



Planning and Development

Lisa Plowman, Director

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TO THE HONORABLE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, CALIFORNIA

PLANNING COMMISSION
HEARING OF JULY 30, 2025

RE: *Famcon Pipe and Supply Development Plan Project; 23GPA-00001, 23DVP-000016, 23RZN00001*

Hearing on the request of Steve Penza to consider the following:

- a) Case No. 23GPA-00001 for approval of a General Plan Amendment amending the maps of the Land Use Element, including community and area plans, as applicable of the Santa Barbara County Comprehensive Plan; and Orcutt Community Plan Policies LU-O-6 and KS33-1, to change the land use designation of Assessor's Parcel Numbers 107-150-021 and 107-150-022 from Highway Commercial to General Commercial and to adjust the Urban/Rural boundary line;
- b) Case No. 23RZN-00001 for approval of a Rezone to change Assessor's Parcel Numbers 107-150-021 and 107-150-022 from Highway Commercial (CH) to General Commercial (C-3);
- c) Case No. 23DVP-00016 for approval of a Preliminary and Final Development Plan for approval of a pipe supply and sales business subject to the conditions of approval; and
- d) Adopt the Mitigated Negative Declaration (Case No. 24NGD-00011), including the mitigation and monitoring program contained in the conditions of approval and determine that as reflected in the CEQA findings, no subsequent Environmental Impact Report or Negative Declaration shall be prepared for this Project.

The application involves Assessor Parcel Nos. (APNs) 107-150-021 and 107-150-022, zoned Highway Commercial (CH), located at 1350 Founders Avenue, in the Orcutt Community Plan area, Fourth Supervisorial District. (Continued from 06/11/25)

Dear Honorable Members of the Board of Supervisors:

At the Planning Commission hearing of July 30, 2025, Commissioner Reed moved, seconded by Commissioner Parke and carried by a vote of 4 to 0 (Martinez absent) to;

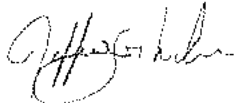
1. Recommend that the Board of Supervisors make the required findings for approval of the Project, consisting of a General Plan Amendment, Rezone, and Development Plan (Case Nos.



23GPA-00001, 23RZN-00001 and 23DVP-00016), as specified in Attachment A of the staff memorandum dated July 22, 2025, including California Environmental Quality Act (CEQA) findings;

2. Recommend that the Board of Supervisors adopt the Final Mitigated Negative Declaration (Case No. 24NGD-00011) included as Attachment C of the staff memorandum dated July 22, 2025, including the mitigation and monitoring program contained in the conditions of approval and determine that as reflected in the CEQA findings, no subsequent Environmental Impact Report or Negative Declaration shall be prepared for this Project;
3. Adopt the resolution in Attachment D-1 of the staff memorandum dated July 22, 2025, recommending that the Board of Supervisors adopt an ordinance amending the Santa Barbara County Zoning Map (Case No. 23RZN-00001) of the County Land Use and Development Code to change Assessor's Parcel Numbers 107-150-021 and 107-150-022 from Highway Commercial (CH) to General Commercial (C-3);
4. Adopt the resolution in Attachment D-2 of the staff memorandum dated July 22, 2025, recommending that the Board of Supervisors adopt a resolution amending the maps of the Land Use Element (Case No. 23GPA-00001), including community and area plans, as applicable of the Santa Barbara County Comprehensive Plan; and Orcutt Community Plan Policies LU-O-6 and KS33-1, to change the land use designation of Assessor's Parcel Numbers 107-150-021 and 107-150-022 from Highway Commercial to General Commercial and to adjust the Urban/Rural boundary line; and
5. Recommend that the Board of Supervisors approve the Preliminary and Final Development Plan (Case No. 23DVP-00016) for approval of a pipe supply and sales business subject to the conditions of approval included as Attachment B of the staff memorandum dated July 22, 2025.

Sincerely,



Jeff Wilson
Secretary to the Planning Commission

cc: Agent: Gelare Macon, Flowers and Associates, 115 W. Canon Perdido Street, Santa Barbara, CA 93101
Owner: Steve Penza/Famcon Pipe and Supply, 200 Lambert Street, Oxnard, CA 93036
Steve Conner, Planner

Attachments: **Attachment A – Findings**
 Attachment B – Conditions of Approval
 Attachment D – Resolutions

JW/dmv

ATTACHMENT A: FINDINGS OF APPROVAL

1.0 CEQA FINDINGS

1.1 NEGATIVE DECLARATIONS

1.2 CONSIDERATION OF THE NEGATIVE DECLARATION AND FULL DISCLOSURE

The Board of Supervisors has considered the Negative Declaration together with the comments received and considered during the public review process. The Negative Declaration reflects the independent judgment and analysis of the Board of Supervisors and has been completed in compliance with CEQA and is adequate for this proposal.

1.3 FINDING OF NO SIGNIFICANT EFFECT

On the basis of the whole record, including the negative declaration and any comments received, the Board of Supervisors finds that through feasible conditions placed upon the project, the significant impacts on the environment have been eliminated or substantially mitigated and on the basis of the whole record (including the initial study and any comments received), there is no substantial evidence that the project will have a significant effect on the environment. The Mitigated Negative Declaration identified that there are certain potentially significant environmental impacts associated with the project that can be reduced to less than significant with the implementation of the proposed mitigation measures. The areas of environmental impact found to be less than significant with project mitigation incorporated include: Aesthetics/Visual Resources impacts VIS-1 through VIS-6, which will be mitigated by requiring landscape buffers, dark sky compliant exterior lighting, and architectural design review, Fire Protection impacts FIRE-1 through FIRE-4, which will be mitigated to reduce wildfire risk to structures and people by requiring fire-resistant building materials and design, maintenance of defensible space around structures, and payment of Development Impact Mitigation Fees (DIMFs) for fire suppression services, Geologic Processes impacts GEO-1 and GEO-2, which will be mitigated to reduce or avoid effects of construction and operation by requiring a soils engineering study and an erosion and sediment control plan, and Water Resources impacts, which will be mitigated to ensure domestic water supply and improve water conservation.

1.3.1 LOCATION OF DOCUMENTS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Secretary of the Planning Commission of the Planning and Development Department located at 123 East Anapamu Street, Santa Barbara, CA 93101/Clerk of the Board of Supervisors located at

105 East Anapamu Street, Santa Barbara, CA 93101]. These documents and materials are also available at:

<https://cosantabarbara.box.com/s/qvqxpvn56zj1xes9x0wvfc0177xyocvn>

1.3.2 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15074(d) require the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the reporting and monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

2.0 ADMINISTRATIVE FINDINGS

2.1 COUNTY LAND USE AND DEVELOPMENT CODE FINDINGS

2.1.1 AMENDMENTS TO THE COMPREHENSIVE PLAN, DEVELOPMENT CODE, AND COUNTY ZONING MAP (REZONE) FINDINGS

A. Findings required for all Amendments to the Comprehensive Plan, Development Code, and the County Zoning Map. In compliance with Section 35.104.060 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for an Amendment to the Comprehensive Plan, Development Code, or Zoning Map the review authority shall first make all the following findings as applicable:

1. Findings for Comprehensive Plan, Development Code and Zoning Map Amendments.

a. The request is in the interests of the general community welfare.

The Board of Supervisors finds that the request is in the interests of the general community welfare. The Famcon Pipe and Supply Project General Plan Amendment and Rezone will revise the language of Policy KS33-1 to change the land use designation and zone district of Assessor Parcel Numbers 107-150-021 and 107-150-022 from Highway Commercial to General Commercial, adjust the Urban/Rural Lands Boundary to designate the site as Urban Lands, and revise the language of Policy LU-O-6 to allow the Urban/Rural Lands Boundary adjustment. As discussed in Section 6.2 of the staff report, dated June 3, 2025, and incorporated herein by reference, the changes to land use designation and zone district, Urban/Rural Boundary, and policy language will not create a significant change in the compatibility of allowed commercial land uses on and around the project site. The project is in the interests of the general community

welfare and deemed to be in the public interest because it will provide wholesale pipe supplies and associated products that are used for large water conveyance and utilities projects, such as projects managed by local agricultural operations, utility providers, municipalities, and state agencies such as Caltrans. This Rezone change is a request from one commercial zone district to another. The proposed business is compatible with the nearby Mark Richardson Career Technical Education Center and Agricultural Farm located down the road on Founders Avenue. The proposed project is not growth inducing, because water and sanitary sewer services have already been extended to serve existing development east of the site and the site is already zoned for commercial use. The adjustment of the Urban Rural Boundary line is limited to the sites which already have water and sewer service. The site is located within the service area of the Laguna County Sanitation District, and the project would not require extension of main lines for water or sewer services.

b. The request is consistent with the Comprehensive Plan, the requirements of the State planning and zoning laws, and this Development Code.

The Board of Supervisors finds that the request is consistent with the Comprehensive Plan, the requirements of state planning and zoning laws, and the Land Use Development Code (LUDC) because the allowed use will remain commercial in nature and the development will be compatible with its surroundings. As discussed in Section 6.2 of the staff report, dated June 3, 2025, and incorporated herein by reference, the proposed development will allow for a commercial use in an area that contains existing urban development and commercial uses. The project is consistent with the policy requirements that adequate services are available to serve the proposed development. The proposed use will not exceed any established County thresholds for volume/capacity ratios, Vehicle Miles Traveled, or Level of Service on existing roads. The proposed access will meet County engineering design standards with an approved design exception and encroachment permit. The project is consistent with policy and to minimize fire hazards because fire-resistant materials and design have been incorporated with a plan for maintaining defensible space around structures, and the project will include payment of Development Impact Mitigation Fees to fund services provided by the County Fire Department. As discussed in Section 6.3 of the staff report, dated June 3, 2025, and incorporated herein by reference, the project is consistent with development standards because the development will meet setback and height limit requirements and it will incorporate landscape screening for the proposed structure, storage, and parking. The project will incorporate water efficient design for indoor and outdoor water use. The project will incorporate dark sky compliant exterior lighting and include an underground storm water detention

basin. The project will also be required to receive final approval for design review by the North County Board of Architectural Review. The change in zoning is a request from one commercial zone district to another, which does not create compatibility conflict with existing development or allowed uses. The proposed changes in the land use designation and zone district of the site and proposed site development will align with the County's Comprehensive Plan policies and comply with LUDC requirements.

c. The request is consistent with good zoning and planning practices.

The Board of Supervisors finds that the request is consistent with good zoning and planning practices. As discussed in Sections 6.2 and 6.3 of the staff report, dated June 3, 2025, and incorporated herein by reference, the project will be compatible with the existing land uses in the surrounding area, will not change the community buildout level, and will not significantly affect the level of traffic on existing roadways. The proposed project is not growth inducing because water and sanitary sewer services have already been extended to serve existing development east of the site and the site is already zoned for commercial use. The proposed project is consistent with all applicable development standards in the ordinance and comprehensive plan policies. Additionally, upon approval of the requested Rezone, the proposed project will be consistent with all development standards in the ordinance, and upon approval of the requested General Plan Amendment, the proposed project will be consistent with Policy LU-O-6 and KS33-1. The site is already zoned Highway Commercial, which allows for commercial development that serves a population associated with the Highway 101 travel corridor. The proposed pipe supply use will also utilize the travel corridor and bring a commercial service to area residents and businesses.

2. Additional finding for Comprehensive Plan Amendments.

a. If the request is for an amendment to the Comprehensive Plan, then the review authority shall also find that the request is deemed to be in the public interest.

The Board of Supervisors finds that the request is deemed to be in the public interest. As discussed in Section 6.2 of the staff report, dated June 3, 2025, and incorporated herein by reference, the proposed amendment to the Comprehensive Plan and proposed project development would allow the applicant to supply commercial products for various underground pipe and culvert projects that are installed by public and private sector entities. This Rezone change is a request from one commercial zone district to another. The proposed business is compatible with the nearby Mark Richardson Career Technical Education Center and Agricultural Farm located on Founders Avenue

east of the project site. The project is in the interests of the general community welfare and deemed to be in the public interest because it will provide wholesale pipe supplies and associated products that are used for large water conveyance and utilities projects, such as projects managed by local agricultural operations, utility providers, municipalities, and state agencies such as Caltrans.

2.1.2 DEVELOPMENT PLAN FINDINGS

A. Findings required for all Preliminary or Final Development Plans. In compliance with Subsection 35.82.080.E.1 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Preliminary or Final Development Plan the review authority shall first make all of the following findings, as applicable:

- 1. The site for the subject project is adequate in terms of location, physical characteristics, shape, and size to accommodate the density and intensity of development proposed.**

The Board of Supervisors finds that the site for the subject project is adequate in terms of location, physical characteristics, shape, and size to accommodate the density and intensity of development proposed. The proposed project consists of a request for a Development Plan that will include construction of a warehouse/office building and outdoor storage and sales of pipe supplies, which is a heavy commercial use with uncovered outdoor storage, including a new 11,040 square foot structure and a 40,000 square foot uncovered outdoor storage area on a 4.01-acre site at 1350 Founders Avenue. The site is bounded by Founders Avenue and a vacant lot to the north, a vacant lot and the Mark Richardson Career Technical Education Center and Agricultural Farm to the east, Morningside Drive and an existing pet grooming business/building/kennels to the west, and a driveway and the Elks Rodeo Events Center to the south. The Development Plan is required for proposed development (including proposed outdoor storage) to exceed the 20,000 square foot development threshold within the General Commercial (C-3) Zone District. As discussed in Sections 6.2 and 6.3 of the staff report, dated June 3, 2025, and incorporated herein by reference, the proposed development will be located within an area that has existing urban uses, existing services for water and sanitary sewer, and convenient access to the Highway 101 corridor. The project site has adequate space to accommodate the proposed development use, intensity, parking, loading, and landscaping to screen the development from Highway 101 and is consistent with policies and development standards for setbacks, height limits, design compatibility, water efficiency, site access, exterior lighting and storm water runoff. The agrarian architectural style is designed to be compatible with the surrounding

development and compliant with Orcutt Community Plan policy regarding compatibility of commercial development to its surroundings.

2. Adverse impacts will be mitigated to the maximum extent feasible.

The Board of Supervisors finds that significant environmental impacts will be mitigated to the maximum extent feasible for the project as set forth in the Final Mitigated Negative Declaration (24NGD-00011). The Final Mitigated Negative Declaration (MND) identifies significant impacts that can be mitigated to less than significant levels with the mitigation measures incorporated into the conditions of approval (Attachment B, incorporated herein by reference). These impacts include Aesthetics/Visual Resources, Fire Protection, and Geologic Processes. For each of these impacts identified in the MND, feasible changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect. Findings can be made that the project is consistent with the policies of the Comprehensive Plan, including the Orcutt Community Plan, compliant with the Land Use Development Code (LUDC) because the allowed use will remain commercial in nature and the development will be compatible with its surroundings. The project is in the interests of the general community welfare and deemed to be in the public interest because it will provide wholesale pipe supplies and associated products that are used for large water conveyance and utilities projects, such as projects managed by local agricultural operations, utility providers, municipalities, and state agencies such as Caltrans. The project is consistent with good zoning and planning practices because it will not change the community buildout level or cause any adverse impacts to the level of traffic or circulation on existing roadways.

3. Streets and highways will be adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.

The Board of Supervisors finds that streets and highways will be adequate and properly designed to carry the type and quantity of traffic generated by the proposed use. As discussed in Section 6.3 of the staff report, dated June 3, 2025, and the Associated Transportation Engineers Traffic, Circulation and VMT Study, incorporated herein by reference, existing streets and highways are adequate for the proposed project. Furthermore, the proposed project will not exceed any established County thresholds for volume/capacity, Vehicle Miles Traveled (VMT) or Level of Service (LOS). Primary access to the project site will be provided via a new 40-foot-wide driveway off Founders Avenue and a 25-foot-wide egress driveway onto Morningside Drive. All drive paths within the project site will be private and maintained by the owner. The project was reviewed by County Public Works Transportation Division staff and design exceptions were granted for combined driveway width, one-way egress, and minimum distance of driveway

from property line and street intersection. The proposed circulation meets all other applicable road standards.

- 4. There will be adequate public services, including fire and police protection, sewage disposal, and water supply to serve the proposed project.**

The Board of Supervisors finds that the proposed project is adequately served by public and private utilities and fire and police protection. As discussed in Section 6.2 of the staff report, dated June 3, 2025, and incorporated herein by reference, adequate services will be in place to serve the project. The Applicant will assume full responsibility for costs incurred to provide adequate public and private infrastructure to serve the proposed facilities. The project domestic water and fire suppression water needs will be served by Golden State Water Company. Wastewater services will be provided by the Laguna County Sanitation District. The project applicant will provide an Engineer's Certificate of Approval for the proposed underground basin and stormwater system and provide a maintenance agreement for the stormwater system, as required in the Public Works Water Resources Division Conditions of approval letter. The project site will continue to be served by the Santa Barbara County Fire Department and the Santa Barbara County Sheriff's Department. The project is conditioned to pay applicable Development Impact Mitigation Fees (DIMFs).

- 5. The proposed project will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood and will not be incompatible with the surrounding area.**

The Board of Supervisors finds that the proposed project is compatible with the surrounding area, and the project is not detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood. As discussed in Sections 6.2 and 6.3 of the staff report, dated June 3, 2025, and incorporated herein by reference, the proposed project will result in new structural development that is visible to the public. The proposed structural development will be consistent with surrounding land uses, including the pet grooming business immediately west of the site, the Mark Richardson Career Technical Education Center and Agricultural Farm to the east, and the Elks Rodeo Events Center to the south. The proposed project will include fencing and landscaping to screen the views of the project site from Morningside Drive and Highway 101. Proposed lighting will be the minimum necessary for adequate site safety and security, shielded and directed downward, and will not result in lighting impacts to adjoining properties. The proposed project will not generate traffic in excess of any established County volume/capacity, Vehicle Miles Traveled (VMT), or Level of Service (LOS) thresholds.

Regarding neighborhood safety, standard Fire Department requirements such as address number standards, hydrant requirements, and review of site circulation and

design of internal roads apply to the proposed project and ensure adequate emergency access to the site. The project is consistent with all policies and development standards regarding allowed uses, adequate services, setback requirements, height limits, design compatibility, water efficiency, site access, exterior lighting and storm water runoff. The project incorporates mitigation for Aesthetics/Visual Resources, Fire Protection, Geologic Processes, and Water Resources impacts, including landscape screening, agrarian architectural style design, dark sky compliant exterior lighting, incorporation of fire resistant building materials and maintenance of a defensible space plan around structures, payment of Development Impact Fees for fire protection services, incorporation of a soils engineering study and erosion and sediment control plan, and provisions for domestic water supply and water conservation.

6. The proposed project will comply with all applicable requirements of this Development Code and the Comprehensive Plan.

The Board of Supervisors finds that the proposed project will comply with all applicable requirements of the Land Use Development Code (LUDC) and Comprehensive Plan upon approval of the proposed Development Plan, General Plan Amendment, and Rezone, as discussed in Sections 6.2 and 6.3 of the staff report, dated June 3, 2025, and incorporated herein by reference. Policies and development standards include those related to adequate Services, aesthetics, air quality, hillside and water protection, noise, water resources/flooding, circulation, setbacks, heights, design compatibility, and parking. The project conforms to all requirements of the LUDC, including the C-3 Zone District standards. The proposed General Plan Amendment and Rezone will comply with all applicable requirements of the Comprehensive Plan and Development Code, because the allowed use will remain commercial in nature and the development will be compatible with its surroundings.

7. Within Rural areas as designated on the Comprehensive Plan maps, the use will be compatible with and subordinate to the agricultural, rural, and scenic character of the rural areas.

The Board of Supervisors finds that the proposed project is compatible and subordinate to the character of the area. As described in Section 6.3 of the staff report, dated June 3, 2025, and incorporated herein by reference, the project site is located in a rural area that supports other commercial, educational/institutional, and club/recreational (rodeos/events) activities. Views of the proposed structure and storage areas will be screened by new trees and shrubs along the Morningside Drive and Founders Avenue roadway frontages. The tallest clerestory feature of the proposed structure (Approximately 33 feet above finished grade) will be approximately 33 feet above the existing structure west of the building pad. The

project was conceptually reviewed by the North Board of Architectural Review (NBAR). As conditioned, Final NBAR approval will include findings such as: demonstration of compatibility of proposed structure shape, proportion, and scale and with other existing or permitted structures in and around the subject site; harmony of color, composition, and material on all sides of structures; adequate landscaping in proportion to the project and site; and appropriate size and location of exterior lighting. The project will not result in new development that will be incompatible with the character of the surrounding environment. The proposed facility is similar in nature to surrounding development and will implement landscape screening along public rights of way to protect public views.

8. The project will not conflict with any easements required for public access through, or public use of a portion of the subject property.

The Board of Supervisors finds that the proposed project will not conflict with public access easements. The project applicant provided a Preliminary Title Report containing all existing easements. The project will maintain public access to existing rights-of-way along Founders Avenue and Morningside Drive.

- B. Additional finding required for Final Development Plans.** In compliance with Subsection 35.82.080.E.2 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Final Development Plan the review authority shall first find that the plan is in substantial conformity with any previously approved Preliminary Development Plan except when the review authority considers a Final Development Plan for which there is no previously approved Preliminary Development Plan. In this case, the review authority may consider the Final Development Plan as both a Preliminary and Final Development Plan.

The Board of Supervisors finds that the proposed Development Plan is acting as both a Preliminary and Final Development Plan.

ATTACHMENT B: CONDITIONS OF APPROVAL

Project Description

1. **Proj Des-01 Project Description:** This Development Plan Permit is based upon and limited to compliance with the project description, the approved plans, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

The proposed project includes a request for a Rezone, Case No. 23RZN-00001, to change the Zone District from Commercial Highway (CH) to General Commercial (C-3) in order to allow the proposed "Building and landscape materials sales - Outdoor" as a permitted use.

The proposed project includes a request for a General Plan Amendment (GPA), Case No. 23GPA-00001, to adjust the Urban/Rural Boundary and Land Use Designation on the Comp-1 Map of the Comprehensive Plan Land Use Element and the Orcutt Community Plan and Land Use Designations Eastern Section Maps of the Orcutt Community Plan. The proposed Land Use Designation will change from Highway Commercial to General Commercial. The GPA includes revisions to Orcutt Community Plan Policy LU-O-6 and KS33-1 to allow a change to the Urban/Rural Boundary and redesignation of land use, as follows:

Policy LU-O-6: The Orcutt Urban/Rural Boundary shall separate principally urban land uses and those uses which are rural and/or agricultural in nature. This boundary shall represent the maximum extent of the Orcutt urban area and the Urban/Rural Boundary shall not be extended until existing inventories of vacant land within the urban area are nearing buildout, except for those parcels served by existing public water and sewer utilities. Other boundary adjustments shall be approved only as part of a major Community Plan update.

Policy KS33-1: The Ikola parcels (APN 107-150-018), the Blackenburg parcel (APN 107-150-13), and the Armstrong parcels (APN 104-150-07, -15, -16) are designated Highway Commercial/CH. APNs 107-150-020 and -021 are designated General Commercial/C. All other parcels are designated Agriculture II and zoned AG-II-100. Any proposed development on Key Site 33 shall comply with the following development standards.

The proposed project includes a request for a Development Plan (DVP), Case No. 23DVP-00016, for construction of a pipe sales and storage site, including a new 11,040-sq.-ft. (sf), 35-ft.-tall-structure and approximately 40,000 sf of outdoor, uncovered storage area for piping materials. The DVP is being processed concurrently with the General Plan Amendment (Case No. 23GPA-00001) and Rezone (Case No. 23RZN-00001). The Development Plan is required for proposed development to exceed the 20,000-sq.-ft. threshold for on-site structures and outdoor areas designated for sales or storage in the General Commercial (C-3) Zone District. The new 11,040 gross-square-foot structure will contain a

warehouse, offices, and employee areas.

The proposed "Building and landscape materials sales - Outdoor" and "Office supporting retail" will include eight employees, and hours of operations will be from 6:30 a.m. to 5:00 p.m. The proposed project includes internal driveways with a 19-space parking lot, including two accessible spaces. The driveways will require 105,300 sf of class II base and 26,950 sf of hardscape (including sidewalks). Grading for the proposed project includes 5,005 cubic yards (cy) of cut, 21,348 cy of fill, and 16,343 cy of net fill with over-excavation and recompaction. One 32,000-sf Advanced Drainage Systems underground chamber stormwater retention basin (60,940 cubic feet of storage) will be constructed on the southern portion of the site to capture stormwater runoff from the proposed project.

-Project Description continued on next condition.

2. Proj Des-01 Project Description: -Continued Project Description.

Proposed landscaping will include a 50-foot-wide screening buffer along the northern and southern portions of the site adjacent to Morningside Drive and perimeter screening trees incorporated within existing trees along the "u-shaped" boundary adjoining the existing pet grooming business property to the west. Grading will create a development pad for the building, parking lot, outdoor storage area, and stormwater retention basin. Grading will also create a 10-percent sloped driveway to allow egress from the outdoor storage area. The egress driveway will be immediately adjacent to the southern boundary of the neighboring property that contains the existing pet grooming business.

Retaining walls will be constructed to maintain the grade difference between the proposed development and the neighboring development pad for the pet grooming business to the west. Two walls (5-ft.-maximum height) will be constructed along the eastern and northern boundaries of the pet grooming business, and the third wall (10-ft.-maximum height) will maintain the grade between the proposed egress driveway and the pet grooming business. Two eucalyptus trees (*Corymbia citriodora*) will be removed to allow for grading of the proposed egress driveway. The proposed project will also include installation of a perimeter chain link fence and exterior dark-sky-compliant security lighting around the building and parking lot.

The proposed project site consists of two legal parcels, APNs 107-150-021 and 107-150-022, of 2.154 acres and 1.865 acres, respectively. The Applicant intends to voluntarily merge the two parcels prior to issuance of the Zoning Clearance. The merger will ensure the new development does not cross property lines and avoid land entitlement issues that could arise if the owner attempted to sell one of the properties to a separate owner. The proposed project will take access via a new 40-ft.-wide driveway off Founders Avenue and a 25-ft.-wide driveway off Morningside Drive. Water service will be provided by the Golden State Water Company, and wastewater treatment will be provided by the Laguna County

Sanitation District. The proposed project site is addressed as 1350 Founders Ave, in the Orcutt Community Plan Area, Fourth Supervisorial District.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

3. **Proj Des-02 Project Conformity:** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

Conditions By Issue Area

4. **Aest-04 BAR Required:** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development and shall conform in all respects to previous BAR approval (23BAR-00152).

TIMING: The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of Zoning Clearance. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

5. **Aest-10c Lighting:** The Owner/Applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. No unobstructed beam of exterior light shall be directed toward any area zoned or developed residential. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m.

PLAN REQUIREMENTS: The Owner/Applicant shall develop a Lighting Plan for P&D and BAR approval incorporating these requirements and showing locations and height of all exterior lighting fixtures.

TIMING: P&D and BAR shall review a Lighting Plan for compliance with this measure prior to issuance of a Zoning Clearance for structures.

MONITORING: Compliance Monitoring staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan prior to Final Building Inspection Clearance.

6. Air-01 Dust Control: The Owner/Applicant shall comply with the following dust control components at all times including weekends and holidays:

- a. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site.
- b. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, use water trucks or sprinkler systems to prevent dust from leaving the site and to create a crust after each day's activities cease.
- c. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site.
- d. Wet down the construction area after work is completed for the day and whenever wind exceeds 15 mph.
- e. When wind exceeds 15 mph, have site watered at least once each day including weekends and/or holidays.
- f. Order increased watering as necessary to prevent transport of dust off-site.
- g. Cover soil stockpiled for more than two days or treat with soil binders to prevent dust generation. Reapply as needed.
- h. If the site is graded and left undeveloped for over four weeks, the Owner/Applicant shall immediately:
 - i. Seed and water to re-vegetate graded areas; and/or
 - ii. Spread soil binders; and/or
 - iii. Employ any other method(s) deemed appropriate by P&D or APCD.

PLAN REQUIREMENTS: These dust control requirements shall be noted on all grading and building plans.

PRE-CONSTRUCTION REQUIREMENTS: The contractor or builder shall provide P&D monitoring staff and APCD with the name and contact information for an assigned onsite dust control monitor(s) who has the responsibility to:

- a. Assure all dust control requirements are complied with including those covering weekends and holidays.
- b. Order increased watering as necessary to prevent transport of dust offsite.
- c. Attend the pre-construction meeting.

TIMING: The dust monitor shall be designated prior to first Grading Permit. The dust control components apply from the beginning of any grading or construction throughout all development activities until Final Building Inspection Clearance is issued and landscaping is successfully installed..

MONITORING: P&D processing planner shall ensure measures are on plans. P&D

grading and building inspectors shall spot check; Grading and Building shall ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

7. **CulRes-09 Stop Work at Encounter:** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall immediately contact P&D staff, and retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of the County Archaeological Guidelines and conduct appropriate mitigation funded by the Owner/Applicant.

PLAN REQUIREMENTS: This condition shall be printed on all building and grading plans.

MONITORING: P&D permit processing planner shall check plans prior to issuance of Zoning Clearance and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

8. **Geo-01b Soils Engineering Study:** The Owner/Applicant shall submit a soils engineering study addressing structure sites and access road(s) to determine structural design criteria.

PLAN REQUIREMENTS: The Owner/Applicant shall submit the study for P&D and Public Works review and approval. Elements of the approved study shall be reflected on grading and building plans as required.

TIMING: The Owner/Applicant shall submit the study prior to issuance of Zoning Clearance.

MONITORING: P&D permit processing planner shall review the study. The Owner/Applicant shall demonstrate that the submitted plans conform to required study components. Grading and building inspectors shall ensure compliance in the field.

9. **Geo-02 Erosion and Sediment Control Plan:** Where required by the latest edition of the California Green Code and/or Chapter 14 of the Santa Barbara County Code, a Storm Water Pollution Prevention Plan (SWPPP), Storm Water Management Plan (SWMP) and/or an Erosion and Sediment Control Plan (ESCP) shall be implemented as part of the project. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/Applicant shall submit the SWPPP, SWMP and ESCP using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The SWPPP or ESCP shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by P&D. Information on Erosion Control requirements can

be found on the County web site re: Grading Ordinance Chapter 14 (<http://sbcountyp Planning.org/building/grading.cfm>) refer to Erosion and Sediment Control Plan Requirements; and in the California Green Code for SWPPP (projects < 1 acre) and/or SWMP requirements.

PLAN REQUIREMENTS: The grading and SWPPP, SWMP and ESCP shall be submitted for review and approved by P&D prior to approval of land use clearances. The plan shall be designed to address erosion, sediment and pollution control during all phases of development of the site until all disturbed areas are permanently stabilized.

TIMING: The SWPPP requirements shall be implemented prior to the commencement of grading and throughout the year. The ESCP/SWMP requirements shall be implemented between November 1st and April 15th of each year, except pollution control measures shall be implemented year round.

MONITORING: P&D staff shall perform site inspections throughout the construction phase.

- 10. Landscap-01 Landscape and Irrigation Plan:** The Owner shall have a licensed landscape professional prepare a Landscape and Irrigation Plan designed to provide screening of the development from Highway 101, Morningside Drive, and Founders Avenue.

PLAN REQUIREMENTS: The plan shall include the following:

1. An agreement by the Owner to install required landscaping & water-conserving irrigation systems prior to final clearance.
2. An agreement by the Owner to maintain required landscaping for the life of the project.
3. Securities posted by the Owner for installation and maintenance securities per requirements in the Performance Securities condition. Specify the amount and duration of installation and maintenance securities to ensure successful implementation of this plan by P&D if the Owner fails to do so.
4. All landscape within 30 feet of all structures shall be with approved fire-resistant/retardant plantings.
5. Landscaping beyond 30 feet of all structures shall be with native plants from the County's native plant list.
6. All project landscaping shall consist of drought-tolerant native and/or low-water use/Mediterranean type species.
7. Project landscaping along Morningside Drive and Founders Avenue shall adequately screen the project site from surrounding land uses.
8. Project landscaping shall be compatible with the character of the surroundings & the architectural style of the structure.
9. Plans shall include landscape planters installed adjacent to all walls, garden walls and fences visible from a public or private street. This landscaping shall be vertical, densely planted with large plant specimens.
10. Trees, shrubbery, and ground cover shall be provided at suitable intervals in

order to break up the continuity of the parking area. Planting islands for these trees and shrubs shall be protected from automobile traffic by either asphalt or concrete curbs.

11. Applicable components of all other plans approved for the project.

TIMING: The Owner/Applicant shall (1) submit the Plan to P&D processing planner for review & approval prior to issuance of Zoning Clearance, (2) enter into an agreement with the County to install required landscaping & water-conserving irrigation systems and maintain required landscaping for the life of the project, (3) Post a performance security to ensure installation prior to Final Building Inspection Clearance and maintenance for five years, (4) Install landscape and irrigation prior to Final Building Inspection Clearance.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance staff that all required components of the approved plan are in place as required prior to Final Building Clearance. Compliance staff will release installation security upon satisfactory installation of all items in approved plans. The Owner shall demonstrate to compliance staff that the landscaping and irrigation have been established and maintained according to plans and agreements for a period of 5 years and have achieved the original goals of this condition. Compliance staff signature is required to release the installation security upon satisfactory installation of all items in the approved plans & maintenance security upon satisfactory completion of maintenance. If requirements have not been met, the plants or improvements shall be replaced and/or maintained and the security held for another year. If the Owner fails to install or maintain according to the approved plan, P&D may collect security and complete work on property per approved plan

11. **Landscap-01a Landscape for Life:** The Owner shall maintain landscaping for the life of the project. The Owner or designee shall permit the County to conduct site inspections a minimum of one time per year.

TIMING: Prior to Zoning Clearance the Owner/Applicant shall record a buyer notification that repeats the condition requirement above.

MONITORING: P&D compliance monitoring staff may conduct site inspections once per year if necessary to ensure that landscaping is maintained for the life of the project.

12. **Noise-02 Construction Hours:** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 4:00 p.m. Monday through Friday.

No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions.

Any subsequent amendment to the Comprehensive General Plan, applicable

Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein.

PLAN REQUIREMENTS: The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries.

TIMING: Signs shall be posted prior to commencement of construction and maintained throughout construction.

MONITORING: The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

- 13. SolidW-01 Solid Waste-SRSWMP:** The Owner/Applicant/Permittee shall develop and implement a Source Reduction and Solid Waste Management Plan (SRSWMP) describing proposals to reduce the amount of waste generated during construction and throughout the life of the project and enumerating the estimated reduction in solid waste disposed at each phase of project development and operation.

PLAN REQUIREMENTS: The plan shall include but not limited:

1. Construction Source Reduction:

- a. A description of how fill will be used on the construction site, instead of landfilling,
- b. A program to purchase materials that have recycled content for project construction.

2. Construction Solid Waste Reduction:

- a. Recycling and composting programs including separating excess construction materials onsite for reuse/recycling or proper disposal (e.g., concrete, asphalt, wood, brush). Provide separate onsite bins as needed for recycling.

3. Operation Source Reduction:

- a. A detailed set of office procedures such as use of duplex copy machines and purchase of office supplies with recycled content.
- b. A program to purchase materials that have recycled content for operation (e.g., office supplies, etc.).

4. Operation Solid Waste Reduction Examples:

- a. Specify sq. ft. of space and/or bins for storage of recyclable materials within the project site AND
- b. Establish a recyclable material pickup area.
- c. A green waste source reduction program, including the creation of composting areas, and the use of mulching mowers in all common open space lawns.
- e. Participate in an existing program to serve the new development]. If P&D determines that a curbside recycling program cannot be implemented, and an alternative program such as the anticipated wet/dry collection is not on line, then it will be the responsibility of the owner to contract with the Community Environmental Council or some other recycling service acceptable to P&D to

implement a project-wide recycling program.

f. Implement a monitoring program bi-annually to ensure a 35-50% minimum participation in recycling efforts, requiring businesses to show written documentation in the form of receipts.

g. Implement a backyard composting yard waste reduction program.

TIMING: The Owner/Applicant shall (1) submit a SRSWMP to P&D permit processing staff and Public Works Resource Recovery and Waste Management Division staff for review and approval prior to issuance of ZCI, (2) Post a performance security to ensure implementation prior to Final Building Inspection Clearance and maintenance for life of the project, (3) include the recycling area on building plans. Program components shall be implemented prior to Final Building Clearance and maintained throughout the life of the project.

MONITORING: During operation, the Owner/Applicant/Permittee shall demonstrate to P&D compliance staff as required that solid waste management components are established and implemented. The Owner/Applicant shall demonstrate to P&D compliance staff that all required components of the approved SRSWMP are in place as required prior to Final Building Clearance. Compliance staff will release installation security upon satisfactory implementation of all items in approved SRSWMP. The owner shall demonstrate to compliance staff that SRSWMP components have been established and maintained according to plans and agreements for the life of the project. Compliance staff signature is required to release the installation security upon satisfactory installation of all items in approved plans and maintenance security upon satisfactory completion of maintenance.

- 14. WatCons-01 Water Conservation-Outdoor:** To improve water conservation, the Owner/Applicant shall include the following in Landscape and Irrigation Plans to be approved by P&D:

1. Landscaping that reduces water use:
 - a. Landscape with native and/or drought-tolerant species.
 - b. Group plant material by water needs.
 - c. Turf shall constitute less than 20% of the total landscaped area.
 - d. No turf shall be allowed on slopes of over 4%.
 - e. Extensive mulching (2" minimum) shall be used in all landscaped areas to reduce evaporation.
2. Irrigation that reduces water use:
 - a. Install drip irrigation or other water-conserving irrigation.
 - b. Install soil moisture sensing devices to prevent unnecessary irrigation.
3. Hardscape to retain water:
 - a. Permeable surfaces such as decomposed granite, porous pavement or unit pavers on sand or intermittent permeable surfaces such as French drains shall be used for pipe supply storage areas.

PLAN REQUIREMENTS: The Owner/Applicant shall submit a landscape and

irrigation plan to P&D for review and approval prior to issuance of Zoning Clearance.

TIMING: The Owner/Applicant shall implement all aspects of the landscape and irrigation plan in accordance with the Landscape and Performance Security Conditions.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that all required conserving landscape and irrigation features are installed prior to Final Building Inspection Clearance and landscape and irrigation are maintained per approved landscape plans. Any part of irrigation plan requiring a plumbing permit shall be inspected by building inspectors.

- 15. WatCons-02 Water Conservation-Indoor:** Indoor water use shall be limited through the use of the following measures:

1. Re-circulating, point-of-use, or on-demand water heaters shall be installed.
2. Water efficient clothes washers and dishwashers shall be installed.
3. Self regenerating water softening shall be prohibited in all structures.
4. Lavatories and drinking fountains shall be equipped with self-closing valves.

PLAN REQUIREMENTS: The Owner/Applicant shall include all indoor water conservation measures on plans, including plumbing and electrical plans, as needed subject to P&D review and approval.

TIMING: Indoor water-conserving measures shall be implemented prior to Final Building Inspection Clearance.

MONITORING: The Owner/Applicant shall demonstrate compliance with all required indoor water conservation measures to P&D compliance monitoring staff prior to Final Building Inspection Clearance.

- 16. WatConv-04 Equipment Storage-Construction:** The Owner/Applicant shall designate a construction equipment filling and storage area(s) to contain spills, facilitate clean-up and proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all Grading and Building permits.

TIMING: The Owner/Applicant shall install the area prior to commencement of construction.

MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

- 17. WatConv-05 Equipment Washout-Construction:** The Owner/Applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and

materials shall be contained in this area and removed from the site as needed. The area shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all Grading and Building permits.

TIMING: The Owner/Applicant shall install the area prior to commencement of construction.

MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

- 18. WatConv-06 [Retention/Detention] Basin:** The Owner/Applicant shall provide a detention basin designed to retain, infiltrate and/or recharge all runoff water onsite and maintain contaminants onsite and address issues associated with the Ineffective Watershed Area (referenced in the Santa Barbara County Flood Control and Water Conservation District Standard Conditions of Project Plan Approval, Dated January 2011).

PLAN REQUIREMENTS: The Owner/Applicant shall include the detention basin in the Erosion and Sediment Control Plan (ESCP). The location and design parameters of the detention basin shall be submitted to P&D and Flood Control for review and approval. Installation and maintenance for five years shall be provided by the Owner/Applicant. Long term maintenance requirements shall be specified in a maintenance program submitted by the owner of the commercial site. The Owner/Applicant shall record a Notice to Property Owner on the property stating the maintenance requirements for the detention basin.

TIMING: Detention and/or recharge basins shall be installed prior to Final Building Inspection Clearance.

MONITORING: County Flood Control and grading inspectors shall oversee installation. The Owner/Applicant shall demonstrate to P&D compliance monitoring staff and Building and Safety grading inspector(s) that all required components of the approved ESCP are in place as required. Compliance monitoring staff will review required maintenance records.

- 19. WatConv-07 SWPPP:** The Owner/Applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board.

TIMING: Prior to issuance of Zoning Clearance. The Owner/Applicant shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan (SWPPP) to P&D. The Owner/Applicant shall keep a copy of the SWPPP on the project site during grading and construction activities.

MONITORING: P&D permit processing planner shall review the documentation prior to issuance of Zoning Clearance. P&D compliance monitoring staff shall site inspect during construction for compliance with the SWPPP.

20. **WatServ-01 Can and Will Serve:** The Owner/Applicant shall provide a can and will serve letter from the [SPECIFY WATER DISTRICT] indicating that adequate water is available to serve the project.

Timing: Can and will serve letters shall be submitted prior to issuance of Zoning Clearance.

Project Specific Conditions

21. **Special-Project Specific MM-AIR-02 Emission Reduction:**
1. All portable diesel-powered construction equipment greater than 50 brake horsepower (bhp) shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
 2. Fleet owners of diesel-powered mobile construction equipment greater than 25 hp are subject to the California Air Resource Board (CARB) In-Use Off-Road Diesel-Fueled Fleets Regulation (Title 13, California Code of Regulations (CCR), §2449), the purpose of which is to reduce oxides of nitrogen (NOx), diesel particulate matter (DPM), and other criteria pollutant emissions from in-use off-road diesel-fueled vehicles.
Off-road heavy-duty trucks shall comply with the State Off-Road Regulation. For more information, see www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
 3. Fleet owners of diesel-fueled heavy-duty trucks and buses are subject to CARB's On-Road Heavy-Duty Diesel Vehicles (In-Use) Regulation (Title 13, CCR, §2025), the purpose of which is to reduce DPM, NOx and other criteria pollutants from in-use (on-road) diesel-fueled vehicles. For more information, see www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm.
 4. All commercial off-road and on-road diesel vehicles are subject, respectively, to Title 13, CCR, §2449(d)(3) and §2485, limiting engine idling time. Off-road vehicles subject to the State Off-Road Regulation are limited to idling no more than five minutes. Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes, unless the truck engine meets the optional low-NOx idling emission standard, the truck is labeled with a clean-idle sticker, and it is not operating within 100 feet of a restricted area.
 5. Off-road heavy-duty diesel equipment with engines certified to meet U.S. EPA Tier 4 emission standards should be used to the maximum extent feasible. Please contact the District if alternative strategies for meeting Tier 4 emission standards are considered.
 6. On-road heavy-duty equipment with model year 2010 engines or newer should be used to the maximum extent feasible.
 7. Diesel powered equipment should be replaced by electric equipment whenever feasible. Electric auxiliary power units should be used to the maximum extent feasible.
 8. Equipment/vehicles using alternative fuels, such as compressed natural gas

(CNG), liquefied natural gas (LNG), propane or renewable diesel, should be used on-site where feasible.

9. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.

10. All construction equipment shall be maintained in tune per the manufacturer's specifications.

11. The engine size of construction equipment shall be the minimum practical size.

12. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.

13. Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

14. Construction truck trips should be scheduled during non-peak hours to reduce peak hour emissions whenever feasible.

15. Proposed truck routes should minimize impacts to residential communities and sensitive receptors.

16. Construction staging areas should be located away from sensitive receptors such that exhaust and other construction emissions do not enter the fresh air intakes to buildings, air conditioners, and windows.

PLAN REQUIREMENTS AND TIMING: Prior to grading/building permit issuance and/or map recordation, all requirements shall be shown as conditions of approval on grading/building plans, and/or on a separate sheet to be recorded with the map. Conditions shall be adhered to throughout grading and construction periods.

MONITORING: The Lead Agency shall ensure measures are on project plans and/or recorded with maps. The Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.

- 22. Special-Project Specific MM-VIS-1 Frontage Road Landscaping:** **P r o p o s e d** project development shall incorporate the adjacent portion of the Morningside Drive right-of-way into landscape plans. The landscaping shall utilize drought-tolerant species to the maximum extent feasible, consisting of low maintenance trees, shrubs, and groundcover which do not obstruct views of motorists, bicyclists, and pedestrians. The owner of the property shall be responsible for the maintenance of the adjacent right-of-way area.

MONITORING: Permit Compliance staff shall inspect landscaping prior to occupancy to ensure material has been installed consistent with the approved landscaping plans.

- 23. Special-Project Specific MM-VIS-2 Landscape Buffer:** **A l l** new development adjacent to Highway 101 shall include a 50-foot landscaped buffer along the western boundary of the site with Highway 101, not including the frontage road. The buffers shall be vegetated with sufficient plantings of drought tolerant and/or

native trees and shrubs to screen parking areas and "break up" building masses. The landscaping shall utilize a large proportion of trees reaching a minimum height of 35 feet to help preserve the areas rural character.

PLAN REQUIREMENTS AND TIMING: The applicant shall submit architectural drawings, fencing plans, grading plans, and landscape plans of the proposed project which reflect the 50-foot landscape buffer for review and final approval by the Board of Architectural Review prior to issuance of a Zoning Clearance for structural development on the project site.

MONITORING: Prior to occupancy clearance, Permit Compliance staff shall site inspect for conformance to approved plans.

- 24. Special-Project Specific MM-VIS-3 Parking Landscaping:** All parking areas shall include a minimum of one planter for every 10 parking spaces. The planters shall include trees of sufficient canopy upon maturity to provide at least 50% canopy coverage of parking areas. Larger planters should be included at the end of each row of parking spaces and planted with trees, smaller shrubs, and drought tolerant ground cover.

PLAN REQUIREMENTS AND TIMING: The applicant shall submit architectural drawings, fencing plans, grading plans, and landscape plans of the proposed project for review and final approval by the Board of Architectural Review prior to issuance of Zoning Clearance for structural development. Fencing that is proposed around the storm water retardation basin shall also be approved by the Flood Control District.

MONITORING: Prior to occupancy clearance, Permit Compliance staff shall site inspect for conformance to approved plans.

- 25. Special-Project Specific MM-VIS-4 Rural Character:** The design, scale, and character of the proposed project architecture shall be compatible with the rural character of the area. All development including building, fences, and parking shall be sited and designed to protect the visual character of the surrounding areas and blend in with natural landforms through the use of such methods as setbacks, building orientation, materials and colors (earth tones and non-reflective paints), landscape buffers, shielded exterior lighting, and screening of parking areas.

PLAN REQUIREMENTS AND TIMING: The applicant shall submit architectural drawings of the proposed project for review and final approval by the Board of Architectural Review prior to Zoning Clearance for structural development.

- 26. Special-Project Specific MM-VIS-5 Design Review:** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development and shall conform in all respects to BAR approval (23BAR-00152).

TIMING: The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of Zoning

Clearance. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

- 27. Special-Project Specific MM-VIS-6 Lighting Plan:** The Owner/Applicant shall ensure any exterior night lighting installed on the proposed project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. No unobstructed beam of exterior light shall be directed toward any area zoned or developed residential. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m.

PLAN REQUIREMENTS: The Owner/Applicant shall develop a Lighting Plan for P&D and BAR approval incorporating these requirements and showing locations and height of all exterior lighting fixtures.

TIMING: P&D and BAR shall review a Lighting Plan for compliance with this measure prior to issuance of a Zoning Clearance for structures.

MONITORING: Compliance Monitoring staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan prior to Final Building Inspection Clearance.

- 28. Special-Project Specific-Voluntary Lot Merger:** The Owner/Applicant shall merge Assessor Parcel Numbers 107-150-021 and 107-150-022.

TIMING: The Owner/Applicant shall provide evidence of the recorded Voluntary Lot Merger to the P&D processing planner prior to issuance of Zoning Clearance.

County Rules and Regulations

- 29. DIMF-24a DIMF Fees-Library:** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for libraries. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. LUDC §35.84.030.

The total Library DIMF amount is currently estimated to be \$11,051 (June 11, 2025). This is based on a project type of NON-RETAIL COMMERCIAL and a project size of 11,040 square feet.

TIMING: Library DIMFs shall be paid to Planning & Development Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).

- 30. DIMF-24b DIMF Fees-Public Administration:** In compliance with the provisions

of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for public administration. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. LUDC §35.84.030.

The total Public Administration DIMF amount is currently estimated to be \$6,171 (June 11, 2025). This is based on a project type of ON-RETAIL COMMERCIAL and a project size of 11,040 square feet.

TIMING: Public Administration DIMFs shall be paid to Planning & Development Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).

- 31. DIMF-24c DIMF Fees-Sheriff:** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the County Sheriff. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. LUDC §35.84.030.

The total County Sheriff DIMF amount is currently estimated to be \$4,482 (June 11, 2025). This is based on a project type of NON-RETAIL COMMERCIAL and a project size of 11,040 square feet.

TIMING: County Sheriff DIMFs shall be paid to Planning & Development Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).

- 32. DIMF-24d DIMF Fees-Fire:** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Fire Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid.

The total Fire DIMF amount is currently estimated to be \$7,949 (June 11, 2025). This is based on a project type of NON-RETAIL COMMERCIAL and a project size of project size of 11,040 square feet.

TIMING: Fire DIMFs shall be paid to the County Fire Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).

- 33. DIMF-24e DIMF Fees-Parks:** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Parks Department. Required mitigation fees shall be as determined by

adopted mitigation fee resolutions and ordinances and applicable law in effect when paid.

The total Parks DIMF amount is currently estimated to be \$55,068 (June 11, 2025). This is based on a project type of NON-RETAIL COMMERCIAL and a project size of 11,040 square feet.

TIMING: Parks DIMFs shall be paid to the County Parks Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).

- 34. DIMF-24g DIMF Fees-Transportation:** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for transportation. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid.

The total DIMF amount for Transportation is currently estimated to be \$28,356.00 (June 2, 2025). This is based on a project type of NON-RETAIL COMMERCIAL and an increase of 6 Peak Hour Trips.

TIMING: Transportation DIMFs shall be paid to the County Public Works Department-Transportation Division prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).

- 35. Rules-01 Effective Date-Not Appealable to CCC:** This Development Plan Permit shall become effective upon the date of the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the final review authority on the appeal. No entitlement for the use or development shall be granted before the effective date of the planning permit. LUDC §35.82.020.

- 36. Rules-03 Additional Permits Required:** The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any Permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.

- 37. Rules-04 Additional Approvals Required:** Approval of this Development Plan is subject to the Board of Supervisors approving the required Rezoning and Comprehensive Plan Amendment.

- 38. Rules-05 Acceptance of Conditions:** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.

39. **Rules-07 DP Conformance:** No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and location of structures, walkways, parking areas, and landscaped areas shall be developed in conformity with the approved development plan.
40. **Rules-08 Sale of Site:** The project site and any portions thereof shall be sold, leased or financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.
41. **Rules-09 Signs:** Signs. No signs of any type are approved with this action unless otherwise specified. All signs shall be permitted in compliance with the LUDC.
42. **Rules-14 Final DVP Expiration:** Final Development Plans shall expire five years after the effective date unless substantial physical construction has been completed on the development or unless a time extension is approved in compliance with County rules and regulations.
43. **Rules-18 CUP and DVP Revisions:** The approval by the Board of Supervisors of a revised Final Development Plan shall automatically supersede any previously approved Final Development Plan upon the effective date of the revised permit.
44. **Rules-20 Revisions to Related Plans:** The Owner/Applicant shall request a revision for any proposed changes to approved Development, Landscape, Erosion and Sediment Control, or Storm Water Control Protection plans. Substantial conformity shall be determined by the Director of P&D.
45. **Rules-23 Processing Fees Required:** Prior to issuance of Zoning Clearance, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
46. **Rules-25 Signed Agreement to Comply:** Prior to approval of Zoning Clearance, the Owner/Applicant shall provide evidence that they have recorded a signed Agreement to Comply with Conditions that specifies that the Owner of the property agrees to comply with the project description, approved exhibits and all conditions of approval. Form may be obtained from the P&D office.
47. **Rules-26 Performance Security Required:** The Owner/Applicant shall post separate performance securities, the amounts and form of which shall be approved by P&D, to cover the full cost of installation and maintenance of landscape and irrigation. Installation securities shall be equal to the value of a) all materials listed or noted on the approved referenced plan, and b) labor to successfully install the materials. Maintenance securities shall be equal to the value of maintenance and/or replacement of the items listed or noted on the approved referenced plan(s) for FIVE years of maintenance of the items.
- PLAN REQUIREMENTS/TIMING:** The Owner/Applicant shall enter into an agreement with the County to install and maintain said landscaping and irrigation.

The agreement shall be signed and notarized and securities shall be submitted to P&D prior to Zoning Clearance Issuance.

MONITORING: The installation security shall be released when P&D compliance monitoring staff determines that the Owner/Applicant has satisfactorily installed of all approved landscape & irrigation, plans per those condition requirements. Maintenance securities shall be released after the specified maintenance time period and when all approved landscape & irrigation have been satisfactorily maintained. If they have not been maintained, P&D may retain the maintenance security until satisfied. If at any time the Owner fails to install or maintain the approved landscape and irrigation, P&D may use the security to complete the work.

48. Rules-29 Other Dept Conditions: Compliance with Departmental/Division letters required as follows:

1. Air Pollution Control District dated December 20, 2024;
2. Fire Department dated January 24, 2025;
3. Flood Control Water Agency dated October 19, 2023;
4. Resource Recovery and Waste Management Division dated May 13, 2025
5. Transportation Division dated June 2, 2025.

49. Rules-31 Mitigation Monitoring Required: The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:

- a. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
- b. Sign a separate Agreement to Pay for compliance monitoring costs and remit a security deposit prior to issuance of Zoning Clearance as authorized by ordinance and fee schedules. Compliance monitoring costs will be invoiced monthly and may include costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute. Monthly invoices shall be paid by the due date noted on the invoice;
- c. Note the following on each page of grading and building plans "This project is subject to Mitigation and Condition Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval, and Mitigation Measures from Negative Declaration 24NGD-00011/SCH 2025040209;
- d. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led

by P&D Compliance Monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.

50. Rules-33 Indemnity and Separation: The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project.

51. Rules-37 Time Extensions-All Projects: The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

52. Rules-38 Identification of Single-User Toilet Facilities.: Pursuant to Health and Safety Code Section 118600, all single-user toilet facilities in any business establishment, place of public accommodation, or state or local government agency shall be identified as all-gender toilet facilities by signage that complies with Title 24 of the California Code of Regulations, and designated for use by no more than one occupant at a time or for family or assisted use. During any inspection of a business or a place of public accommodation by an inspector, building official, or other local official responsible for code enforcement, the inspector or official may inspect for compliance with this section. For the purposes of this section, "single-user toilet facility" means a toilet facility with no more than one water closet and one urinal with a locking mechanism controlled by the user. This section does not apply to construction jobsites, as described in subdivision (a) of Section 6722 of the Labor Code.

REQUIREMENTS AND TIMING: The Owner/Applicant shall include this condition on the approved plans prior to zoning clearance issuance.

MONITORING: P&D planners shall verify that this condition has been added to the plans prior to zoning clearance issuance. P&D Building and Safety staff shall verify that this condition has been added to the plans prior to building permit issuance. P&D Building and Safety staff shall verify compliance in the field during final inspection.

ATTACHMENT 2

Conner, Steve

From: Carly V. Barham <BarhamC@sbcapcd.org>
Sent: Friday, December 20, 2024 2:47 PM
To: Conner, Steve
Cc: Beyeler, Gwen; CEQAGroup
Subject: RE: Project review for Famcon Pipe Supply in Santa Maria
Attachments: Attachment A Fugitive Dust Control Measures 2022.pdf; Attachment B Diesel Particulate and NOx Emission Measures 2024.pdf

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Hi Steve,

I've reviewed the project description and supplemental materials included in the Box folder. I expect that air quality impacts from this project will be insignificant due to the minimal vehicle traffic and relative low intensity of use. We could review an admin draft of the CEQA document if you'd like, otherwise we'll look for the public document when released.

A couple notes:

1. The grading quantities that you included below in the email body ("*5,005 cubic yards (cy) of cut, 21,348 cy of fill, and 16,343 cy of net fill*") are much higher than those included in the PDF project description dated 8/10/23 ("*6,687 cy of fill [sic], 6,537 cy of fill with 150 cy net cut*"). Recommend that you confirm the accurate quantities for the CEQA eval and any emission estimates for construction activities that the County may be preparing.
2. To reduce the potential for violations of District Rule 345 (*Control of Fugitive Dust from Construction and Demolition Activities*), Rule 302 (*Visible Emissions*), and Rule 303 (*Nuisance*), we recommend that the project implement our standard dust measures (see **Attachment A**).
3. Also, during project grading, construction, and hauling, construction contracts should specify that contractors adhere to the requirements listed in **Attachment B** (see attached) to reduce emissions of particulate matter (as well as of ozone precursors) from diesel equipment. Recommended measures should be implemented to the maximum extent feasible.
4. If you will be running CalEEMod to quantify air emissions, I would recommend using the project-specific trip generation from the ATE traffic study shown in Table 4 and consider adjusting the default trip lengths in the model with project specific data from the applicant for the customer trips and delivery trips. The project description provides some information along these lines, but the applicant could probably further ID specific locations for trip origins/destinations.

Please let me know if you have any questions. Otherwise, I hope you have a wonderful holiday season.

Sincerely,
Carly



Carly Barham
Planning Division
Air Pollution Control District
Santa Barbara County

BarhamC@sbcapcd.org
805.979.8337



air pollution control district
SANTA BARBARA COUNTY

ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

These measures should be required for all projects involving earthmoving activities regardless of the project size or duration. Projects are expected to manage fugitive dust emissions such that emissions do not exceed APCD's visible emissions limit (APCD Rule 302), create a public nuisance (APCD Rule 303), and are in compliance with the APCD's requirements and standards for visible dust (APCD Rule 345).

- During construction, use water trucks, sprinkler systems, or dust suppressants in all areas of vehicle movement to prevent dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. When using water, this includes wetting down areas as needed but at least once in the late morning and after work is completed for the day. Increased watering frequency should be required when sustained wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Onsite vehicle speeds shall be no greater than 15 miles per hour when traveling on unpaved surfaces.
- Install and operate a track-out prevention device where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can include any device or combination of devices that are effective at preventing track out of dirt such as gravel pads, pipe-grid track-out control devices, rumble strips, or wheel-washing systems.
- If importation, exportation, and stockpiling of fill material is involved, soil stockpiled for more than one day shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Minimize the amount of disturbed area. After clearing, grading, earthmoving, or excavation is completed, treat the disturbed area by watering, OR using roll-compaction, OR revegetating, OR by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur. All roadways, driveways, sidewalks etc. to be paved should be completed as soon as possible.
- Schedule clearing, grading, earthmoving, and excavation activities during periods of low wind speed to the extent feasible. During periods of high winds (>25 mph) clearing, grading, earthmoving, and excavation operations shall be minimized to prevent fugitive dust created by onsite operations from becoming a nuisance or hazard.
- The contractor or builder shall designate a person or persons to monitor and document the dust control program requirements to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to grading/building permit issuance and/or map clearance.

PLAN REQUIREMENTS: All requirements shall be shown on grading and building plans and/or as a separate information sheet listing the conditions of approval to be recorded with the map. **Timing:** Requirements shall be shown on plans prior to grading/building permit issuance and/or recorded with the map during map recordation. Conditions shall be adhered to throughout all grading and construction periods.

MONITORING: The Lead Agency shall ensure measures are on project plans and/or recorded with maps. The Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.



air pollution control district
SANTA BARBARA COUNTY

ATTACHMENT B
DIESEL PARTICULATE AND NO_x EMISSION REDUCTION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is a list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- All portable diesel-powered construction equipment greater than 50 brake horsepower (bhp) shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of diesel-powered mobile construction equipment greater than 25 hp are subject to the California Air Resource Board (CARB) In-Use Off-Road Diesel-Fueled Fleets Regulation (Title 13, California Code of Regulations (CCR), §2449), the purpose of which is to reduce oxides of nitrogen (NO_x), diesel particulate matter (DPM), and other criteria pollutant emissions from in-use off-road diesel-fueled vehicles. Off-road heavy-duty trucks shall comply with the State Off-Road Regulation. For more information, see www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- Fleet owners of diesel-fueled heavy-duty trucks and buses are subject to CARB's On-Road Heavy-Duty Diesel Vehicles (In-Use) Regulation (Title 13, CCR, §2025), the purpose of which is to reduce DPM, NO_x and other criteria pollutants from in-use (on-road) diesel-fueled vehicles. For more information, see www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm.
- All commercial off-road and on-road diesel vehicles are subject, respectively, to Title 13, CCR, §2449(d)(3) and §2485, limiting engine idling time. Off-road vehicles subject to the State Off-Road Regulation are limited to idling no more than five minutes. Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes, unless the truck engine meets the optional low-NO_x idling emission standard, the truck is labeled with a clean-idle sticker, and it is not operating within 100 feet of a restricted area.

The following measures are recommended:

- Off-road heavy-duty diesel equipment with engines certified to meet U.S. EPA Tier 4 emission standards should be used to the maximum extent feasible. Please contact the District if alternative strategies for meeting Tier 4 emission standards are considered.
- On-road heavy-duty equipment with model year 2010 engines or newer should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible. Electric auxiliary power units should be used to the maximum extent feasible.
- Equipment/vehicles using alternative fuels, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or renewable diesel, should be used on-site where feasible.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.
- Construction truck trips should be scheduled during non-peak hours to reduce peak hour emissions whenever feasible.
- Proposed truck routes should minimize impacts to residential communities and sensitive receptors.
- Construction staging areas should be located away from sensitive receptors such that exhaust and other construction emissions do not enter the fresh air intakes to buildings, air conditioners, and windows.

PLAN REQUIREMENTS AND TIMING: Prior to grading/building permit issuance and/or map recordation, all requirements shall be shown as conditions of approval on grading/building plans, and/or on a separate sheet to be recorded with the map. Conditions shall be adhered to throughout grading and construction periods. The contractor shall retain onsite the Certificate of Compliance for CARB's In-Use Regulation for Off-Road Diesel Vehicles and have it available for inspection.

MONITORING: The Lead Agency shall ensure measures are on project plans and/or recorded with maps. The Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.

Memorandum

DATE: January 24, 2025

TO: Steve Conner
Planning and Development
County of Santa Barbara
conners@countyofsb.org

FROM: Christopher Olmstead, Captain
Fire Department
County of Santa Barbara
colmstea@countyofsb.org



Digitally signed by
Christopher Olmstead
DN: c=US,
e=colmstea@countyofsb.org,
o=Santa Barbara County
Christopher Olmstead: Fire Department,
OU=Captain, Planning &
Engineering,
CN=Christopher Olmstead,
Date: 2025.01.24
10:43:37-0800

SUBJECT: APN: 107-150-021 Permit: 23DVP-00016 / 23RZN-00001 / 23GPA-00001
Project: 24FDR-00155
Site: 1350 Founders Avenue, Santa Barbara
Project: **General Plan Amendment** – General Plan Amendment for Land Use Redesignation
and Urban-Rural Boundry Adjustment

Rezone – Rezone of Parcels 107-150-021 and 107-150-022 from Commercial Highway
(CH) to General Commercial (C-3)

Development Plan – Construction of 10,914 sf Commercial Building with 40,000 sf
Outdoor Storage Area for Piping Materials

The above project is located within the jurisdiction of the Santa Barbara County Fire Department.

CONDITIONS FOR GENERAL PLAN AMENDMENT, REZONE, AND DEVELOPMENT PLAN

The Fire Prevention Division must be notified of any changes to the project proposal.
A change in the project description may cause conditions to be imposed.

ADVISORY

1. All standard fire department conditions and current codes shall apply at time of development.
2. Fire Protection Certificates (FPCs) shall be required.

PROJECT DEVELOPMENT

We submit the following with the understanding the Fire Protection Certificate application(s)
may involve modifications, which may determine additional conditions.

PRIOR TO CONSTRUCTION

3. Create a defensible space of 100 feet (or to the property line, whichever is nearer) around the proposed structures and any existing structures on this property.
 - Removal does not apply to single specimens of trees, ornamental shrubbery or similar plants that are used as ground cover if they do not form a means of rapidly transmitting fire from the native growth to any structure.

- Reference Santa Barbara County Fire Department Development Standard #6*.
4. All access ways shall be installed.
- Access shall be as shown on plans dated June 1, 2023.
 - All driveways shall be constructed to provide a minimum of sixteen feet (16') unobstructed horizontal clearance.
 - Access ways shall be unobstructed and extended to within 150 feet of all portions of the exterior walls of the first story of any building.
 - Dead-end access exceeding 150 feet shall terminate with a fire department approved turnaround.
 - A minimum of 13 feet, 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.
 - Reference Santa Barbara County Fire Department Development Standard #1.*
5. 1 new fire hydrant shall be installed.
- The fire department shall have on file a set of approved fire hydrant plans prior to any work being started.
 - Fire hydrant(s) shall be located per fire department specifications and shall flow 1250 gallons per minute at a 20 psi residual pressure.
 - Commercial fire hydrants shall consist of one 4-inch outlet and two 2-1/2-inch outlets.
 - A set of approved fire hydrant plans, stamped and dated by the fire department shall be kept at the job site and available upon request.
 - Water systems shall be installed exactly as the approved fire hydrant plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
 - No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by a fire department representative.
6. Curb faces shall be painted red to 7.5 ft on both sides of the fire hydrant.
- A 3-foot clear space shall be maintained around the circumference of all fire hydrants except as otherwise required or approved. Posts, fences, vehicles, growth, trash, storage and other materials or things shall not be placed or kept near fire hydrants
- Clearance shall be maintained for the life of the project.

PRIOR TO OCCUPANCY CLEARANCE

7. Designated fire lanes shall include red curbs and signs indicating "Fire Lane – No Stopping" placed as required by the fire department. Refer to current adopted California Fire Code.
8. An automatic fire sprinkler system shall be installed.
- Fire sprinkler plans shall be approved by the fire department prior to installation.
 - The fire department shall determine the location of any fire department connection (FDC) that may be required.

- Fire department connection (FDC) shall be labeled, identifying all buildings or addresses it serves, per NFPA 13.
 - Water systems shall be installed exactly as the approved plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
 - No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by the fire department.
9. Because a fire sprinkler system shall be installed, the following acceptance testing is required.
- A flush of dedicated underground mains and lead-in connections shall be witnessed by the fire department Inspector prior to connecting to the overhead fire sprinkler system.
 - Prior to covering any pipes, the sprinkler system shall be inspected at the rough plumbing stage (i.e., exposed pipe, fittings, hangers, and bracing stage) by the fire department inspector.
 - The sprinkler system shall be hydrostatically tested at 200 psi for 2 hours.
10. The Fire Department connection shall be clearly visible from the access road or driveway. Provide unobstructed access from the roadway to the fire department connection. Clearance around the fire department connection shall be a minimum of 3 feet.
- Clearance shall be maintained for the life of the project.
11. Address numbers shall be a minimum height of 6 inches.
12. A Knox Box entry system shall be installed for the building.
- To obtain Knox Authorization, use the following link:
<https://sbcfire.com/general-planning-and-engineering-forms/>
 - Please note, an authorized fire agency review is required prior to submission to Knox Company.
13. The applicant shall be required to pay Fire Department Development Impact Mitigation Fees in accordance with Chapter 15 of the Santa Barbara County Code.
- Payment shall be made according to the schedule of fees in place on the date fees are paid. As of the date of this letter, fees currently are as follows:

Nonresidential-Retail/Commercial	\$0.77 per square foot
Nonresidential-Office	\$0.94 per square foot
Nonresidential-Warehouse/Distribution	\$0.52 per square foot

Final occupancy clearance inspection will not be scheduled unless fees have been paid.

As always, if you have any questions or require further information, please call me at 805-896-6349 or 805-681-5523.

CO:ps



ATTACHMENT 8

**Santa Barbara County Public Works Department
Water Resources Division**

Flood Control • Water Agency • Project Clean Water
130 E. Victoria Street, Suite 200, Santa Barbara, CA 93101
PH (805) 568-3440 FAX (805) 568-3434
<https://www.countyofsb.org/189/Water-Resources>

SCOTT D. MCGOLPIN
Director Public Works

WALTER RUBALCAVA
Deputy Director Water Resources

October 19, 2023

Ben Singer, Planner
County of Santa Barbara
Planning & Development Department
624 W. Foster Rd
Santa Maria, CA 93455

**Re: 23DVP-00016; Famcon Pipe and Supply
APN: 107-150-021; 1350 Founders Ave, Santa Maria**

Dear Mr. Singer:

The Public Works Department Water Resources Division has the following conditions for proposed construction of a 10,914 sf commercial building and approximately 40,000 sf of uncovered outdoor storage for piping materials. Maximum height of the structure would be 25'3".

This project is within the Ineffective Watershed Area (IFA) as shown on Plate 2 of the Flood Insurance Study of the City of Santa Maria dated December 1976. Due to the enormous volume of sumps located within the IFA, the IFA is considered to contribute no surface runoff to the surrounding area.

The Water Resources Division requires the submittal of the following incompleteness items, which may amend the current conditions:

Flood Control:

- Submit a preliminary drainage report (including calculations) showing how post-development runoff will be reduced to pre-development runoff (currently 0cfs).
- If underground detention is proposed, then the design must comply with every applicable underground detention element listed in the Standard Conditions.

A. Flood Control & Water Conservation District

The District requires that the above referenced project is subject to the following conditions:

1. Design/Prior to Permit Approval:

- a. The applicant shall comply with the Santa Barbara County Flood Control District Standard Conditions of Project Plan Approval dated January 2011
(<https://content.civicplus.com/api/assets/1076b7b8-f860-4131-a24e-f93a66f4fb0e>)
- b. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
- c. Submit Flood Control District plan check deposit in the amount of \$2500 payable to Santa Barbara County Flood Control District to the following address: 130 E. Victoria Street, Suite 200, Santa Barbara, CA 93101. Add case number and APN to the check.

- d. Submit project plans including grading and drainage plans, foundation plans, and elevation views with current topography in vertical datum NAVD 1988. The topographic map survey sheet shall be submitted concurrently with the plans and signed/stamped by a CA-licensed land surveyor.
 - e. Site grading must:
 - i. Maintain overland drainage patterns onto and through the parcel.
 - ii. Maintain conveyance capacities of existing drainages through the site.
 - iii. Cause no adverse impacts to neighboring parcels. Proposed development shall not displace or reroute flows in a manner that deflects runoff onto neighboring parcels, or that concentrates flows at outfall locations.
 - f. Submit a drainage report, and include predevelopment and post development runoff calculations, an offsite watershed map showing offsite areas contributing runoff to the site, and an onsite watershed map delineating areas contributing to each concentration point (e.g. drop inlets).
 - g. Detention basins are required and shall be designed such that the post-development peak discharge rate is less than or equal to the pre-development rate for the 2,5,10, 25, 50, and 100 year storm events and
 - i. Due to the enormous volume of sumps located within the Ineffective Watershed Area (IFA), the IFA is considered to contribute no surface runoff to the surrounding area. Development proposed within areas of the IFA shall be designed to not divert runoff from historical drainage patterns and in outflow discharge rates that do not exceed pre-development amounts. In this case, pre-development output is 0 cfs.
 - ii. Submit a geotechnical report including depth to groundwater information, and attestation regarding suitability of detention system.
 - iii. Underground detention systems are not automatically permitted, but must have prior District approval. They must include, but are not limited to, the following requirements:
 - 1. Must be oversized 10% above the required volume, or must provide 12" freeboard above the maximum calculated water surface elevation.
 - 2. Underground systems utilizing aggregate void space for storage volume must multiply the void ratio by 0.75.
 - 3. Must be free draining and have a positive outlet (the outlet invert must be higher than the ultimate outfall invert).
 - 4. Must include oversized outlet pipes.
 - 5. Orifice restriction plates must be removable and galvanized, with stainless steel bolts.
 - 6. Must overflow back onto the site in the event of a blockage.
 - 7. Underground overflow weirs are not allowed.
 - 8. Must incorporate a pre-treatment system.
 - 9. No credit towards the required detention volume as a result of infiltration (HydroCAD exfiltration) is allowed. The invert elevation of the primary outlet device is the base of the available storage volume.
 - h. Submit freeboard calculation for Q100 overland flows assuming all inlets are plugged.
 - i. No overland cross-lot drainage is allowed. Overland runoff directed towards the property boundaries must be collected in the onsite storm drain system prior to being conveyed offsite.
2. Prior to Permit Issuance/Zoning Clearance
- a. The applicant shall return the signed and notarized detention system Maintenance Agreement (Subdivider's or Owner's Agreement).
 - b. The applicant shall submit to the District PDF drawings of the approved grading plans, improvement plans, drainage plans, drainage studies and landscape plans.

1. Prior to Occupancy Clearance

- a. The engineer of record shall submit a **Drainage Improvement Certification** (attached to the Standard Conditions of Approval). This certification attests that the engineer has inspected all storm water control measures described in the Stormwater Control Plan and found them constructed per plans and stabilized in substantial conformance with the approved development plans.
- b. In the event that the grading and drainage plans are revised during the construction process the applicant shall update the drainage report and submit to the District for review and approval.
- c. The applicant shall submit PDF record drawings to the District's Floodplain Manager.

B. Project Clean Water

The project is subject to the County's Post-Construction Stormwater Requirements for treating stormwater quality, because the project exceeds the established thresholds of 0.5 or more acres of disturbance, or 25 or more parking spaces, or 5000 SF parking for commercial development. Therefore, appropriate control measures must be designed and installed to treat stormwater runoff, where applicable, from the 1.2-inch storm per PCW's Standard Conditions for Project Plan Approval- Water Quality BMPs.

The following provisions apply to this project:

1. Prior to Permit Approval: For application completeness, submit a **Conceptual Stormwater Control Plan (SWCP)** that identifies how stormwater runoff is treated for water quality using runoff reduction measures such as permeable surfaces (gravel), and treatment measures such dispersal to landscaped or vegetated areas.

Please follow the County of Santa Barbara's Stormwater Technical Guide for a **Tier 2** project or other approved technical guide. The County's Stormwater Technical Guide is on the Water Resources Division Project Clean Water website.

The SWCP must provide relevant details on the location and function of treatment facilities. These facilities shall be depicted on a separate plan sheet within the engineering plan set. At a minimum, the submittal(s) must:

- a. Show the locations of all impervious surfaces, their delineated drainage management area, and associated stormwater control measures,
 - b. Demonstrate how the treatment areas manage runoff from the design storm, and
2. Prior to issuance of Zoning Clearance, Land Use Clearance, or Building or Grading Permits (whichever of these actions comes first), the applicant must submit for review and approval a **Final SWCP** with accompanying civil, architectural, and possibly landscape plans if appropriate, for the treatment measures provided.

The Final SWCP must include a separate long-term maintenance plan appropriate for the proposed facilities, including and site schematic identifying water quality treatment areas (no color, hatching, faint lines or small text). Instructions and templates for preparing a Maintenance Plan are provided in the Stormwater Technical Guide.

3. The applicant will include a deposit for plan check review at the time the SWCP and engineering plans are submitted. The plan check deposit of \$2,000 shall be submitted to Water Resources


Division, Public Works, 130 E. Victoria St., Santa Barbara, CA 93101. The check shall be made payable to Project Clean Water.

4. Prior to issuance of Building or Grading Permits, the owner must sign a Maintenance Agreement that includes the long-term maintenance plan. The maintenance agreement identifies the owner as the party responsible for maintaining the storm water retention facilities for the life of the project. The maintenance agreement will be signed and notarized by the property owner. **Within the first year after installation, the property owner shall arrange for one onsite inspection with Project Clean Water to verify BMP installation and maintenance.**
5. Upon installation of treatment systems, and before final clearance on the Grading Permit, or in those situations where underground systems are installed - prior to burying the treatment system, the applicant will arrange for a site inspection with Project Clean Water staff. Documentation as shown on the final approved plans shall be provided to Project Clean Water showing installation details including: photos, material specifications, and surveyed elevations.
6. Prior to Building Division final clearance on Grading or Building permits, all improvements required as part of the above conditions shall be installed in accordance with the approved plans. An **Engineer's Certificate of Approval** shall be signed and stamped by the engineer of record and submitted to the Water Resources Division along with a set of As-Built plans or drawings in PDF format as appropriate to the storm water measures installed. This certification attests that the engineer has verified all storm water control measures described in the SWCP and found them constructed per plans and stabilized in substantial conformance with the approved development plans. As-built surveys may be required. If the treatment systems are installed in phases, separate Certificates of Approval can be provided for each phase. If necessary, the final maintenance plan shall be revised by the engineer of record based on as-built construction drawings, including elevations and construction details of stormwater measures.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By: _____


Katrina Brunasso, EIT
Civil Engineering Associate
kbrunasso@countyofsb.org | (805)568-3267

Cc: David Swenk, 2624 Airpark Drive, Santa Maria CA, 93455
Steve Penza, 200 Lamber Street, Oxnard CA , 93036

SANTA BARBARA COUNTY
Resource Recovery &
Waste Management Division
Innovative Environmental Solutions



Chris Sneddon, P.E.
Public Works Director

Jeanette Gonzales-Knight, P.E.
Deputy Director

May 13, 2025
Steve Conner, Senior Planner
County of Santa Barbara
Planning & Development Department
123 E. Anapamu St.
Santa Barbara, CA 93101

Re: 23DVP-00016; Famcom Pipe and Supply Inc Project; APNs 107-150-021 and 107-150-022;
Orcutt

Dear Mr. Conner:

The Public Works Department Resource Recovery and Waste Management Division (RRWMD) has the following requirements and conditions for a Development Plan to allow construction of a pipe sales and storage site, including a new 11,040 square foot (SF) structure, referred to as the Famcom Pipe and Supply Inc Project (project). The proposed project includes a new 11,040 gross-square-foot structure containing a warehouse, offices, and employee areas, with approximately 40,000 square feet (sf) of outdoor, uncovered storage area for piping materials, and a 19-space parking lot. Grading will create a development pad for the building, parking lot, outdoor storage area, and stormwater retention basin. Grading will also create a 10-percent sloped driveway to allow egress from the outdoor storage area, which will be located adjacent to the southern boundary of the neighboring property that contains the existing pet grooming business exiting onto Morningside Dr.

The Division requires that the above referenced project is subject to the following conditions per County Code Chapter 35.30.170 (Santa Barbara County Land Use & Development Code, Solid Waste and Recycling Storage Facilities) as well as County Code Chapter 17 (Solid Waste Systems).

The following provisions apply to this project:

Prior to Consistency Determination:

1. Provide Adequate Solid Waste Accessibility

This requirement is currently being met by the proposed project design.

Per County Code Chapter 35.30.170..C.1, County Code Chapter 35.30.170..C.2, and County Code Chapter 17-8, solid waste enclosures or storage areas shall be properly located, exterior of living space, for functional use by occupants/users and by the waste collector. The exact size and location of the solid waste and recycling facilities storage areas shall be determined by the review authority on a case-by-case basis taking into account types and quantities of recyclable materials to be generated by the



proposed land use and by the mode of collection. Plans must include where all waste receptacles will be stored and demonstrate that accessibility is provided both to the occupant/user and to the waste collector so receptacles may be serviced in a safe and orderly fashion.

2. Demonstrate Waste Containers will be stored outside of Public View

This requirement is currently being met by the proposed project design.

Per County Code Chapter 35.30.170.C.3 and County Code Chapter 17-8, all waste receptacles shall be maintained on the property out of public view and not placed within the limits of any street, public right-of-way or other public place in the county or in such a place or manner as to constitute a nuisance. Excepting placement at the curbside pickup site on scheduled collection service day(s) for rolling carts, all waste receptacles need to be stored out of public view. This may be accomplished by designing for an enclosure to house waste receptacles and identifying where an enclosure will be located on the plans. It may otherwise be shown on the plans that all waste receptacles would be stored in an area where they are obstructed from public view, such as behind a fence or hedge.

3. Comply with Mandatory Commercial Recycling Regulations

This requirement is not currently being met by the proposed project design.

Per the County's Mandatory Commercial Recycling ordinance, all commercial businesses and/or multi-family properties with 5 units or more regardless of the amount of waste produced must arrange for recycling services and divert all recyclable materials produced from the trash. Additionally, per State Law AB 341, Mandatory Commercial Recycling (MCR), all commercial business or multi-family properties with 5 units or more with 4 cubic yards or more of total solid waste per week must arrange for recycling services and divert all recyclable materials produced from the trash. Therefore, this project is required to plan for and identify recycling waste services. Please indicate on the plans which service each proposed dumpster will provide, trash or recycling, so it can be verified that this project will comply with mandatory commercial recycling regulations.

4. Comply with Mandatory Commercial Organics Recycling Regulations

This requirement is not currently being met by the proposed project design.

Per State Law SB 1383, Short Lived Climate Pollutants Reduction Strategy (SLCP), all commercial businesses and residents must divert their organic waste from the landfill must divert their organic waste from the landfill. Additionally, per State Law 1826, Mandatory Commercial Organics Recycling (MORE), all commercial business or multi-family properties with 5 units or more with 2 cubic yards or more of total solid waste per week must arrange for organics recycling services. Organic waste includes yard waste, food waste, and wet/soiled paper. In this region, this can only be accomplished by subscribing to separate mixed organics service, which can accept all organic waste and divert it to be composted rather than landfilled. Therefore, this project is required to plan for and identify organic waste services. Please indicate on the plans that mixed organics service will be provided on-site (60-gallon cart recommended), stored either within the proposed waste enclosure or just outside while still being largely blocked from view of the public right of way, so it can be verified that this project will comply with mandatory commercial organics recycling regulations. Cart and bin sizes are provided for your reference below.

CART MEASUREMENTS				BIN MEASUREMENTS			
Size	Height	Depth	Width	Size	Height (B)	Depth	Width
32gl	31"	22.5"		1.5yrd	3' 9"	2' 6"	6' 9"
35gl	37.5"	24"	19.5"	2yrd	4' 3"	2' 11"	6' 9"
65gl	42"	29"	27"	3yrd	5'	3' 6"	6' 9"
95gl	46"	34"	29"	4yrd	5' 7"	4' 3"	6' 9"

Prior to Issuance of Building Permit:

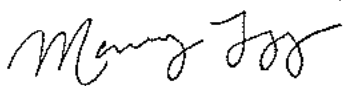
1. Submit for review and approval a Source Reduction and Solid Waste Management Plan (SRSWMP)

The SRSWMP shall describe proposals to reduce the amount of waste generated during construction and throughout the life of the project and enumerating the estimated reduction in solid waste disposed at each phase of project development and operation. The plan should demonstrate compliance with CalGreen C&D Diversion standards and discuss how future users may dispose of items that are not compatible with standard trash and recycling services, including batteries, e-waste, and bulky items. At a minimum the plan must include the following sections:

- Construction Source Reduction:
 - A description of how fill will be used on the construction site, instead of landfilling.
 - A program to purchase materials that have recycled content for project construction.
- Construction Solid Waste Reduction:
 - Recycling and composting programs including separating excess construction materials onsite for reuse/recycling or proper disposal (e.g., concrete, asphalt, wood, brush). Provide separate onsite bins as needed for recycling.
- Operation Source Reduction:
 - A program to purchase materials that have recycled content for operation (e.g., office supplies, etc.).
- Operation Solid Waste Reduction Examples:
 - Specify [#] sq ft of space and/or bins for storage of recyclable materials within the project site AND
 - [#] sq ft of space within each unit.
 - Establish a recyclable material pickup area.
 - A organic waste source reduction program, including the creation of composting areas, and the use of mulching mowers in all common open space lawns.
 - Implement a curbside/commercial recycling program.
 - Implement a backyard composting organic waste reduction program.

Sincerely,

Public Works Department, Resource Recovery and Waste Management Division

By: 

23DVP-00016; Famcom Pipe and Supply Inc Project
May 13, 2025

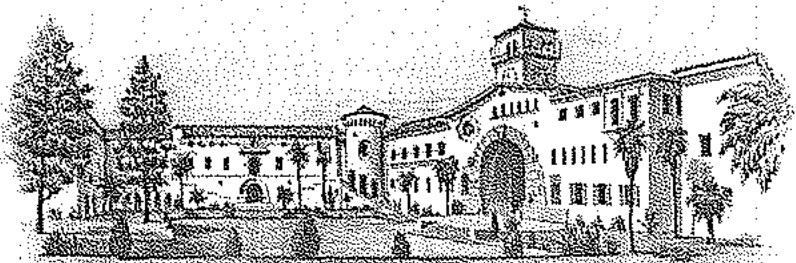
Mackie Forgey
Senior Program Specialist



SANTA BARBARA COUNTY
**Resource Recovery &
Waste Management Division**
Innovative Environmental Solutions

Phone: (805) 882-3613
mforgey@countyofsb.org

COUNTY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT
123 East Anapamu Street
Santa Barbara, California 93101
805/568-3232 FAX 805/568-3222



June 2, 2025

TO: Steve Conner, Planner
Development Review

FROM: William Robertson, Transportation Planner
Public Works, Transportation Division

SUBJECT: **Famcon Pipe and Supply**
Conditions of Approval (5 pages)
Standard Conditions of Approval (5 pages)
1350 Founders Way, Orcutt
23DVP-00000-00016, 23GPA-00000-00001, 23RZN-000000-00001
APN: 107-150-021, -022

Traffic Mitigation Fees

1. Pursuant to Ordinance No. 4270 regarding Transportation Impact Fees, the applicant will be required to pay a fee for each new peak hour trip, for the purpose of funding transportation facilities within the Orcutt Planning Area of the County.

Based on the current fee schedule, the total estimated fee for the proposed project is **\$28,356.00**. Based upon the project description, there is an anticipated to increase of 6 PHT over the existing land use. However, if subsequently amended, **fees are due prior to occupancy clearance and shall be based on the fee schedule in effect when paid**. This office will not accept payment or process a check received prior to project approval.

Fees are payable to the County of Santa Barbara, and may be paid in person or mailed to: Santa Barbara County Transportation Division, 123 E. Anapamu St., 2nd Floor, Santa Barbara, CA 93101 or Santa Barbara County Transportation Division North, 620 West Foster Road, Santa Maria, CA 93455. Please phone this office prior to payment if unsure as to the final fee required.

A protest of mitigation fees imposed may be filed pursuant to Government Code Section 66020(a). The protest shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. The Applicant is hereby notified that the 90-day approval period in which the Applicant may protest has begun.

Undergrounding of Utilities

2. **Prior to zoning clearance**, the applicant shall engineer and post a surety, acceptable to County Counsel, for the undergrounding installation of all fronting overhead utilities and services, both existing and proposed, pursuant to Resolution No. 87-344 and Resolution No. 24416. This requirement shall apply all fronting roadways.
3. **Prior to occupancy clearance**, the following utilities and services, both existing and proposed, shall be installed underground pursuant to Resolution No. 87-344 and Resolution No. 24416. All services shall be connected to each commercial building or stubbed out to each legal lot where lots are created/sold: Gas, Water, Cable Television/Internet, Fiber Optic Cables, Telephone, Sanitary Sewer and Electrical Power. This requirement shall apply all fronting roadways.

Sight Distance

4. **Prior to zoning clearance**, the developer shall design shown on landscape plans, and prior to occupancy, the developer shall provide intersection/driveway sight distance in a manner acceptable to the Department of Public Works Traffic Section for all intersections, both public and private.

When the criteria for sight distances cannot be met, the County may prohibit vehicle turning movements, require vegetation removal, require speed change lanes or require additional speed change lane lengths.

Access

5. **Prior to occupancy clearance**, the developer shall construct all site ingress and egress points in a manner acceptable to the Department of Public Works Traffic Section in conformance with the County of Santa Barbara Engineering Design Standards, September 2011 or as otherwise approved through a design exception. All driveway accesses shall be improved to include a minimum 25-foot-wide commercial driveway unless otherwise approved by Public Works. The combined total width of all site driveways shall not exceed 40 feet unless otherwise approved by a design exception. All necessary pavement or cross gutters shall match adjacent improvements as required by the Department of Public Works Permit and Traffic Sections.
6. **Prior to zoning clearance**, the applicant shall design and **prior to occupancy clearance**, the applicant shall install an unobstructed, direct pedestrian path of travel from all proposed commercial building entrances to all fronting roadways. Implementation shall comply with all applicable State and Federal walkable community guidelines by improving multi-modal access and safety while minimizing pedestrian/vehicle conflicts.

Frontage Improvements

7. **Prior to zoning clearance**, the developer shall design, and **prior to occupancy clearance**, the developer shall install, all frontage improvements consistent with County Standard detail 6-030, unless otherwise approved by the County Traffic Engineer through a design exception. Improvements shall include required half width improvements (travel lane, curb, gutter and sidewalk) and up to 18 feet of matching asphalt pavement opposite the roadway centerline. This requirement shall apply to all fronting roadways.

Street Sections/Pavement Traffic Index

8. **Prior to zoning clearance**, the developer shall design, and **prior to occupancy clearance**, the developer shall construct pavement for all roadwork based on the appropriate road detail provided in the Santa Barbara County Engineering Design Standards (6-030). All designs and/or modifications shall be reviewed and approved, in writing, by the Department of Public Works Traffic and Permit Sections.

All proposed improvements shall transition in existing improvements in a manner acceptable to the Public Works Traffic and Permit Sections.

9. **Prior to zoning clearance**, the applicant shall engineer and post a surety, acceptable to County Counsel, for the construction/repair of standard concrete curb, gutter, ADA acceptable walking path and up to 18 feet of matching asphalt paving for all proposed roads, public or private, and all applicable project frontages. Improvements shall be based on the appropriate roadway detail provided in the Santa Barbara County Engineering Design Standards (6-030) and shall include any necessary off-site transitions.

Encroachment/Excavation/Haul Permit

10. **Prior to zoning clearance**, an Excavation, Haul or Encroachment Permit shall be required for any work performed in the County right of way, including road construction, driveways, utilities, and connections.

The developer shall comply with all applicable Engineering Design Standards, as determined by the Public Works Traffic or Permit Sections, prior to issuance of an Encroachment Permit.

Encroachment Permits and/or Santa Barbara Engineering Design Standards and Public Works Standard Conditions of Approval can be obtained at the following locations:

North County Permits Section
620 West Foster Road
Santa Maria, CA 93455
805-803-8788

South County Permits Section
4417 Cathedral Oaks Road
Santa Barbara, CA 93110
805-681-4967

Traffic Controls

11. **Prior to zoning clearance**, traffic circulation and control on adjacent streets shall be designed as required by the Department of Public Works Traffic Section. This shall include, but is not limited to, curb openings, turn lanes and control signs for regulation, warning, and guidance of traffic.
12. **Prior to zoning clearance**, traffic circulation and control onsite shall meet the approval of the Department of Public Works Traffic Section.
13. **Prior to occupancy clearance**, all signing and striping shall be installed in a manner acceptable to the Public Works Traffic and Permit Sections.
14. **Prior to final building clearance**, the County may require the developer to add traffic safety devices, such as signing and striping, the need for which are not apparent at time of plan approval but which are warranted due to actual field conditions. The developer shall install the traffic safety devices prior to final clearance.

Street Lights

15. As authorized by the Board of Supervisors Resolution No. 81-229, **before the approval of any Final Subdivision Map, or Precise Plan** in planned developments or of any Conditional Use Permit, Conditional Exception or Variance involving land development, the Developer or owner must provide a Road Lighting Plan to the Department of Public Works for approval

The plan must have the approval of the public utility or the public agency involved.

The Road Lighting Plan must show the location of each road light, the mounting height, luminaire arm length, the luminaire type, lamp type and lumen rating and conform to IES, RP-08 standards as determined by County staff.

Whenever possible, road lights must be placed on lot lines and at intersections.

Residential and commercial road lighting poles may be required to be of an ornamental type acceptable to the Public Works Department and meeting the current standards filed by the utility company concerned in writing, with the Public Works Department

A written statement showing the number of lights, the lumen output and the monthly/yearly costs must accompany the Road Lighting Plan.

The Developer or owner, prior to final approval of occupancy, must deposit a check with the Public Works Department, payable to the County of Santa Barbara, sufficient in amount to maintain and energize the street lights shown on the approved lighting plan, from the requested date for occupancy clearance, up to the date the first charges or benefit assessments will be made or levied upon the property being developed.

All electrical equipment and installation must conform to the applicable standards of the following:

- a. Electrical safety orders of the Division of Industrial Relations, State of California
- b. Rules for overhead electric line construction, General Rule No. 95 of the California Public Utilities Commission.

Road lighting provided under Highway Lighting Districts or County Service Areas must only be installed in the right of way, roads, or other areas dedicated to the public. The Department of Public Works may require increased illumination where it is found necessary for traffic or pedestrian safety, due to special circumstances affecting such areas.

Off-site Road Improvements

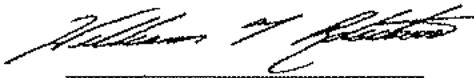
16. Where off-site road improvements or a dedication of right of way for off-site improvements is required for which a need cannot be attributed to the project, the County shall deduct the value of construction or dedication from the payment that would otherwise be collected for Traffic Mitigation Fees.

Improvements and dedication that are necessary to mitigate the specific impacts of a project on area roads are considered on-site and are not to be deducted from the Traffic Mitigation Fee's. If the value of the off-site road improvements or dedication exceeds the payment required, the County may:

1. Reimburse the applicant the difference between the amount of the payment and the value of the additional improvements and dedication, or
2. Enter into an agreement with the applicant to establish a credit for the additional improvements and dedications.

If you have any questions, please contact me at (805) 803-8785.

Sincerely,

 6/02/2025

William T. Robertson Date

cc: APN: 107-150-021, 107-150-022
23DVP-00000-00016, 23GPA-00000-00001, 23RZN-00000-00001
Gary Smart, Transportation, Traffic Section Manager, County of Santa Barbara, Public Works Department

COUNTY OF SANTA BARBARA



DEPARTMENT OF PUBLIC WORKS

Standard Conditions of Approval

1. Construction of all improvements required by the Public Works Department in the approval of the Tentative Map shall be in accordance with County Subdivision Ordinance No. 1722, the Geometric Design Standards contained in the Engineering Design Standards Manual, the applicable portions of the California Department of Transportation Standard Specifications of current date and the Standard Detail contained in Appendix 4 of the Engineering Design Standards Manual.
2. Design of all improvements to be constructed as part of this development shall be performed by a Civil Engineer registered in the State of California. Specifications and plan and profile drawings, completed in accordance with Department of Public Works Standards shall be submitted to the Public Works Department and appropriate officials of other departments for their approval, and all bonds and fees shall be posted prior to recordation of the final development map.
3. Prior to recordation of the Final Map and start of any construction, the Developer shall designate to the Department of Public Works the road or roads he intends for construction access to the development to the extent to which subject roads will be used as haul roads. The Public Works Department may, at its option, designate an alternate off-site access or may require a security for the repair or reconstruction in the event subject road is damaged by construction traffic.

4. The Structural road section for all proposed public roads shall consist of the following:

Aggregate Base conforming to the provisions in Section 26, "Aggregate Bases", of the Standard Specifications shall be placed with a minimum thickness of 0.5 feet on all public roads. The actual thickness of the aggregate base shall be determined by "R" Values from Test Method 301- F, California Department of Transportation Specifications. When the Traffic Index is less than 5.5 the minimum section will be 0.2 feet of A.C. and 0.5 feet of A.B. When the Traffic Index is 5.5 or greater, the minimum section will be 0.3 feet A.C. and 0.5 feet Class II Base.

5. All underground utilities shall be extended to development boundaries and laterals stubbed out to the property lines clear of zone at each lot before the placement of concrete surfacing. Prior to release of the Road Improvement Security and acceptance of the roads within the development, it will be necessary for the Developer to have each utility company certify in writing that the above has been accomplished.
6. Prior to release of the Road Improvement Security, the Registered Civil Engineer or Licensed Land Surveyor who performed the construction staking for the development shall certify in writing, that all curbs, gutters, storm drains, and other related street work have been staked in the field accordance with the plan and profile drawings by the Director of Public Works.

7. Prior to approval of plan and profile drawings by the Department of Public Works, the Developer shall post Sureties and provide inspection fees in amounts to be determined by the Department of Public Works to insure required improvements within the road right of way.
8. Hydraulic studies indicating drainage flows to be anticipated from the entire watershed within which the development is located shall be submitted to the Public Works Department and Flood Control Engineer for review and approval. Detailed hydraulic studies of storm water run-off to be carried in each gutter of each street shall be submitted by the Developer's Engineer for approval by the Public Works Department. The amount of storm water runoff to be carried in a street section shall be computed on the basis of a 10 year frequency storm. Special drainage facilities will be required when the capacity of the street section has been reached. The drainage facility design shall be prepared in conformance with Section 13 and Appendix 12 of the Engineering Design Standards Manual, and submitted for approval by the Department of Public Works and Flood Control Engineer. Design criteria for underground drainage facilities will be based on a minimum storm frequency of 25 years. Actual design frequency will be determined by the Department of Public Works or the Flood Control Engineer.
9. Developer shall furnish and install any required road name signs, traffic control signs. *And striping to County standards. All traffic control signs shall be installed after roads are paved and prior to being opened up to traffic, including construction traffic.*
10. All off-tract drainage and flood control facilities and installations shall be installed and completed prior to grading of subject development.
11. Developer shall offer for dedication as easement to the County, at no cost to the County, all road rights of way shown within the boundaries of subject development map, except roads proposed to be private roads. All road rights of way offered for dedication to the County shall be free and clear of any easements prior to recordation of the Final Map, unless approved otherwise by the Department of Public Works.
12. A denied access strip one foot wide shall be offered for dedication in fee to the County as a separate parcel of land, not part of the road right of way, and standard Public Works Department road barricades constructed across the end of all public roads extending to the tract boundaries of any unit of the tract, except where they are extensions of existing improved public roads.
13. Prior to approval of plan and profile drawings by the Public Works Department, the following utilities shall be shown on the plans and approved by an authorized representative of the utility:
 - a. Sewer System
 - b. Water Distribution System
 - c. Gas Distribution System
 - d. Storm Drains required by Flood Control

Additionally, a preliminary plan showing underground electrical, telephone and Cable T.V. service shall be submitted by each agency.

14. All plan and profile drawings presented to the Public Works Department for approval shall be in conformance with the requirements of the Engineering Design Standards Manual. All road widths shall be as specified in this Manual. Roadway classifications are as specified in the Circulation Element of the General Plan.
15. Water for compaction and dust control shall be made available within the boundaries of the development prior to starting any earth moving operations other than necessary for the installation of subject water source. Applicant shall provide a water availability letter from the appropriate water supply agency.
16. Prior to start of any earth moving or improvements within the development the Developer shall obtain a Road Excavation and Encroachment Permit from the Public Works Department as required by Board of Supervisors Ordinance No. 1491, dated November 26, 1963, and/or shall obtain a County Grading Permit per Santa Barbara County Ordinance No. 1795 dated May 20, 1967.

17. The program for reconstruction of any existing County road being used by public traffic shall be presented in writing to the Public Works Department a minimum of 4 working days ahead of the proposed starting date. The Progress Schedule of proposed work shall be approved prior to start of construction. After construction on any existing County road commences, the project shall be pursued continuously to completion. Any delay will provide good cause for issuance of a stop order on all other portions of the development.
18. The following utilities and services, both existing and proposed, shall be installed underground in the roads pursuant to Resolution No. 24416 and connected to each dwelling unit where housed are built, or stubbed out to each lot where lots only are sold: Gas, Water, Cable T.V., Telephone, Sanitary Sewer and Electrical Power.
19. After Sign-off by the Public Works Department Inspector, and prior to release of final security, the Developer's Engineer shall add "Record Drawing" information to the original tracings in red or orange ink and sign them as "RECORD DRAWING".
20. *On any proposed streets where curbs, gutters and sidewalks are required, the sidewalks shall have a total distance from curb face to back of sidewalk as prescribed in the Standard Details contained in Appendix 3 and 4 of the Engineering Design Standards Manual. Existing streetlights or fire hydrants within the sidewalk area shall be relocated behind the sidewalk, and any proposed streetlights or fire hydrants placed behind the sidewalk.*
21. Any double frontage lot (lots having a street both front and rear) shall have denied access to the rear street.
22. Concrete masonry block walls, if required by the Resource Management Department shall be constructed to the design and standards of the Building and Safety Division of the Public Works Department. Walls adjacent to road rights of way shall be shown on the Department of Public Works plan and profile drawings. A Building Permit may be required for such walls.
23. Developer shall comply with the Department of Public Works policy relating to Subdivision Street Trees and Utility Service Laterals on all subdivision streets.
24. Chain link fences, if required by the Resource Management Department of Flood Control, shall be constructed to Cal Trans Standard Plans. Subject fences shall be shown on the Department of Public Works plan and profile drawings if adjacent to County road rights of way.
25. Developer shall post Security and provide plan-checking fees in amounts to be determined by the Public Works Department to insure proper construction of all private streets within the development. Security will be released upon certification of a Civil Engineer registered in the State of California that subject streets have been constructed to approved standards.
26. Occupancy of any building within the development will be denied until all street improvements and drainage facilities are completed.
27. The developer's engineer of record, as specified in these conditions, shall certify to the Public Works Department prior to release of any securities that all private streets within the subject development are constructed according to approved plans prior to occupancy of any dwelling unit within the tract, and that all rough grading has been completed in substantial conformance with the tract grading plan.
28. Upon completion of construction and prior to occupancy, the entire road right of way abutting this project will be cleaned to allow Public Works Department Inspectors to check for damage to curbs, gutters, or sidewalks caused by construction traffic. Any damage will be repaired by the Developer prior to occupancy.
29. The Developer shall comply with the current Bikeway Element of the General Plan as to the dedication and construction of bikeways.
30. All roads shall be kept clear of mud and/or other construction debris during construction.

31. The Developer will be responsible for and fees required for materials retesting.
32. The Developer may be required by the Public Works Department to overlay *or chip seal a road, as determined by the Public Works Department*, after construction work has been completed if it is determined by the County that local patching is insufficient to mitigate project related construction and utility trenching damage.
33. Subdivider shall submit a Grading Plan acceptable to the Public Works Department for all streets and building pads prior to submitting the Final Map for approval. The Grading Plan shall show all lots draining to the street on which they front unless otherwise approved by the Public Works Department. The Grading Plan shall also show method and degree of compaction and proposed method of stabilizing exposed slopes. Subdivider shall plant and maintain all cut and fill slopes and maintenance shall be continued until the lot is occupied.
34. A preliminary Soils Report of the area, prepared by a Civil Engineer experienced in soil mechanics and slope stability, and registered in the State of California, will be required prior to the issuance of Grading Permits. The report shall include data regarding the distribution, stability and expansive nature of existing soils and conclusions and recommendations for grading procedures and design criteria for corrective measures.
35. All grading shall comply with the provisions of County Grading Ordinance No. 1795, and to Public Works Department standards.
36. Grading shall be designed so that natural drainage from off-tract property is not obstructed.
37. Provision shall be made to prevent off-tract drainage from being received by lots. Tract drainage shall not be drained to a public street gutter that does not have storm drainage inlets and where the tract drainage could, after being carried along the road gutter for some distance, be dumped into another tract.
38. No grading can be done prior to Final Map recordation except in compliance with County Code Chapter 21-8-C4.
39. All underground utility trench backfills on private property and in private roads shall be compacted and tested to a minimum of 90%, or to the satisfaction of the Public Works Director. Compaction test reports shall be submitted before and grading is finalized.
40. The Subdivider shall furnish one copy of the Final Tract Map to the Public Works Department prior to approval.
41. All debris, litter, and other construction waste generated by this development shall be removed from the site or adjacent property. Occupancy clearance of any building will be denied until debris removal is acceptable to the Public Works
42. Since certain areas of Santa Barbara County are prone to accelerated seasonal erosion by either wind or water, and acceptable Erosion Control Plan, with timing, may be required with the project Grading Plan.
43. Any tract which is to be graded out (mass graded) and developed as a Phased Build-Out will require a detailed engineered Erosion Control Plan which will apply to all graded areas which are not built out. This plan shall be maintained until the respective tract phases are built out. *This condition shall also apply to Lot Sale Subdivisions.*
44. *On lot sale subdivisions, no building permits shall be issued for any lot until all required utilities, rough grading, drainage facilities, and street improvements have been completed, unless otherwise approved by the Director of Public Works. This condition must be shown on the Final Map, along with the time allowed by the Subdividers Contract for the developer to complete said improvements.*
45. *Prior to issuance of any road construction and/or grading permits, the applicant shall verify to the Department of Public Works, in writing, that a registered civil engineer has been retained to act as the*

Engineer of Record during construction and testing operations. This engineer shall be responsible for any and all observation during construction, which he deems necessary to certify those aspects of construction requiring certification pursuant to these conditions. Where possible, the engineer whose signature and stamp appear on the tract plans should be retained as the Engineer of Record.

- 46. Regardless of all review and/or acceptance of tract plans, specifications, calculations, and reports by Public Works or other County departments, the registered civil engineer whose signature and stamp appear on the tract grading and road improvement plans is responsible for the accuracy and integrity of the design and base information relating to the plans and calculations. Design conflicts which arise during construction may result in work being stopped until discrepancies are resolved.*

ATTACHMENT D-1

**RESOLUTION OF THE PLANNING COMMISSION OF THE
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

IN THE MATTER OF RECOMMENDING TO THE BOARD OF SUPERVISORS THAT AN ORDINANCE BE APPROVED TO AMEND SECTION 35.1, OF THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, BY AMENDING THE COUNTY ZONING MAP FOR ASSESSOR'S PARCEL NUMBERS 107-150-021 AND 107-150-022 TO CHANGE THE ZONING FROM HIGHWAY COMMERCIAL (CH), TO GENERAL COMMERCIAL (C-3).

RESOLUTION NO.: 25 - 07

CASE NO.: 23RZN-00001

WITH REFERENCE TO THE FOLLOWING:

- A. WHEREAS on September 29, 1958, by Ordinance 971, the Board of Supervisors of the County of Santa Barbara adopted the Santa Barbara County Zoning Ordinance, Ordinance 661 of Chapter 35 of the Santa Barbara County Code; and
- B. WHEREAS on November 27, 2007, by Ordinance 4660, the Board of Supervisors adopted the Santa Barbara County Land Use and Development Code, Section 35.1 of Chapter 35, Zoning, of the Santa Barbara County Code which included the County Zoning Map that designates property within the unincorporated area of the County of Santa Barbara with specific zones; and
- C. WHEREAS all zoning maps and zoning designations previously adopted under the provisions of Section 35.14.020, Zoning Map and Zones, of Section 35.1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code are hereby repealed as they relate to Assessor's Parcel Numbers 107-150-021 and 107-150-022, as shown in Exhibit A of Attachment 1.
- D. WHEREAS the Planning Commission now finds that it is in the interest of orderly development of the County and important to the preservation of the health, safety and general welfare of the residents of the County to recommend that the Board of Supervisors adopt an Ordinance (Case No. 23RZN-00001) amending Section 35.1 of Chapter 35, Zoning, of the Santa Barbara County Code, by amending the County Zoning Map by re-designating Assessor's Parcel Numbers 107-150-021 and 107-150-022 from Highway Commercial (CH) to General Commercial (C-3) as shown on Exhibit A of Attachment 1 attached hereto.
- E. WHEREAS Section 65855 of the Government Code requires inclusion of the reason for the recommendation and the relationship of the zoning map amendment to the applicable general and specific plans. The proposed Ordinance is in the interest of the general community welfare as the parcel is currently zoned Highway Commercial (CH) and a Rezone

to General Commercial (C-3) will allow a pipe supply business that is already located nearby in the City of Santa Maria to continue providing products which are used for road maintenance and utilities and infrastructure construction by municipalities, utility providers, Caltrans, and agricultural operations. The project site is currently vacant. The rezoning of the parcel to C-3 will allow for the storage of said pipe supplies, which represents good planning consistent with the intent of the County General Plan and Orcutt Community Plan.

- F. WHEREAS this County Planning Commission has held a duly noticed public hearing, as required by Section 65484 of the Government Code, on the proposed amendments to the Zoning Map, at which hearing the proposed Ordinance was explained and comments invited from persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. In compliance with the provisions of Section 65855 of the Government Code, this County Planning Commission recommends that the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, approve and adopt the above-referenced Ordinance to Rezone Assessor Parcel Number 013-090-001, attached hereto as Exhibit A, as recommended by the County Planning Commission, based on the findings included as Attachment A of the County Planning Commission staff memorandum dated July 22, 2025. Said Ordinance is attached hereto as Attachment 1 and is incorporated herein by reference.
3. A certified copy of this resolution shall be transmitted to the Board of Supervisors.
4. The Chair of this Commission is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution to show the above-mentioned action by the County Planning Commission.

PASSED, APPROVED AND ADOPTED this 30th day of July, 2025 by the following vote:

AYES: Cooney, Bridley, Parke, Reed

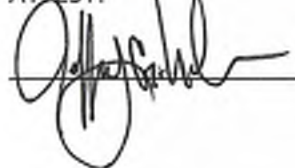
NOES:

ABSTAIN:

ABSENT: Martinez


LAURA M. BRIDLEY, Chair
Santa Barbara County Planning Commission

ATTEST:




JEFFREY WILSON
Secretary to the Commission

APPROVED AS TO FORM:

RACHEL VAN MULLEM
COUNTY COUNSEL

By


Deputy County Counsel

ATTACHMENTS:

1. Board of Supervisors' Ordinance to Rezone Assessor Parcel Numbers 107-150-021 and 107-150-022

ATTACHMENT 1

**COUNTY LAND USE AND DEVELOPMENT CODE
(ZONING MAP AMENDMENT)**

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 35.1, THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE BY AMENDING THE COUNTY ZONING MAP FOR ASSESSOR'S PARCEL NUMBERS 107-150-021 AND 107-150-022 TO CHANGE THE ZONING FROM HIGHWAY COMMERCIAL (CH) TO GENERAL COMMERCIAL (C-3).

Case No. 23RZN-00001

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1

All zoning maps and zone designations previously adopted under the provisions of Section 35.14.020, Zoning Map and Zones, of Section 35.1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, State of California, are hereby repealed as they related to Assessor's Parcel Numbers 107-150-021 and 107-150-022, as shown on Exhibit A.

SECTION 2

Pursuant to the provisions of Section 35.14.020, Zoning Map and Zones, of Section 35.1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, State of California, the Board of Supervisors hereby amends the County Zoning Map by re-designating Assessor's Parcel Numbers 107-150-021 and 107-150-022 from Highway Commercial (CH) to General Commercial (C-3).

The amended Zoning Map is made a part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said Zoning Map were specifically and fully set out and described therein.

SECTION 3

The Chair of the Board of Supervisors is hereby authorized and directed to sign and certify this Ordinance and all maps, documents, and other materials in accordance with this Ordinance to

show that said zone change for Assessor's Parcel Numbers 107-150-021 and 107-150-022 from Highway Commercial (CH) to General Commercial (C-3) has been adopted by this Board.

SECTION 4

Except as amended by this Ordinance, Section 35.14.020 of the Santa Barbara County Land Use and Development Code shall remain unchanged and shall continue in full force and effect.

SECTION 5

This ordinance shall take effect and be in force thirty (30) days from the date of its passage; and before the expiration of fifteen (15) days after its passage it, or a summary of it, shall be published once, with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara Independent, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ____ day of _____, 2025 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

LAURA CAPPS, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:

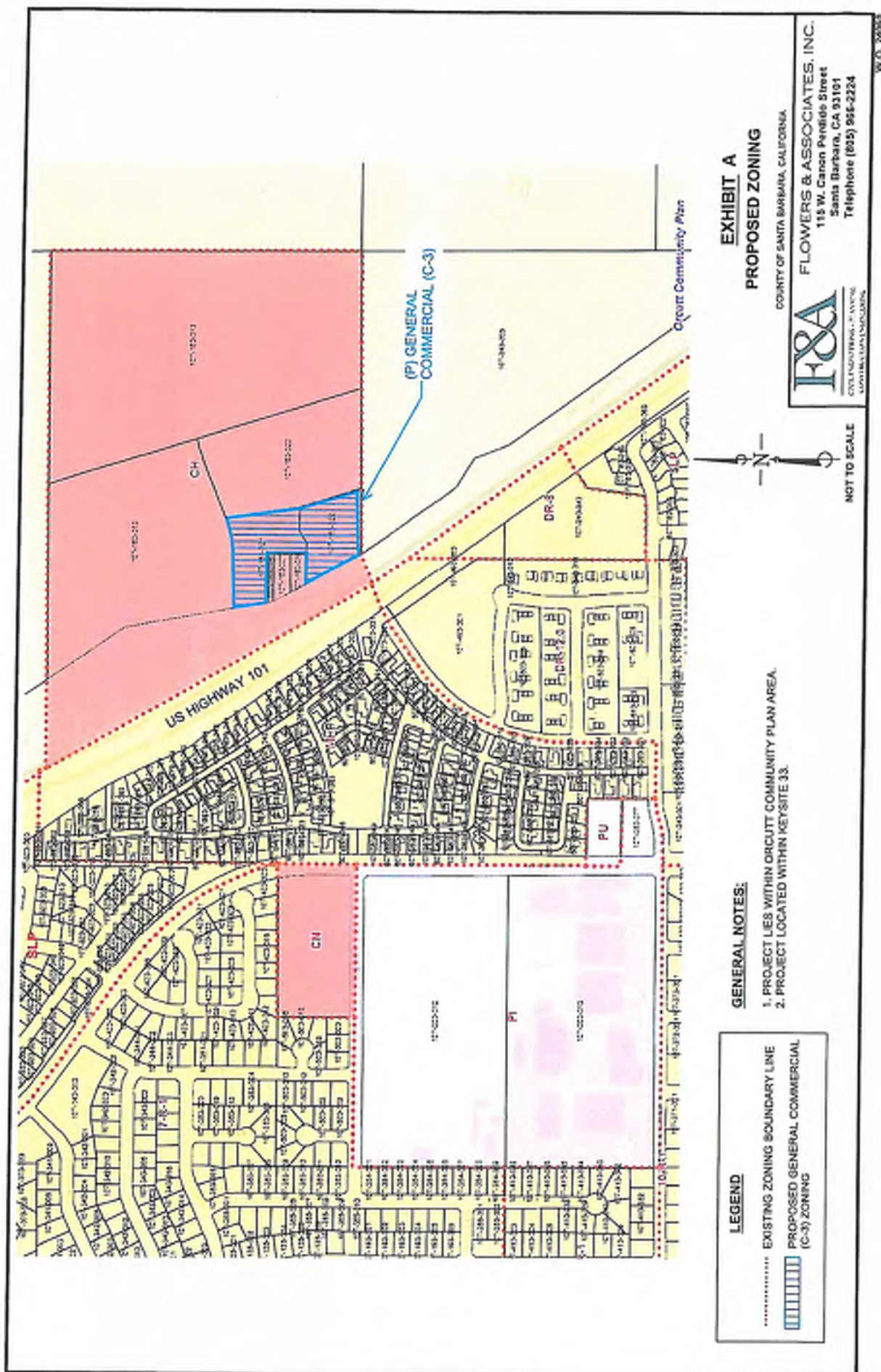
MONA MIYASATO
COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD OF SUPERVISORS

By: _____
Deputy Clerk

APPROVED AS TO FORM:

RACHEL VAN MULLEM
COUNTY COUNSEL

By _____
Deputy County Counsel



ATTACHMENT D-2

**RESOLUTION OF THE SANTA BARBARA COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

IN THE MATTER OF RECOMMENDING TO THE BOARD OF SUPERVISORS THAT A RESOLUTION BE ADOPTED TO AMEND THE COMPREHENSIVE PLAN LAND USE ELEMENT MAP (COMP-1) AND THE ORCUTT COMMUNITY PLAN LAND USE DESIGNATIONS EASTERN SECTION MAP TO ADJUST THE URBAN/RURAL BOUNDARY AND CHANGE THE LAND USE DESIGNATION MAP BY REDESIGNATING ASSESSOR'S PARCEL NUMBERS 107-150-021 AND 107-150-022 FROM HIGHWAY COMMERCIAL TO GENERAL COMMERCIAL; AND TO REVISE ORCUTT COMMUNITY PLAN POLICIES LU-O-6 AND KS33-1.

RESOLUTION NO. 25-08

CASE NO: 23GPA-00001

WITH REFERENCE TO THE FOLLOWING:

- A. WHEREAS on December 20, 1980, by Resolution No. 80-566, the Board of Supervisors of the County of Santa Barbara adopted the Comprehensive Plan (General Plan) for the County of Santa Barbara.
- B. WHEREAS on July 22, 1997, by Resolution No.97-314, the Board of Supervisors of the County of Santa Barbara adopted the Orcutt Community Plan.
- C. WHEREAS on January 24, 2023, an application (Case No. 23GPA-00001) to: 1) amend the Comprehensive Plan and Orcutt Community Plan to change the Land Use Designation on APNs 107-150-021 and 107-150-022 from Highway Commercial to General Commercial; and 2) amend Orcutt Community Plan Policies LU-O-6 and KS33-1.
- D. WHEREAS proposed amendment to the Comprehensive Plan Land Use Element Map (COMP-1) and the Orcutt Community Plan Land Use Designations Eastern Section Map to adjust the Urban/Rural boundary were included in the project description for the Famcon Pipe and Supply Project (Case No. 23GPA-00001).
- E. WHEREAS the above-referenced initiated amendments to the Comprehensive Plan were developed in order to comply with Government Code Section 65860 that requires County zoning ordinances to be consistent with the General Plan.
- F. WHEREAS the proposed amendment is consistent with the Santa Barbara County Comprehensive Plan, the Orcutt Community Plan and the requirements of California Planning, Zoning, and Development laws.
- G. WHEREAS public agencies, California Native American Indian Tribes, civic, education, and other community groups, public utility companies, and citizens have been provided the opportunity for involvement pursuant to Section 65351 and 65352 of the Government Code.

- H. WHEREAS the County initiated consultations with Native American tribes as required by Government Code Sections 65352.3 and 65352.4.
- I. WHEREAS the County Planning Commission has held a duly noticed hearing, as required by Section 65353 of the Government Code on the proposed amendment at which hearing the amendment was explained and comments invited from the persons in attendance and through this Resolution will endorse and transmit a written recommendation to the Board of Supervisors pursuant to Government Code Section 65354.
- J. WHEREAS the County Planning Commission has determined that the proposed amendment is consistent with the Comprehensive Plan, including the Orcutt Community Plan, and provide the greatest community welfare without compromising community values, environmental quality, or the public health and safety, as included in the findings in Attachment A of the Planning Commission staff memorandum, dated July 22, 2025, which is incorporated herein by reference.
- K. WHEREAS in compliance with Government Code Section 65855, which requires the County Planning Commission's written recommendation on the proposed amendments and ordinances to include the reasons for the recommendation and the relationship of the proposed ordinances and amendments to applicable general and specific plans, the County Planning Commission has determined that the proposed amendments represent good planning consistent with the intent of the Comprehensive Plan.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. The County Planning Commission now finds that it is in the interest of the orderly development of the County and important to the preservation of the health, safety and general welfare of the residents of the County to recommend that the Board of Supervisors approve General Plan Amendment Case No. 23GPA-00001 and adopt a Resolution amending the Land Use Element Map (COMP-1) of the Santa Barbara County Comprehensive Plan Land Use Element, the Orcutt Community Plan Land Use Designations Eastern Section Map, and Orcutt Community Plan Policies LU-O-6 and KS33-1 as follows:
 - 1) Redesignate Assessor's Parcel Numbers 107-150-021 and 107-150-022 from Highway Commercial to General Commercial as shown on Exhibit A of Attachment 1.
 - 2) Adjust the Urban/Rural boundary line as shown on Exhibit B of Attachment 1.
 - 3) Amend Policies LU-O-6 and KS33-1 to allow redesignation of land use and adjust the Urban/Rural boundary shown on Exhibit C of Attachment 1 as follows:

Policy LU-O-6: The Orcutt Urban/Rural Boundary shall separate principally urban land uses and those uses which are rural and/or agricultural in nature. This boundary shall represent the maximum extent of the Orcutt urban area and the Urban/Rural Boundary shall not be extended until existing inventories of vacant land within the urban area are nearing buildout, except for those parcels served by existing public water and sewer utilities. Other Boundary adjustments shall be approved only as part of a major Community Plan update.

Policy KS33-1: The Ikola parcels (APN 107-150-19 and -018), the Blackenburg parcel (APN 107-150-13), and the Armstrong parcels (APN 104-150-07, -15, -16) are designated Highway Commercial/CH. APNs 107-150-020 and -021 are designated General Commercial/C. All other parcels are designated Agriculture II and zoned

AG-II-100. Any proposed development on Key Site 33 shall comply with the following development standards.

Said recommended Board Resolution is attached hereto as Attachment 1 and is incorporated by reference.

3. In compliance with the provisions of Section 65855 of the Government Code, this County Planning Commission recommends that the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, approve and adopt the above-mentioned recommendation of this Commission, based on the findings included as Attachment A of the Planning Commission staff memorandum for the project dated July 22, 2025.
4. A certified copy of this resolution shall be transmitted to the Board of Supervisors.
5. The Chair of this County Planning Commission is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this resolution to show the above-mentioned action by the County Planning Commission.

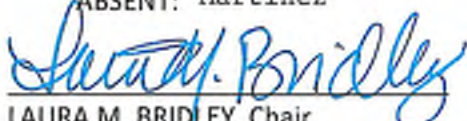
PASSED, APPROVED AND ADOPTED this July 30, 2025, by the following vote:

AYES: Cooney, Bridley, Parke, Reed

NOES:

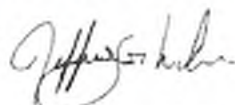
ABSTAIN:

ABSENT: Martinez



LAURA M. BRIDLEY, Chair
Santa Barbara County Planning Commission

ATTEST:



JEFF WILSON
Secretary to the Commission

APPROVED AS TO FORM:

RACHEL VAN MULLEM
COUNTY COUNSEL

By 
Deputy County Counsel

ATTACHMENTS:

1. Board of Supervisors Resolution to change the Comprehensive Plan Land Use designation of Assessor Parcel Numbers 107-150-021 and 107-150-022

ATTACHMENT 1

RESOLUTION NO. 25-_____

CASE NO: 23GPA-00001

A RESOLUTION AMENDING THE COMPREHENSIVE PLAN LAND USE ELEMENT MAP (COMP-1) AND THE ORCUTT COMMUNITY PLAN LAND USE DESIGNATIONS EASTERN SECTION MAP TO ADJUST THE URBAN/RURAL BOUNDARY AND CHANGE THE LAND USE DESIGNATION MAP BY REDESIGNATING ASSESSOR'S PARCEL NUMBERS 107-150-021 AND 107-150-022 FROM HIGHWAY COMMERCIAL TO GENERAL COMMERCIAL; AND TO REVISE ORCUTT COMMUNITY PLAN POLICIES LU-O-6 AND KS33-1.

The Board of Supervisors of the County of Santa Barbara ordains as follows:

- A. WHEREAS on December 20, 1980, by Resolution No. 80-566, the Board of Supervisors of the County of Santa Barbara adopted the Comprehensive Plan (General Plan) for the County of Santa Barbara.
- B. WHEREAS on July 22, 1997, by Resolution No. 97-314, the Board of Supervisors of the County of Santa Barbara adopted the Orcutt Community Plan.
- C. WHEREAS on January 24, 2023, an application (Case No. 23GPA-00001) to: 1) amend the Comprehensive Plan and Orcutt Community Plan to change the Land Use Designation on APNs 107-150-021 and 107-150-022 from Highway Commercial to General Commercial; and 2) amend Orcutt Community Plan Policies LU-O-6 and KS33-1.
- D. WHEREAS proposed amendment to the Comprehensive Plan Land Use Element Map (COMP-1) and the Orcutt Community Plan Land Use Designations Eastern Section Map to adjust the Urban/Rural boundary were included in the project description for the Famcon Pipe and Supply Project (Case No. 23GPA-00001).
- E. WHEREAS the above-referenced initiated amendments to the Comprehensive Plan were developed in order to comply with Government Code Section 65860 that requires County zoning ordinances to be consistent with the General Plan.
- F. WHEREAS the proposed amendment is consistent with the Santa Barbara County Comprehensive Plan, the Orcutt Community Plan and the requirements of California Planning, Zoning, and Development laws.
- G. WHEREAS public agencies, California Native American Indian Tribes, civic, education, and other community groups, public utility companies, and citizens have been provided the opportunity for involvement pursuant to Section 65351 of the Government Code.
- H. WHEREAS the County conducted consultations with Native American tribes as required by Government Code Section 65352.3 and 65352.4.
- I. WHEREAS the County Planning Commission held a duly noticed hearing, as required by Section 65353 of the Government Code on the proposed amendment at which hearing the amendment was explained and comments invited from the persons in attendance and has endorsed and transmitted a written recommendation to the Board of Supervisors pursuant to Government Code Section 65354.
- J. WHEREAS the Board of Supervisors has determined that the proposed amendment is consistent with the Comprehensive Plan, including the Orcutt Community Plan, and provide the greatest

community welfare without compromising community values, environmental quality, or the public health and safety, as included in the findings in Attachment A of the Planning Commission staff memorandum, dated July 22, 2025, which is incorporated herein by reference.

- K. WHEREAS this Board has held a duly noticed public hearing, as required by Section 65355 of the Government Code on the proposed amendment, at which hearing the proposed amendment was explained and comments invited from the persons in attendance.
- L. WHEREAS in compliance with Government Code Section 65855, which requires the County Planning Commission's written recommendation on the proposed amendments and ordinances to include the reasons for the recommendation and the relationship of the proposed ordinances and amendments to applicable general and specific plans, the Board of Supervisors has determined that the proposed amendments represent good planning consistent with the intent of the Comprehensive Plan.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.
- 2. Whereas the Board of Supervisors now finds consistent with the authority of Government Code Section 65358 that it is in the interest of orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of said County to approve General Plan Amendment Case No. 23GPA-00001 and adopt a Resolution amending the Land Use Element Map (COMP-1) of the Santa Barbara County Comprehensive Plan, the Orcutt Community Plan Land Use Designations Eastern Section Map, and Orcutt Community Plan Policies LU-O-6 and KS33-1 as follows:
 - A. Redesignate Assessor's Parcel Numbers 107-150-021 and 107-150-022 from Highway Commercial to General Commercial as shown on Exhibit A.
 - B. Adjust the Urban/Rural boundary line as shown on Exhibit B.
 - C. Amend Policies LU-O-6 and KS33-1 to allow redesignation of land use and adjust the Urban/Rural boundary as shown on Exhibit C as follows:

Policy LU-O-6: The Orcutt Urban/Rural Boundary shall separate principally urban land uses and those uses which are rural and/or agricultural in nature. This boundary shall represent the maximum extent of the Orcutt urban area and the Urban/Rural Boundary shall not be extended until existing inventories of vacant land within the urban area are nearing buildout, except for those parcels served by existing public water and sewer utilities. Other boundary adjustments shall be approved only as part of a major Community Plan update.

Policy KS33-1: The Ikola parcel (APN 107-150-~~19~~ and -018), the Blackenburg parcel (APN 107-150-13), and the Armstrong parcels (APN 104-150-07, -15, -16) are designated Highway Commercial/CH. APNs 107-150-020 and -021 are designated General Commercial/C. All other parcels are designated Agriculture II and zoned AG-II-100. Any proposed development on Key Site 33 shall comply with the following development standards.

- 3. In compliance with the provisions of Section 65356 of the Government Code, the above described change is hereby adopted as an amendment to the Land Use Element of the Santa Barbara County Comprehensive Plan.

4. Pursuant to provisions of Government Code Section 65357(b), the Clerk of the Board is hereby directed to make the documents amending the Santa Barbara County Comprehensive Plan, including the diagrams and text, available to the public for inspection.
5. The Chair and the Clerk of this Board are hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution to reflect the above described action by the Board.
6. Pursuant to the provisions of Government Code Section 65357, the Clerk of the Board is hereby authorized and directed to send endorsed copies of said maps to the planning agency of each city within this County.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2025 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Laura Capps, Chair
Board of Supervisors
County of Santa Barbara

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By _____
Deputy Clerk

APPROVED AS TO FORM:

RACHEL VAN MULLEM
COUNTY COUNSEL

By _____
Deputy County Counsel

EXHIBITS:

- A. Amendment to Comprehensive Plan Land Use Element Map (COMP-1) (Land Use Designation Change and Urban/Rural Boundary Adjustment)
- B. Amendment to Orcutt Community Plan Land Use Designations Eastern Section Map (Urban and Rural Boundary Adjustment)
- C. Amendments to Language of Orcutt Community Plan

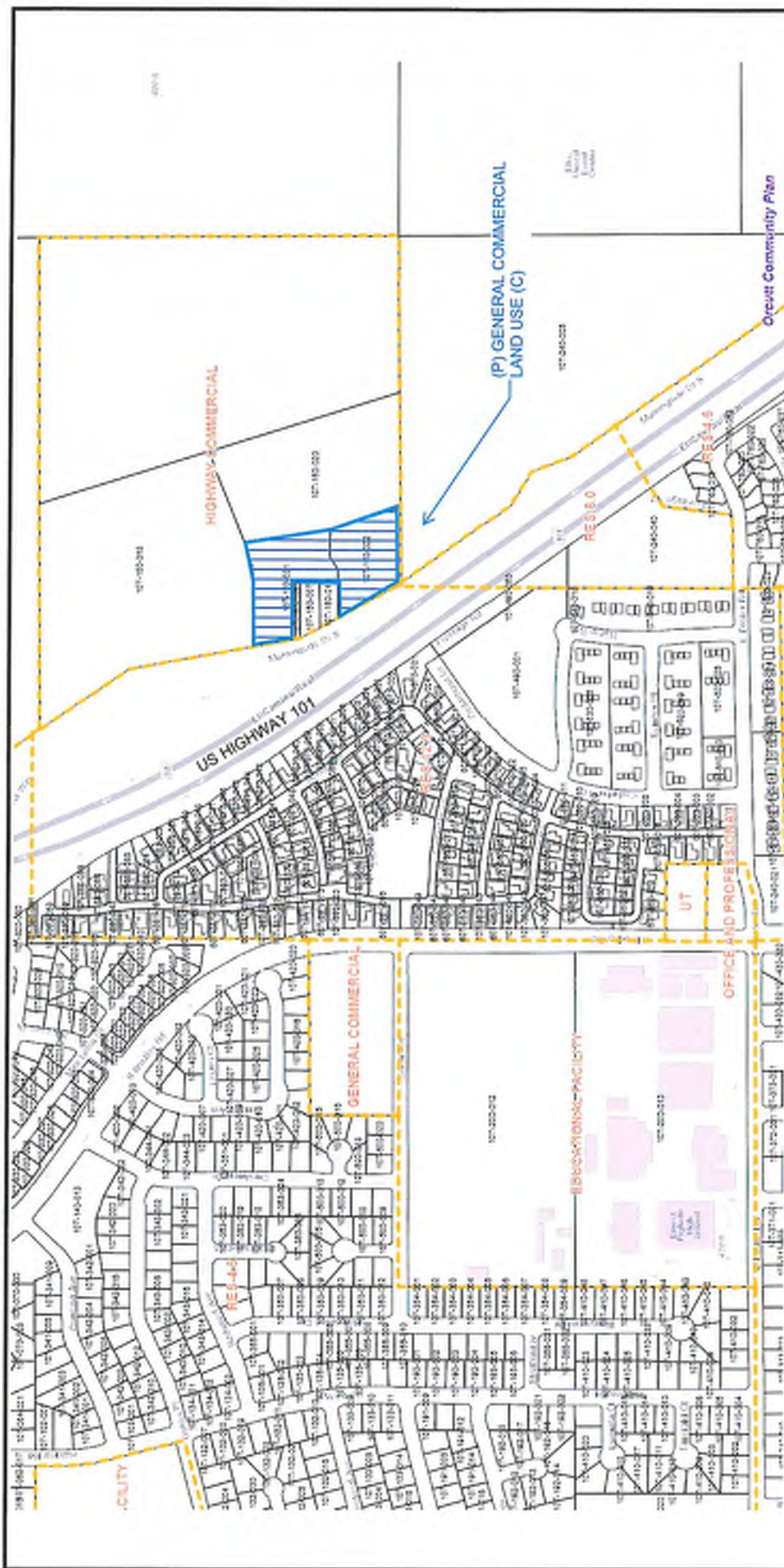


EXHIBIT A
PROPOSED LAND USE

1. PROJECT LIES WITHIN ORCUTT COMMUNITY PLAN AREA.
2. PROJECT LOCATED WITHIN KEYSITE 33.

LEGEND

EXISTING LAND USE BOUNDARY
PROPOSED GENERAL COMMERCIAL
LAND USE (C)

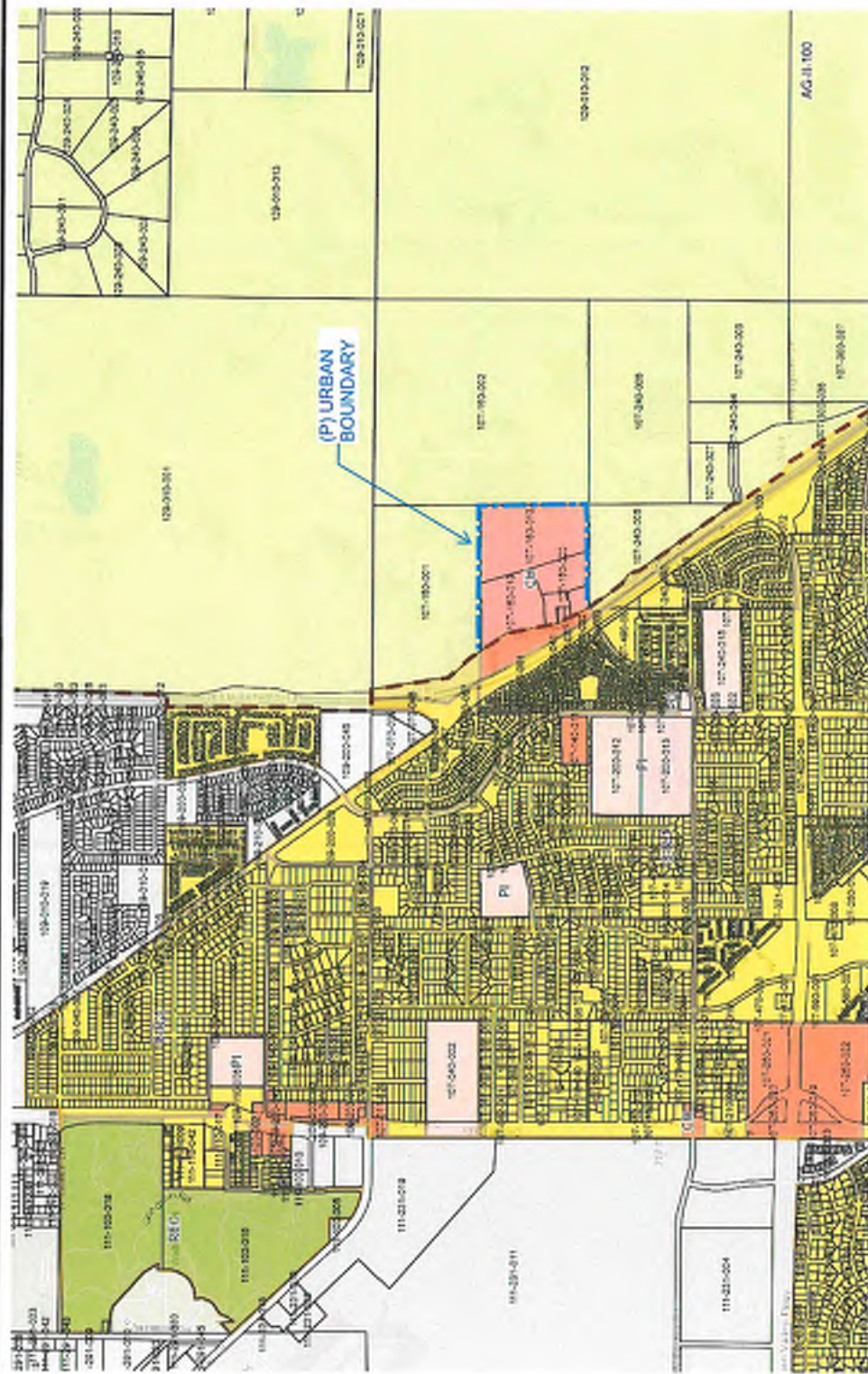
NOT TO SCALE



COUNTY OF SANTA BARBARA, CALIFORNIA

FLOWERS & ASSOCIATES, INC.
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224

W.O. 24560



LEGEND

- EXISTING RURAL BOUNDARY
- EXISTING URBAN AREA
- PROPOSED URBAN BOUNDARY

GENERAL NOTES:

1. PROJECT LIES WITHIN ORCUTT COMMUNITY PLAN AREA.
2. PROJECT LOCATED WITHIN KEY SITE 33.

EXHIBIT

PROPOSED URBAN-RURAL BOUNDARY

COUNTY OF SANTA BARBARA, CALIFORNIA

F&A
FLOWERS & ASSOCIATES, INC.
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 969-2224

CITY ENGINEERING & PLANNING
CONSTRUCTION DEPARTMENT

W.O. 24660

EXHIBIT C: AMENDMENTS TO LANGUAGE OF ORCUTT COMMUNITY PLAN

Proposed Orcutt Community Plan Amendments	
OCP Policy	Proposed Text Amendment
Policy LU-O-6	<i>Policy LU-O-6: The Orcutt Urban/Rural Boundary shall separate principally urban land uses and those uses which are rural and/or agricultural in nature. This boundary shall represent the maximum extent of the Orcutt urban area and the Urban/Rural Boundary shall not be extended until existing inventories of vacant land within the urban area are nearing buildout, <u>except for those parcels served by existing public water and sewer utilities.</u> Other bBoundary adjustments shall be approved only as part of a major Community Plan update.</i>
Policy KS33-1	<i>Policy KS33-1: The Ikola parcel (APN 107-150-19 and -018), the Blackenburg parcel (APN 107-150-13), and the Armstrong parcels (APN 104-150-07, -15, -16) are designated Highway Commercial/CH. <u>APNs 107-150-020 and -021 are designated General Commercial/C.</u> All other parcels are designated Agriculture II and zoned AG-II-100. Any proposed development on Key Site 33 shall comply with the following development standards.</i>