

NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT TRANSMITTAL SCH# _____

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (Overnight/Personal Delivery) (916) 445-0613

2019079038

Project Title: Orcutt Fueling Center; Case no. 18DVP-00000-00001/18CUP-00000-00001
Lead Agency: Santa Barbara County Planning and Development **Contact Person:** Gwen Beyeler
Street Address: 624 W. Foster Road **Phone:** 805-934-6269
City: Santa Maria **Zip:** 93455 **County:** Santa Barbara

Project Location: County: Santa Barbara City/Nearest Community: Santa Maria
Cross Streets: Lakeview Road and Orcutt Road **Total Acres:** 0.82
APN # 107-011-028 **Section:** _____ **Twp.** _____ **Range:** _____ **Base:** _____
Within 2 Miles: State Hwy #: 135, 10 **Waterways:** _____
Airports: Santa Maria **Railways:** _____ **Schools:** Lakeview Junior High, Righetti High, Alice Shaw Elementary, Joe Nightingale Elementary, Patterson Road Elementary, Dunlap Elementary, Valley Christian Academy

DOCUMENT TYPE

CEQA: NOP Supplement/Subsequent Early Cons EIR (Prior SCH No.) Neg Dec Draft EIR
NEPA: NOI EA Draft EIS FONSI
Other: Joint Document Final Document Other _____

STATE CLEARINGHOUSE

LOCAL ACTION TYPE

General Plan Update Specific Plan Rezone Annexation
General Plan Amendment Master Plan Prezone Redevelopment
General Plan Element Planned Unit Development Use Permit Coastal Permit
Community Plan Site Plan Land Division Other _____
(Subdivision, Parcel Map, Tract Map, etc.)

DEVELOPMENT TYPE

Residential: Units Acres Water Facilities: Type _____ MGD _____
Office: Sq.ft. Acres Employees Transportation: Type _____
Commercial: Sq.ft. 5,054 Acres Employees Mining: Type _____
Industrial: Sq.ft. Acres Employees Power: Type _____ Watts _____
Educational _____ Waste Trtmnt: Type _____
Recreational _____ Hazardous Wst: Type _____
Other: _____

PROJECT ISSUES THAT MAY HAVE A SIGNIFICANT OR POTENTIALLY SIGNIFICANT IMPACT

Aesthetic/Visual Flood Plain/Flooding Schools/Universities Water Quality
Agricultural Land Forest Land/Fire Hazard Septic Systems Water Supply/ Groundwater
Air Quality Geologic/Seismic Sewer Capacity Wetland/Riparian
Archeological/Historical Minerals Soil Erosion/Compaction/Grading Wildlife
Biological Resources Noise Solid Waste Growth Inducement
Coastal Zone Population/Housing Balance Toxic/Hazardous Land Use
Drainage/Absorption Public Services/Facilities Traffic/Circulation Cumulative Effects
Economic/Jobs Recreation/Parks Vegetation Other _____
Fiscal

PRESENT LAND USE DESIGNATION AND ZONING

Land Use Designation: Neighborhood Commercial; Zoning: Neighborhood Commercial (CN)

PROJECT DESCRIPTION

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

State Clearinghouse Contact: (916) 445-0613
 State Review Began: 7-12-2019
 SCH COMPLIANCE: 8-12-2019

Project Sent to the following State Agencies

Resources
 Boating & Waterways
 Central Valley Flood Prot.
 Coastal Comm
 Colorado Rvr Bd
 Conservation
 CDFW # 5
 Cal Fire
 Historic Preservation
 Parks & Rec
 Bay Cons & Dev Comm.
 DWR

Cal EPA
 ARB: Airport & Freight
 ARB: Transportation Projects
 ARB: Major Industrial/Energy Resources, Recycl.& Recovery
 SWRCB: Div. of Drinking Water
 SWRCB: Div. Drinking Wtr # _____
 SWRCB: Div. Financial Assist.
 SWRCB: Wtr Quality
 SWRCB: Wtr Rights
 Reg. WQCB # 3
 Toxic Sub Ctrl-CTC

Yth/Adlt Corrections

Corrections

Independent Comm

Delta Protection Comm
 Delta Stewardship Council
 Energy Commission
 NAHC
 Public Utilities Comm
 Santa Monica Bay Restoration
 State Lands Comm
 Tahoe Rgl Plan Agency

CalSTA

Aeronautics
 CHP
 Caltrans# 5
 Trans Planning

Other

Education
 Food & Agriculture
 HCD
 OES

State/Consumer Svcs
 General Services

Conservancy

Other: _____

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: **2019079038**

Please forward late comments directly to the Lead Agency

AQMD/APCD 30

(Resources: 7/13)

- 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 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.

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. from a Notice of Preparation or previous draft document) please fill it in.

REVIEWING AGENCIES CHECKLIST

KEY

S=Document sent by lead agency

X=Document sent by SCH

√=Suggested distribution

Resources Agency

- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Game Region # _____
- Forestry & Fire Protection
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)

Environmental Affairs

- Air Resources Board
- APCD/AQMD
- Integrated Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # _____

Business, Transportation & Housing

- Aeronautics
- California Highway Patrol
- CALTRANS District# _____
- CALTRANS Planning (headquarters)
- CALTRANS, Dir. of Aeronautics
- Housing & Community Development
- Food & Agriculture

Youth & Adult Corrections

- Corrections

Independent Commissions & Offices

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- State Lands Commission
- Tahoe Regional Planning Agency
- Office of Emergency Services
- Dept. of Pesticide Regulation
- Dept. of Toxic Substances Control

Health & Welfare

- Health Services _____

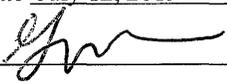
State & Consumer Services

- General Services
- OLA (Schools)
- Office of Public School Construction (DOE)

Other _____

Public Review Period (to be filled in by lead agency)

Starting Date July 12, 2019 Ending Date August 12, 2019

Signature 

Date 7/18/19

Lead Agency (Complete if applicable):

For SCH Use Only:

Consulting Firm: NA

Date Received at SCH

Address: _____

Date Review Starts

City/State/Zip: _____

Date to Agencies

Contact: _____

Date to SCH

Phone: () _____

Clearance Date

Notes:

Applicant: Lama Fadel

Address: 1027 West Annabelle Street

City/State/Zip: Santa Maria, CA 93455

Phone: (805) 598-5938