

TWIN OAKS FUEL



Developer:

The Namou Group, LLC

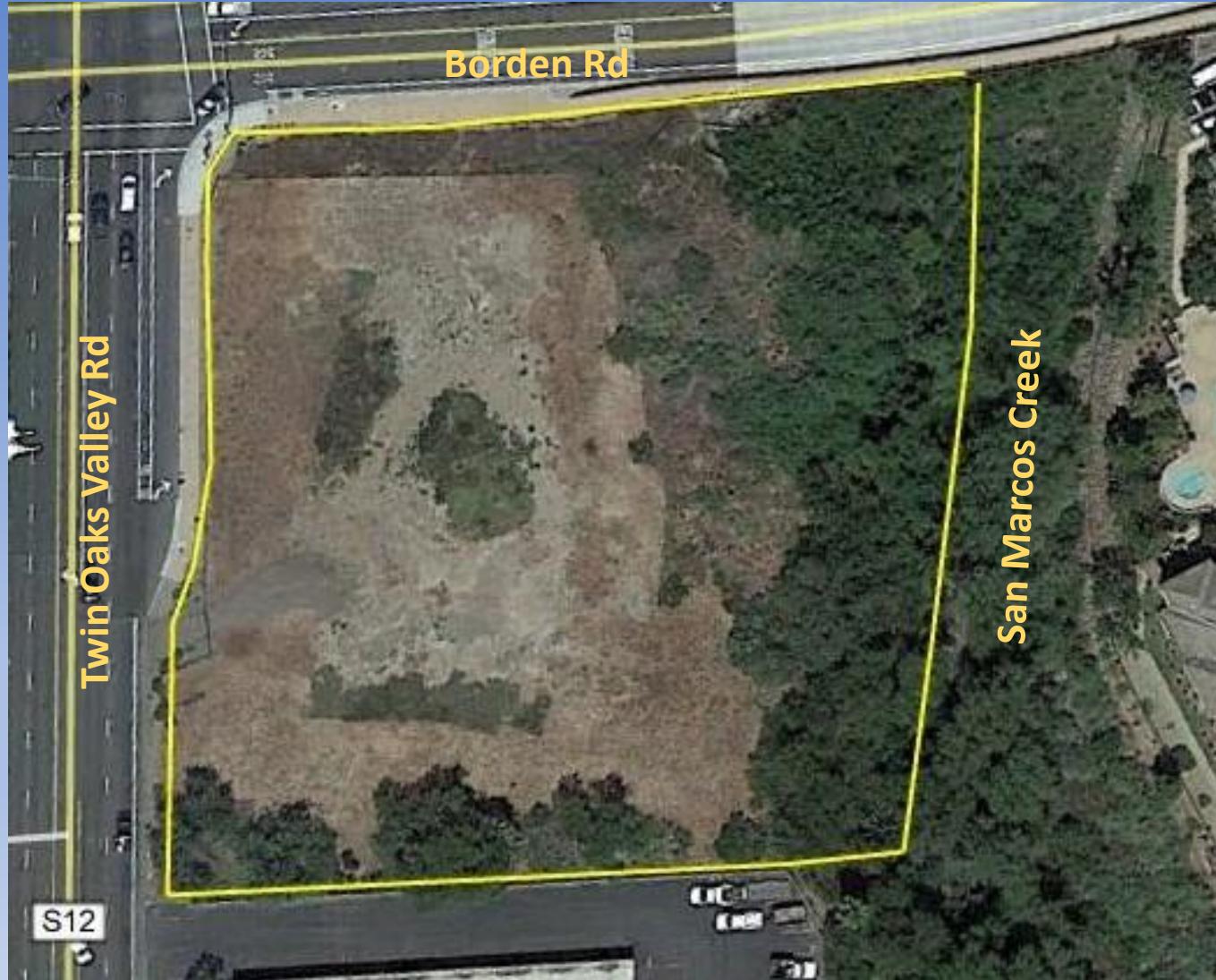
Presented by:

Consultants Collaborative



2.5-acre vacant site:

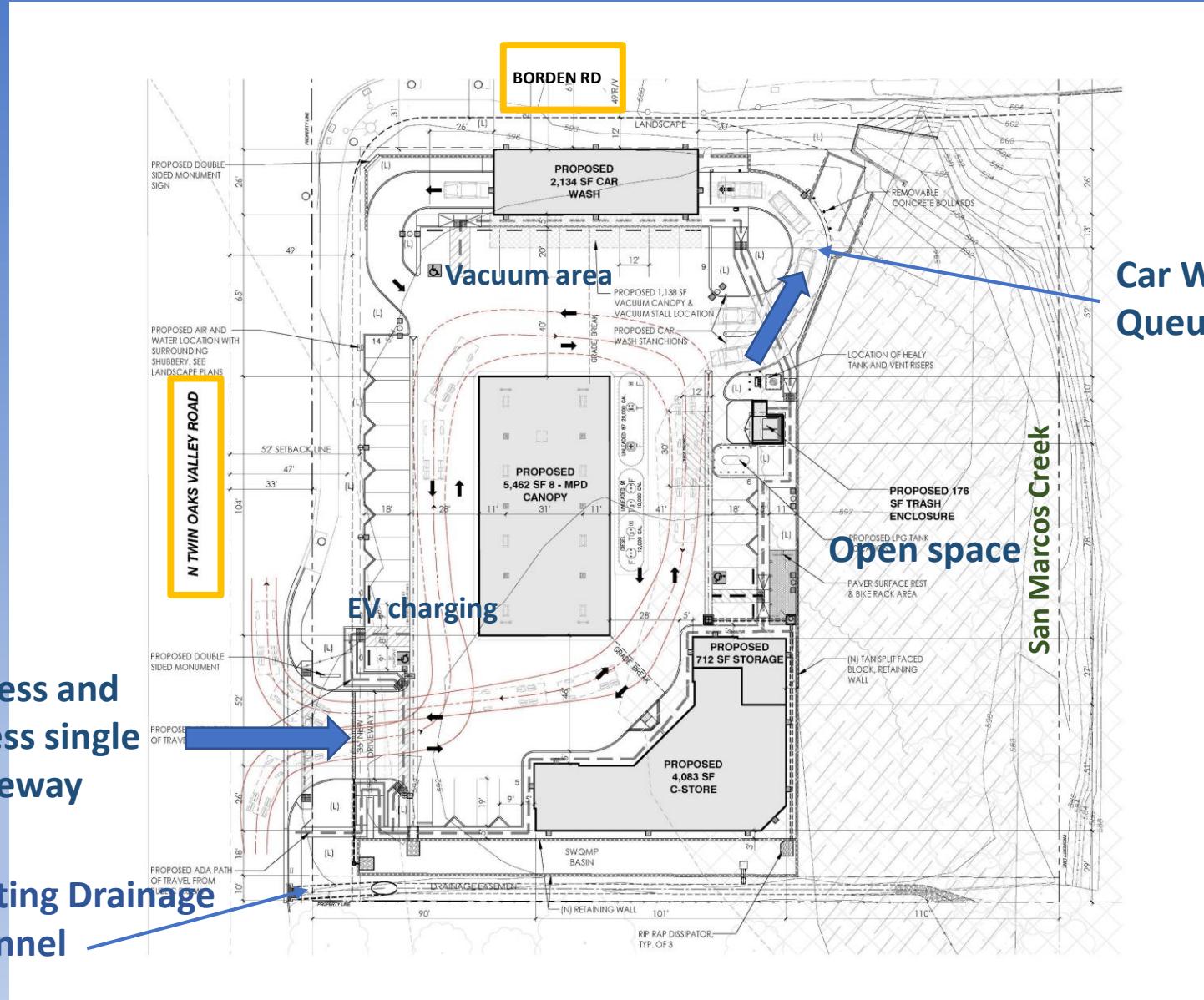
SE corner of Twin Oaks Valley Rd and Borden Rd



Site Details:

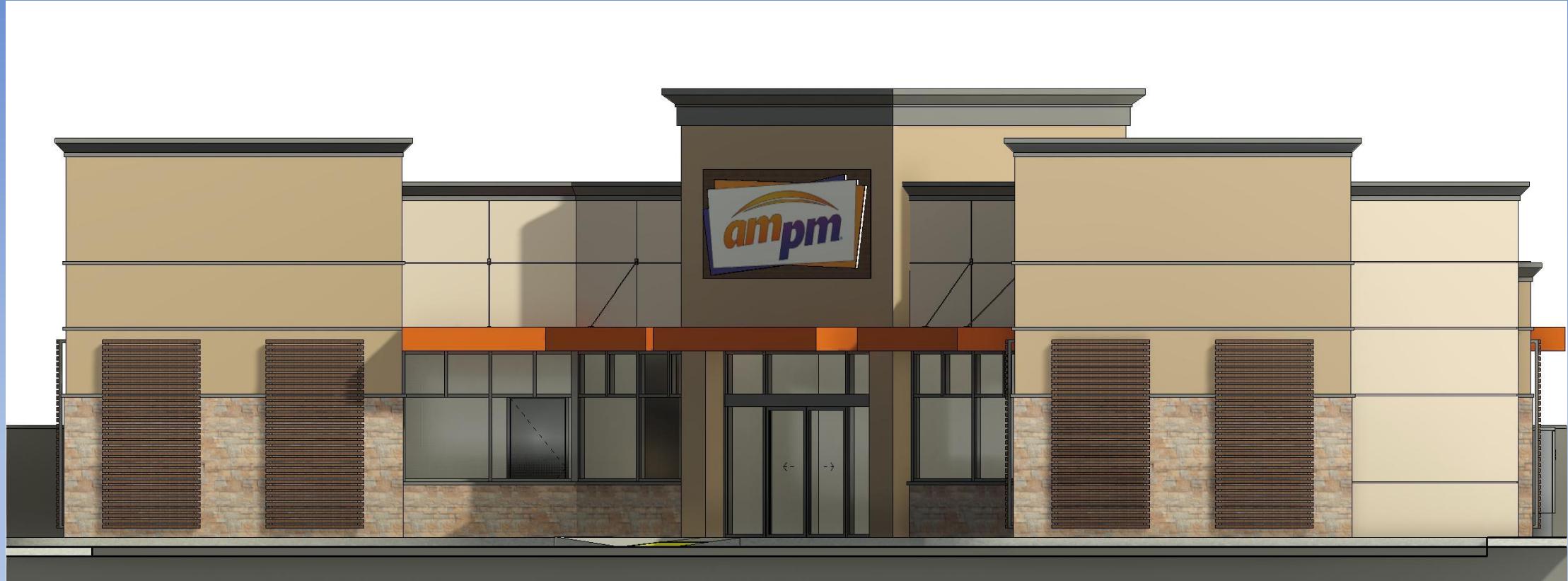
- **Parcel size:** 2.5 acres, buildable – 1.34 acres
- **Zoning:** Commercial – In-fill development
- **Buildings:**
 - 4,795 sf Convenience Store & Storage
 - 2,134 sf Car Wash – queuing for 6 vehicles
 - 5,462 sf Canopy for fueling
- **Parking:** 24 spaces 2 EV charging spaces and 1 delivery
- **Landscape:** 37,776 sf or 12.58% of developed area
- **Solar:** Installed on Car Wash Vacuum Canopy
- **Operations:**
 - Pumps: 4:30AM – midnight
 - C-Store: 4:30 AM - midnight
 - Car Wash: 8:00AM – 7:00 PM

Current Site Plan



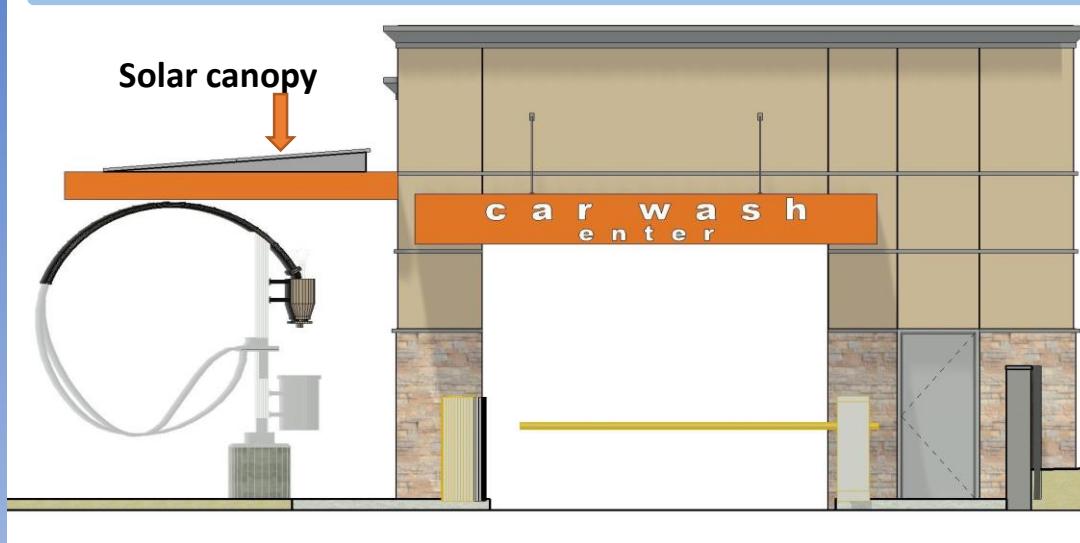
Branding: ARCO/am/pm

Convenience Store Elevation



Branding: ARCO

Car Wash and Vacuum Canopy Elevations



- Solar Canopy will provide 87% of projects daily energy consumption
- Recovers 80% of water used with reclamation process and clarifier for solids removal
- Soaps and cleaners are scent-free



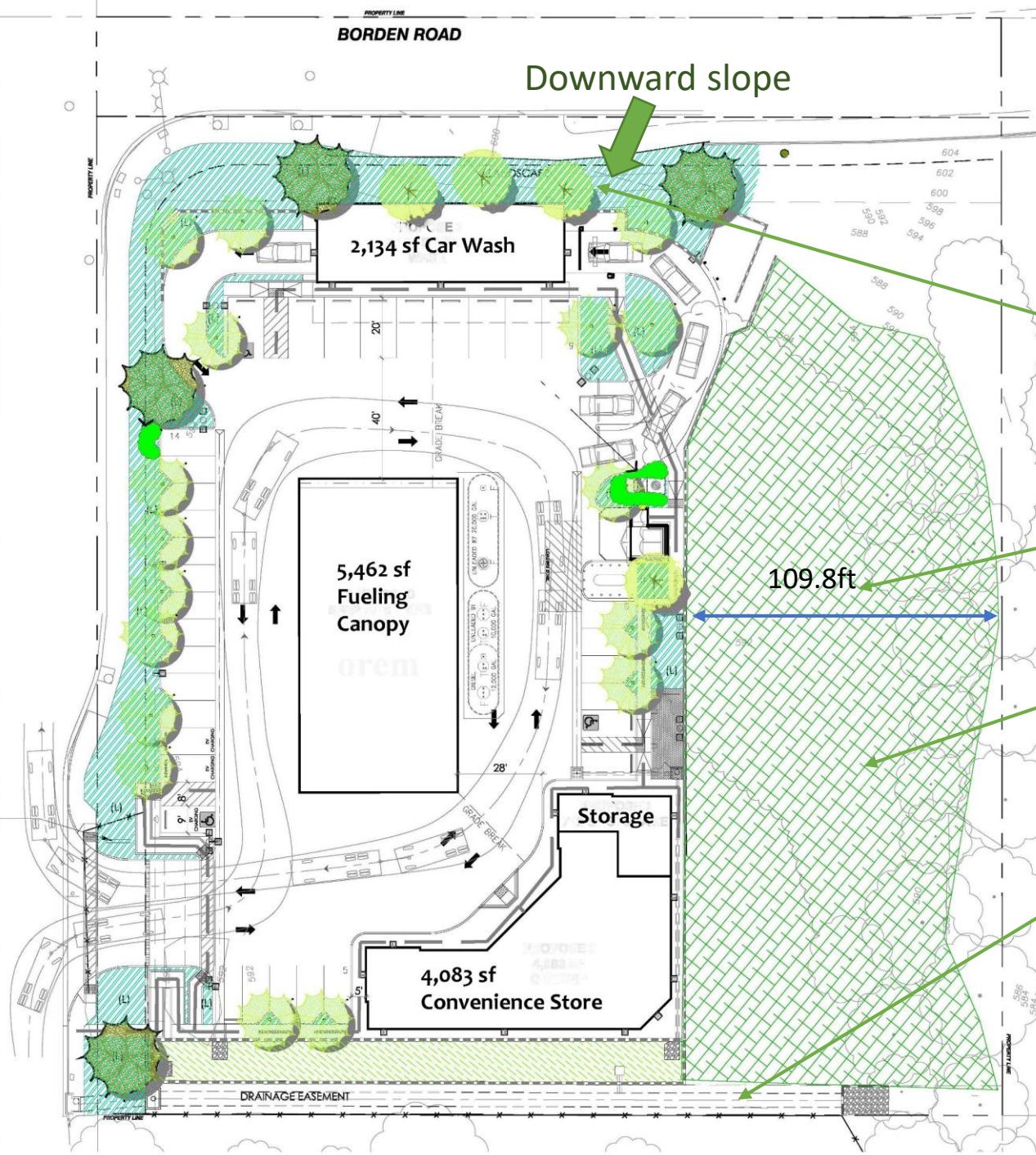
Branding: ARCO

Fueling Station Elevation



8 Double sided fuel pumps





Landscape

- Frontages screened with trees and shrubs
- 109.8 ft of distance from development boundary to property line and creek
- Undeveloped area re-seeded with native seed mix and creek trees remain
- Drainage channel encased in concrete for flood control and flows into San Marcos Creek

Questions if
living or
working
near fuel
station with
car wash

- **Safety for individuals – Air Quality**
- **Safety for creek – Spills, Leakage**
- **Noise**
- **Traffic**

Air Quality: Below SDAPCD threshold

Operational

Table 6 summarizes emissions associated with operation of the project. Most operational emissions generated would be due to mobile emissions from vehicle trips to and from the project site. As shown in Table 6, emissions generated during the operation of project would not exceed SDAPCD screening level thresholds. Therefore, the project would not result in a cumulatively considerable net increase of a criteria pollutant, and impacts would be less than significant.

Table 6 Operational Criteria Pollutant Emissions

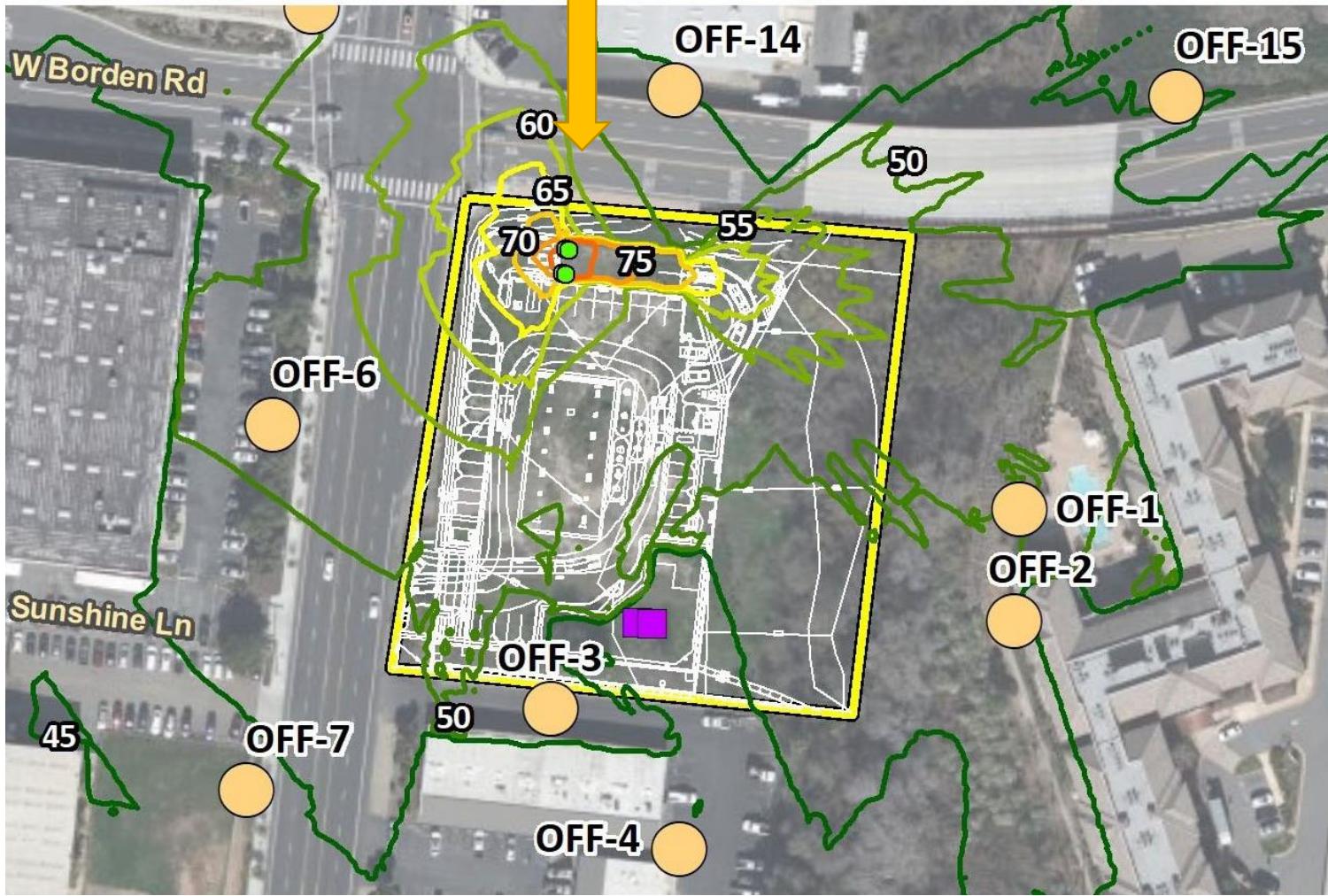
Emissions Source	Maximum Daily Emissions (lbs/day)					
	ROC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area	<1	<1	<1	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1
Mobile	4	13	26	<1	4	1
Project Emissions	3	10	19	<1	3	1
SDAPCD Regional Thresholds	250	250	550	250	100	67
Threshold Exceeded?	No	No	No	No	No	No

Project

SDAPCD

Fuel safety

- Leak detection:
 - Inventory measurements
 - Groundwater monitoring sensors at 20 foot depth
 - Regulatory leak detection for tank tightness capable of detecting leak of .01 gallons per hour
 - Pump leak detection – all pumps shut off
 - Vapor recovery - In station diagnostics that monitor any leaks or vent line emissions
 - SDAPCD conducts annual tests of all fueling and vapor recovery systems



Noise:
All noise
remains on
site and
measured
levels below
City standard

Traffic

- VMT exempt – vehicle miles traveled – exempt based on City criteria and compared to SANDAG and other local jurisdictions – serving local area and not a destination
- ADT lowered through pass-by trips – average daily trips are reduced by as much as 50% from those vehicles already using adjacent streets

Benefits to the Community

- Brings goods and services to underserved area within community
- Job creation within Community – 7 – 10 employees
- Solar canopy will provide 87% of site's daily power consumption
- Existing City drainage channel upgraded to concrete channel for flood control
- Limited traffic impact - VMT exempt – significant % of ADT will be from pass-by vehicles
- Noise – contained onsite and below City standards
- Air Quality – compliant and below SDAPCD thresholds
- Safety for individuals and creek per regulatory and safety requirements
- Increase tax revenue to City
- Contribution to City wide CFD's – fire, police, congestion management, landscape and lighting