

Orcutt Fueling Center Appeal

Board of Supervisors

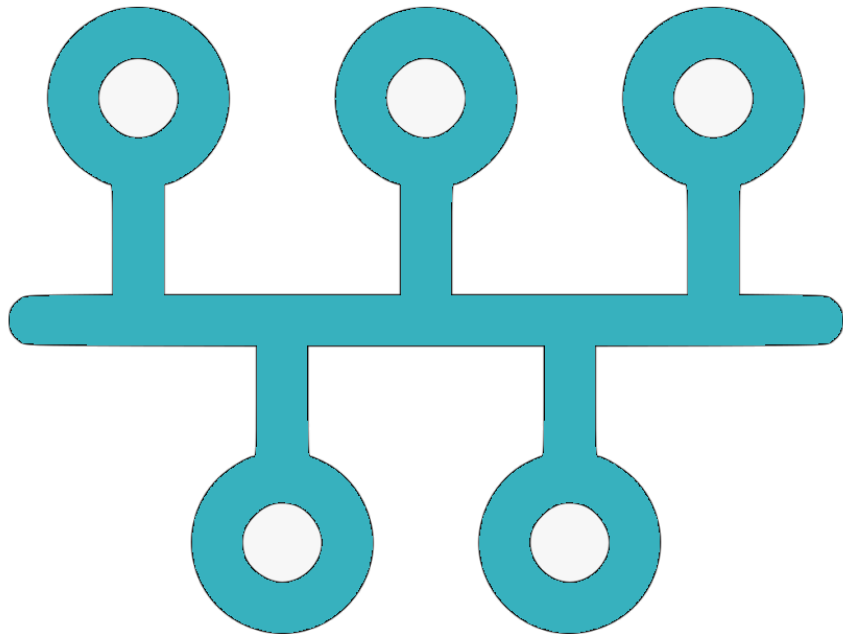
March 8, 2022



ORCUTT FUELING CENTER

- ▶ Re-establishment of previous 30+ years use as a service station on a prominent corner in Orcutt zoned for commercial uses
- ▶ Serve a community need for a nearby source of gasoline
- ▶ Additional revenue to the County: nearby gas stations located in the City of Santa Maria
- ▶ Relieve the blight of an empty lot for over 20 years
- ▶ Independent, locally owned business



▶ ORCUTT FUELING CENTER TIMELINE

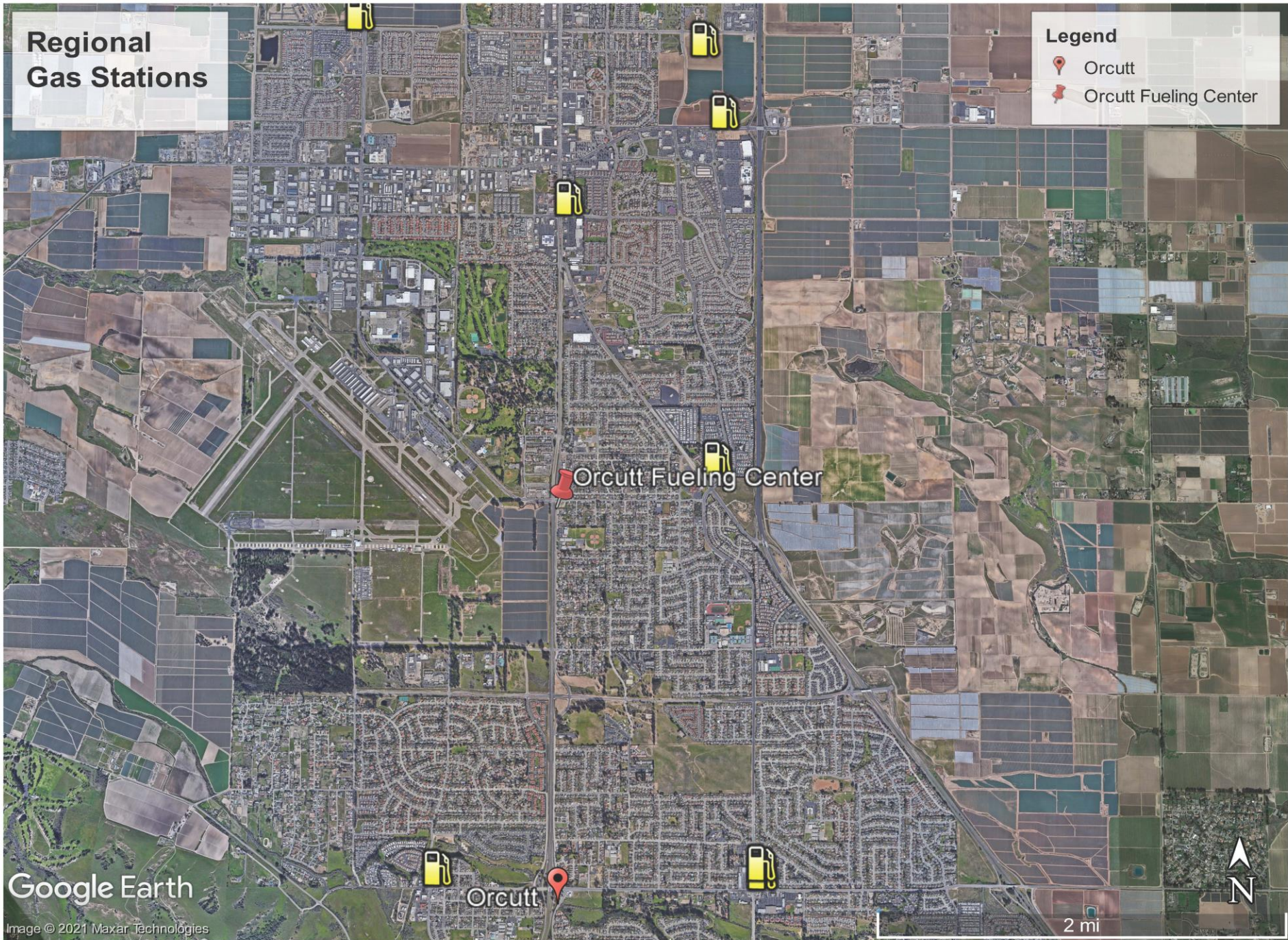


- ▶ Project Applications submitted in January 2018
- ▶ UPC Joins new project team in May 2018
- ▶ Project Redesign
- ▶ NBAR Conceptual Review in February 2019
- ▶ Project Redesign receives ZA approval in December 2020
- ▶ Project appealed to Planning Commission
- ▶ Planning Commission hearing of July 2021 continued to October 2021.
- ▶ Planning Commission denies appeal and approves project unanimously
- ▶ Project appealed to the Board of Supervisors
- ▶ Today's date is 50 months since project application submittal – 15 months under appeal

Regional Gas Stations

Legend

-  Orcutt
-  Orcutt Fueling Center



Google Earth

Orcutt

2 mi

ELEMENTS OF APPEAL: TRAFFIC AND CIRCULATION

- ▶ The Proposed Project is consistent with all circulation policies.
 - ▶ Installation of left-turn restriction signage
 - ▶ Additional 'clear area' intersection striping
 - ▶ Funding of alternative transportation projects
- ▶ Proposed Project will not result in operational impacts to Lakeview Road
- ▶ Project funding of alternative transportation solutions would mitigate traffic impacts while providing for long-term reduction in overall traffic and additional alternative transportation solutions for the wider community
- ▶ Striping and signage improvements benefit safety for the travelling public

ELEMENTS OF APPEAL: UTILITIES UNDERGROUNDING

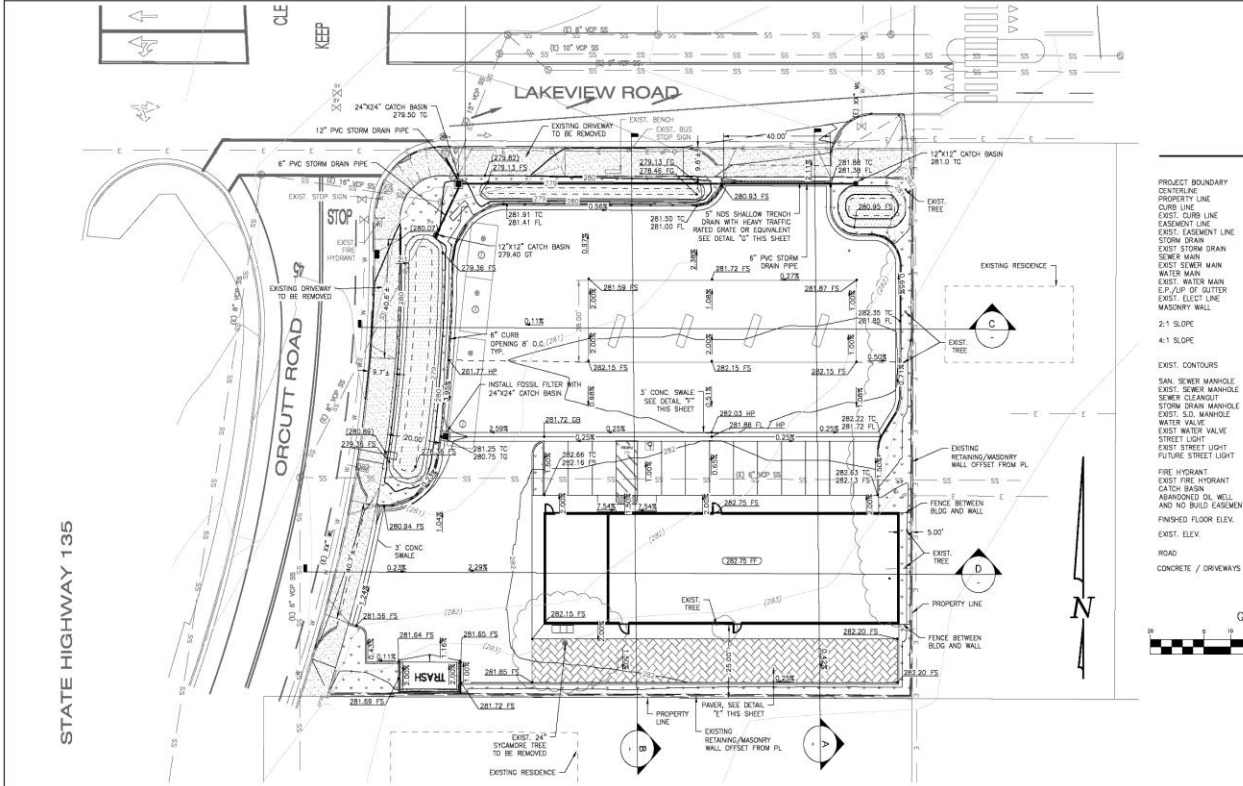
- ▶ The project proposes to underground existing overhead frontage utilities and proposed new service to serve the project
- ▶ The County Public Works Director will determine the location of the connection to overhead utility service across Highway 135
- ▶ Therefore, the project is consistent with Board Resolution 87-344 pursuant to the undergrounding of utilities as approved by the Planning Commission

SUMMARY

- ▶ The proposed project meets all policies and develop standards, including the Orcutt Community Plan
- ▶ The proposed project meets all provisions of the Land Use & Development Code
- ▶ Recommend denial of the appeals and grant de novo approval of the project, as determined unanimously by the County Planning Commission
- ▶ Thank you!

ORCUTT FUELING CENTER

PRELIMINARY GRADING PLAN



LEGEND

PROJECT BOUNDARY	---	ABBREVIATIONS	T.C.
CENTRAL LINE	---	TOP OF CURB	F.L.
PROPERTY LINE	---	EDGE OF PAVEMENT	E.P.
CURB LINE	---	ASPHALT CONCRETE	A.C.
EASEMENT LINE	---	HIGH POINT	H.P.
EXIST. EASEMENT LINE	---	LOW POINT	L.P.
STORM DRAIN	---	FINISHED GRADE	F.G.
EXIST. STORM DRAIN	---	GRADE BREAK	G.B.
SEWER MAIN	---	RIGHT OF WAY	R/W
EXIST. SEWER MAIN	---	SANITARY SEWER	S.S.
WATER MAIN	---	WATERLINE	W.L.
EXIST. WATER MAIN	---	SQUARE FEET	S.F.
E.P./E.P. OUTER	---	MEASURED	(M)
EXIST. ELECT. LINE	---	CALCULATED	(C)
MASONRY WALL	---	PROPERTY LINE	P. OR E.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON FOUND MONUMENTS ALONG THE EASTERLY RIGHT OF WAY OF GROUT ROAD BEARING N 00° 12' 00" E.

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS BASED ON THE SANTA BARBARA COUNTY GPS CONTROL NETWORK 1008 ELEVATION=244.50' (NAVD 88).

SITE INFORMATION

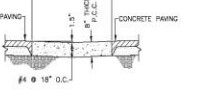
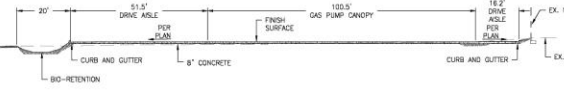
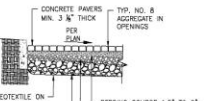
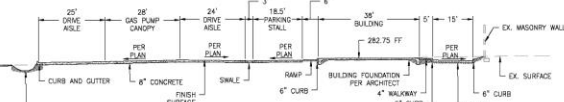
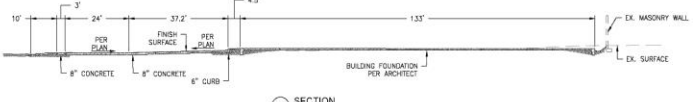
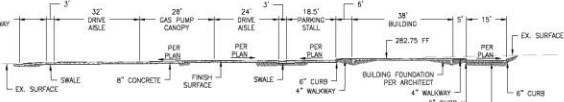
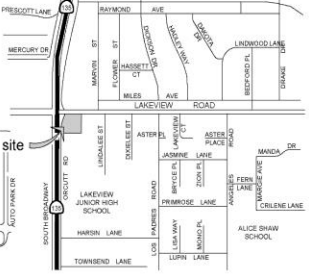
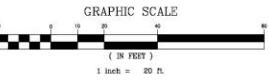
APN: 107-011-024
107-011-008
ADDRESS: 3618 ORCUTT ROAD
ORCUTT, SANTA BARBARA COUNTY, CA

EARTHWORK QUANTITIES

RAW CUT: 440 C.Y.
EMB. FILL: 532 C.Y.
NET CUT: 10 C.Y.
*NO SHRINKAGE OR SUBSIDENCE INCLUDED

INDEX

SHEET NO.	DESCRIPTION
1	PRELIMINARY GRADING PLAN



August 29, 2018

ORCUTT FUELING CENTER
PRELIMINARY GRADING PLAN
CASE # 18DVP-00000-00001 & 18CUP-00000-00001

SHEET 1 OF 1

UPCO URBAN PLANNING CONCEPTS, INC.
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