

# **Famcon Pipe & Supply Development Plan with General Plan Amendment and Rezone**

**Case Nos. 23GPA-00001, 23RZN-00001, and 23DVP-00016**

**Board of Supervisors  
August 26, 2025**



**County of Santa Barbara**  
Planning and Development  
Steve Conner

# Project Vicinity





# Existing Site Photos





# Existing Site Photos



# Permit Path

- Rezone
  - Highway Commercial Zone District (CH) to General Commercial Zone District (C-3)
- General Plan Amendment (GPA)
  - Highway Commercial to General Commercial
  - Urban/Rural Boundary Adjustment
- Development Plan
  - LUDC threshold for projects with new structures over 5,000 sf and/or outdoor storage with sales over 20,000 sf

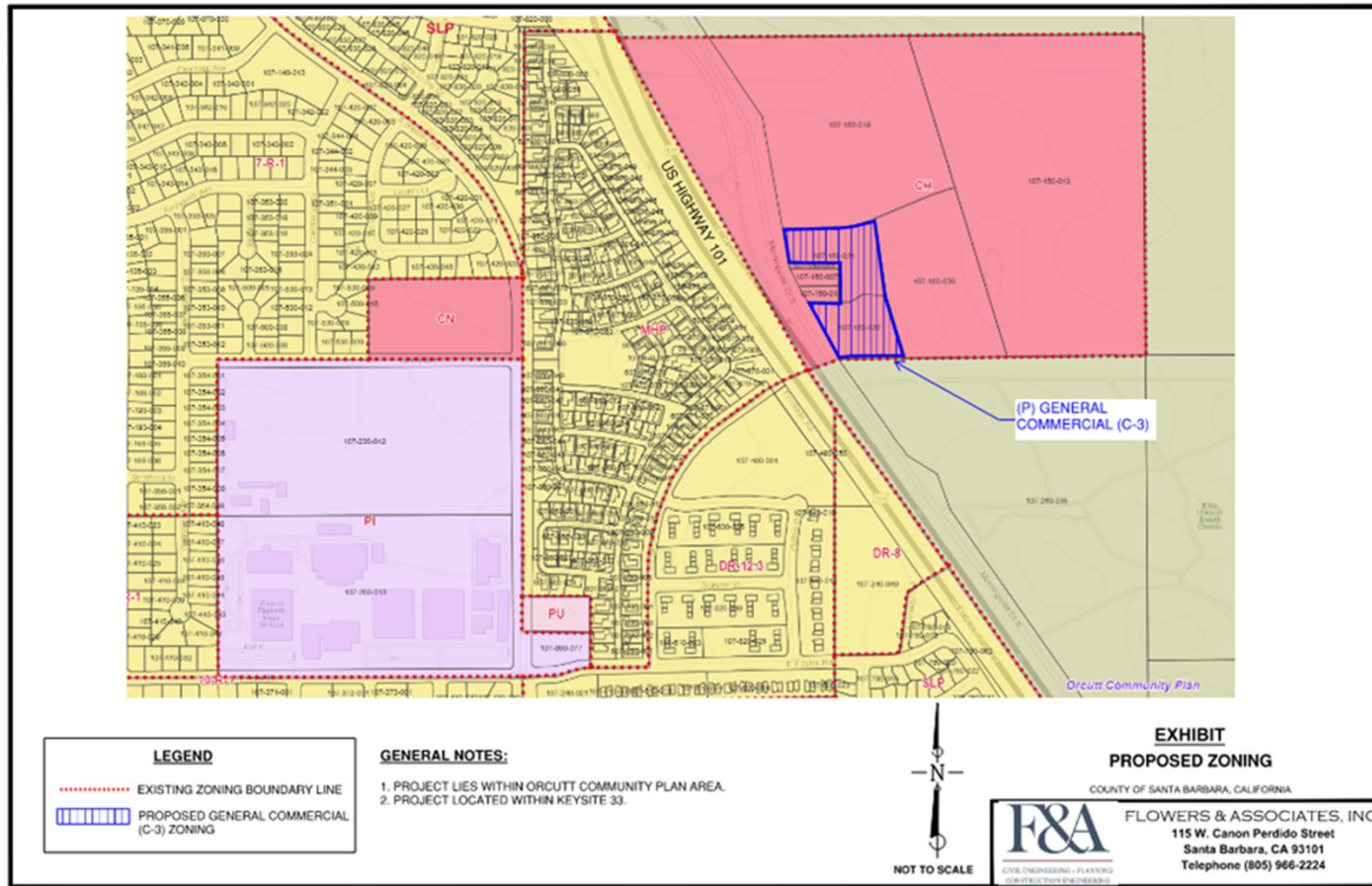
# Request: GPA

- General Plan Amendment (GPA), continued
  - Amend Comprehensive Plan Land Use Element Map Comp-1
  - Orcutt Community Plan Policy edits
    - 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 107-150-021 and -022 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.





# Request: Rezone



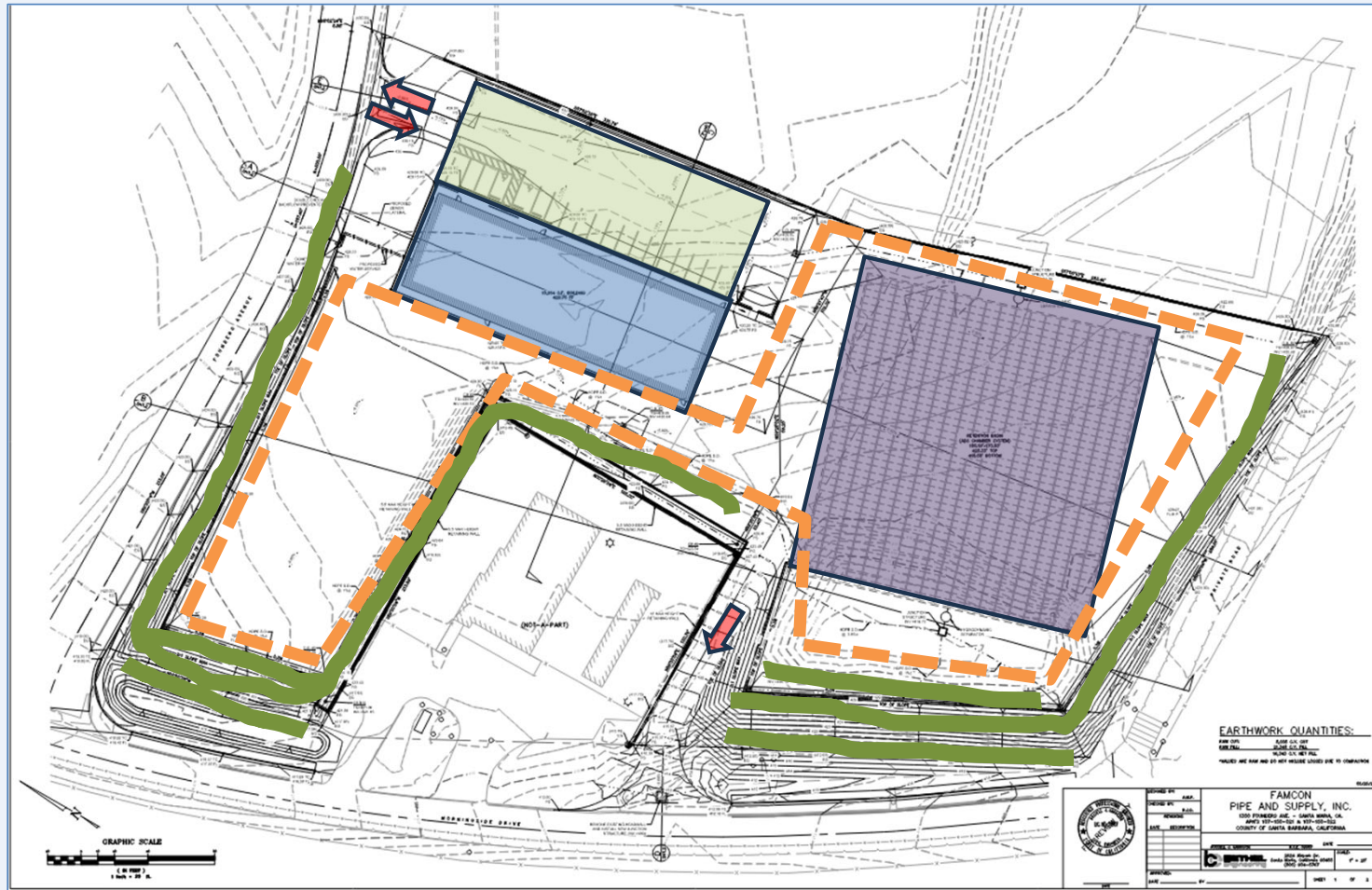


# Request: Development Plan

- 11,040 sf structure
  - 7,500 sf of warehouse
  - 3,800 sf of office and employee areas
  - 33 ft tall
- Eight employees working between 6:30am-5pm
- 18 parking spaces
- 40,000 sf outdoor storage area with driveway circulation for accessing pipes/supplies and retaining walls with development pad
- Underground stormwater detention basin (32,000 cubic feet)
- 26,000 sf of landscape screening buffer along Highway 101



# Site Plan



# Environmental Review

- CEQA Guidelines Section 15070: Mitigated Negative Declaration
  - Applicant accepted mitigation to reduce or avoid significant effects
    - Aesthetics/Visual Resources
    - Fire Protection
    - Geologic Processes
    - Water Resources



# Policy Consistency and Ordinance Compliance

- Consistent with Comprehensive Plan Elements and Policies
  - Land Use Element
  - Circulation Element
  - Orcutt Community Plan
- Consistent with County Land Use & Development Code
  - C-3 Zone District
  - Development Standards
  - Design Review (NBAR)

# Recommended Actions

1. Make the required findings for approval of the Proposed Project, consisting of a General Plan Amendment, Rezone, and Development Plan (Case Nos. 23GPA-00001, 23RZN-00001 and 23DVP-00016), including California Environmental Quality Act (CEQA) findings, included as Attachment 1 to the Board Letter;
2. Adopt the Final Mitigated Negative Declaration (Case No. 24NGD-00011) included as Attachment 3 to the Board Letter, 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 Proposed Project;
3. Adopt a Resolution, included as Attachment 4 to the Board Letter, amending the Santa Barbara County Zoning Map (Case No. 23RZN-00001) of the County Land Use and Development Code to change Assessors' Parcel Numbers 107-150-021 and 107-150-022 from Highway Commercial (CH) to General Commercial (C-3);
4. Adopt a Resolution, included as Attachment 5 to the Board Letter, amending the Land Use Element map (COMP-1) and the Orcutt Community Plan Land Use Designations Eastern Section Map (Case No. 23GPA-00001), to adjust the Urban/Rural Boundary and change the land use designation map by redesignating Assessor's Parcel Numbers (APNs) 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; and
5. 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 2 to the Board Letter.