



Project Description

Date: March 18, 2025

Project Address: Shell Gas Station (Conico Oil)
 90 East Highway 246
 Buellton, CA 93427

1. Project Description:

Modification to an existing gas station by removal of existing convenience store and fueling dispensers and construction of new 3,700sf convenience store and new fueling canopy for fourteen (14) new fuel dispensers. The existing car wash will remain operational, but its facade will be altered to align with the design of the new convenience store building. Type 20 beer and wine sale for offsite consumption will be part of new convenience store operation

2. Operational time Limits:

The gas station and convenience store will be operating 24hrs/day, 7 days/week and 365 days/year. Convenience store operations will take place indoors, while gas station fuel sales will be conducted outdoors with the cashier located inside the convenience store.

3. Number of customers/visitors:

The daily number of customers is expected to range from 1200 before proposed improvement to 1500 after, although it fluctuates.

4. Number of employees:

The convenience store number of employees are three during the daytime hours and two during the graveyard shift. No employees will be living on-site.

5. Service & Delivery Vehicles:

Fuel delivery to the site is expected to occur at least 4 times per week, typically during non-peak hours. Convenience store products are typically delivered daily.

6. Access to the site:

Access to the site is provided by two existing driveways located along Highway 246. The site's access points will remain unchanged.



CJC Design, Inc.

Design

Planning

Permitting

7. Number of parking spaces

A total of forty-one parking spaces are available throughout the site for use by customers and employees. The parking area surface will be asphalt.

8. Goods to be sold on-site

Common products found in convenience stores include coffee, prepackaged and prepared pastries, candies, soft drinks, beer, and wine. SnakRun Minimart also offers prepackaged hot dogs, hamburgers, and other sandwiches prepared on-site and sold as "TO GO" food.

9. Equipment to be used

Gas station equipment includes dispensers and underground fuel storage tanks that are continuously monitored. Existing car wash equipment and operation will remain the same.

10. Supplies and material used and storage

Typical Convenience store products are stored inside building and fuel will be stored inside underground storage tanks.

11. Unightly appearance

Noise: Typical ambient noise

Glare: None. All lighting will be shielded and pointed downwards

Dust: None

Odor: None

12. Solid or liquid waste

No known liquid waste is known besides the bathroom and typical kitchen sinks which will be disposed into public sewer. The car wash system remains the same

Approximately 16CY of solid waste (trash) will be collected inside trash enclosure which will be hauled away by affiliated trash company

13. Water usage

It is anticipated that this facility will use 1200-1500 gallons of water. The water is provided by existing water line.

14. Proposed advertising

Existing pole monument sign will remain the same. Walls signs for the convenience store, fuel canopy and car wash are shown on building architectural drawings.



CJC Design, Inc.

Design

Planning

Permitting

15. Proposed Buildings

New 3,700sf single story convenience store building will be constructed. New fueling canopy will be constructed over new multi product fueling dispensers. The art deco building architecture is utilized for exterior of the buildings

16. Portion of the buildings to be utilized.

The entire building will be utilized for the operation of the gas station and convenience store.

17. Outdoor lighting and sound

All new outdoor lighting will be downward-facing, shielded LED lights. No known amplified sound will be proposed.

18. Landscaping and Fencing

Landscaping is proposed throughout the facility as well as perimeter of the property. Tiered retaining walls are proposed north and north east of convenience store due to grade difference.

Site Design

The site has been designed to create smooth traffic flow throughout the facility. The access is provided by two existing ingress and egress points from East Highway 246 as shown on the plan. The fueling canopy and islands are positioned perpendicular to the entrance for easy access to the dispensers.

The underground tanks are located such that the tanker trucks will be able to enter and exit the site from East Highway 246 access without making drastic maneuvering within the site or street. The location of the underground tanks is determined and approved by Arco Fuel Delivery Terminal to provide the safest and most convenient way of fuel delivery to the site.

Fuel delivery is scheduled during the least busy hours. The tanks will have a capacity of 50,000 gallons of total fuel, of which 25,000 gallon will be dedicated to the most unleaded fuel, 25,000 gallons to for bio diesel and E-85 alternate fuel. This volume will reduce the amount of fuel delivery to the site, as well as provide enough fuel inside the underground tanks to allow fuel delivery during the least demanding time of the day.

The applicant has examined different layouts for the placement of the building and fueling islands, and determined that this layout will optimize traffic flow and circulation.

**22485 La Plama Avenue, Suite 202
Yorba Linda, CA 92887
Tel: 714.920.9643
www.cjccorp.com**

