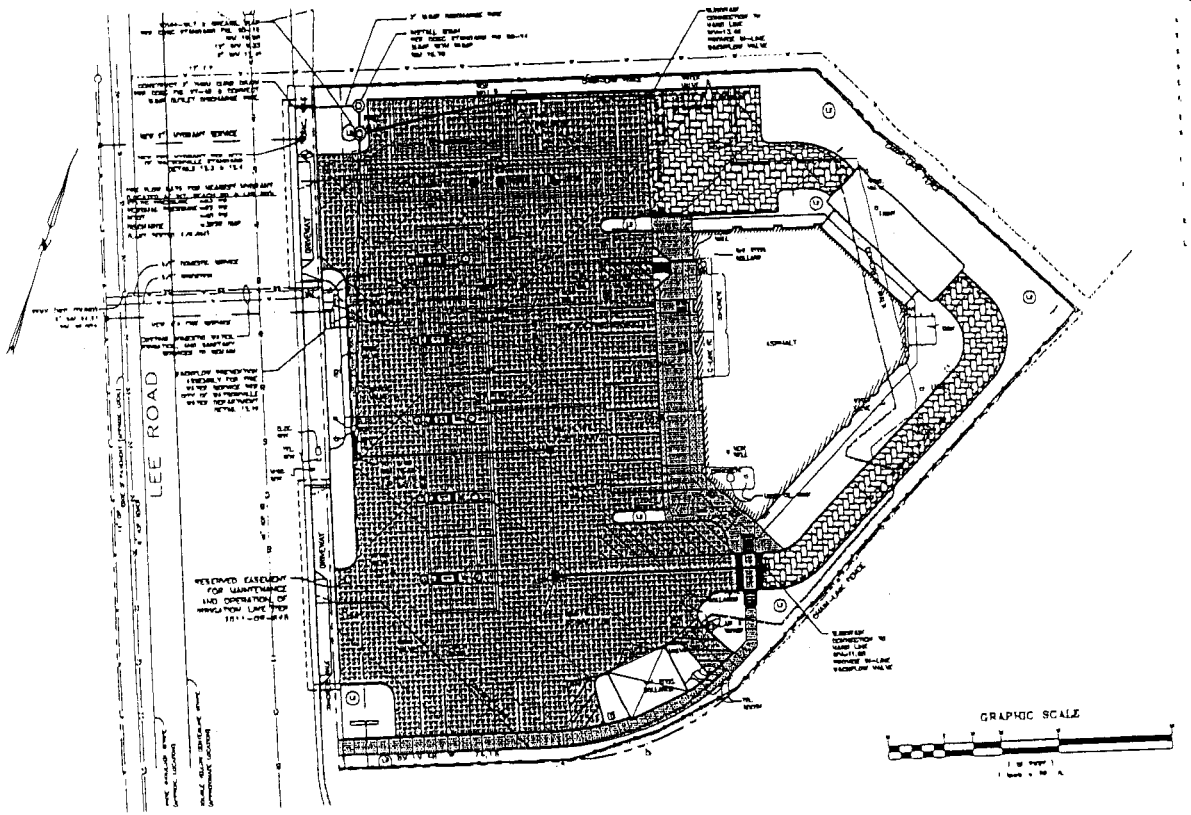
BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
1001 COLLEGE STREET
SANTA CRUZ, CA 95060
(831) 426-3560

REGISTERED CIVIL ENGINEER NO. 47868

PRELIMINARY GRADING PLAN

PROPOSED NEW DWELLING
MAGNOLIA INDUSTRIES
160 LEE ROAD
WATSONVILLE, CA 95076-9140

SCALE 1"=10'	DRAWN DPC	JOB NO. 13758-1	SHEET C2
DATE JANUARY 16, 2008	CHECKED JRV	INDEX	
REVISION DATE	CHECKED BY	FILE NO. 13758-1	OF 1



CITY OF WATSONVILLE WATER DEPARTMENT NOTES

SANTA CRUZ COUNTY SANITATION DISTRICT NOTES

ABBREVIATIONS

LEGEND

UNDERGROUND NOTES

TECHNICAL SPECIFICATIONS

STORM DRAIN NOTES

DISCLAIMER

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Exp. 3-31-10
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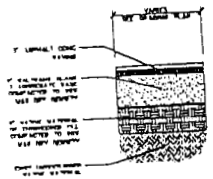
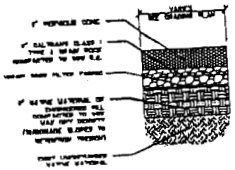
STATE OF CALIFORNIA

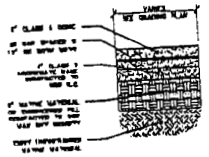
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS 1001 CEDAR STREET SANTA CRUZ, CA 95060 (831) 426-3560	PRELIMINARY DRAINAGE & UTILITY PLAN WATSONVILLE DENTAL MAINTENANCE DISTRICT NW LEE ROAD WATSONVILLE, CA 95076-0448
REGISTERED CIVIL ENGINEER NO. 12888	
SCALE 1"=50'	DRAWN CDC
DATE JANUARY 10, 2008	CHECKED JRM
BOWMAN CDC	FILE NAME 12888.DWG
JOB NO. 12888-1	SHEET C3
NOTE	
FILE NO. 12888-1	



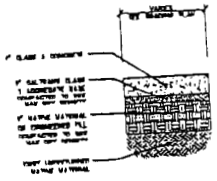
LIT ROAD AC PAVEMENT SECTION



PERMEABLE CONCRETE SECTION



ON-SITE CONCRETE SECTION

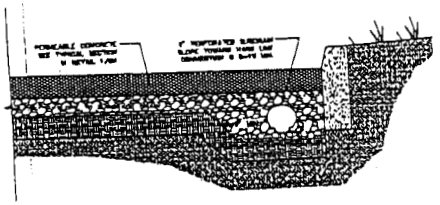


ON-SITE CONCRETE WALK SECTION

TYPICAL PAVEMENT SECTIONS

1 / C4

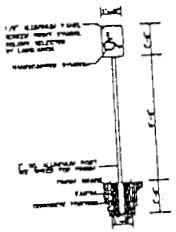
SCALED 3/4"=1'-0"



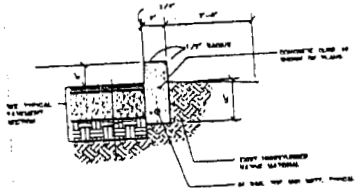
PERMEABLE CONCRETE DRAINAGE SYSTEM

2 / C4

SCALED 3/4"=1'-0"



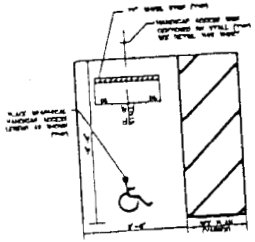
HANDICAP ACCESS SIGN DETAIL



TYPICAL CONCRETE CURB

5 / C4

SCALED N.T.S.

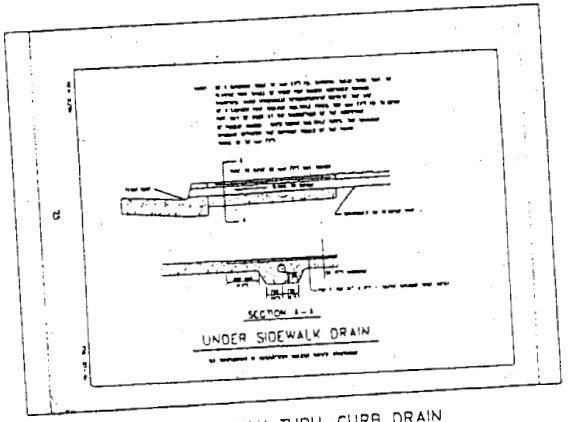


HANDICAP PARKING STALL STRIPING DETAIL

HANDICAP PARKING STALL

3 / C4

SCALED 1/2"=1'-0"



SECTION A-A

UNDER SIDEWALK DRAIN

SIDEWALK THRU-CURB DRAIN

4 / C4

SCALE N.T.S.

DISCLAIMER

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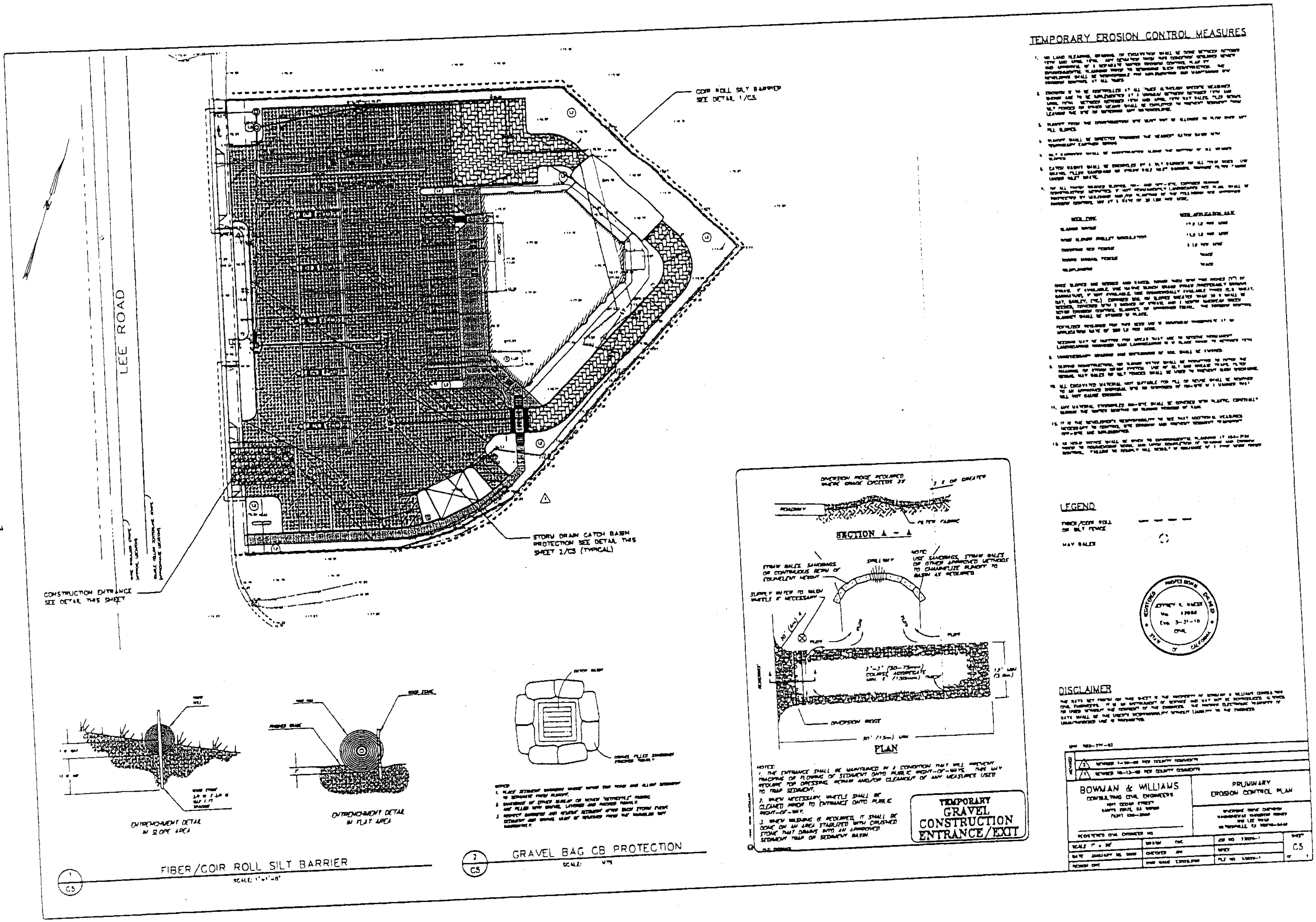
MISCELLANEOUS DETAILS

SCALE 1"=30'	DRAWN CRC	JOB NO. 13990-1	SHEET C4
DATE JANUARY 16, 2008	CHECKED JM	REV.	
REVISED CRC	DWG NAME 13990.DWG	FILE NO. 13990-1	OF 1


TEMPORARY EROSION CONTROL MEASURES
LEE ROAD
COIR ROLL SILT BARRIER SEE DETAIL 1/C5
STORM DRAIN CATCH BASIN PROTECTION SEE DETAIL THIS SHEET 2/C5 (TYPICAL)
CONSTRUCTION ENTRANCE SEE DETAIL THIS SHEET
SECTION A - A
PLAN
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT
LEGEND
DISCLAIMER
BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
PRELIMINARY EROSION CONTROL PLAN
C5
ENTRENCHMENT DETAIL IN SLOPE AREA
ENTRENCHMENT DETAIL IN FLAT AREA
FIBER/COIR ROLL SILT BARRIER
GRAVEL BAG CB PROTECTION

FOUNDATION & SOIL INVESTIGATIONS
(CBC 2007)

Proposed Remodeling and Addition(s) to the Existing Facility at 200 Lee Road, Watsonville, CA 95076

September 15, 2008

Prepared for:

Mr. Khosrow Haghshenas
Pajaro Valley Chevron
200 Lee Road
Watsonville, CA 95076

Prepared By:

Ali M. Oskoorouchi, Ph.D., P.E., G.E.
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Project KH-01-08

Exhibit 3

INTRODUCTION

We are pleased to present this report summarizing the results of our geotechnical investigation for the proposed remodeling and addition(s) to the existing facility. The property is located at 200 Lee Road, Watsonville, California. The purpose of this Geotechnical Investigation is to provide soil data based on California Building Code, CBC 2007, for Project Architect and Structural Engineer of the project to better locate the proposed new buildings & facilities and to provide soil data to design their foundation system. In addition, the proposed geotechnical report will provide soil data for possible retaining walls, or any slabs-on-grade, and driveway pavement design within the same subject site.

The site is a rather flat terrain, and is approximately 1.0 acre in area, the footprint area of the existing single-story building at the site (to be demolished) is approximately 2,061 sq ft. with an existing Fueling area to be demolished and remodeled. The proposed new C-Store & Restaurant include an approximately 5,534 sq ft (single-story) building, and an attached car wash facility of approximately 890 sq ft in area. Please refer to the Vicinity Map (Figure 1) within the Appendix "A" for the general location of the site.

INFORMATION PROVIDED

Existing and proposed site plans of the subject site were provided to us by the Owner. (See Figure 2, Appendix "A").

SCOPE OF WORK

Our scope of work is limited to the following:

Under the responsible charge of a California Licensed Geotechnical Engineer:

1. Review of available geologic and geotechnical information pertaining to the site.

2. Exploration, sampling, and classification of soils by excavating three (3) exploratory boreholes to the required depth per CBC 2007, one to depth of 40 feet, to address liquefaction potential. Soil samples were obtained at the expected depth of the footings, followed by one sample for every 5 feet of drilling.

3. Laboratory testing of selected soil samples to determine their relevant engineering properties.

4. Compilation and analysis of collected field and laboratory data, and comparison of the collected laboratory data with other (available to us) projects in the area.

5. Preparation of Four (4) wet-stamped soil reports presenting our findings and recommendations for the appropriate type of foundation for the new construction, recommendations, providing soil data for design of possible retaining wall, utility trenches, slabs-on-grade and pavement design. The final report includes the results of lab tests indicating the soil profile encountered and a site plan showing the boreholes locations.

FINDINGS

Existing Site Conditions

The site is a rather flat terrain (see Pictures 1 to 3 for existing site conditions and location of boreholes).

Picture 1: Location of Borehole B-1 at the subject site

Pictures 2 & 3: Location of Borehole B-2 at the subject site

Laboratory Investigation

A limited number of field and laboratory classification tests were chosen and performed on samples obtained from boreholes 1, 2, and 3, to assist in classifying the surface and subsurface soils, which could then be related to allowable bearing capacities, compressibility and other geotechnical design criteria. Laboratory tests performed during our investigations included the following: Dry Density, Moisture Density, Percent Passing #200 Sieves, Gradation tests, and Atterberg Limits.

Surface Soil Conditions

Based on our present soil investigations, the project site has a surface stratum of gray to dark gray Lean Clay with Sand soft to medium, with traces of organic materials at very shallow depths. The plasticity index of the surface soil indicates a low expansion potential. This layer extend to up to 12 feet

The description of these soils and their approximate depths could be found on the Boring Logs in Appendix "A". The logs depict soil conditions at the locations and on the date the holes were drilled.

Subsurface Soil Conditions

Based on the present soil investigation, underlying the surface soils, up to a depth of 27 feet, are soft gray, olive to light brown Lean Clay. Underlying this stratum of soil, up to a depth of plus 42 feet are dark gray to blue Sandy Lean Clay, and Clayey Sand and poorly graded Sand. Ground water table was encountered at 5 feet 8 inches below ground at borehole #1, and 6 feet 4 inches below ground at borehole #2, during present investigation.

Materials encountered during the present subsurface exploration are described on the appended Test Boring Logs. The logs depict subsurface conditions at the locations and on the date the borings were drilled. Subsurface conditions at other locations might be different. Stratification lines shown on the logs represent the approximate boundaries between soil types; the actual transitions from one soil type to another may be gradual.

Seismic Considerations

a. The parcel is located within the seismically active Bay Area Region and has been classified by CBC 2007 as Seismic Region 1. It might be subject to severe ground shaking.

b. Known active or potentially active faults nearest to the site include: the Zayante-Vergeles Fault, 5.3 km, the San Andreas (1906) Fault, 9.6 km, the Sargent Fault, 15.6 km, and the Monterey Bay - Tularcitos Fault, 22.4 km.

c. The site is likely to be shaken by earthquakes of approximate magnitude 8.0 (similar to the "San Francisco: earthquake of 1906), with an average recurrence interval between 138 to 188 years along the North coast segment of the San Andreas Fault. Also, earthquakes of magnitude 6 to 7 are likely along many of the faults within the Bay area.

d. The potential for liquefaction or lateral spreading to occur on the property is considered low to moderate due to the soil type, ground water conditions, and fine grain (binder) contents within depths affected by foundation system.

Seismic hazards can be divided into two general categories: hazards due to a ground rupture and hazards due to a ground shaking. Since no known active or potentially active faults cross the site, the risk of earthquake-induced ground rupture occurring across the property is considered low.

Should a major earthquake occur with an epicentral location close to the site, ground shaking at the site will be severe. The effects of the ground shaking on the proposed additions, future planned structures and other improvements can be reduced by earthquake resistant design in accordance with the latest edition of the California Building Code (CBC). If the 2007 version of the CBC is utilized for seismic design, the recommendations of the "2007" CBC Design Considerations" section of this report should be followed.

CONCLUSIONS AND RECOMMENDATIONS

From a geotechnical engineering viewpoint, the site we studied is suitable for the proposed development provided the recommendations in this report are closely followed.

Our recommendations are presented as guidelines to be used by project planners and designers for the project. These recommendations have been prepared assuming that we will be commissioned to review project grading and design, and to observe and test during earthwork operations on-site. This additional opportunity to examine the site will allow us to compare subsurface conditions exposed during construction with those encountered during this investigation.

Site Preparation, Grading and Compaction

Prior to grading, the site should be cleared of obstructions and deleterious material such as abandoned utility lines (if present). Debris and materials arising from clearing and removal operations should be properly disposed of off-site.

Surface vegetation at the site should be stripped, and removed. Soil containing more than 2% organic matter by weight, should be considered organic. For planning purposes, assume a depth of 2 inches for stripping of surface vegetation and organic material. The actual stripping depth should be determined by the Geotechnical Engineer in the field at the time of stripping.

Structural fill should be placed on firm native material that has been approved by the Geotechnical Engineer. Loose material should be removed before placement of structural fill. The depth of fill should be determined by the Geotechnical Engineer at the time of construction.

For fills (if any) with the vertical height in excess of 5 feet, intermediate **benches** must be provided. Any man-made new cut and fill slopes should have gradients no steeper than 2:1 (horizontal to vertical) for slopes up to twelve (12) feet high. Slope stability analysis will be required for slopes and cuts with more than twelve (12) feet in height. Finished cut and fill slope areas should be protected from erosion as soon as possible after construction. Please refer to the section "Surface Drainage" for additional recommendations.

Prior to placement of fill, the soil surface must be scarified a minimum of 8 inches, moisture-conditioned, and re-compacted to a minimum 92 percent relative compaction based on ASTM D1557-00 Test Procedure.

Structural fill should be placed and water-conditioned in lifts not exceeding 8 inches in thickness (before compaction). Structural fill should be compacted to at least 95 percent relative compaction, based on the ASTM D1557-00 Test Procedure.

Sub-excavation of at least 24 inches below the proposed footings and 18 inches below the slabs-on-grade, and backfilling with Caltrans Class II, or non-plastic materials approved by the Geotechnical Engineer of the project, is required to avoid differential movements of the soil.

Pavement Section Recommendations

We have provided pavement section recommendations for Traffic Indexes of 4.0, and 6.0, for the subject site. The actual traffic index should be specified by the design professional; alternative pavement sections can be developed on request.

Based on our past experience with similar sites (for pavement design), we recommend minimum pavement sections as described below in Table 1. The native subgrade soil must be scarified a minimum of 12 inches, moisture-conditioned to approximately +3% on the wet side of the optimum, and re-compacted to a minimum 92 percent relative compaction based on ASTM D1557-00 Test Procedure, prior to placement of base rock materials.

Table 1. Recommended Pavement Sections

TRAFFIC INDEX	ASPHALTIC CONCRETE (INCHES)	CLASS 2 AGGREGATE BASE (INCHES)	TOTAL THICKNESS (INCHES)
4.0	2.5	12.5	15.0
6.0	3.0	17.0	20.0

All aggregate bases should be compacted to a relative compaction of at least 95 percent, based on the ASTM D1557-00 Test Procedure.

CBC 2007 Site Characterization

Based on CBC 2007, we classify the site of proposed improvements as follows:

Site Class	D-defined as a stiff soil profile with shear velocities between 600 to 1200 ft/sec or SPT 15 < N < 50 or 1000 < Su < 2000 psf in the top 100 feet.
Seismic Source	San Andreas (1906) Fault (Type A)
Seismic region	Region 1 (Zone 4)

Based on above, the seismic hazard spectra is as showed in appendix A.

Conventional Shallow Footings

The following recommendations apply to buildings of wood, steel or concrete construction limited to a height of no more than two stories. Should planned development differ from these assumed conditions, we should be notified to determine if additional investigation is warranted.

The proposed new addition to the existing structures may be supported by perimeter conventional continuous strip footings and structural grade beams or slabs as outlined herein. In addition, a minimum of 24 inches of local soil underneath the footings must be sub-excavated and backfilled with Caltrans Class II, AB. The engineered fill should be compacted to at least 95 percent relative compaction, based on the ASTM D1557-00 Test Procedure. The perimeter footings should have a minimum depth of 18 inches below the lowest adjacent grade, or the depth of existing footings, whichever is larger, with a minimum width of 15 inches. The footings may be designed to impose pressures up to 2000 pounds per square foot on foundation soils, from dead plus normal live loading. This value may be increased by one-third for wind or seismic loading. Using these criteria, total and differential settlements are expected to be less than 1.0 and 0.75 inches respectively. To improve the foundation capabilities to resist possible differential settlement and

minimize potential damages due to liquefaction (during and after earthquake), it is strongly recommended interconnecting the strip footings (Grid System) approximately every 12 feet (or less). The Grid System should have the same section as the strip footings.

Concrete should be placed in footing excavations that have been kept moist, prior to concrete pour. They also should be kept free from water, loose or soft soil or debris.

The Geotechnical Engineer of the Project must be present on site to observe foundation excavation and the minimum required depth of the footings, prior to placing steel reinforcing.

Drilled Piers

The following recommendations apply to buildings of wood, steel or concrete construction limited to a height of no more than two stories. Should planned development differ from these assumed conditions, we should be notified to determine if additional investigation is warranted.

The proposed new addition structures may be supported by drilled pier and grade beam system. Drilled piers should be at least 15" in diameter, and must be a minimum of 12 feet deep, or 3 feet into firm native material. We recommend a minimum spacing of 3.0 times diameters of the piers, center to center, and the maximum to be determined by the Structural Engineer of the Project.

Caissons (pier excavations) should not vary more than 1 percent from vertical. Passive soil pressure against the sides of drilled piers may be taken as equivalent to the pressure exerted by a fluid weighing 200 pounds per cubic foot (ultimate).

Based on our limited field and laboratory testing during this investigation, it is our engineering judgment that the piers may be designed to impose an allowable skin friction value of 250 pounds per square foot (psf), assuming that the upper two feet of skin friction is disregarded and an allowable end bearing capacity of 500 psf from dead plus normal live loading. This value may be increased by one-third for wind or seismic loading. To improve side friction, we recommend removal of the casings (if used) in place, and to improve end bearing, we recommend removal of at least 12 inches of native soil from the bottom and backfilling with Caltrans Class II, AB. Also a geotechnical engineer prior to placing formwork and steel reinforcing should observe all drilled piers.

We recommend; Grade beams to be a minimum of 15" wide, and should be reinforced per ACI most current Code; at each drilled pier-grade beam connection, a minimum of two of the drilled pier rebars to be bent into the grade beam for a minimum of 15". Excavation of the proposed drilled piers, where located next to existing footing, shall take place after safe and appropriate shoring of the existing building (to be designed by others).

Concrete should be placed in drilled excavations that have been kept moist by capping the holes after drilling, and spray of water, if needed, prior to concrete pour. They also should be kept free from water, loose or soft soil or debris.

The Geotechnical Engineer of the Project must be present on site to observe drilling and the minimum required depth of the drilled holes, prior to placing steel reinforcing.

Concrete Slabs-on Grade

Slab-on-grade areas should have the top 18 inches sub-excavated, backfilled with Caltrans Class II AB, or non-plastic materials approved by the Geotechnical Engineer of Record, and re-compacted per following specifications. To improve bearing capacity, and reduce possible floor dampness, the following steps must be taken:

- A minimum 18 inch section of Caltrans Class II Aggregate Base should be placed immediately over the compacted soil sub-grade
- Next, a minimum 4 inch section of capillary break material should be placed on top of the Caltrans Class II Aggregate Base. Capillary break material should be free-draining, clean 3/4-inch crushed gravel (or Drain Rock).
- Next a vapor barrier is recommended to further reduce floor dampness. The type of vapor barrier should be specified by the design engineer, but if visqueen or similar material is to be utilized, it should have a minimum thickness of 10 mils.
- Finally, the vapor barrier should be covered by a 2-inch sand cushion to protect the membrane and to aid in curing of the concrete.

If joints exist between the footings and slabs, we recommend 30 pound felt to be used as a separator between the edges of slabs-on-grade and footing areas.

Retaining Walls

Retaining walls should be designed using the following geotechnical design parameters presented below:

Coefficient of Friction = 0.25

Table 1 – Active, Passive, and At-rest Retaining Wall Equivalent Fluid Pressure

Back slope Gradient (H:V)	Active Equivalent Fluid Pressure (pcf)	Passive Equivalent Fluid Pressure (pcf)	At-rest Equivalent Fluid Pressure (pcf)
Level	39	250	47
3:1	47		
2:1	55		
1.7:1	60		

These values are for non-seismic conditions and are based on the assumption that the wall backfill will be adequately drained. Active pressure should be used for walls where horizontal movement at the top of the wall is not restricted. At-rest pressure should be used to design walls with movement restricted at the top, such as basement walls and walls structurally connected at the top. Passive pressure is ultimate value, and minimum wall displacement is assumed.

A zone of drainage material at least 12 inches wide should be placed on the backfill side of the retaining wall. The drainage material should be extending from the bottom of the wall (minimum of 18" below lowest adjacent finished grade) to within 12" of the top of the wall. The upper 12" of the backfill above the drainage material should consist of clayey soils. The drainage material should be Class 1 Permeable material complying with Section 68 of Caltrans Standard Specification, latest edition, or ¾" to 1- ½", clean, durable coarse aggregate. The drainage material should be encapsulated by a high quality filter fabric such as Mirafi Filter weave 700 (or equivalent). Refer to Figure 6 within Appendix "A" for a typical retaining wall drain detail.

To account for seismic loading, a horizontal load equal to 15 H^2 pounds/horizontal foot, should be applied at 0.6 H above wall base (where H is the height of the wall). If the retaining wall is to support fill rather than a native cut slope, compaction surcharges should be incorporated into the wall design. We need to be contacted for additional lateral pressure loads due to compaction equipment.

Water should be collected by Schedule 40 perforated PVC pipe placed 4 inches from the bottom of the drainage material. Perforations (3/8 inch diameter) should be made in two rows at the end of a 120 degree arc, at 3 inches center, placed downward. The pipe should be sloped behind the wall at approximately 2%. Water collected in the retaining wall drain system should be carried in closed conduit and discharged away from the residence at the end of the closed conduit.

Utility Trenches

The sidewalls of trenches constructed in these materials will be prone to sudden collapse (for trenches deeper than 4 feet) unless they are properly shored and braced or laid back at an appropriate angle. Project designers should make a clear note of this fact in the project specifications and on the project plans and should draw attention to contractors and particularly the underground contractor, to the need to properly shore and brace or lay back the side walls of trenches.

All work should comply with the State of California Construction Safety Orders for "Excavations, Trenches, and Earthwork".

For the purpose of this section of the report, backfill is defined as material placed in a trench starting 1 foot above the pipe, and bedding is all material placed in a trench below the backfill.

Unless concrete bedding is required around utility pipes, free draining sand should be used as bedding. Sand bedding should be compacted to at least 90 percent relative compaction based on ASTM Test Procedure D1557-00, or to the degree of compaction specified by the utility designer.

Approved import sand should be used as utility trench backfill. Backfill in trenches located under and adjacent to structural fill, foundations, concrete slabs and pavements should be placed in horizontal layers no more than 8 inches thick. Each layer of imported trench backfill should be water conditioned and compacted to at least 95 percent relative compaction, if it is underneath the pavement area. Compaction of backfill by water jetting should not be permitted.

We recommend that within three feet of the structure foundation, a clayey material or control density fill (CDF) be used for the trench backfill and bedding, to seal the trench and prevent a conduit for water to enter beneath the structure foundation.

Surface Drainage

Surface drainage gradients should be planned to prevent ponding and to promote drainage of surface water away from structure foundations, slabs, edges of pavements and sidewalks, toward suitable collection and discharge facilities. We recommend that within 10 feet of the perimeter foundations, the ground surface be sloped at least 5 percent away from the structure.

Building roof eaves should have rain gutters, with outlets from the down spouts provided with adequate capacity to carry the storm water away from the structure to reduce the possibility of soil saturation and erosion by cobble blankets or other suitable measures.

Post-Report Geotechnical Services

We recommend our company be commissioned to provide the following services:

1) Review project grading and foundation plans during project design.
2) Observe, test and advise during site preparation, grading and compaction.
3) Observe foundation excavation for drilled piers (continuously, per CBC 2007) and conventional shallow footings.

4) Observe, test and advise during backfilling and compaction of on-site utility trenches.
5) Observe, test and advise during slab-on-grade pavement sub-base and aggregate base construction.

LIMITATIONS

Changes in project design will render our recommendations invalid unless our staff reviews such changes and our specific recommendations are modified accordingly.

Our recommendations have been made in accordance with the principles and practices generally employed by the geotechnical engineering profession. This is in lieu of all other warranties, express or implied.

Subsurface exploration of any site is necessarily confined to selected locations and conditions may, and often do vary between and around these locations. If varied conditions are encountered during construction, additional exploration, testing and construction modification may be required. To compare the generalized site conditions assumed in this report with those found on the site at the time of construction, all earthwork and associated operations should be observed and tested by our field representative.

This report is issued with the understanding that it is the responsibility of the Owner, or his representative, to ensure that the information and recommendations contained within this report are called to the attention of the Architects and Engineers for the project and incorporated into the plans, and that the necessary steps are taken to ensure that the Contractors and Subcontractors carry out such recommendations in the field.

The findings of this report are valid as of the present date. However, changes in the conditions of the property could occur with the passage of time, whether they are due to natural processes or the works of man, on this or adjacent properties. In addition, changes in applicable or appropriate standards occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or partially, by changes outside our control. This report should be reviewed in light of future planned construction and then current applicable codes.

Any person concerned with this project who observes conditions or features of the site or the surrounding areas that are different from those described in this report should report them immediately to us and the owner for evaluation.

If you should have any questions, or if we can be of any further assistance, please do not hesitate to contact us at (831) 325-1048.

Sincerely,

Ali M. Oskoorouchi, Ph.D., P.E., G.E.
Geotechnical Engineer of Project
C62004
GE 2594
Renewal Date 9/30/2009

REGISTERED PROFESSIONAL ENGINEER
ALI M. OSKOOROUCHI
LIC. # GE2594
GEOTECHNICAL
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
ALI M. OSKOOROUCHI
LIC. # C62004
CIVIL
STATE OF CALIFORNIA

Ali M. Oskoorouchi
Ph.D., P.E., G.E.
P.O. Box 66245
Scotts Valley, CA, 95067
Ph: (831) 325-1048
Fax: (866) 716-4785
aliosk@aliosk.com

June 23, 2009

Mr. Khosrow Haghshenas
Pajaro Valley Chevron
200 Lee Road
Watsonville, CA 95076

Subject: **Plan Review Letter**
Proposed Remodeling and Addition(s)
Located at 200 Lee Road
Watsonville, California
APN 052-271-03

Dear Mr. Khosrow Haghshenas:

In response to your inquiry and authorization, we have completed our plan review of the plans provided by Bowman & Williams Consulting Civil Engineers. The purpose of our review was to determine if the plans and designs were in substantial conformance with the recommendations of the Geotechnical Investigation for Pajaro Valley Chevron dated September 15, 2008 (Soil Report # KH-01-08).

A total of 5 sheets were provided and reviewed. These are C1, Existing Conditions; C2, Preliminary Grading Plan; C3, Preliminary Drainage and Utility Plan; C4, Miscellaneous Details; C5, Preliminary Erosion Control Plan; dated 1/20/06, all revision 6/15/09 except C2 that has been revised on 6/23/09.

Based on this review, it is our professional opinion that the drawings, plans and designs that we have reviewed and as stated above, are in substantial conformance with the recommendations of the Geotechnical Investigation for this project as stated above. Please let us know if we can be of any further assistance.

Sincerely Yours,

REGISTERED PROFESSIONAL ENGINEER
ALI M. OSKOOROUCHI
LIC. # GE2594
GEOTECHNICAL
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
ALI M. OSKOOROUCHI
LIC. # C62004
CIVIL
STATE OF CALIFORNIA

Ali M. Oskoorouchi, Ph.D., P.E., G.E.
State of California Licensed Civil and Geotechnical Engineer
C62004
GE2594
Renewal Date: 9/30/2009

"Safety Comes First"

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
TOM BURNS, PLANNING DIRECTOR

April 6, 2009

Geoff Scurfield
144 Cutter Dr.
Watsonville, CA 95076

Subject: **Review of Foundation and Soils Investigation by Ali M. Oskoorouchi, dated September 15, 2008; "Response to Review of Geotechnical Investigation", dated March 6, 2009**
Project #: KH-01-08, APN: 052-271-03, Application #: 08-0480

Dear Mr. Scurfield,

The purpose of this letter is to inform you that the Planning Department has found the subject report acceptable for the discretionary review of Application 08-0480. Although the report is sufficient to determine the feasibility of the proposed project, additional information will be required prior to building permit issuance to more accurately define foundation design parameters. With regard to liquefaction, our assessment of the site is as follows:

This site is in an area mapped as having a high potential for liquefaction, and is characterized by strata of alluvial deposits of varying susceptibility to liquefaction-induced settlement. The subsurface information presented in the subject report is based on boring samples taken every five feet, while it has been demonstrated that potentially liquefiable strata may be present in thicknesses less than five feet, and may have been missed using this sampling technique.

As a condition of approval for Application 08-0480, the applicant must provide a quantitative assessment of liquefaction-induced settlement at the site based on continuous subsurface data derived from Cone Penetration Testing prior to building permit approval. Please contact the undersigned at (831)454-5121 (Carolyn Banti) or (831)454-3175 (Joe Hanna) to discuss the number and location tests required prior to performing the work.

Sincerely,

Carolyn Banti, PE
Associate Civil Engineer

Joe Hanna, CEG 1313
County Geologist

cc: Randall Adams, Project Planner
Khosrow Haghshenas, Owner
Ali M. Oskoorouchi

Exhibit 4

COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 310, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
TOM BURNS, DIRECTOR

February 5, 2009

Geoff Scurfield
144 Cutter Drive
Watsonville, CA 95076

Subject: GEOLOGIC HAZARDS ASSESSMENT
APN: **052-271-03**
LOCATION: **200 Lee Road**
PERMIT APPLICATION NUMBER: **08-0480**
OWNER: Khosrow Haghshenas

Dear Mr. Scurfield,

We have recently conducted a site inspection of the parcel referenced above where you propose to demolish an existing gas station and construct a replacement gas station with a convience store, restaurant, car wash, and associated improvements (figure1). This inspection was completed to assess the property for possible flood hazards due to its proximity to the Watsonville Slough and Pajaro River. The purpose of this letter is to briefly describe our site observations, outline permit conditions with respect to geologic planning issues and to complete the hazards assessment for this property.

The subject parcel is located near the Watsonville Slough and the Pajaro River. Published maps on file with the Planning Department indicate that the parcel is within this stream's federally-designated 100-year flood zone AO. Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined to be one foot above grade (figure 2).

Enclosed copies of the federal flood maps indicate the flood hazard boundaries in this area and the approximate parcel location (figures 2 and 3). The flood hazard maps delineate the extent of flooding which is anticipated during a 100-year flood, an event with a one percent chance of occurring in any given year. Flooding to an approximate level of one foot above grade is anticipated to occur once every hundred years on the basis of this mapping. However, this does not preclude flooding from occurring due to events smaller in magnitude than the 100-year flood or for the "100-year flood" from occurring two years in a row. For your information, no historic flooding event, including the record events of 1955, 1982 and 1998 has resulted in 100-year flood levels for any of the streams monitored in Santa Cruz County.

The flood hazard maps for the County were recently revised by the federal government due to the County's participation in the National Flood Insurance Program. This

program enables property owners to obtain insurance coverage for flood damage to residential and commercial structures and their contents. In return for making flood insurance available, the federal government requires that the County's land use regulations be consistent with federal standards for construction activities in areas where potential flood hazards are identified on the maps.

Therefore, to comply with federal floodplain management requirements as well as section 16.10 of the County Code (Geologic Hazards Ordinance) and to receive approval for the proposed project with respect to geologic planning issues, the following conditions must be met:

1. No development activity may occur within the floodway.

2. The entire structure must be elevated or floodproofed above the level of flooding anticipated during the 100-year flood event. At this site elevation or floodproofing to an elevation of at least one foot above grade must occur.

3. The following items must be completed to meet elevation requirements for non-habitable (commercial) structures:

   a. The building plans must indicate the elevation of the lowest finished floor relative to mean sea level and native grade prior to issuance of a development permit; and

   b. Compliance with the elevation requirement must be certified in writing on an Elevation Certificate by a registered professional engineer, architect or surveyor prior to the final inspection of the structure.

4. For all new construction and substantial improvements, the fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters.

5. Designs for meeting this requirement must either be certified by a registered professional engineer or architect; or meet or exceed the following minimum criteria:

   a. EITHER a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. The openings may be equipped with screens, louvers, valves or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters; OR

   b. Be certified to comply with a local floodproofing standard approved by the Federal Insurance Administration (see below for floodproofing option).

6. Non-residential structures shall be floodproofed if elevation above the 100-year flood plain is not feasible. Floodproofed structures shall meet the following criteria:

   a. The structure and elements that function as apart of the structure such as a furnace or hot water heater must be floodproofed so that below the level indicated above, the structure is watertight with walls substantially impermeable to the passage of water.

   b. The structure must be capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and

   c. The building plans must indicate the specific floodproofing measures which have been designed for the structure and the elevation relative to mean sea level and native grade to which these floodproofing measures will be constructed before the building permit can be approved by the Environmental and Technical Review Section of the Planning Department. The plans must be certified by a registered professional architect or engineer.

7. After the building plans are approved, an Elevation/Floodproofing Certificate will be mailed to the property owner. A state-registered engineer or licensed architect must complete this certificate by indicating the elevation to which floodproofing was achieved before a final building inspection of the structure can occur.

8. New septic systems and leachfields shall not be located within the 100-year floodplain. No expansion of existing septic systems or leachfields shall be allowed within the 100-year floodplain.

9. The placement of fill shall be allowed only when necessary. The amount allowed will not exceed 50 cubic yards and only as part of a permitted development and only if it can be demonstrated through environmental review that the fill will not have cumulative adverse impacts.

10. The enclosed Declaration form acknowledging a possible flood hazard to the parcel must be completed prior to issuance of a building permit.

It is important to note that if your project cannot meet these minimum federal requirements, or if the project has already been constructed and an "as built" permit has or will be applied for to correct a violation, a permit may not be able to be approved.

We have also reviewed the soils report submitted with this application ("Proposed Remodeling and Addition(s) to the Existing Facility at 200 Lee Road", Oskoorouchi, 9/15/08). The report has not been accepted; comments regarding report deficiencies are described below:

- The subsurface conditions shown in the investigation differ significantly from those reported in the environmental assessment prepared for this parcel ("Additional Site Assessment Report and Third Quarter 2008 Groundwater Monitoring and Sampling Results", SAIC, 10/8/08). The conditions reported in the report show potentially liquefiable soils at more shallow depths. Additional investigation is required to substantiate the determination that liquefaction will not impact the proposed development. Due to potential stratification of soils, Cone Penetration Testing is strongly recommended. (Please note that the conventional foundation recommendations on page 6 of the report provide mitigations to minimize potential damages due to liquefaction, which does not appear to be consistent with other sections of the report.)

- The Standard Penetration Test (SPT) blow counts for this site do not appear to be consistent with the reported "Site Class D" designation. Please provide additional data to justify this designation or revise the site class.

- Pier recommendations provided in the report state that piers should be embedded a minimum of 12-feet, or 3-feet into "firm native material". Please provide an estimated depth to firm material or revise the recommendation.

If you have any questions concerning the assessment of this property for flood hazards or the permit conditions described above, please call me at 454-3162. If you have questions regarding the soils report review, please call Carolyn Banti at 454-5121. Questions regarding insurance coverage under the National Flood Insurance Program should be directed to an insurance agent.

Sincerely,

JESSICA DEGRASSI
Resource Planner
Environmental Planning

JOE HANNA
County Geologist
CEG #1313

CAROLYN BANTI
Associate Civil Engineer
Environmental Planning

Geoff Scurfield
January 29, 2009

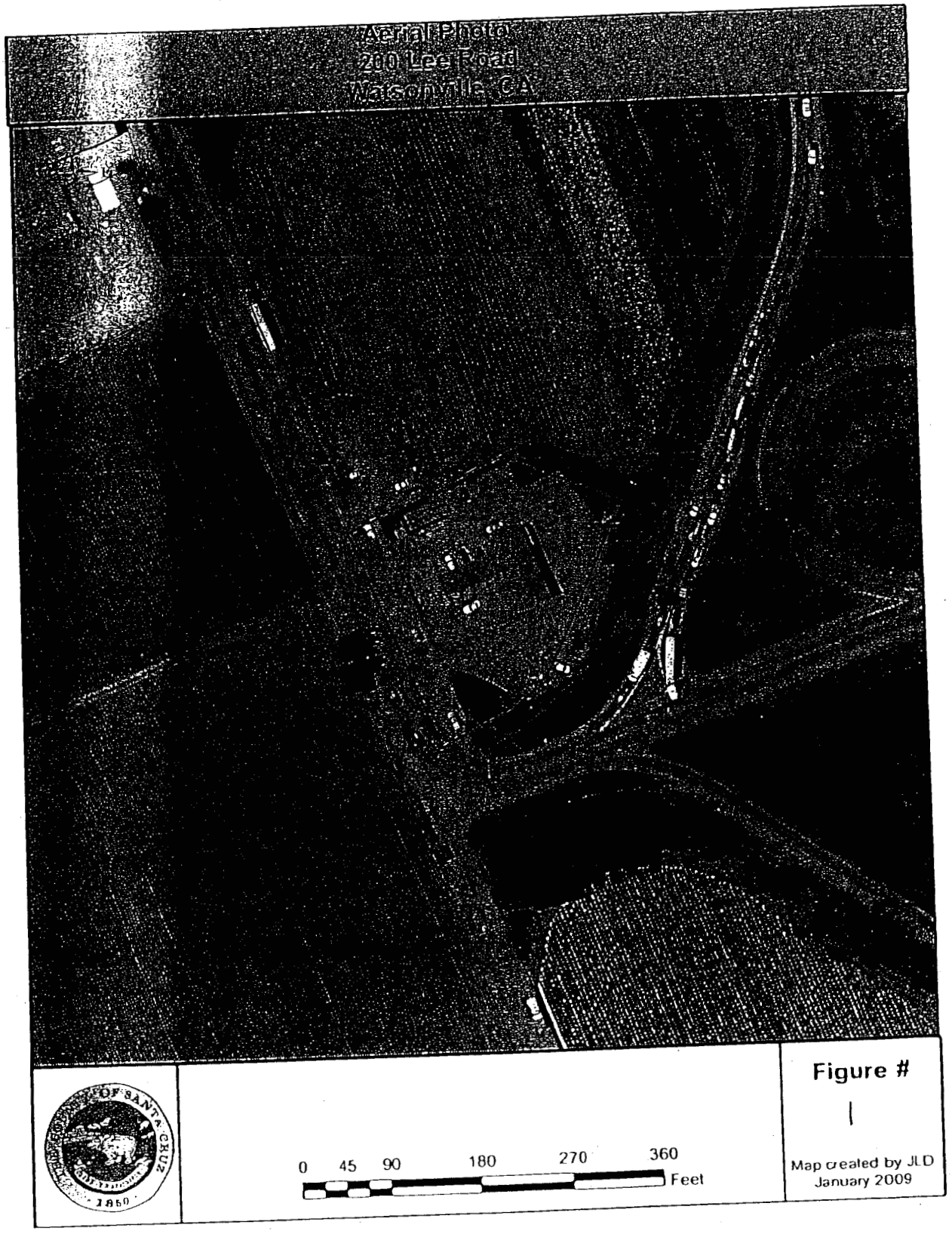
2/5/09
Date

FOR: CLAUDIA SLATER
Principal Planner
Environmental Planning

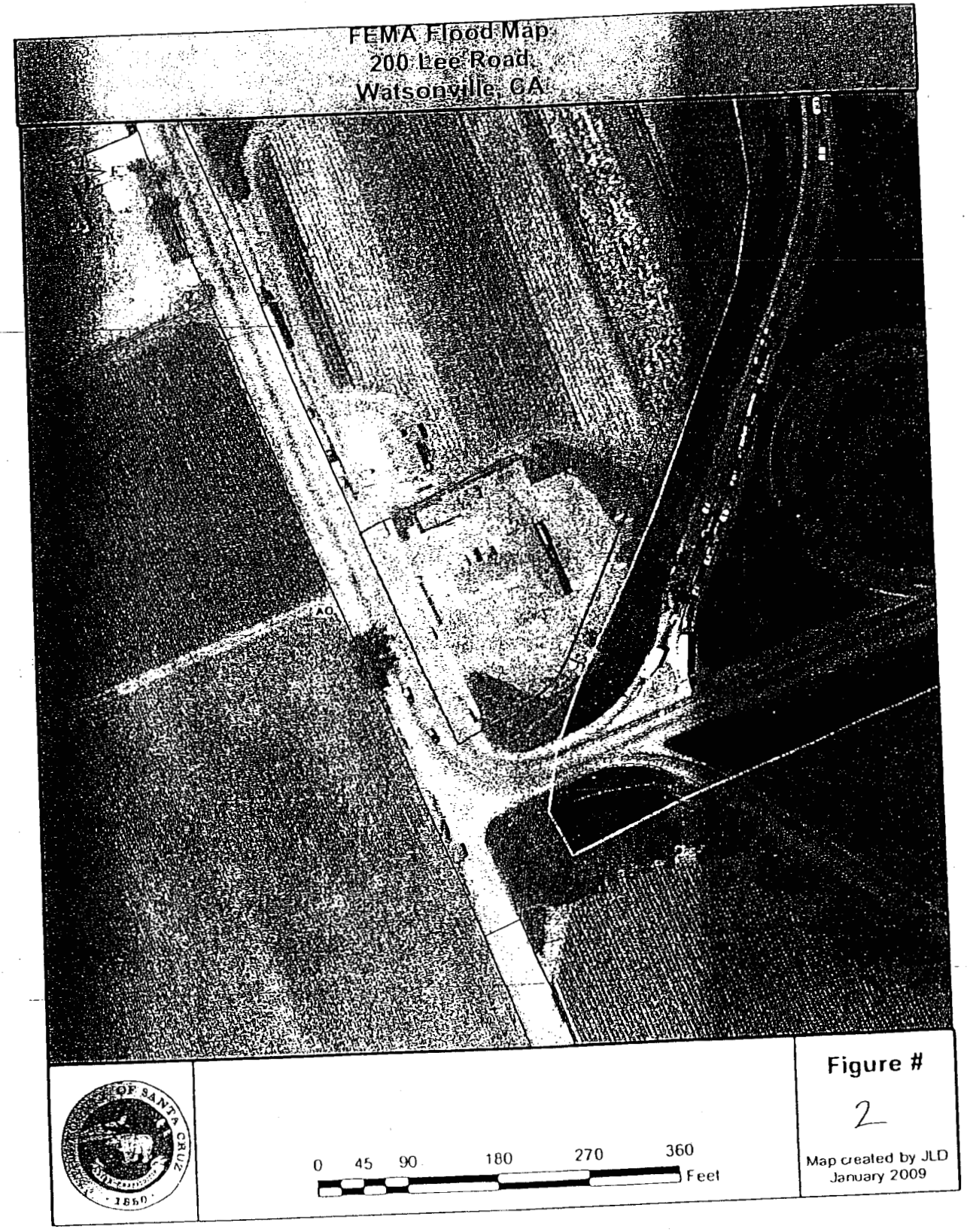
Enclosure(s)

cc: GHA File
Randall Adams, Planner

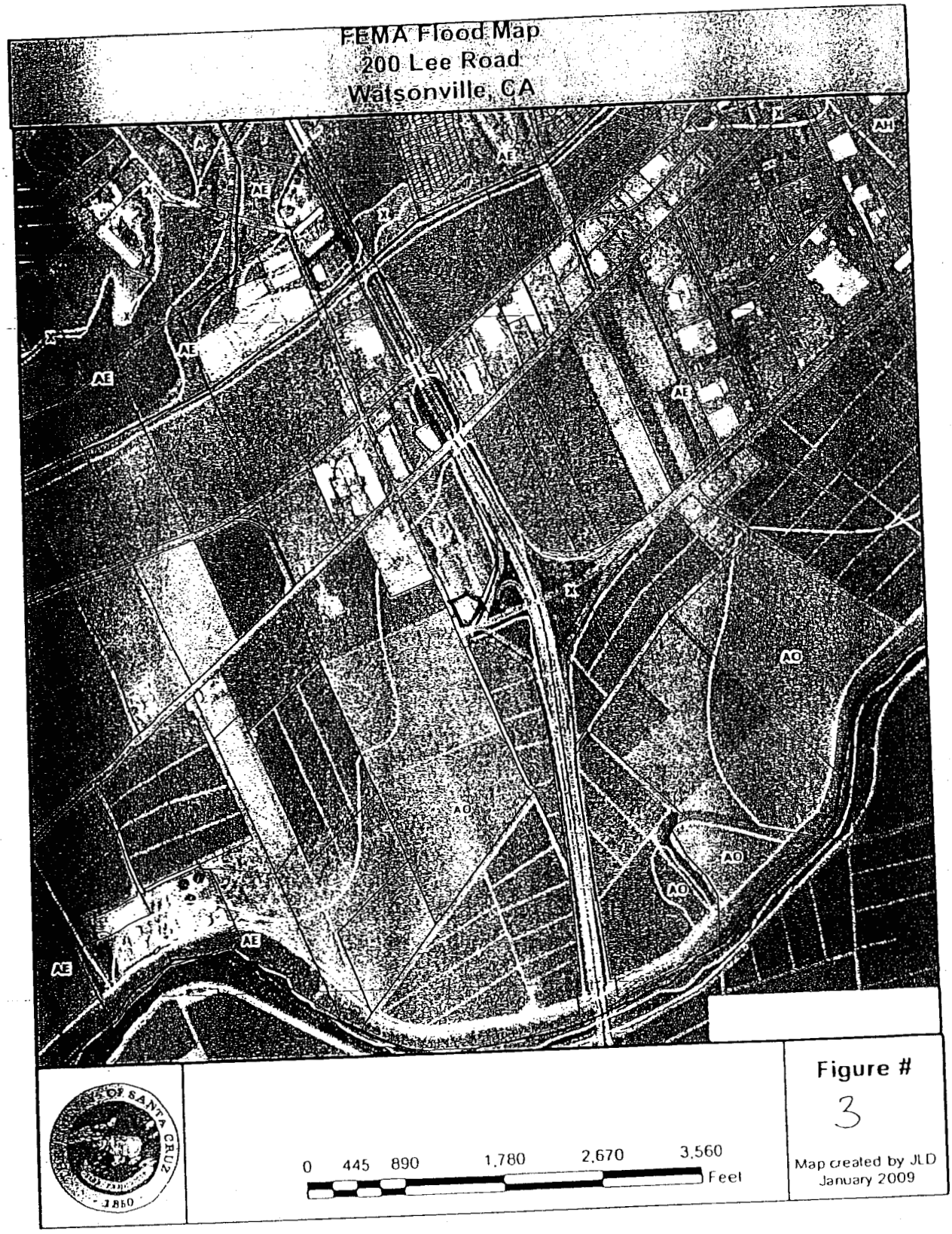
Geoff Scurfield
January 29, 2009



Geoff Scurfield
January 29, 2009



Geoff Scurfield
January 29, 2009



BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
A CALIFORNIA CORPORATION
1011 CEDAR • PO BOX 1621 • SANTA CRUZ, CA 95061-1621
PHONE (831) 426-3560 FAX (831) 426-9182 www.bowmanandwilliams.com

HYDROLOGY AND STORMWATER DETENTION CALCULATIONS

FOR

RIVERSIDE DRIVE CHEVRON ADDITION & SITE IMPROVEMENTS

LOCATED IN

WATSONVILLE
COUNTY OF SANTA CRUZ
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. NAESS
No. 42666
EXP. 3-31-10
6-23-09
CIVIL
STATE OF CALIFORNIA

JANUARY 20, 2006
REVISED: OCTOBER 10, 2008
REVISED: JANUARY 29, 2009
REVISED: June 15, 2009

BASIS OF DESIGN:

1. County of Santa Cruz Design Criteria.
2. ASCE Manual of Engineering Practice No. 37
3. City of Watsonville Storm Drainage Master Plan
4. Project Drawings

Exhibit 6

1.0 INTRODUCTION

The proposed project will improve the existing Riverside Drive Chevron, parcel number 052-271-03. The scope of the project will include expanding and modifying the paved parking and driveway areas, increasing the size of the main building – allowing for multiple occupants, the addition of a carwash, and the relocation of pump islands. Project improvements encompass an area of approximately 1.10 acres. The project site is shown on the vicinity map attached to this report.

2.0 METHOD OF ANALYSIS

- The Rational Formula (shown below) is used to estimate peak runoff rates.

$$Q = C_a C i_a i A$$

Where:

Q= Estimated Peak Runoff from site (cfs)
C_a= Antecedent Moisture Factor (Unitless)
C= Runoff Coefficient (Unitless)
i_a= Rainfall Intensity Adjustment Factor (Unitless)
i= Rainfall Intensity (in/hr)
A= Area of Site (Acres)

- Precipitation data/runoff coefficients are obtained from the Santa Cruz County Design Criteria Manual. Precipitation intensity is based upon the P60 Isopleth for Santa Cruz County (see attached map).

3.0 SYSTEM EVALUATION

- Included in this report are spreadsheets for the 10 year return period showing the estimated peak runoff rates from the site for current and post development conditions.

- The runoff values shown in the spreadsheets are calculated using the Rational Formula. Values for C are found in The County of Santa Cruz Design Criteria, a copy of these values is attached to this report.

- Antecedent Moisture factors (C_a) for the Rational formula are found in The County of Santa Cruz Design Criteria, a copy of these values is attached to this report. C_a is 1.0 for the 2, 5, and 10-year events, and C_a is 1.1 for the 25-year event.

- The rainfall intensities are taken from the IDF curve, which is attached to this report. These intensities are for the 10-year event. The value for Ia is 1.0 for the 2, 5, & 10 year events, and 1.2 for the 25 year event.

4.0 SUMMARY

The table below shows the estimated peak flows and detention for the site drainage system.

DRAINAGE AND DETENTION SUMMARY	
DRAINAGE ITEM	QUANTITY
10-YEAR PRE DEVELOPMENT FLOW (CFS)	1.62
10-YEAR POST DEVELOPMENT FLOW (CFS)	1.64
25-YEAR PRE DEVELOPMENT FLOW (CFS)	2.14
25-YEAR POST DEVELOPMENT FLOW (CFS)	2.16
DETENTION STORAGE REQUIRED (CF)	71
DETENTION STORAGE PROVIDED (CF)	453

5.0 DESCRIPTION OF DOWNSTREAM DRAINAGE

The site drains primarily west towards Lee Road. The gutter in Lee Road running along the project frontage is directed into a channel running North Along Lee Road. The channel (trapezoidal, approximately 6' wide by 3' deep) carries all of the drainage for the site north along Lee Road. The swale in Lee Road is directed to a 24" HDPE culvert with a concrete headwall labeled SDH1297 on the City of Watsonville drainage inventory, located at the southeast corner of the intersection of Lee Road and Beach Street. The 24" culvert directs stormwater North into the City of Watsonville Storm Drainage System, starting at manhole SDM 5025. From there a 36" RCP storm drain conveys City Drainage north, then at SDI 1028 the 36" RCP turns west, running parallel to the Union Pacific Railroad Right-of-Way. The City system outlets through culvert SDH 1294 into an agricultural drainage swale (Trapezoidal, approximately 20' wide by 6' deep). The swale runs west along the railroad right-of way, connecting to Watsonville Slough. From said connection point, Watsonville Slough runs southwest and empties to the Pajaro Lagoon at the mouth of the Pajaro River. The Pajaro Lagoon connects to the Monterey Bay.

Some small vegetated areas around the south and east perimeter of the site currently drain southeast to the existing drainage channel adjacent to the Highway 1 Riverside Drive Exit. The drainage channel connects to an existing GO storm drain inlet. This inlet drains through an 24" RCP to a manhole in Lee Road and from there to a 33" RCP which outlets to the existing swale in Lee Road described in the previous paragraph.

In response to drainage comments dated March 26, 2009 the site drainage outlet will be reconfigured from a pumped thru-curb drain in the existing condition to a pumped direct connection to a new manhole located on Lee road. Per the drainage comments, the existing 33" RCP pipe was analyzed for capacity, the calculations are now included in the report. The existing swale along Lee Road has a flowline elevation higher than the outlet of the 33" RCP, (the 33" system must back up before outleting at a higher level), the system has been modeled using a 24" diameter (effective area) pipe in order to accurately reflect this condition. The calculations show that all inlets and manholes in the street will maintain 8" minimum freeboard per Drainage Criteria Section D Note 8, and that overall this proposed connection will have a minimal impact on the existing system.

This paragraph cites the City of Watsonville Storm Drainage Master Plan, prepared by James M. Montgomery Consulting Engineers, Dated July 1980. The Master Plan includes the project site area in its analysis, the project site is located within the Watsonville Slough Drainage Basin. The Master Plan notes no capacity problems associated with the Swale in Lee Road or the culvert connecting to the City drainage system. The Master Plan did note surface drainage issues at the intersection of Lee Road and West Beach Street, however these issues appear to have been since resolved with street and drainage improvements to the intersection. The Master Plan identifies the existing 36" RCP storm drain running north on Lee Road and west along the Railroad Right of Way as having sufficient capacity. The slough itself is identified as having sufficient capacity for a 25-year storm. It is noted in the report that there are some areas where the slough overtops certain roadways when the 25-year event is exceeded, and states that this is the normal function of the slough.

6.0 CONCLUSIONS

The proposed improvements will not significantly change the existing drainage patterns. Some unpaved areas currently draining southeast will be directed directly to Lee road bypassing the Riverside Drive Exit drainage channel. These areas will be paved with semi-pervious pavement to store excess storm water and allow for delay time as would be provided in pre-development by the Riverside Drive Exit Swale.

The proposed improvements to the site constitute a slight increase to the site imperviousness. This increase will be mitigated through the use of pervious pavement drainage systems, sized to detain the excess runoff created by the new impervious surfaces, (the calculations assume the semi-pervious surfaces to be impervious for the purposes of detention sizing). The rock storage layer beneath the proposed semi-pervious surfaces will provide more than 6 times the required detention storage volume based on a 10-year storm event. The proposed pervious pavement drainage systems will be located in the east portion of the

site away from the underground gas tanks, and will have backflow valves attached at the connection points to the hard lines to prevent any accidental spills into the on-site catch basins from contaminating the pervious pavement drainage system.

It is our opinion that the proposed improvements will not cause adverse downstream effects.

Environmental Planning Completeness Comments

========= REVIEW ON NOVEMBER 24, 2008 BY ROBERT S LOVELAND =========

1. A "Flood Geological Hazards Assessment" needs to be completed for this project. Please pay for this assessment at the Zoning Counter of the Planning Department and have it added to this application.

2. The soils report submitted has been received and is currently under review. NOTE: The soils report can not be completely approved until the "Flood Geological Hazards Assessment" has been completed.

3. The soils report identifies that the over-excavation/recompaction earthwork will need to be completed as part of this project. Please provide this volume of earthwork seperately under "Grading Quantities" on Sheet C2. NOTE: Please submit all grading calculations from Bowman & Williams for verification. ========= UPDATED ON MARCH 26, 2009 BY ROBERT S LOVELAND =========

Items 1 & 3 above have been addressed.

NOTE TO PLANNER: My understanding is that Item 2 above will be addressed by Carolyn. ========= UPDATED ON MARCH 27, 2009 BY CAROLYN I BANTI =========

++ Completeness ++ Soils and Grading ++ Second Review ++

We have received a copy of the "Response to Review of Geotechnical Investigation" by Ali Askoorouchi, dated March 6, 2009. We have reviewed this document and a response letter is in process. County issued comments outlined in our forthcoming response letter must be addressed prior to building permit issuance. Acceptance of the soils report has been moved to "Miscellaneous Comments/Conditions of Approval" section.

Environmental Planning Miscellaneous Comments

========= REVIEW ON NOVEMBER 24, 2008 BY ROBERT S LOVELAND =========

Conditions of Approval:

1. Submit a "Plan Review Letter" from the project geotechnical engineer prior to building permit issuance.

2. The project architect or civil engineer must complete the following federal Emergency Management Agency (FEMA) document prior to building permit approval: "Flood Proofing Certificate for Non-Residential Structures (FEMA Form 81-65)" and submit to Environmental Planning for review.

3. Submit the "Declaration of Geologic Hazards Document" that was provided in the "Geologic Hazards Assessment" (Permit Application Number: 08-0480). Must be submitted prior to building permit issuance.

4. All non-residential structures shall be floodproofed so that below an elevation

one foot higher than the one-hundred year flood level, the structure is watertight with walls substantially impermeable to the passage of water based on structural designs, specifications and plans developed or reviewed by a registered professional engineer or architect (Section 16.10.070 (vii) (A)).

5. All non-residential structures be capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy (Section 16.10.070 (vii) (B)).

6. All non-residential structures shall be certified by a registered professional engineer or architect that floodproofing standards and requirements have been complied with; the certification shall indicate the elevation to which floodproofing was achieved prior to a final building inspection (Section 16.10.070 (vii) (C)).
========= UPDATED ON MARCH 27, 2009 BY CAROLYN I BANTI =========

7. Please address all soils report review comments and incorporate final mitigations into the project design.

8. Submit two copies of the soils report and addendum(s) along with the building permit application.

Dpw Drainage Completeness Comments

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

========= REVIEW ON NOVEMBER 22, 2008 BY LOUISE B DION =========

Application with civil plans revised October 13, 2008 and Storm Drain System Analysis Report & Calculations revised October 10, 2008 by Bowman and Williams, and correspondence from Architect Frank E. Areyano, dated July 24, 2006 have been received.

This application was previously submitted as application #05-0629. The following completeness comments outstanding from that application are:

1) This development is within the Pajaro River floodplain. Please show that the finish floor elevations have provided 300 mm freeboard from the Q100 or flood of record flow for the convenience store / restaurant. In addition to FEMA and County Code regulations, this development is subject to the County of Santa Cruz Design Criteria (latest edition was approved by the County Board of Supervisors in June 2006). See Section D of Stormwater Management for reference of previous comments. Furthermore, elevation of non-residential structures above the 100-year flood level is also required by County Code, Section 16.10.070. Per the Code, floodproofing is only allowed when elevation is not feasible.

In addition to comments made under discretionary application #05-0629 we have the following additional comments:

1) Please provide a letter of approval from the geotechnical engineer addressing the feasibility of using permeable pavement at the site.

2) How much runoff is received onsite from upslope properties and how is this runoff

to be controlled? Show (quantitatively, if necessary) that the proposed drainage plan is adequate in this respect.

3) Provide the flow rate for the propose 3- flow thru curb drain. What is the capacity of the existing gutter for 10 and 25 year storm?

4) Please provide a complete assessment of downstream impacts identifying capacity restrictions downstream system receiving site runoff and identify the ultimate water body receiving this flow. While the system in the vicinity has been partially described in the report, restrictions and the complete flow path have not been completely assessed.

5) While complete review of drainage calculations will be performed during building permit review please conceptually describe the mechanism proposed to control release to predevelopment rates. Calculations supporting the method of control must be submitted during the building permit application stage.

Because this application is incomplete in addressing County requirements, resulting revisions and additions will necessitate further review comment and possibly different or additional requirements.

All resubmittals shall be made through the Planning Department. Materials left with Public Works will not be processed or returned.

The Dept. of Public Works, Stormwater Management Section, is available to answer any questions in person from 8:00 am to 12:00 noon.

If you have questions, please contact me at 831-233-8083.

========= UPDATED ON MARCH 26, 2009 BY LOUISE B DION =========
Application with civil plans dated 1/29/09, correspondence dates 1/30/2009 and Hydrology and Storm Detention Calculations by Bowman and Williams have been received.

Please address the following:

Prior item 1) Incomplete. Will the "Flood Geological Hazards Assessment" be completed during the discretionary permit application? If not review of this item will be deferred until the building permit application stage. However doing so may lead to design changes as a resultof additional drainage review comments. It is preferable that we review this information as part of the discretionary permit application.

Prior item 2) Incomplete. Correspondence from geotechnical engineer was not included in the submittal.

Prior item 3) Incomplete. It is our understanding that the existing site topography

requires pumping off storm runoff. If pumping is the only solution for the proposed drainage design then the drainage water should not be discharged through the curb drain but should be connected directly to storm drain pipe. It must also be demonstrated that the capacity of the existing 36- RCP can accommodate this additional runoff. Please describe the overflow path in the event of larger storm events. Since water does not drain from the site without pumping, will runoff from larger storm events requiring pumping as well? Does the existing 36 inch pipe have sufficient capacity for this?

Prior item 4) Incomplete. The 1980 City of Watsonville Storm Drainage Masterplan Table 3-1 indicates RCP pipe diameters which are less than the 36- RCP shown on the plans. Did the Masterplan recommend upsizing pipe sections 181-184? The excerpts provided are for existing conditions. What build out conditions were assumed in the Masterplan which indicated that th current system has sufficient capacity for 25 year storms? Do the build out assumptions correspond to actual present day build out for the drainage system downstream of the project site? Does the Masterplan indicate flooding occurs for all storm events greater than 25 years?

Because this application is incomplete in addressing County requirements, resulting revisions and additions will necessitate further review comment and possibly different or additional requirements.

All resubmittals shall be made through the Planning Department. Materials left with Public Works will not be processed or returned.

The Dept. of Public Works, Stormwater Management Section, is available to answer any questions in person from 8:00 am to 12:00 noon.

If you have questions, please contact me at 831-233-8083.

========= UPDATED ON AUGUST 15, 2009 BY LOUISE B DION =========

Application with revised civil plans, Hydrology and Stormater Detention Calculations, and corrrespondence from Bowman and Williams, Consulting Civil Engineers, dates 6/15/09 have been received.

Our concerns regarding feasibility for proposed drainage system have been addressed and the application is deemed complete with respect to the discretionary permit application stage. Detailed review of drainage system design and calculations will occur during the building permit application stage.

Please see miscellaneous comments for additional guidance.

Dpw Drainage Miscellaneous Comments

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

========= REVIEW ON NOVEMBER 22, 2008 BY LOUISE B DION =========
Miscellaneous comments to be addressed during building permit application:

1. Provide recorded maintenance agreement for the the permeable pavement. Include maintenance recommendations and identify who is responsible for maintenance on the final plans. The agreement shall also provide wording to the effect that future resurfacing of pervious with impermeable material is not permissible.

2. Please provide measures for preventing debris from entering the detention facilities in order to minimize future clogging and maintenance.

3. Describe how all trash and storage areas are designed to prevent storm water pollution. Please note on the plans a provision for permanent bold markings at each inlet that reads: "NO DUMPING - DRAINS TO BAY".

4. A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently $1.00 per square foot, and are assessed upon permit issuance. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.

Dpw Road Engineering Completeness Comments

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

========= REVIEW ON NOVEMBER 14, 2008 BY GREG J MARTIN =========
No comment on discretionary. Additional details required for building permit. Greg Martin 831-454-2811 Building permit:ADA sidewalk behind ramp ========= UPDATED ON NOVEMBER 21, 2008 BY GREG J MARTIN =========

Dpw Road Engineering Miscellaneous Comments

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

========= REVIEW ON NOVEMBER 14, 2008 BY GREG J MARTIN =========
========= UPDATED ON NOVEMBER 21, 2008 BY GREG J MARTIN =========

Environmental Health Completeness Comments

========= REVIEW ON NOVEMBER 17, 2008 BY JIM G SAFRANEK =========
NO COMMENT

Environmental Health Miscellaneous Comments

========= REVIEW ON NOVEMBER 17, 2008 BY JIM G SAFRANEK =========
Hazardous materials or hazardous waste are to be used, stored or generated on site, contact the appropriate Hazardous Material Inspector in Environmental Health at 454-2022 to determine if a permit is required.Complete before Building Permit approval.
Applicant must obtain approval for an Environmental Health Plan Review prior to submittal of building plans. Applicant must obtain Environ- mental Health Plan Check approval, a construction inspection final and a Food Establishment Health Permit prior to opening. Contact A. Strader a Food Establishment Health Permit prior to opening. Contact A. Strader of Environmental Health at 454-2741.Complete before Building Permi t approval.

Cal Dept of Forestry/County Fire Completeness Comm

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

========= REVIEW ON DECEMBER 2, 2008 BY COLLEEN L BAXTER =========
DEPARTMENT NAME:CALFIRE/SANTA CRUZ COUNTY FIRE
Have the DESIGNER add the appropriate NOTES and DETAILS showing this information on the plans and RESUBMIT, with an annotated copy of this letter:
Note on the plans that these plans are in compliance with California Building and Fire Codes (2007) as amended by the authority having jurisdiction.
The job copies of the building and fire systems plans and permits must be onsite during inspections.
NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE/FIRE RATING and SPRINKERED or NONSPRINKERED as determined by the building offical and outlined in Part IV of the California Building Code, e.g. R-3, Type V-N, Sprinklered.
Note on these plans the occupancy load of each area. Show where the occupancy load signs will be posted.
FIRE FLOW requirements for the subject property are 1500GPM. Note on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.
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. This information can be obtained from the water company.
Fire hydrant shall be painted in accordance with the state of California Health and Safety Code. See authority having jurisdiction.
A minimum fire flow 1500 GPM is required from 1 hydrant located within 200___ feet.
NOTE on the plans that the building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13___ and Chapter 35 of California Building Code and adopted standards of the authority having jurisdiction.
NOTE that the designer/installer shall submit three (3) sets of plans and calcula-

tions for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval. Installation shall follow our guide sheet.
NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT.
Building numbers shall be provided. Numbers shall be a minimum of 4 inches in height on a contrasting background and visible from the street, additional numbers shall be installed on a directional sign at the property driveway and street.
Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.
72 hour minimum notice is required prior to any inspection and/or test.
Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency.
The automatic fire sprinkler system shall be monitored by a remote or central station monitoring company. Separate plans and permits are required.

The fire sprinkler system shall be installed in the store as well as the car wash and fueling canopy. Separate plans and permits are required.

The fire department connection (FDC) shall be within 40 feet of a fire hydrant meeting the water flow requirements. The FDC is to be a minimum of 50 feet and no more than 200' from the building.

Cal Dept of Forestry/County Fire Miscellaneous Com

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

========= REVIEW ON DECEMBER 2, 2008 BY COLLEEN L BAXTER =========

9/17/2009

40 West Lake Ave, 550 Rodriguez St	WAT	Radcliff School Expansion	5	L			Study
5 Lakeview Rd.	WAT	Western Farm Service/Crop Prod	4	R			Nitrate
475 Lakeview Rd.	WAT	Shikuma Bros., Inc.	4	L			Gasoline
320 Larita Dr.	BL	John & Hilda Gallaghan	1	L			Chemicals
Larkin Valley Rd	WAT	Xanthus Landfill/Granite Const	5	R			HC/WO/M
1141 Laurel Ave.	FEL	County Bank & Trust	1	L			Drug Lab
3 Laurel Glen Rd.	SOQ	Casalegno's Market	3	L		12/5/2000	Gasoline
16925 Laurel Rd.	LG	Rick Sharp Residence	1	L			Gasoline
Laurel St.	SC	Laurel Street Bridge Project	2	L			Organic
100 Laurel St.	SC	Shell Station	2	L	5/3/1995	12/19/1994	Gasoline
21 Laurel St at Blackburn St	SC	Salvation Army Project	2	L	6/28/2000	9/4/2002	Oil
101 Lee Rd.	WAT	Former Chevron #1001267	5	R			Gas/D/MtBE
103 Lee Rd.	WAT	Coast Oil	5	L			Gasoline
103 Lee Rd.	WAT	G.N. Renn/TOSCO Bulk Plant	5	R			D/MtBE
104 Lee Rd.	WAT	G.W. Davis, Inc.	5	L			HC
120 Lee Rd.	WAT	Berman Steel	5	L			Gasoline
200 Lee Rd. & Hwy 1	WAT	Chevron Station #9-1927	5	R			Gas/MtBE
110 Lindberg St.	SC	Wilson Bro./Lindberg St Prop	2	L			PNA's
784 Lockhart Gulch Rd.	SV	David Hunter	1	L		1/20/1995	Gasoline
240 Locust St. Refer to 135 Walker ST.	WAT	Cal Spray	5	L			Poison
2750 Lode St.	SC	East Cliff Trans Pump Station	3	R			D/MtBE

126/141
-166-

Exhibit 8

MONTEREY BAY
Unified Air Pollution Control District
serving Monterey, San Benito, and Santa Cruz counties

24580 Silver Cloud Court • Monterey, California 93940 • 831/647-9411 • FAX 831/647-8501

AIR POLLUTION CONTROL OFFICER
Douglas Quetin

TRICT
ARD
MBERS

AIR:
o Monaco
n Benito
unty

E CHAIR:
non Salinas
nterey County

u Calcagno
nterey County

ny Campos
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Mettee-
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ounty Cities

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outh Monterey
ounty Cities

November 17, 2008

Mr. Randall Adams
County of Santa Cruz
Planning Department
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

Sent Electronically To:
pln515@co.santa-cruz.ca.us
Original Sent By First Class Mail

SUBJECT: COMMENT – DEMOLITION OF GAS STATION AT 200 LEE ROAD, WATSONVILLE; AND CONSTRUCTION OF REPLACEMENT GAS STATION CONVENIENCE STORE, RESTAURANT, CAR WASH, ETC.

Dear Mr. Adams:

The Air District submits the following comments for your consideration:

Demolition of Gas Station
The demolition of the gas station will require a demolition permit from the Air District. Please contact Mike Sheehan in the District's Compliance Division to discuss requirements.

Air District Rule 439, Building Removals
The demolition is also subject to Rule 439, Building Removals. I have attached a copy for your reference.

Thank you for the opportunity to review the document.

Sincerely,

Jean Getchell
Supervising Planner
Planning and Air Monitoring Division

cc: Mike Sheehan, Compliance Division

Attachment: Rule 439

Exhibit 9

September 3, 2008

Geoff Scurfield
Scurfield Construction
144 Cutter Drive
Watsonville, CA 95076

SUBJECT: WATER AND SEWER AVAILABILITY AT 200 LEE ROAD

Dear Mr. Scurfield:

Please be advised that the City of Watsonville currently provides water and sewer service to the existing gas station at 200 Lee Road. Changes or upgrades to the current water service would require completion and submittal of a water service application to the City of Watsonville, and payment of any applicable connection, and construction fees. In addition, sewer connection fees will be required or evidence that they have been paid for the connection to the City's sewer collection system located in Lee Road.

This letter is not a guarantee of water or sewer availability. The provision of water and sewer service is determined by the Watsonville City Council. Please contact me at (831) 768-3076 if you have any questions or concerns.

Sincerely,

Tom Sharp
Senior Engineering Associate
Community Development Department

Exhibit 10

BRUCE DAU, Chairperson
KEN KIMES, Vice Chairperson
Ken Corbishley, Executive Secretary

SANTA CRUZ COUNTY AGRICULTURAL POLICY ADVISORY COMMISSION REGULAR MEETING

MINUTES – May 21, 2009

Members Present	Staff Present	Others Present
Bruce Dau	Samantha Haschert	Dee Murray
Mike Manfre	Randall Adams	Susan Williams
Sam Earnshaw	Nell Sulborski	Mark Trainer
Frank "Lud" McCrary	Lisa LeCoump	Ty Gob
Ken Corbishley		Mandy Bhandal
		Dominique Muzzy
		Mark Crupkie

1. The meeting was called to order by Bruce Dau at 1:35 p.m.

2. (a) Approval of March19, 2009 Minutes:

   M/S/P to approve the minutes.

   (b) Additions/Corrections to Agenda:

   None.

3. Election of Chairperson and Vice Chairperson:

   Election of Chairperson and Vice Chairperson rescheduled for later in the meeting.

4. Commissioner's Presentations:

   Commissioner McCrary mentioned the maps available on Google Earth. **Item 2 (a)**

EXHIBIT E

Commissioner Dau will not be available for June and July meetings.

---

5. Staff Presentations:

None.

6. Oral Communications

None.

REGULAR AGENDA:

7. **08-0529 584 GREEN VALLEY RD., WATSONVILLE APN(s): 051-521-42**
Proposal to construct a 640 square foot Second Unit. Requires an Amendment to Agricultural Buffer Determination 06-0327 to reduce the required 200-feet setback to about 126' from APN 050-151-12 and about 124' from APN 050-151-13. Property located on the northeast corner of the intersection of Green Valley Road and Lita Lane (584 Green Valley Road).
APPLICANT: DAVID ALCARAZ
OWNER: JOSE & SUSANA MANDUJANO
PROJECT PLANNER: SAMANTHA HASCHERT, 454-3214
EMAIL: PLN145@CO.SANTA-CRUZ.CA.US

Samantha Haschert gave the staff report. The Commissioners discussed the project.

M/S/P to accept the staff recommendations for the project.

8. **09-0060 145 CREST DRIVE, WATSONVILLE APN: 046-241-03**
Proposal to demolish an existing 672 square foot 2 bedroom single family dwelling and to construct a 2488 square foot, 1 story, 2 bedroom single family dwelling with 1 attached garage and 1 detached garage, located within the 200-feet agricultural buffers to the north and west. Requires an Agricultural Buffer Determination to reduce the required 200-feet setback to about 120-feet from APN's 046-271-07 and 046-271-24 to the northwest, about 75-feet from APN 046-241-33 to the west, and about 140-feet from APN 046-271-08 to the northwest. Property located on the southeast side of Crest Drive about 2600-feet south west of San Andreas Road in Watsonville (145 Crest Drive).
APPLICANT: JEFFERY & SUSAN WILLIAMS
OWNER: JEFFERY & SUSAN WILLIAMS
PROJECT PLANNER: SAMANTHA HASCHERT, 454-3214
EMAIL: PLN145@CO.SANTA-CRUZ.CA.US

Samantha Haschert gave the staff report. There was one change to clarify a condition of approval in the report, on item II, A, (2), to add that the six foot tall fence would be required along the southwest property line shared with parcel 046-241-33. This was to clarify the length of the fence as about 300 feet. The designation CAO was explained as Commercial Agricultural with Open space.

The owner, Susan Williams, commented on the requirement of a six foot fence and requested that the currently planted shrubs be considered an acceptable alternative, and she volunteered to sign a statement of acknowledgement that a fence would be constructed if the adjacent parcel were to be farmed.

The Commissioners discussed the project.

M/S/P to accept the staff recommendations for the project with a revision to the Conditions of Approval II, A, (2) to read "Final plans shall show the location of a six foot tall solid board fence and vegetative buffer barrier along the south west property line for a length of approximately 50 feet as measured from the shed/garage on the adjacent property APN 046-241-33 to the rear wall of the proposed attached garage." The vegetative barrier would be an evergreen hedge that would reach at least six foot in height.

9. 08-0480 200 LEE RD., WATSONVILLE APN(S): 052-271-03

Proposal to demolish an existing gas station, to construct a replacement gas station with a convenience store, restaurant, car wash, and associated improvements. Requires an Agricultural Buffer Setback Reduction to reduce the required agricultural buffer setback from 200-feet to 56-feet (from APN 052-271-04) to the north, 15-feet (from APN 052-271-04) to the northeast, 190-feet (from APN 052-272-01 across Riverside Drive/Highway 129) to the south, and 74-feet (from APN 052-581-09 across Lee Road) to the west. Property located on the east side of Lee Road, at the northwest corner of Highway 1 and Highway 129, in Watsonville (200 Lee Road).
APPLICANT: DEE MURRAY
OWNER: KHOSROW HAGHSHENAS
PROJECT PLANNER: RANDALL ADAMS, 454-3218
EMAIL: PLN515@CO.SANTA-CRUZ.CA.US

Randall Adams gave the staff report.

Dee Murray described the project. Several of the gas stations customers were present and expressed their support for the project.

The Commissioners mentioned that the issues that they had had with the project had been addressed.

EXHIBIT E

M/S/P to accept the staff recommendations for the project.

M/S/P to elect Bruce Dau to continue as Chairperson and Ken Kimes to continue as Vice Chairperson.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Ken Corbishley, Agricultural Commissioner, Executive Secretary

KC:ll

175 WESTRIDGE DRIVE, WATSONVILLE, CALIFC 132 / 141 TELEPHONE (831) 763-8080 FAX (831) 763-8255

EXHIBIT E

PHOTO SIMULATION

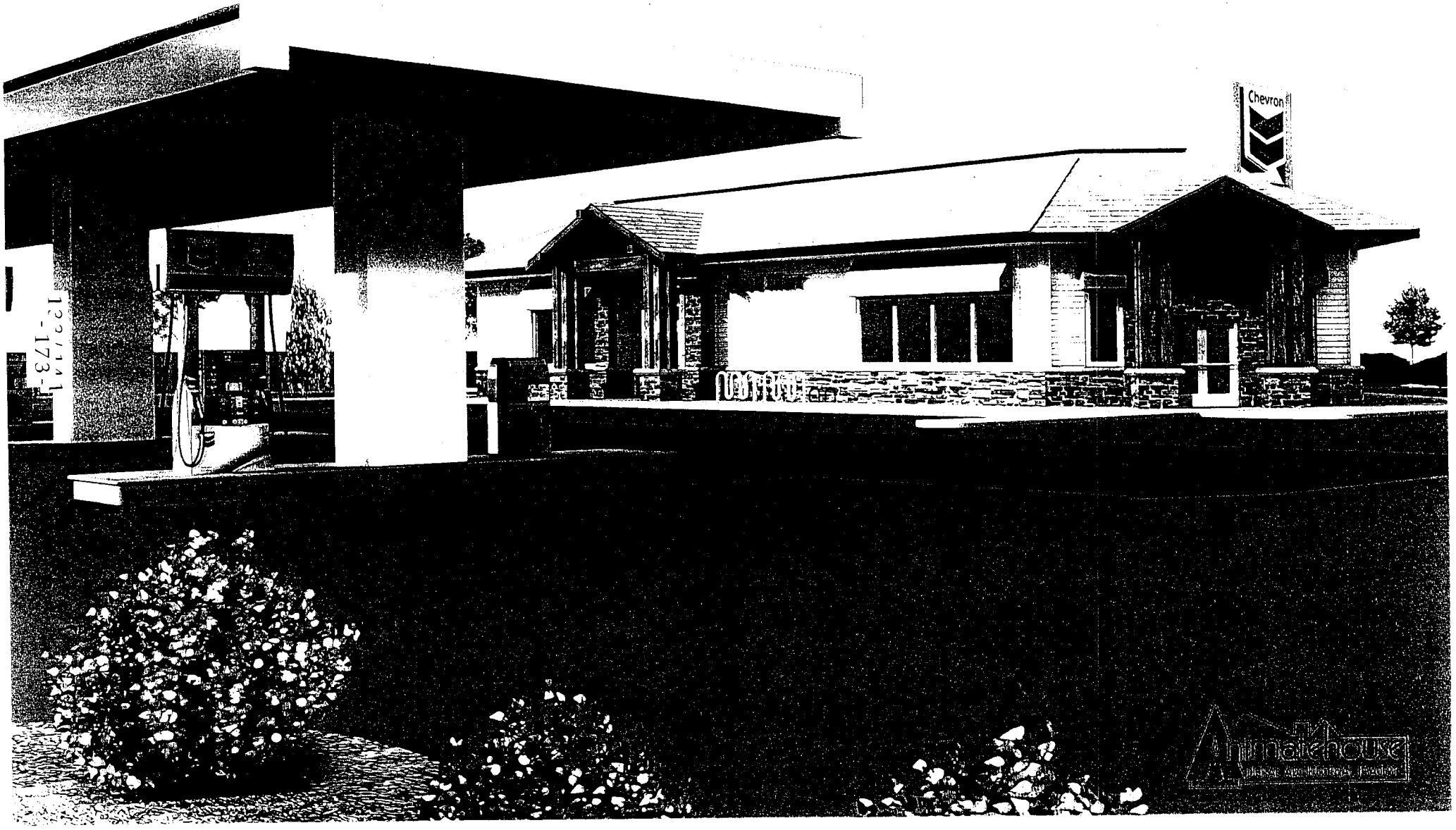

EXHIBIT F

PHOTO SIMULATION

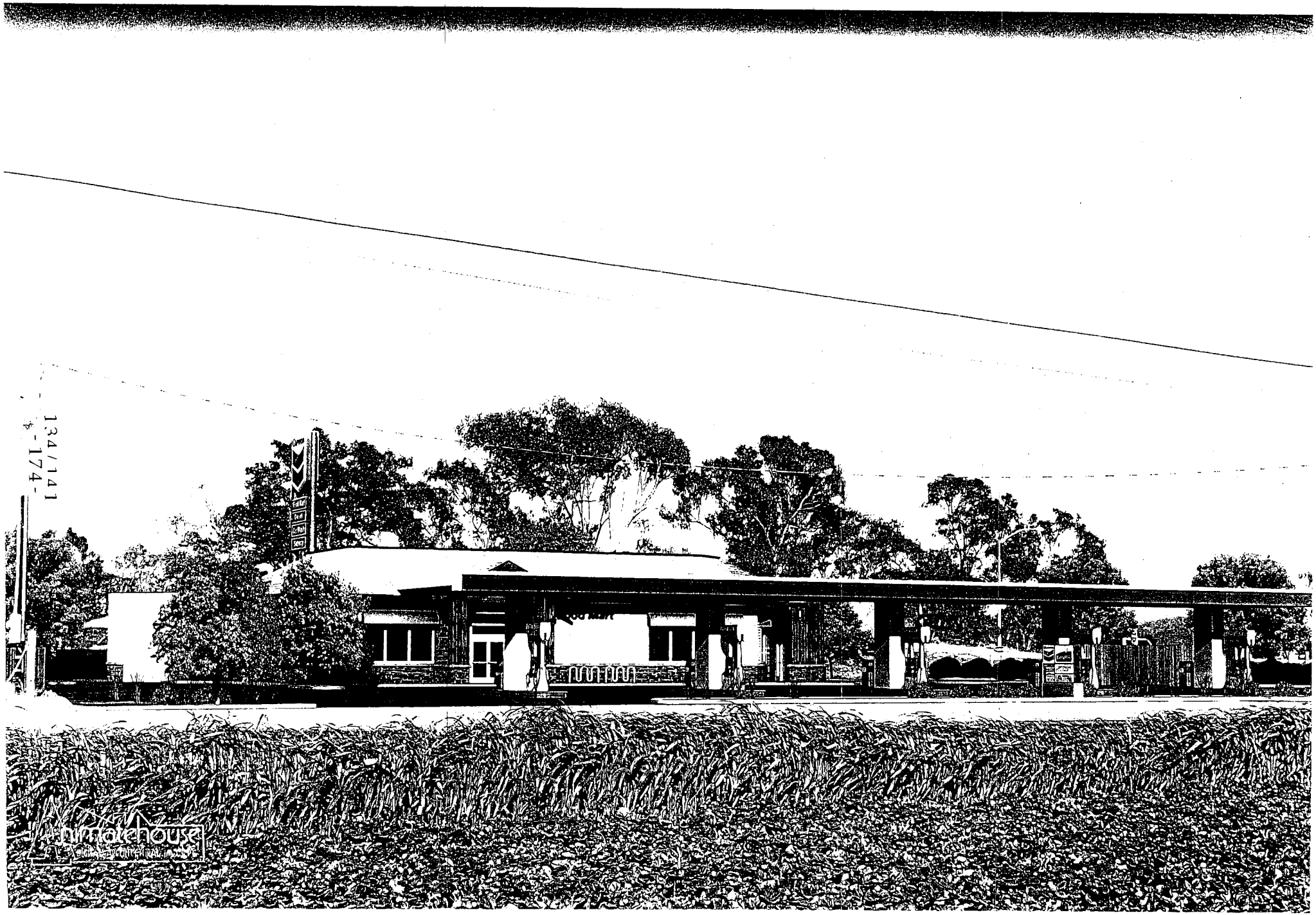

EXHIBIT F

PHOTO SIMULATION

135/141
-175-1

EXHIBIT F

October 28, 2008

County of Santa Cruz
Planning Department
700 Ocean Street, Room 701
Santa Cruz, California 95060

Re: Operational Statement for Pajaro Valley Chevron convenience store and restaurant, 200 Lee Road, Watsonville.

To the Planning Staff:

Since 1992, I have been the owner and operator of Pajaro Valley Chevron service station, located at 200 Lee Road just outside of Watsonville, California. The service station has three full service bays for auto repairs that are currently not being utilized except for convenience store storage and two fueling islands each with two double-sided dispensers.

My plans for this site are to demolish all the existing structures including the entire fueling area and canopy. New construction will consist of three separate structures: a new convenience store with a co-branded fast food restaurant, a carwash structure, and a new canopy at the fueling area, install new underground fuel storage tanks and fuel piping system, provide an outdoor seating area, new landscaping and on-site parking.

The following is an operational statement for the new business. The fueling area will have five fueling islands with each island having one double-sided dispenser and a roof canopy structure of 2,948 square feet. The convenience store and restaurant will occupy a total building footprint of 5,534 square feet. The carwash structure will be a tunnel type facility of 890 square feet.

The convenience store and fast food restaurant will operate twenty-four (24) hours a day, seven days a week. The convenience store will make application for a liquor license to have off-sale general liquor sales for beer and wine. The store will have merchandise for candies, hot and cold drinks, microwavable prepackaged foods, deli items, ice sales and miscellaneous dry goods for automotive and household items.

Convenience store employees will have training in-house for food safety while the sales of alcoholic beverages will require additional training of convenience store employees.

The carwash structure will have capacity to service approximately ten automobiles per hour and has capacity to handle five autos in a queue without interfering with traffic lot circulation. All operations of the carwash structure are to be handled by employees of the convenience store.

EXHIBIT G

The maximum desirable indoor seating capacity for the restaurant will be between forty-five and sixty patrons. Outdoor seating is available to serve the patrons from the convenience store and the restaurant as well as the public.

The convenience store will tentatively have three shifts with a minimum of two employees per shift for a total of six employees. The restaurant can have an additional three shifts with a possibility of four employees minimum per shift for a total of twelve employees.

If you have any questions, concerns or need further clarifications, please do not hesitate to contact me.

Thank you

Khosrow Haghshenas

EXHIBIT G

MONTEREY BAY
Unified Air Pollution Control District
serving Monterey, San Benito, and Santa Cruz counties

Air Pollution Control Officer
Richard Stedman

24580 Silver Cloud Court • Monterey, California 93940 • 831/647-9411 • FAX 831/647-8501

DISTRICT BOARD MEMBERS

CHAIR:
Simon Salinas
Monterey County

VICE CHAIR:
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Santa Cruz County Cities

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City of Salinas

Joseph Russell
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Ellen Pirie
Santa Cruz County

Jane Parker
Monterey County

Reb Monaco
San Benito County

Richard Ortiz
South Monterey County Cities

November 10, 2009

Mr. Randall Adams
County of Santa Cruz
Planning Department
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

SUBJECT: MND FOR KHOSROW HAGSHENAS (LEE ROAD GAS STATION)

Dear Mr. Adams:

Demolition of Structures

As you are well aware, demolition is subject to the federal NESHAPS, which the District enforces. Please coordinate all proposed demolition work with Mike Sheehan in the District's Compliance Division. If he is not available, please contact Shawn Boyle or Cindy Searson. Demolition is also subject to District Rules 400, 402 and 439, which are attached for your reference.

The District suggests the following condition of project approval:

To ensure that there are no significant impacts on the environment from demolishing structure(s) and disposing of any debris that may contain lead paint or asbestos-containing materials, the Project Applicant shall notify the Monterey Bay Unified Air Pollution Control District (MBUAPCD) and provide a complete project description prior to applying for building or demolition permits. This requires obtaining approval of the demolition plan and the plan for disposing associated waste material, as required by federal regulations (National Emissions Standards for Hazardous Air Pollutants - NESHAPS), and the following MBUAPCD rules: Rule 400, Visible Emissions; Rule 402, Nuisances; Rule 424, NESHAPS; and Rule 439, Building Removals. The MBUAPCD's comments shall become part of the project file.

Permit(s) for Gas Station

Please contact Lance Ericksen in the District's Engineering Division to discuss the Authority to Construct permit.

EXHIBIT G

Anti-Idling Regulation

Please see Title 13, California Code of Regulations, Section 2485 (c) (1) regarding idling of commercial vehicles, which follows:

California Code of Regulations

Title 13. § 2485. Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling (a) Purpose. The purpose of this airborne toxic control measure is to reduce public exposure to diesel particulate matter and other air contaminants by limiting the idling of diesel-fueled commercial motor vehicles. (b) Applicability. This section applies to diesel-fueled commercial motor vehicles that operate in the State of California with gross vehicular weight ratings of greater than 10,000 pounds that are or must be licensed for operation on highways. This specifically includes: (1) California-based vehicles; and (2) Non-California-based vehicles. (c) Requirements. On or after February 1, 2005, the driver of any vehicle subject to this section: (1) shall not idle the vehicle's primary diesel engine for greater than 5.0 minutes at any location, except as noted in Subsection (d); and (2) shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5.0 minutes at any location when within 100 feet of a restricted area, except as noted in Subsection (d).

Thank you for the opportunity to review the document.

Sincerely,

Jean Getchell
Supervising Planner
Planning and Air Monitoring Division

Attachments: Rules 400, 402, 424 and 439

cc: Lance Ericksen, Engineering Division
Mike Sheehan, Compliance Division

EXHIBIT G

DEPARTMENT OF TRANSPORTATION
50 HIGUERA STREET
SAN LUIS OBISPO, CA 93401-5415
PHONE (805) 549-3101
FAX (805) 549-3329
TDD (805) 549-3259
http://www.dot.ca.gov/dist05/

Flex your power!
Be energy efficient!

November 23, 2009

SCr: 1-R0.72
SCH#: 2009102076

Mr. Matthew Johnston
County of Santa Cruz
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

Dear Mr. Johnston:

COMMENTS ON THE MITIGATED NEGATIVE DECLARATION FOR THE LEE ROAD CHEVRON GAS STATION

The California Department of Transportation (Caltrans), District 5, Development Review, has reviewed the above referenced project and has the following comments.

1. The Department supports local development that is consistent with State planning priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety. We accomplish this by working with local jurisdictions to achieve a shared vision of how the transportation system should and can accommodate interregional and local travel and development.

2. Given that this project will generate additional traffic and has the potential to significantly impact the State highway system, Caltrans requests that a traffic impact study be completed that includes Highway 1 mainline operations, and both the northbound and southbound ramp nodes at Highway 1/Highway 129/Riverside Drive. In addition, we request that a signal warrant analysis at this location also be completed.

3. To ensure that the traffic impacts of the future development on Highway 1 are properly evaluated, it is recommended that the traffic study be prepared in accordance with the Department's "Guide for the Preparation of Traffic Impact Studies." Please visit the Department's Internet site for a copy of these guidelines at: http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf. An alternative methodology that produces technically comparable results can also be used.

4. Because the Department is responsible for the safety, operations, and maintenance of the State transportation system, our Level of Service (LOS) standards should be used to determine the significance of the project's impact. We endeavor to maintain a target LOS at the transition between LOS C and LOS D on all State transportation facilities. In cases where a State facility is already operating at an unacceptable LOS, *any* additional trips added should be considered a significant cumulative traffic impact, and should be mitigated accordingly.

Thank you for your consideration and action upon these items. We look forward to receiving the requested analysis disclosing the full impacts of the project to the State highway system. If you have any questions, or need further clarification on the items discussed above, please do not hesitate to call me at (805) 549-3099 or e-mail jennifer.calate@dot.ca.gov.

Sincerely,

JENNIFER CALATÉ
Associate Transportation Planner
District 5 Development Review Coordinator