

# NOTICE OF DETERMINATION (NOD)

RECEIVED

To: Office of Planning and Research  
 Street Address: 1400 Tenth Street  
 Sacramento, CA 95814  
 U.S. Mail: P.O. Box 3044  
 Sacramento, CA 95812-3044

From: (Department)  
 County of Santa Barbara  
 Planning and Development  
 123 East Anapamu Street  
 Santa Barbara, CA 93101

2022 MAY 16 P 2:36  
 COUNTY OF SANTA BARBARA  
 CLERK OF THE  
 BOARD OF SUPERVISORS

**XX** County Clerk  
 County of Santa Barbara

**SUBJECT: Filing of Notice of Determination with the Santa Barbara County Clerk in Compliance with Section 21152 of the Public Resources Code.**

Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

21APL-00000-00062, 21APL-00000-00063,  
 18DVP-00000-00001, 18CUP-00000-00001

Orcutt Gas Station

19NGD-00000-00001

Project Number	Project Title	EIR or ND Number
N/A	Santa Barbara County, Planning & Development Department	(805) 568-2000
State Clearinghouse Number (if submitted to Clearinghouse)	Lead Agency/Contact Person	Area Code/Telephone

**PROJECT APPLICANT:** Lama Fadel

**PROJECT LOCATION:** The subject property is a 0.82-acre lot zoned Neighborhood Commercial (CN), shown as APN 107-011-028 and known as 3616 Orcutt Road, in the Orcutt Community Plan area, Fourth Supervisorial District.

**Mitigated Negative Declaration (Summary):** A Mitigated Negative Declaration (MND) was prepared by Planning and Development (P&D) staff, which was circulated for a 30-day public review and comment period from July 12, 2019, through August 12, 2019. The MND incorporated mitigation measures for the following issue areas: Aesthetics/Visual Resources, Air Quality, Fire Protection, Geologic Processes, Hazardous Materials/Risk of Upset, Noise, Transportation/Circulation, and Water Resources/Flooding.

**PROJECT DESCRIPTION:** The Proposed Project is a request of Lama Fadel, Applicant, for the approval of a Minor Conditional Use Permit (Case No. 18CUP-00000-00001) and a Development Plan (Case No. 18DVP-00000-00001) to allow the construction and operation of a service station. The subject property is a vacant 0.82-acre lot located at the southeast corner of the Orcutt Road and Lakeview Road intersection. The service station will include a 5,054-square foot (sq. ft.) commercial building comprised of a 4,203-sq.-ft. convenience store and an 851 sq. ft. general retail space, as well as a detached 2,814-sq.-ft. fuel canopy with four fuel dispensers. The commercial building will have a maximum parapet height of 23 feet (ft.). The fuel canopy will have a maximum height of 19 ft. Hours of operation for the service station will be from 5:00 AM to 12:00 AM. The Proposed Project will include 10,092 sq. ft. of new landscaping. The Proposed Project will require the removal of eight trees, including one California Sycamore. Grading for the Project will include 440 cubic yards (cu. yds.) of cut and 430 cu. yds. of fill. The Golden State Water Company, Laguna County Sanitation District, Pacific Gas and Electric Company, and the County Fire Department will serve the Proposed Project. Access will be provided from Orcutt Road and Lakeview Road by two 40 ft. wide paved driveways. The subject property is a 0.82-acre lot zoned Neighborhood Commercial (CN), shown as APN 107-011-028 and known as 3616 Orcutt Road, in the Orcutt Community Plan area, Fourth Supervisorial District.

**On May 3, 2022, the Santa Barbara County Board of Supervisors approved the above described Development Plan and Minor Conditional Use Permit (Case Nos. 18DVP-00000-00001 and 18CUP-00000-00001) and made the following determinations regarding the Project:**

1. The Board used a Mitigated Negative Declaration pursuant to CEQA Guidelines Section 15168(c)(4) to document the evaluation of the Development Plan and Minor Conditional Use Permit.
2. The Development Plan and Minor Conditional Use Permit incorporate all applicable mitigation measures from the Mitigated Negative Declaration.
3. No additional environmental review is required.

The Findings, Mitigated Negative Declaration, and record of project approval for the Orcutt Gas Station Development Plan and Minor Conditional Use Permit are available to the general public at:

- Santa Barbara County Planning and Development: 123 East Anapamu St. Santa Barbara, CA 93101; and
- Online at: <https://cosantabarbara.box.com/s/uff5bzcs5bfp3fjx5zj41r541yqoq471>



May 10, 2022

Planner

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Signature (Public Agency)

Date

Title

G:\GROUP\PERMITTING\Case Files\APL\2020s\21 cases\21APL-00000-00062 Prather appeal of Orcutt Gas\500 CEQA\Notice of Determination.docx



# 2022 CEQA Transmittal Memorandum

County of Santa Barbara - Clerk of the Board of Supervisors

105 E. Anapamu St. Room 407 • Santa Barbara • CA • 93101

(805) 568-2240

Complete this form when filing a Negative Declaration, Mitigated Negative Declaration, Environmental Impact Report or Notice of Exemption.

You will need to submit one original for posting plus one copy for the Department of Fish & Wildlife. A scanned copy including the date/time of posting will be emailed to the Lead Agency and Project Applicant. If you would like a return copy, please submit an extra copy along with a pre-addressed, stamped envelope.

Contact Person <b>Gwen Beyeler</b>		Phone <b>(805) 934-6269</b>	
Lead Agency County of Santa Barbara - Planning and Development		Lead Agency Email gvonkian@co.santa-barbara.ca.us	
Project Title <b>Orcutt Gas Station; 19NGD-00000-00001</b>			
Project Applicant <b>Lama I Fadel</b>	Email ferasmawas@hotmail.com	Phone <b>(805) 598-5938</b>	
Project Applicant Address <b>1027 W ANABELLE ST</b>	City <b>Santa Maria</b>	State <b>CA</b>	Zip <b>93438</b>

### DOCUMENT BEING FILED:

<input type="checkbox"/> Environmental Impact Report (EIR) .....	
<input type="checkbox"/> 2022 Filing Fee .....	\$3,539.25
<input type="checkbox"/> Previously Paid (must attach receipt) .....	\$0.00
<input type="checkbox"/> No Effect Determination (must be attached) .....	\$0.00
<input checked="" type="checkbox"/> Negative Declaration or Mitigated Negative Declaration .....	
<input checked="" type="checkbox"/> 2022 Filing Fee .....	\$2,548.00
<input type="checkbox"/> Previously Paid (must attach receipt) .....	\$0.00
<input type="checkbox"/> No Effect Determination (must be attached) .....	\$0.00
<input type="checkbox"/> Notice of Exemption .....	\$0.00
<input checked="" type="checkbox"/> County Administrative Handling Fee (required for all filings, effective 7/19/18) .....	\$50.00

TOTAL: \$ 2,598.00

### PAYMENT METHOD: ALL APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING

Cash     Credit Card     Check # 6567, 15648     Journal Entry # \_\_\_\_\_  
(in person only)

RECEIVED  
COUNTY OF SANTA BARBARA  
BOARD OF SUPERVISORS  
JUL 14 2 38 PM '22



# COUNTY OF SANTA BARBARA

X 2155282

CORB

Department

Date 5/16/2022

Received from Feras Mawwas & Lama Issa Fadel

In Payment of NOD; CORB Bus Station NOD fee

Two thousand five hundred forty-eight and 00 Dollars \$ 2,548.00

Received original of the above numbered receipt

CREDIT CARD	<input type="checkbox"/>
CASH	<input type="checkbox"/>
CHECK	<input checked="" type="checkbox"/>

47 [Signature]  
SIGNATURE OF PAYOR

# 6567

[Signature]  
AUTHORIZED SIGNATURE

FERAS MAWAS  
LAMA ISSA FADEL  
1027 ANABELLE ST.  
SANTA MARIA, CA 93458-7315

90-8578/3222

6567

DATE 5/4/22

PAY TO THE ORDER OF

Santa Barbara County

\$ 2,548.00

Two thousand five hundred forty eight <sup>00</sup>

DOLLARS Security Features Included. Details on Back.

PACIFIC PREMIER BANK  
855-343-4070  
WWW.PPBI.COM

MEMO CADEFW

[Signature] MP

⑆ 3 2 2 2 8 5 7 8 1 0 4 1 1 1 4 1 1 9 2 4 1 1 6 5 6 7

SPECIALTY MINT



# COUNTY OF SANTA BARBARA

X 2155283

*COB*

Department

Date 05/16/12

Received from Urban Planning Concepts, Inc.

In Payment of NOD, Circuit 500 Station Processing Fee

*FFA*

and 50 Dollars \$ 50  
100

Received original of the above numbered receipt

CREDIT CARD	<input type="checkbox"/>
CASH	<input type="checkbox"/>
CHECK	<input checked="" type="checkbox"/>

SIGNATURE OF PAYOR

*[Signature]*

*#15448*

AUTHORIZED SIGNATURE

*[Signature]*

47

**UPOC** URBAN PLANNING CONCEPTS, INC.  
 URBAN DESIGN • LAND PLANNING • ENVIRONMENTAL ANALYSIS  
 2624 Airpark Drive Santa Maria, CA 93455 (805) 934-5760

**Mechanics Bank**  
 800.797.6324  
 90-203/1211

15648

DATE 05/12/12

AMOUNT 50.00

PAY TO THE ORDER OF

COUNTY OF SANTA BARBARA  
*[Signature]* 50.00

NOD Filing Fee 18DUP-00001



*[Signature]*

AUTHORIZED SIGNATURE

⑈015648⑈ ⑆121102036⑆ 1111808901⑈

22-00182



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE  
CASH RECEIPT**  
DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print Start Over Save

RECEIPT NUMBER:  
42 — 05/17/2022 — 077  
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY County of Santa Barbara - Planning & Development	LEAD AGENCY EMAIL gvonklan@co.santa-barbara.ca.us	DATE 05/17/2022
COUNTY/STATE AGENCY OF FILING Santa Barbara		DOCUMENT NUMBER

PROJECT TITLE  
**NOD - Orcutt Gas Station; 19NGD-00000-00001**

PROJECT APPLICANT NAME Lama I Fadel	PROJECT APPLICANT EMAIL ferasmawas@hotmail.com	PHONE NUMBER (805) 598-5938
PROJECT APPLICANT ADDRESS 1027 W Anabelle St.	CITY Santa Maria	STATE CA
		ZIP CODE 93438

PROJECT APPLICANT (Check appropriate box)

Local Public Agency     School District     Other Special District     State Agency     Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$	2,548.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash     Credit     Check     Other

TOTAL RECEIVED    \$    2,598.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Angelica Ramirez, Deputy Clerk
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State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

**NOTICE**

Each project applicant shall remit to the county clerk the environmental filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

**COUNTY DOCUMENTARY HANDLING FEE**

The county clerk may charge a documentary handling fee of fifty dollars (\$50) per filing in addition to the environmental filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

**COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS**

**Filing Notice of Determination (NOD):**

- Collect environmental filing fee or copy of previously issued cash receipt. *(Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.)*
- Issue cash receipt to project applicant.
- Attach copy of cash receipt and, if applicable, previously issued cash receipt, to NOD.
- Mail filing fees for CRP document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs. Tit. 14, § 753.5 (b)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Please mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a **No Effect Determination** signed by CDFW, also:

- Attach No Effect Determination to NOD *(no environmental filing fee is due).*

**Filing Notice of Exemption (NOE)** *(Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333))*

- Issue cash receipt to project applicant.
- Attach copy of cash receipt to NOE *(no environmental filing fee is due).*

**Within 30 days after the end of each month in which the environmental filing fees are collected**, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

**The county clerk shall mail the following documents to CDFW on a monthly basis:**

- ✓ A photocopy of the monthly State of California Form No. CA25 (TC31)
- ✓ CDFW/ASB copies of all cash receipts (including all voided receipts)
- ✓ A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- ✓ A copy of all NODs filed with the county during the preceding month
- ✓ A list of the name, address and telephone number of all project applicants for which an NOD has been filed. If this information is contained on the cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

**DOCUMENT RETENTION**

The county shall retain two copies of the cash receipt (for lead agency and county clerk) and a copy of all documents described above for at least 12 months.

**RECEIPT NUMBER**

- # The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
- # The next eight digits automatically populate when a date is entered.
- # The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

**DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.**

**Mail to:**

California Department of Fish and Wildlife  
 Accounting Services Branch  
 P.O. Box 944209  
 Sacramento, California 94244-2090