



County of Santa Barbara Planning and Development

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NOTICE OF AVAILABILITY OF THE DRAFT MITIGATED NEGATIVE DECLARATION FOR THE PROPOSED ORCUTT FUELING CENTER

PROJECT DESCRIPTION: Hearing on the request of Brian Tetley of Urban Planning Concepts, agent for the owner, Lama Fadel, for approval of the following:

- a) 18DVP-00000-00001 [application filed January 16, 2018] for approval of a Final Development Plan to allow for the construction of an approximately 5,054-square foot (sq. ft.) commercial building and an approximately 2,814-sq. ft. fuel canopy pursuant to Section 35.24.030 of the Santa Barbara County Land Use & Development Code (LUDC) ;
- b) 18CUP-00000-00001 [application filed January 16, 2018] for approval of a Minor Conditional Use Permit to allow for a service station pursuant to Section 35.24.030 of the Santa Barbara County Land Use & Development Code (LUDC).

The service station would be sited on a lot located at the southeast corner of the intersection of Orcutt Road and Lakeview Road. The subject lot previously contained a service station starting in the 1960s through the 1990s. The commercial building would be located in the southeast corner of the parcel. The 5,054 sq. ft. commercial building would consist of a 4,203 sq. ft. convenience store and 851 sq. ft. lease space. The convenience store would include the sale of alcohol under an Off-Sale Beer and Wine license and would have one unisex bathroom. The building would have a maximum parapet height of 23 feet (ft.). The fuel canopy would cover four fuel pump islands and would be located 50 ft. north of the commercial building. The fuel canopy would have a maximum height of 19 ft. Each fuel pump would be accessible from both sides for a total of eight fueling positions. The underground fuel tanks would be located on the western portion of the lot abutting the landscaped area with adequate space for fueling truck access. Hours of operation would be 5:00 a.m. to midnight. Parking for the project would consist of 13 standard spaces and one accessible space. A 10 ft. by 30 ft. loading area would be located to the west of the commercial building.

The project also includes a 6 ft. tall trash enclosure which would be located in the southwest corner of the lot. To preclude public access near the eastern residential uses, two lengths of fence would be constructed between the commercial building and the existing concrete masonry unit (CMU) wall that runs along portions of the east and south property edge. The CMU wall is approximately 8 ft. tall and tapers down to approximately 3 ft. near the street frontages. Exterior lighting fixtures would be fully shielded and directed downward. A changeable copy monument sign would be located near the northwest corner of the lot.

The project would include 10,092 sq. ft. of new landscaping, including four new street trees. Eight existing non-native trees would be removed from the lot. Grading for the project would include 440 cubic yards (cy) of cut and 430 cy of fill. Stormwater would be directed into three proposed detention basins located in the northeast corner, along the northern edge, and along the western edge of the lot. Water service would be provided by Golden State Water Company and wastewater treatment would be provided by Laguna County Sanitation District. Access would be provided from Orcutt Road and Lakeview Road by two 40 ft. wide paved driveways. Two driveway curb cuts associated with the previous service station would be eliminated. The project would be located on a 0.82-acre lot zoned Neighborhood Commercial (CN). The lot

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address is 3616 Orcutt Road, shown as APN 107-011-028 on the southeast corner of the Orcutt Road and Lakeview Road intersection in the Orcutt area, Fourth Supervisorial District.

PROJECT LOCATION: The project site is located at the corner of Lakeview Road and Orcutt Road and is commonly known as 3616 Orcutt Road, APN 107-011-028, in the Orcutt area, Fourth Supervisorial District.

PUBLIC COMMENT: Santa Barbara County P&D is soliciting comments on the adequacy and completeness of 19NGD-00000-00001. You may comment by submitting written or oral comments to the project planner identified below prior to the close of public comment on August 12, 2019 at 5 p.m. Due to the non-complex nature of the project, a separate environmental hearing will not be held.

ENVIRONMENTAL REVIEW FINDINGS: P&D has prepared a Draft Mitigated Negative Declaration (19-NGD-01) pursuant to Section 15073 of the State Guidelines for the Implementation of the California Environmental Quality Act (CEQA) and the County of Santa Barbara Guidelines for the Implementation of CEQA. P&D's issuance of a Mitigated Negative Declaration affirms our opinion that any significant adverse impacts associated with the proposed project may be reduced to a less than significant level with the adoption of mitigation measures and that the project does not require the preparation of an Environmental Impact Report (EIR). The Mitigated Negative Declaration prepared for the project identifies and discusses potential impacts, mitigation measures, residual impacts and monitoring requirements for identified subject areas. Significant but mitigable effects on the environment are anticipated in the following areas: **aesthetics/visual resources, air quality, fire protection, geologic processes, hazardous materials/risk of upset, noise, transportation/circulation, and water resources/flooding.** If the project description changes, P&D will require a reevaluation to consider the changes. This reevaluation will be subject to all regular fees and conditions. If you challenge this environmental document in court, you may be limited to raising only those issues raised by you or others in written correspondence or in hearings on the proposed project.

DOCUMENT AVAILABILITY: If a copy of the Mitigated Negative Declaration is not attached, the draft MND may be obtained and all documents referenced in the draft MND may be reviewed at Planning & Development office located at 624 Foster Road, Suite C, Santa Maria and on our website at: www.sbcountyplanning.org/environmental/active.cfm. Draft documents are also available for review at the Orcutt Branch Public Library.

HOW TO COMMENT: Please provide comments to the project planner, Gwen Beyeler, at 624 W. Foster Road, Santa Maria, CA 93455, Phone: (805) 934-6269, Fax: (805) 934-6258, or email gvonklan@countyofsb.org prior to the close of public comment on August 12, 2019 at 5 p.m. Please limit comments to environmental issues such as traffic, biology, noise, etc. You will receive notice of the dates of future public hearings to consider project approval or denial.