
To:	Will Roberston, AICP, PTP Transportation Planning Supervisor County of Santa Barbara, Public Works, Transportation	From:	Dennis Lammers, PTP/Buddy Hain, PE Stantec Consulting Services Inc
File:	2064118600_Des	Date:	November 8, 2017

Reference: Oasis Center, Orcutt – Project Driveway Intersection – Request for Design Exception

Design Exception Feature

Nonstandard Feature(s):

Nonstandard unsignalized intersection center line spacing.

Standard for Which Exception Is Requested:

Section 7. Geometric Design Standards

7-4.02 Spacing and Offsets. Collectors: Nonsignalized intersections four legged intersections must be spaced at 500 feet apart. When “tee” intersections are used, the center lines of streets not in alignment must normally be offset a minimum off 250 feet and be 250 feet from the nearest four-legged intersection.

Reason for Requesting Exception:

The center line of the proposed Oasis Center driveway connection to Foxenwood Ln is offset 195 feet from the Clarke Ave center line. The proposed driveway alignment follows the existing alignment of the unpaved graded driveway that currently provides access to the project site. The attached Exhibit 1 illustrates the existing/proposed intersection location, and illustrates the driveway location at the 250 feet center line spacing.

The landscape directly north of the existing driveway has been created by the existing drainage channel that runs under Foxenwood Lane. This depressed channel has become a riparian area that is not suitable for development due to environmental concerns. This area is shown in the attached image. To provide the 250 feet center line spacing, the steeper slopes in this area would necessitate extensive grading operations and would encroach in the riparian area along with removal of several trees. The environmental disturbance would be considered significant and unavoidable.

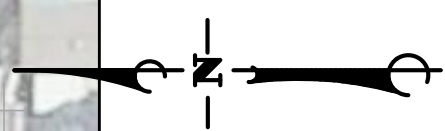
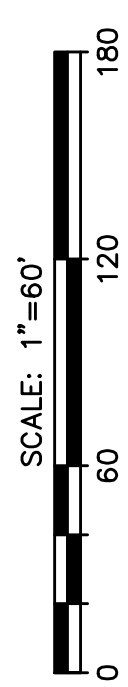
The distance from the crosswalk on Foxenwood Ln at Clark Ave to the proposed driveway is 120 feet. Operational data contained in the *Revised Traffic Analysis for the Oasis Center* (Stantec, October 2017) indicates that under cumulative conditions, the 95th percentile queue on Foxenwood Lane (SB left-turn lane) is expected to be 130 feet during the AM peak hour and 120 feet during the PM peak hour.

“Keep Clear” markings are proposed on Foxenwood Lane at the project driveway to provide unobstructed access to the site at all times for northbound vehicles turning left into the site.

The posted speed limit on Foxenwood Lane is 45 mph. The available corner sight distance from the proposed driveway location, or from a northbound vehicle turning left into the driveway, onto southbound Foxenwood Lane satisfies the sight distance requirement for 45 mph (495').



Stantec
 2646 Santa Maria Way, Suite 107, Santa Maria, CA 93455
 Phone: (805) 925-2345 Fax: (805) 925-1539

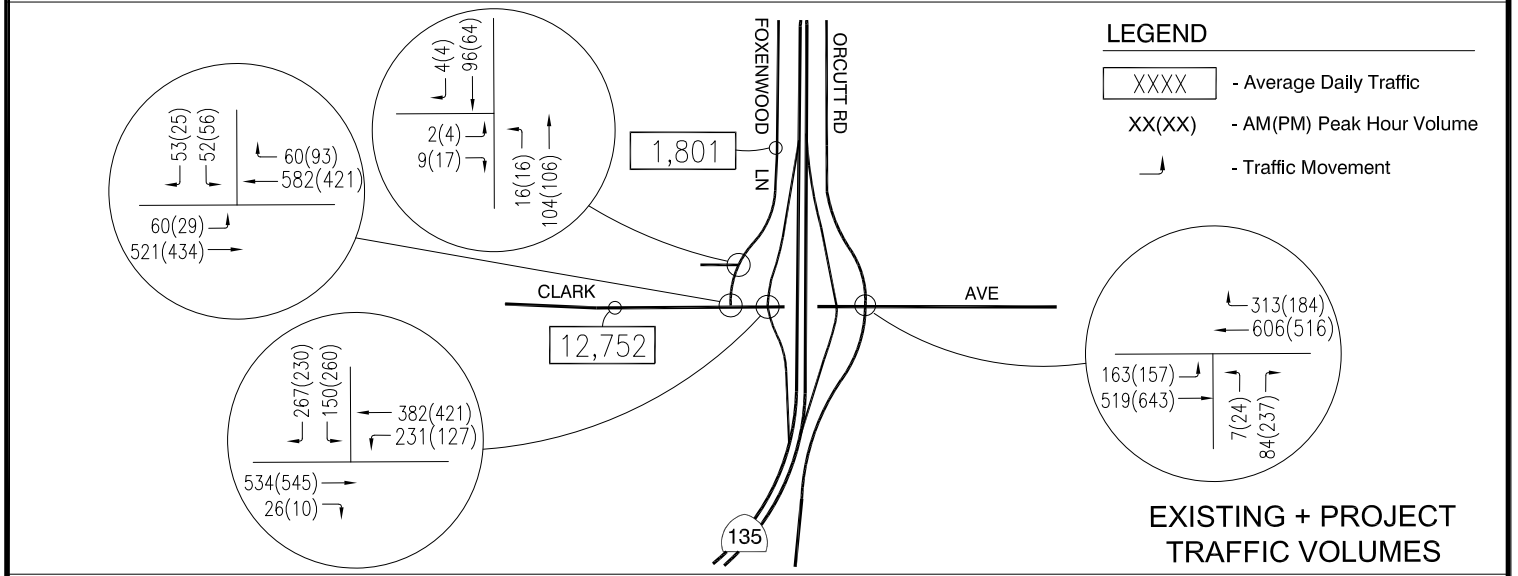
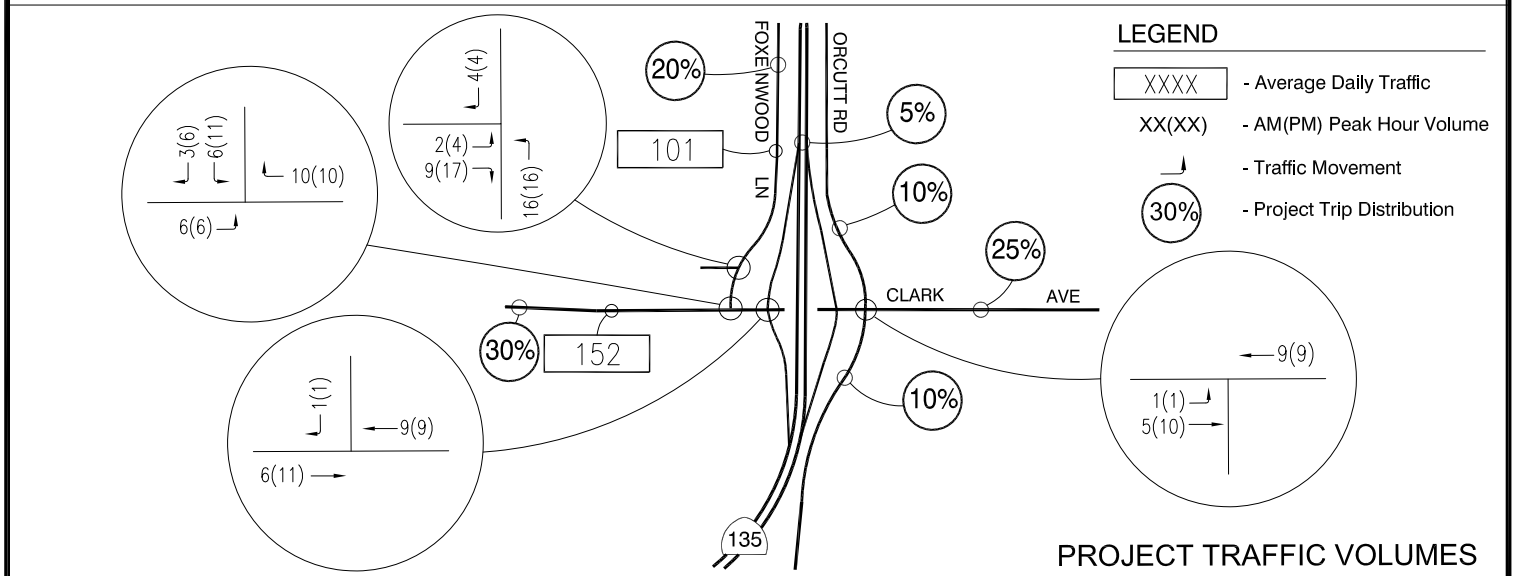
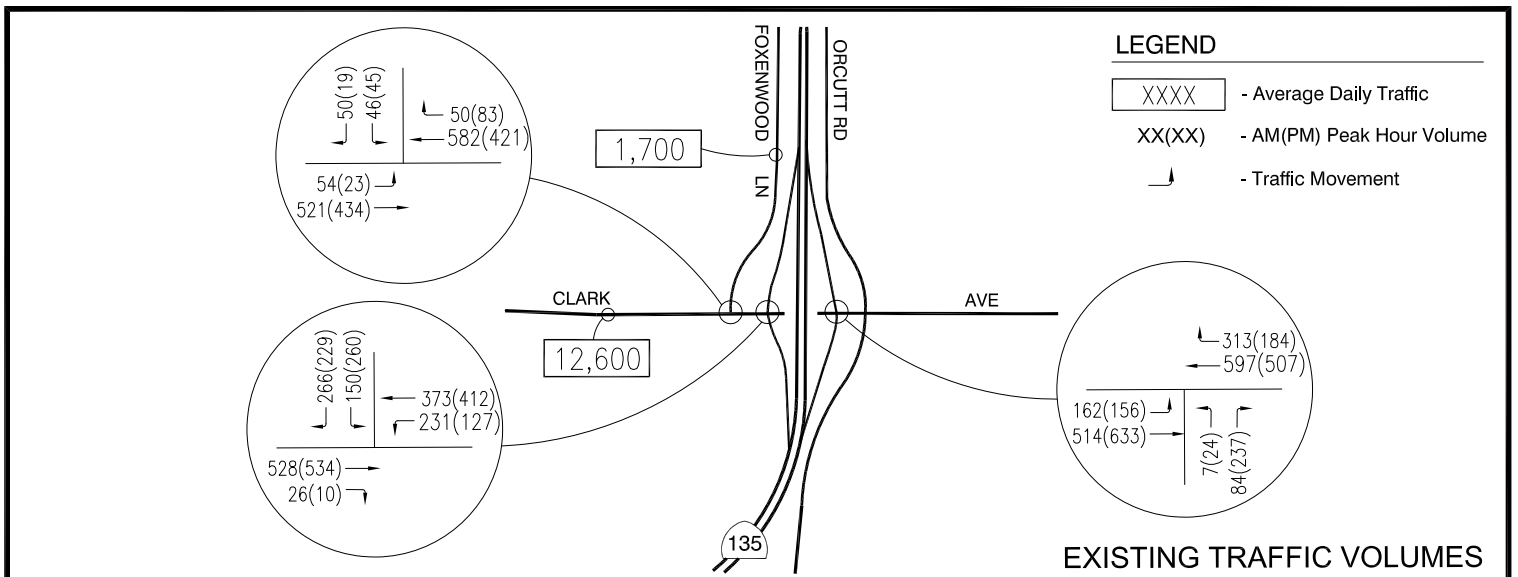


**DRIVEWAY EXHIBIT
 OASIS CENTER ACCESS**

OASIS
 NOVEMBER 08, 2017

DWY LOCATION AT 250' CL TO CL





111 East Victoria Street,
Phone: (805) 963-9532

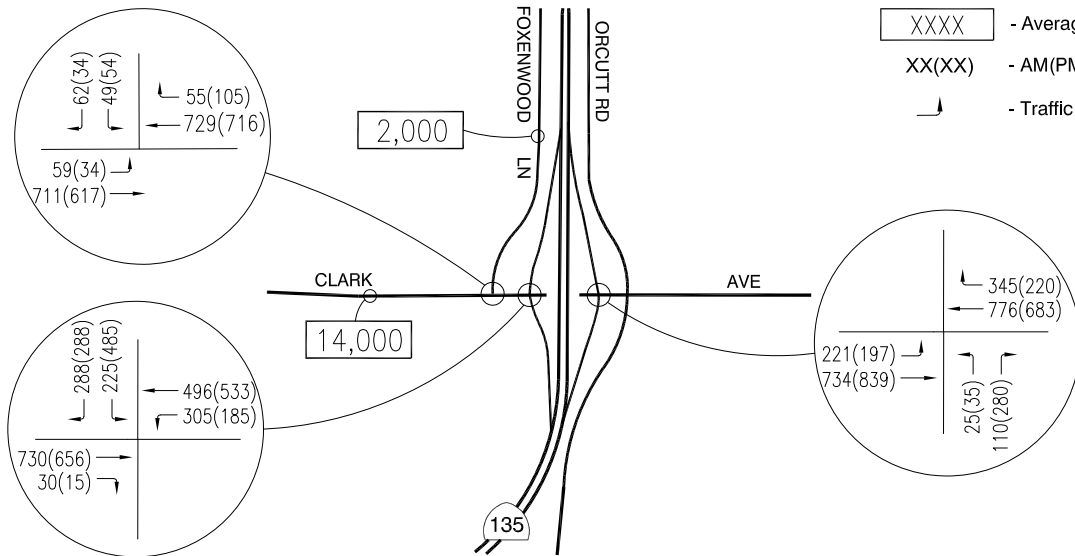
Santa Barbara, CA 93101
Fax: (805) 966-9801



EXHIBIT 3
EXISTING AND EXISTING + PROJECT
TRAFFIC VOLUMES

LEGEND

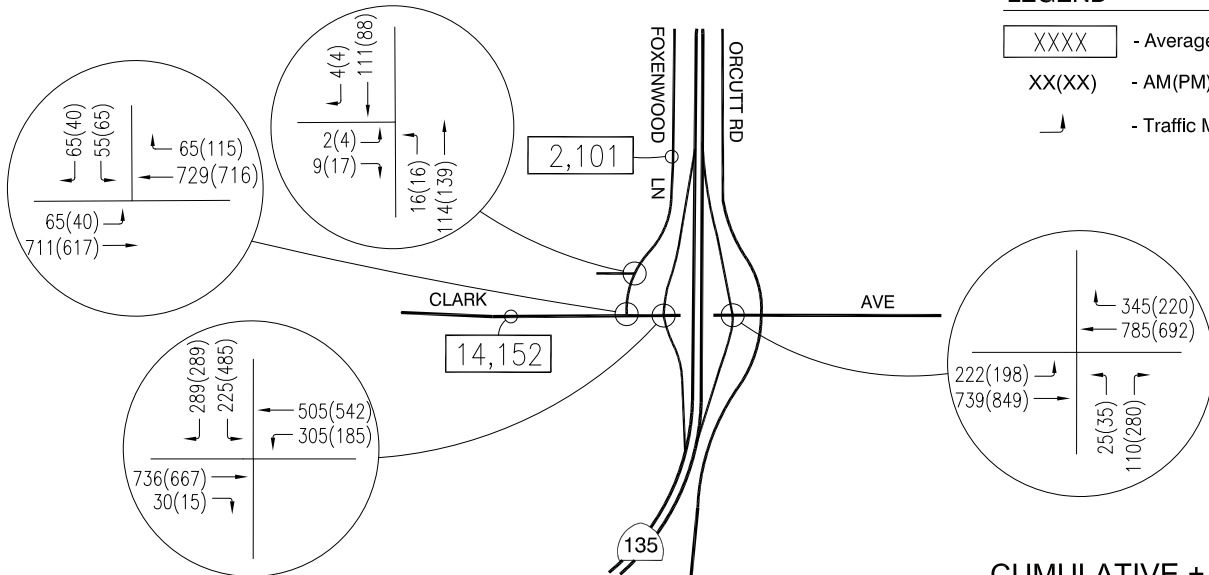
- XXXX - Average Daily Traffic
- XX(X) - AM(PM) Peak Hour Volume
- ↙ - Traffic Movement



CUMULATIVE TRAFFIC VOLUMES

LEGEND

- XXXX - Average Daily Traffic
- XX(X) - AM(PM) Peak Hour Volume
- ↙ - Traffic Movement



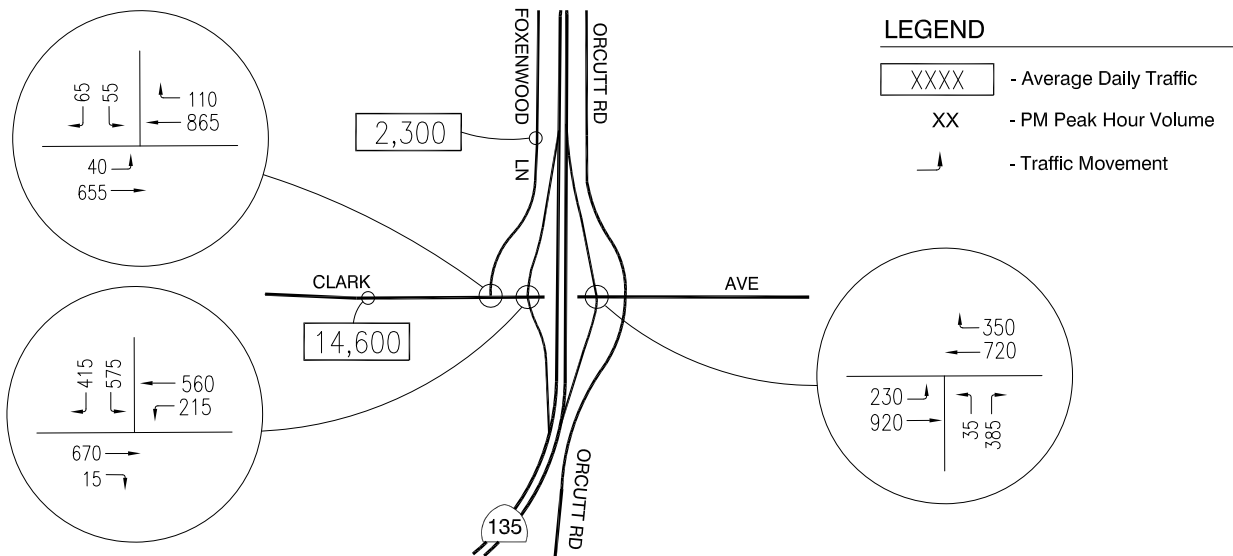
CUMULATIVE + PROJECT TRAFFIC VOLUMES



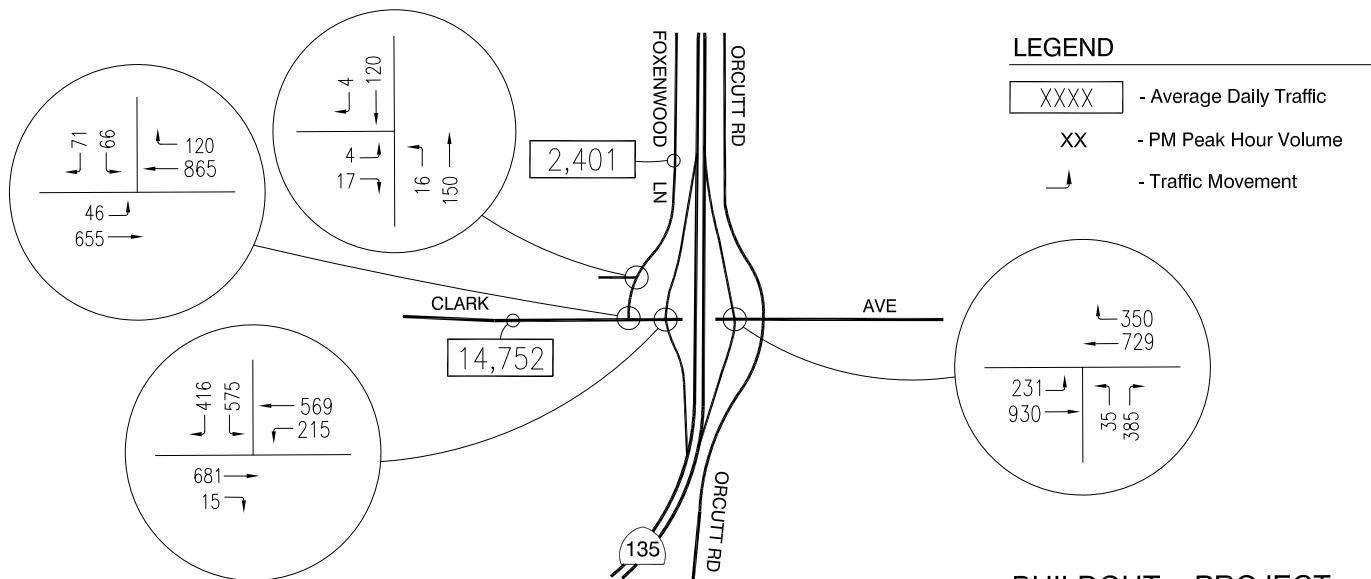
111 East Victoria Street, Santa Barbara, CA 93101
 Phone: (805) 963-9532 Fax: (805) 966-9801



EXHIBIT 4
CUMULATIVE AND CUMULATIVE+ PROJECT TRAFFIC VOLUMES



BUILDOUT TRAFFIC VOLUMES



BUILDOUT + PROJECT TRAFFIC VOLUMES



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EXHIBIT 5
BUILDOUT AND BUILDOUT+ PROJECT
TRAFFIC VOLUMES