

CITY OF SANTA ROSA
DEPARTMENT OF COMMUNITY DEVELOPMENT
STAFF REPORT FOR PLANNING COMMISSION
January 14, 2010

PROJECT TITLE

4180 Montgomery Drive Service Station
Appeal

APPLICANT

Jake Gentling

ADDRESS/LOCATION

4180 Montgomery Drive

PROPERTY OWNER

4180 Montgomery LLC

ASSESSOR'S PARCEL NUMBER

013-284-019

FILE NUMBER

CUP09-085

PROJECT SITE ZONING

CN (Neighborhood Commercial)

GENERAL PLAN DESIGNATION

RBS (Retail Business Service)

APPLICATION DATE

September 24, 2009

APPLICATION COMPLETION DATE

September 24, 2009

PROJECT PLANNER

Bill Rose

RECOMMENDATION

Deny the Appeal

PROPOSAL

Appeal to the Planning Commission to overturn the decision of the Community Development Department which concluded that a Conditional Use Permit for a service station at 4180 Montgomery Drive cannot be processed.

SUMMARY

On September 24, 2009, the project proponents submitted an application for a Conditional Use Permit to allow a service station at 4180 Montgomery Drive. Staff confirmed that the project site is non-conforming with respect to the area and dimension requirements of the Zoning Code, and that the previous service station use had been out of operation for a period greater than six months consecutively. Pursuant to Zoning Code Section 20-42.150, the Community Development Department determined that a Conditional Use Permit for a new service station could not be processed.

The appellant cites the historic use of the site as a service station, and limited opportunities for other uses at this location, as grounds for the appeal. Further, the appellant requests that the Planning Commission grant a variance, or waiver, for the minimum site area and dimension requirements in order to allow processing of a Conditional Use Permit.

Staff recommends that the Planning Commission deny the appeal and uphold the determination of the Community Development Department.

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: PLANNING COMMISSION
SUBJECT: APPEAL OF COMMUNITY DEVELOPMENT DEPARTMENT DECISION -
4180 MONTGOMERY DRIVE CONDITIONAL USE PERMIT
AGENDA ACTION: RESOLUTION

ISSUE(S)

Should the Planning Commission deny the appeal and uphold the decision of the Community Development Department?

BACKGROUND

1. Surrounding Land Uses

North: Retail Business Service (west of Montgomery Drive)/Low Density Residential (east of Montgomery Drive)

South: Retail Business Service

East: Low Density Residential/Parks and Recreation

West: Low Density Residential/Retail Business Service (west side of Montgomery Drive)

2. Existing Land Use - Project Site

The subject property is the site of a former fuel service station and small convenience store. It is currently vacant but developed with a single, freestanding commercial building of approximately 1,060 square feet of total floor area, and two fuel-pump islands. The fuel-pump islands are located under canopies attached to the commercial building.

The property is approximately 13,700 square feet (.31 acres) in total site area, and is located within the CN (Neighborhood Commercial) Zoning District. The surface of the site is mostly hardscape, except for a small landscaped area near the apex of the site's property lines at the Montgomery Drive and Summerfield Road intersection. There are no waterways located onsite.

3. Project History

On September 24, 2009, the project proponents filed a Conditional Use Permit application to allow a service station on the subject site.

On October 21, 2009, the City determined that a Conditional Use Permit could not be processed given the site's lot area and dimensional nonconformities, and the duration

of nonuse, pursuant to Zoning Code Section 20-42.150. (See Issues section of this report for further information)

On November 2, 2009, Jake Gentling, representing the property owner, 4180 Montgomery LLC, submitted an appeal to the Planning Commission of the Department of Community Development's decision made on October 21, 2009.

ANALYSIS

1. Project Description

The original entitlement request was for a Conditional Use Permit, submitted on September 24, 2009, to allow a service station at the subject site. The specific item before the Planning Commission, however, is solely the appeal of the Community Development Department's determination that a Conditional Use Permit to allow a service station cannot be processed.

The Planning Commission is the appeal body as it would have acted as the review authority on the aforementioned Conditional Use Permit. No action is being requested of the Planning Commission, at this time, relative to the Conditional Use Permit, or any other entitlements.

2. General Plan

The General Plan designation for the site is Retail and Business Service. This designation allows retail and service enterprises, offices, and restaurants. Regional centers, which are large complexes of retail and service enterprises anchored by one or more full line department stores, and destination centers, which are retail centers anchored by discount or warehouse stores, are allowed. Supermarkets and/or drugstores are permitted in Community Shopping Centers only.

3. Zoning

North: R-2 (Multi-family residential)/CG (General Commercial)

South: CN (Neighborhood Commercial)

East: R-1-6 (Single-family residential)/PI (Public Institutional)

West: PD 0065/CG (General Commercial)

4. Parking

Not applicable. However, four (4) existing parking spaces are provided, where four (4) spaces would otherwise be required.

5. Environmental Review

Not applicable.

6. Comments/Actions by Other Review Boards/Agencies

None.

7. Neighborhood Comments

None.

8. Public Improvements/On-Site Improvements

Not applicable.

9. Issues

Non-Conforming Site Area

With respect to proposed service stations, Santa Rosa Zoning Code Section 20-42.150(A)(1) indicates the following:

“The site shall have a minimum area of 15,000 square feet, at least 100 feet of frontage on an arterial street, a minimum width of 150 feet, and a minimum depth of 100 feet.”

The subject property is approximately 13,700 square feet in total area and irregularly shaped. The site does not meet the minimum area and dimension requirements referenced above, and is, therefore, non-conforming with the Zoning Code.

Removal of Abandoned Service Stations

Santa Rosa Zoning Code Section 20-42.150 (B) indicates the following:

“A service station that becomes nonconforming for any reason other than the spacing requirements of this Section, and which is abandoned or closed for a period of six months consecutively, or an aggregate of 365 days in any two-year period, shall be physically removed from the site by the owner. “Removal” means the demolition of all service station facilities, removal or filling of underground tanks with sand or other solid material. Prior to the effective date of any order to remove any service station facilities in compliance with this Section, interested parties shall be notified by registered mail and shall be given a hearing before the Council.”

Given that the site is non-conforming with the area and dimension requirements of the Zoning Code, and the previous service station use has ceased operation for a period greater than six months consecutively, staff has concluded that Zoning Code Sections 20-42.150 (A)(B) are applicable and a Conditional Use Permit for a new service station cannot be processed.

10. Appeal Statement

The appeal filed by Jake Gentling, representing the property owner, 4180 Montgomery LLC, requests that the Planning Commission overturn the Community Development Department's decision and allow processing of a Conditional Use Permit for a service station at the subject site.

The appellant's grounds for appeal are summarized as follows:

- a) The site's layout makes it unusable for anything but a gas station.
- b) The site was given use permits (for a service station use) in the past.

In addition to the foregoing, the appellant requests that the Planning Commission grant a variance, or waiver, relative to the minimum site area and dimension requirements, in order to allow processing of a Conditional Use Permit.

Staff Responses

The following are responses to the appellant's stated grounds and requests:

Site Layout - Staff has not performed, nor reviewed, a comprehensive analysis of the development and land use potential of the site. Given the range of uses and the generally favorable development standards associated with the CG zoning district, staff cannot conclude that a service station is the only viable use for the site.

Historic Uses – On April 13, 1998, the City granted Conditional Use Permit and Design Review approvals for a fuel service station, with a convenience retail store, at the subject property.

Zoning Code Section 20-50.070 indicates that a permit or approval (e.g., Conditional Use Permit, Temporary Use Permit, Variance, etc.) granted in compliance with the Zoning Code shall continue to be valid upon a change of ownership (e.g., of the site, structure, or use that was the subject of the permit or approval application), provided that the use remains in compliance with all applicable provisions of this Zoning Code and any conditions of approval, and the approved use does not cease on the property for six months or more.

On April 9, 2008, the City issued a Zoning Clearance that allowed the continued use of the service station and convenience store, pursuant to Zoning Code Section 20-50.070, vis a vis a change in ownership. The Zoning Clearance required continued compliance with the Conditional Use Permit granted in 1998.

Subsequent to the approval of the Zoning Clearance, in approximately early to mid 2008, the service station use ceased operation. Zoning Code Section 20-54.050 states that if a land use that was established in compliance with a Conditional Use Permit ceases operation for six months or more, the Conditional Use Permit shall expire. As such, all previous approvals authorizing a service station use at this site are no longer valid.

Variance/Waiver

Variations from the development standards are allowed only when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other conditions, the strict application of the Zoning Code denies the property owner privileges enjoyed by other property owners in the vicinity and under identical zoning districts. As such, variances for dimensional standards, such as parcel area and/or parcel dimensions, may be considered.

Staff does not recommend a variance to the area and/or dimension requirements for this project in that granting relief from these development standards would be used to effectively circumvent the abandonment clause indicated Zoning Code Section 20-42.150 (B), and described above. The appropriate mechanism to modify the stated Zoning Code section would be a Zoning Text Amendment.

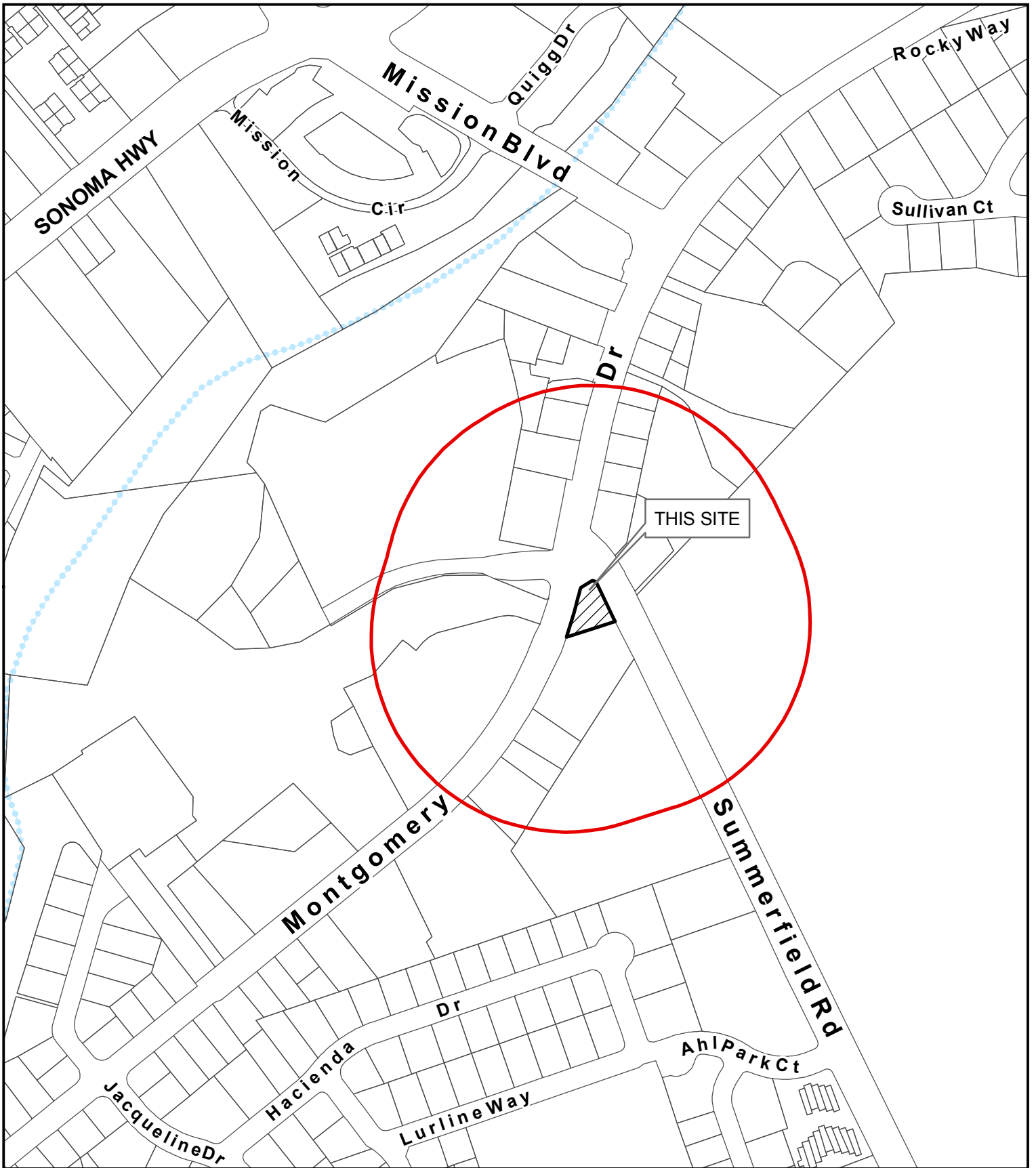
The Zoning Ordinance does not provide staff and/or the Planning Commission the authority to grant a waiver to any of the Zoning Code sections referenced herein.

RECOMMENDATION

The Department of Community Development recommends that the Planning Commission, by resolution, deny the appeal and uphold the staff determination that a Conditional Use Permit cannot be processed.

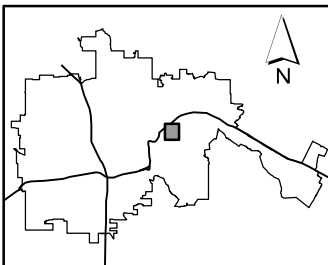
Attachments:

- Locational map
- Disclosure form
- Neighborhood context map
- Site analysis
- Correspondence from Community Development staff dated October 21, 2009
- Zoning Clearance dated April 9, 2008
- Applicant's appeal statement
- Correspondence from applicant December 8, 2009 (including timeline)
- Draft Resolution of Denial
- Plans



4180 MONTGOMERY DRIVE

 500 FOOT BUFFER





Department of
Community
Development

DISCLOSURE FORM

Please Type or Print

File No. <i>CW09.085</i>	Quad.
Related Files	
Department Use Only	

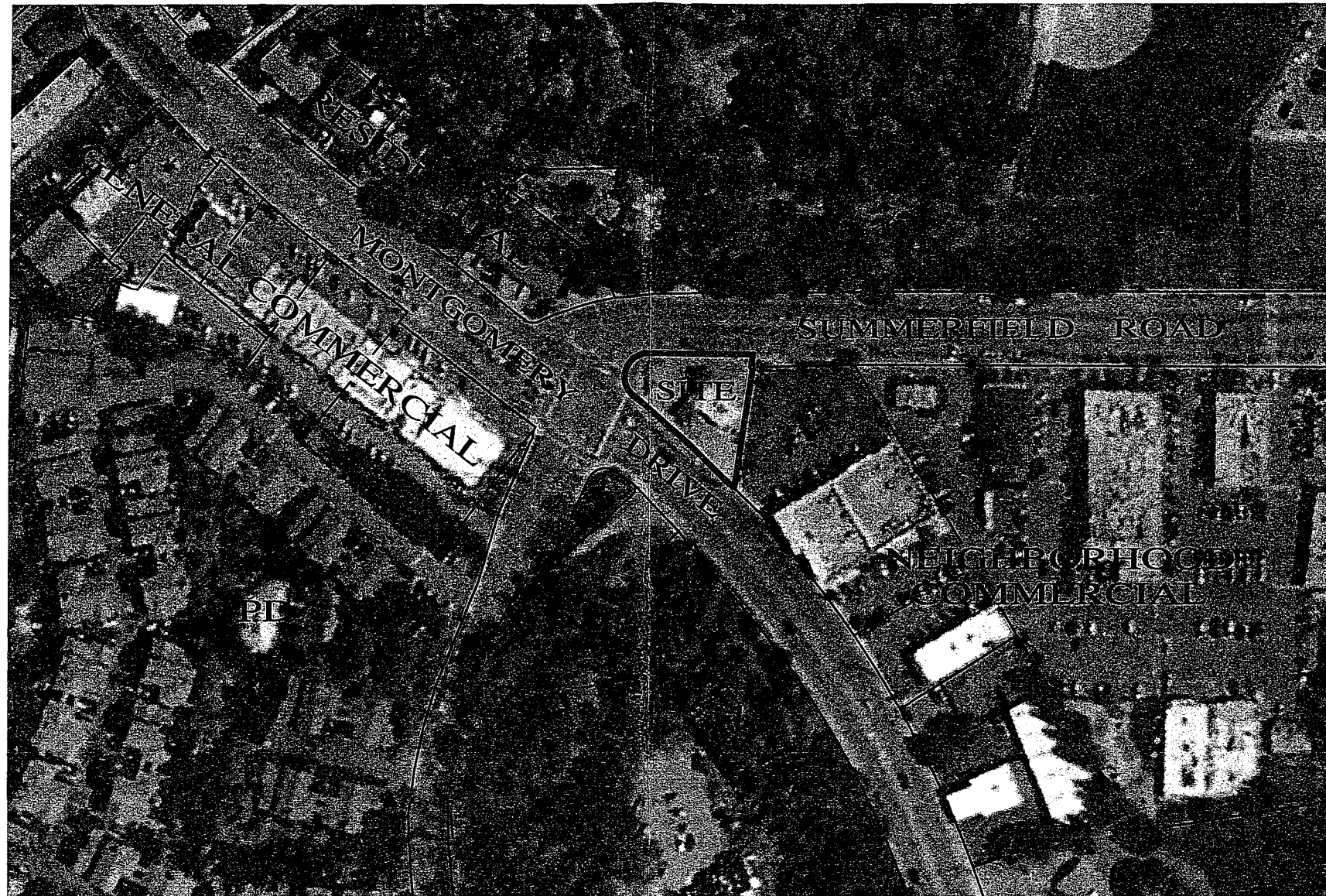
<http://ci.santa-rosa.ca.us/cd/>

DISCLOSURE FORM	Project Title: <i>Gas Station @ Montgomery Dr. & Summer Field Rd</i> (Include site address) <i>4180 600 Montgomery Dr., Santa Rosa, CA 95405</i>	
	Please provide the name of each individual, partnership, corporation, LLC, or trust who has an interest in the proposed land use action. Include the names of all applicants, developers, property owners, and each person or entity who holds an option on the property.	
	Individuals: Identify all individuals. Partnerships: Identify all general and limited partners.. Corporations: Identify all shareholders owning 10% or more of the stock and all officers and directors (unless the corporation is listed on any major stock exchange, in which case only the identity of the exchange must be listed). LLCs: Identify all members, managers, partners, officers and directors. Trusts: Identify all trustees and beneficiaries. Option Holders: Identify all holders of options on the real property.	
	Full Name:	Address:
	<i>4180 Montgomery, LLC</i>	<i>601 Montgomery St. Suite 2000, San Francisco, CA 94111</i>
In addition, please identify the name of each civil engineer, architect, and consultant for the project.		
Full Name	Address:	
<i>Phelps & Associates Land Surveyors</i>	<i>632 Petaluma Ave, Sebastopol, CA, 95472</i>	

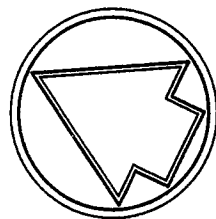
Additional names and addresses attached: Yes No

The above information shall be promptly updated by the applicant to reflect any change that occurs prior to final action.

I certify that the above information is true and correct: *Jake Smith* *9/22/09*
(Applicant) (Date)



**NEIGHBORHOOD
CONTEXT MAP**
4180 MONTGOMERY DRIVE, SANTA ROSA

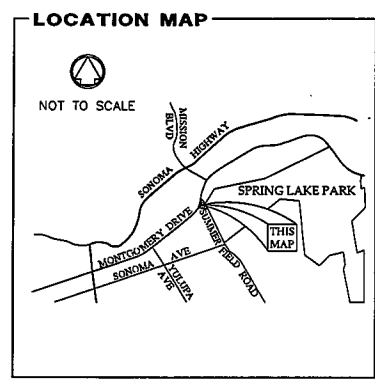
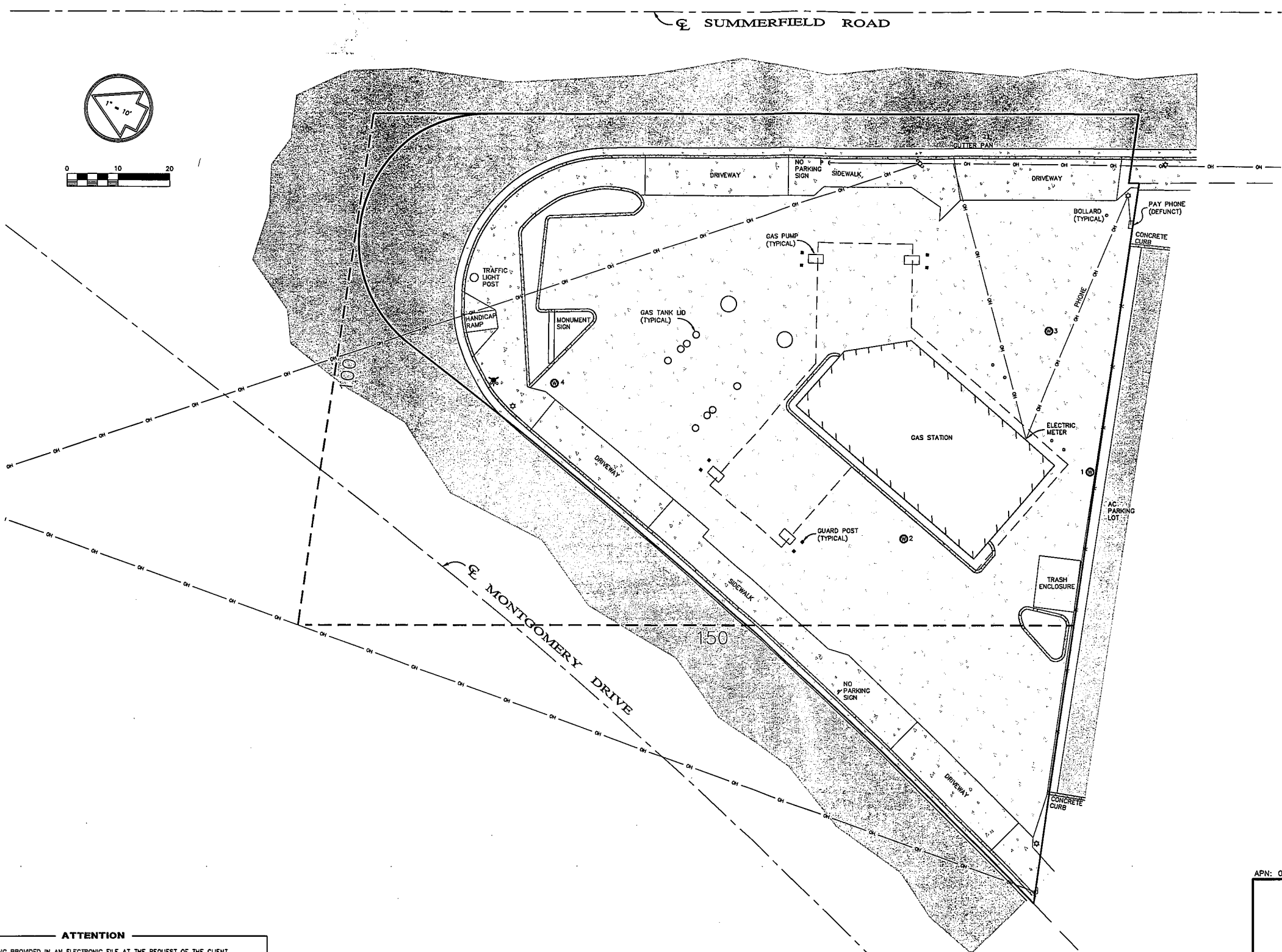


1" = 200' ±



LAND SURVEYORS
632 PETALUMA AVE, SEBASTOPOL, CALIFORNIA 95472 / (707) 829-0400

9/23/2009



LEGEND

—	PROPERTY LINE
— OH —	OVERHEAD LINES
△	SURVEY CONTROL POINT
⊕	JOINT POLE
⊙	GUY ANCHOR
⊛	STREET LIGHT
⊠	FIRE HYDRANT
⊙	MONITORING WELL

ATTENTION

THIS MAP IS BEING PROVIDED IN AN ELECTRONIC FILE AT THE REQUEST OF THE CLIENT. SINCE THE FILE IS ALTERABLE, IT CANNOT CONSTITUTE OUR FINISHED WORK PRODUCT. ACCORDINGLY, WE DELIVERED A SIGNED VELLUM ALONG WITH THE ELECTRONIC FILE. THE SIGNED VELLUM CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IT MUST BE REFERRED TO FOR THE ORIGINAL DRAWING INFORMATION. PHELPS & ASSOCIATES, INC., SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, NOR FOR ANY PRODUCTS DERIVED THEREFROM.

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APN: 013-284-019

PROPERTY EXHIBIT

4180 MONTGOMERY DRIVE, SANTA ROSA
COUNTY OF SONOMA — STATE OF CALIFORNIA

DATE: 9/10/2009	<p>632 PETALUMA AVE, SEBASTOPOL, CALIFORNIA 95472 / (707) 829-9400</p>	SHEET: 1 OF 1
SCALE: 1" = 10'		JOB No. 130-B3-97A



City of Santa Rosa

October 21, 2009

Jake Gentling
601 Montgomery Street #2000
San Francisco, CA 94111

**Subject: Service Station Conditional Use Permit - 4180 Montgomery Drive -
File Number CUP09-085**

Mr. Gentling,

Thank you for submitting your application for a Conditional Use Permit on September 24, 2009. City staff members have completed their review of your proposal and have identified the following issues:

Non-Conforming Site Area

With respect to proposed service stations, Santa Rosa Zoning Code Section 20-42.150(A)(1) indicates the following:

“The site shall have a minimum area of 15,000 square feet, at least 100 feet of frontage on an arterial street, a minimum width of 150 feet, and a minimum depth of 100 feet.”

The subject property is approximately 12,600 square feet in total area. As such, the site does not meet the minimum area requirement referenced above, and is deemed to be non-conforming with the Zoning Code. The submitted plans did not include property line dimensions; however, the dimension requirements referenced herein will apply.

Removal of Abandoned Service Stations

Santa Rosa Zoning Code Section 20-42.150(A)(B) indicates the following:

“A service station that becomes nonconforming for any reason other than the spacing requirements of this Section, and which is abandoned or closed for a period of six months consecutively, or an aggregate of 365 days in any two-year period, shall be physically removed from the site by the owner. “Removal” means the demolition of all service station facilities, removal or filling of underground tanks with sand or other solid material.

Prior to the effective date of any order to remove any service station facilities in compliance with this Section, interested parties shall be notified by registered mail and shall be given a hearing before the Council.”

Given that the site is non-conforming with the area requirements of the Zoning Code, and that the previous service station use has been abandoned for a period greater than six months, the Conditional Use Permit for a new service station cannot be processed.

NEXT STEPS

Upon written request to withdraw your application, you would be eligible to receive a partial refund of the application fees. The refund amount will be the total application fees submitted, less the staff time spent processing the application.

For your information, the decision referenced in this letter may be appealed to the Planning Commission. Appeals shall be submitted in writing, including payment of the requisite fees, and filed with the Department on a City application form within 10 calendar days after the date of this decision.

Please do not hesitate to contact me at 707-543-3253, or at wrose@srcity.org, should you have questions or comments.

Sincerely,



Bill Rose
SENIOR PLANNER

Cc: Chuck Regalia, Director of Community Development
File



ZONING CLEARANCE

DATE: April 9, 2008

STAFF: DLR

FILE NUMBER: ZC08-0443

ADDRESS OF PROPOSED BUSINESS: 4180 Montgomery Dr SR

APPLICANT: FAED LATIF

MAILING ADDRESS: PO BOX 2495, DANVILLE CA 94526

ORIGINAL USE OF PROPERTY: SERVICE STATION

PREVIOUS USE OF PROPERTY: SERVICE STATION/CONVENIENCE STORE

PROPOSED USE OF PROPERTY: SERVICE STATION/CONVENIENCE STORE

NUMBER OF ON-SITE PARKING SPACES:

ZONING: CN

ASSESSOR'S PARCEL NUMBER: 013-284-019

GENERAL PLAN: RETAIL & BUSINESS SERVICE


SUBJECT TO "9820"?


ZONING CLEARANCE BASED ON THE FOLLOWING:

1: USE PERMIT APPROVED. NOTE: CONDITIONS OF PERMIT VALID AND MUST BE FOLLOWED.

CONDITIONS/COMMENTS:

CHANGE OF OWNERSHIP CONTINUING USE AS A GAS STATION W/ CONVENIENCE STORE WITH BEER AND WINE SALES (CUP98-009)


APPLICANT'S SIGNATURE


AUTHORIZED CLEARANCE

Note: A building permit is required for all interior and exterior changes. All signs require permits.



**Department of
Community
Development**

100 Santa Rosa Ave. Room 3, PO Box 1678
Santa Rosa, CA 95402-1678
http://ci.santa-rosa.ca.us/cd

APPLICATION
APPEAL
Please Type or Print

File No.	Quad.
Related Files	
Department Use Only	

GENERAL	LOCATION OF PROJECT (ADDRESS) <u>4180 Montgomery Drive, Santa Rosa, CA</u>	Note: This form is for appeals of Department actions only. Appeals of Commission and Board actions are filed in the City Manager's Office.	
	NAME OF PROJECT <u>4180 Montgomery Drive Gas Station</u>	DAYTIME PHONE <u>(415) 216 - 1633</u>	HOME PHONE <u>(415) 216 - 1633</u>
	APPELLANT NAME <u>4180 Montgomery, LLC</u>	CITY <u>San Francisco CA</u>	STATE <u>CA</u>
	APPELLANT ADDRESS <u>601 Montgomery Street, # 2000</u>	ZIP <u>94111</u>	

To the Chairman and Members of the Planning Commission / Design Review Board:

The undersigned: 4180 Montgomery, LLC does hereby appeal to the Planning Commission /
(Please print or type your name)

Design Review Board the decision of the Department of Community Development made on October 21, 2009
(Date)

which Discontinued the application of 4180 Montgomery, Drive, LLC
(approved, denied, other) (Name of property owner or developer)

for a Conditional Use Permit
(State nature of request made to the Community Development Department)

on property situated at 4180 Montgomery Drive, Santa Rosa, CA
(Street address of subject property)

A. The grounds upon which this appeal is filed are: (list all grounds relied upon in making this appeal. Please attach additional sheets if more space is needed.)

1. There's no other sensible option for this site. This site has operated as a gas station for many years and with the right owner/lessee can be successful. The sites' layout makes it unusable for anything else but a gas station.

2. The site was given use permits on multiple occasions in the past, there should be no reason it cannot obtain one now - the site size requirement makes no sense at this location.

B. The specific action which the undersigned wants the City Planning Commission / Design Review Board to take is:

To grant a variance or waiver for the minimum site size requirement and minimum depth/width requirement in order to obtain a use permit to operate a gas station and small convenience store at 4180 Montgomery Drive.

[Signature] Appellant's signature 10/29/09 Date

DEPT	RECEIVED BY	DATE	FEE RECEIVED	RECEIPT NUMBER
	APPLICATION		\$	

601 Montgomery Street, Suite 2000
San Francisco, CA 94111
tel. 415-788-1600
fax 415-788-1607
www.mcdprop.com

BAY VIEW ASSET SERVICES, LLC

December 8, 2009

City of Santa Rosa
100 Santa Rosa Avenue
Santa Rosa, CA 95404

To whom it may concern,

I am writing to summarize the attached timeline for the vacant gas station located at 4180 Montgomery Drive, Santa Rosa, CA. As you will notice, there is a long and complicated history behind this site. The attached timeline starts February 2008 when the original owner leased the site to Flex Oil. Upon signing the lease, Flex Oil obtained a letter from the city of Santa Rosa stating there is a valid use permit on file. On April 15, 2008, the city of Santa Rosa issued a business tax certificate to Flex Oil, valid through December 31, 2008.

Although Flex Oil was moving forward with reopening the gas station, the former owner had not paid his mortgage in over a year and the bank foreclosed July 21, 2008. As a result, Flex Oil walked away from the lease and the property fell into the hands of the lender. In October 2008, the lender hired a professional management company, Charles Dunn Real Estate Services, to manage the site. Charles Dunn quickly realized the bank did not have the financial resources to pay taxes, penalties or their management fee and recommended they sell the property. On November 19, 2008 the bank entered into a listing agreement with NAIBT to sell the site. In the following months, the bank received and rejected numerous inadequate offers and decided to wait and sell when the market stabilized.

When the bank decided it was not going to sell the property, Charles Dunn submitted an application to temporarily close the underground storage tanks. The application was denied by the city's hazardous materials department because the submitted application was not 100% complete. The reason Charles Dunn submitted an incomplete application was due to the fact that the bank was no longer paying their fee and did not have the financial resources to properly close the tanks. It was shortly after Charles Dunn had walked away that Bay View Asset Services started the takeover process as the managing member from the lender.

Bay View Asset Services officially took control of the site in May, 2009 through a failed mortgage fund takeover. Upon taking the site over, Bay View cured and dealt with the prior owners neglect and poor management of the property. For example, the prior owner neglected to pay property taxes for nearly five years, accumulated over \$1MM in fines through numerous government agencies, and left the site in disrepair. In order to reopen the site, Bay View Asset Services cured \$50,416 in delinquent taxes, settled hazardous materials fines in the amount of \$60,000, signed a lease with a proven local operator Shawn Bryan, and submitted an application to the city for a new use permit. The attached timeline identifies a clear course of continuous action by Bay View Asset Services to reopen the gas station.

All of this hard work and dedication was stopped by the planning department's review of the use permit application. Apparently the site cannot be granted a new use permit because it violates zoning code section 20-42.150(A) (1), which indicates the following: "the site shall have a minimum area of 15,000 square feet, at least 100 feet of frontage on an arterial street, a minimum width of 150 feet, and a minimum depth of 100 feet." Our site is 13,700 square feet, which is less than a 10% variance from the specifications.

Given the circumstances and timeline outlined, I am asking for special consideration from the city to reopen the gas station with Mr. Bryan as the operator. Although the site was non operable for greater than six months, the timeline clearly illustrates the site was never abandoned. This site is not designated in the city's general plan for anything other than neighborhood commercial retail, and clearly, the right team is in place to get the site up and running.

Please discuss this internally and see if there is anything that can be done to grant a new conditional use permit. Feel free to contact me anytime with questions or to schedule a meeting. My phone number is (415) 216-1633 and email is jgentling@mcdprop.com.

Best Regards,

Jake Gentling
Asset Manager
Bay View Asset Services

Timeline

4180 Montgomery Drive, Santa Rosa, CA

2/28/2008

- Flex Oil signs lease with owner (the owner that was foreclosed 7/21/2008) to operate gas station
- Lease commences March 1, 2008
- Flex Oil opens and operates the convenience store only for a short period

4/3/2008

- Offer to purchase the gas station from Gurminder Singh & Sulakhan Sodhi (rejected)

4/7/2008

- Offer to purchase the gas station from Mohammed Asfour (rejected)

4/9/2008

- Zoning Clearance Statement
(states use permit is approved and valid)

4/14/2008

- Permit and plan renewal "permit application & plan review"
- Flex Oil pumped out remaining oil in UST's

4/18/2008

- Business Tax Certificate issued to Flex Oil

7/21/2008

- Trustee sale recorded (lender takes back title)

8/15/2008

- Offer to purchase the gas station from Hassan Kazemini (rejected)

10/24/2008

- Lender executes asset management agreement with Charles Dunn Real Estate Services

11/15/2008

- Offer to purchase the gas station from Flex Oil (rejected)

11/19/2008

- Lender signs exclusive listing agreement with NAIBT to sell or lease the gas station.

12/01/2008

- Offer to purchase the gas station from Kenwood Gas (rejected)
- Offer to purchase the gas station from Power Payment (rejected)

01/16/2009

- Offer to purchase the gas station from Flex Oil (rejected)

1/22/2009

- Charles Dunn Realty Services files application for temporary closure of UST's
 - Application was denied because it was incomplete

2/12/2009

- Bay View Asset Services started the process of taking over from current lender that holds title

3/09/2009

- Bay View facilitates core tests for potential contamination sources (Edd Clark & Associates)

5/12/2009

- **Bay View officially takes over management of the gas station and removes Charles Dunn Realty Services as property manager**

6/8/2009

- Bay View executes listing agreement with NAIBT for sale or lease of gas station

6/21/2009

- Bay View pays \$60,000 in delinquent fees and penalties to cure hazardous materials fees that the prior owner/operator had accrued

7/22/2009

- Bay View pays deferred taxes (four years) in the amount of \$50,416

9/21/2009

- Bay View submits use permit application

9/23/2009

- Bay View facilitates annual back flow prevention test

10/12/2009

- Bay View executes lease with local operator, Shawn Bryan.

10/21/2009

- Bay View receives notice from the planning department to discontinue the processing of the use permit