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LATE DIST

Katherine Douglas

Applicant Presentation

From: Morgan Krapes <mkrapes@flowersassoc.com>
Sent: Friday, August 22, 2025 10:59 AM
To: sbcob
Cc: Gelare Macon
Subject: Famcon Presentation, Planning & Development Departmental Agenda Item #2 25-00752
Attachments: FAMCON Presentation for BOS 8.26.25_23GPA1, 23RZN-1, 23DVP-16.pdf

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Good morning,

Please see our applicant presentation for the Planning & Development Departmental Agenda Item #2 25-00752 attached to this email. If you need a power point document, please let me know.

Thank you,



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From: Gelare Macon <gmacon@flowersassoc.com>
Sent: Thursday, August 21, 2025 10:20 AM
To: Morgan Krapes <mkrapes@flowersassoc.com>
Subject: FW: Hearing Time Estimate Board of Supervisor's August 26, 2025



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From: Lia Graham <ligraham@countyofsb.org>
Sent: Thursday, August 21, 2025 9:44 AM

To: Conner, Steve <conners@countyofsb.org>; Beyeler, Gwen <gvonklan@countyofsb.org>; Seawards, Travis <tseawards@countyofsb.org>; Wilson, Jeffrey <jewilson@countyofsb.org>; Plowman, Lisa <lplowman@countyofsb.org>; William Robertson <wmrober@countyofsb.org>; Gary Smart <gsmart@countyofsb.org>; Gelare Macon <gmacon@flowersassoc.com>; stevep@famconpipe.com
Subject: Hearing Time Estimate Board of Supervisor's August 26, 2025

Good morning,

Please see the attached Agenda for the August 26, 2025 Santa Barbara County Board of Supervisors meeting. The Famcon Pipe and Supply Development Plan, General Plan Amendment and Rezone is scheduled as Departmental Item No. 2 (see page 22 of the attached Agenda) and is estimated to begin at approximately [10:30 AM]. A summary of the time allocated for this item is also attached to this email.

Lastly, as a friendly reminder, any documents longer than one page - including applicant and appellant presentations - must be submitted to the Clerk of the Board by 12:00 PM on the Friday prior to the Board hearing. Per Board Resolution No. 91-333, the Board shall not consider or accept an untimely submission as part of the record, unless a motion to do so is passed by a four-fifths vote.

Please submit all documents, including presentations, to the Clerk of the Board at: sbcob@countyofsb.org.

If you have any questions or need further assistance, feel free to reach out.

Thank you,



Lia Marie Graham
Deputy Clerk of the Board/Assessment Appeals Clerk
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Famcon General Plan Amendment/Rezone/Development Plan
23GPA-00001, 23RZN-00001, 23DVP-00016



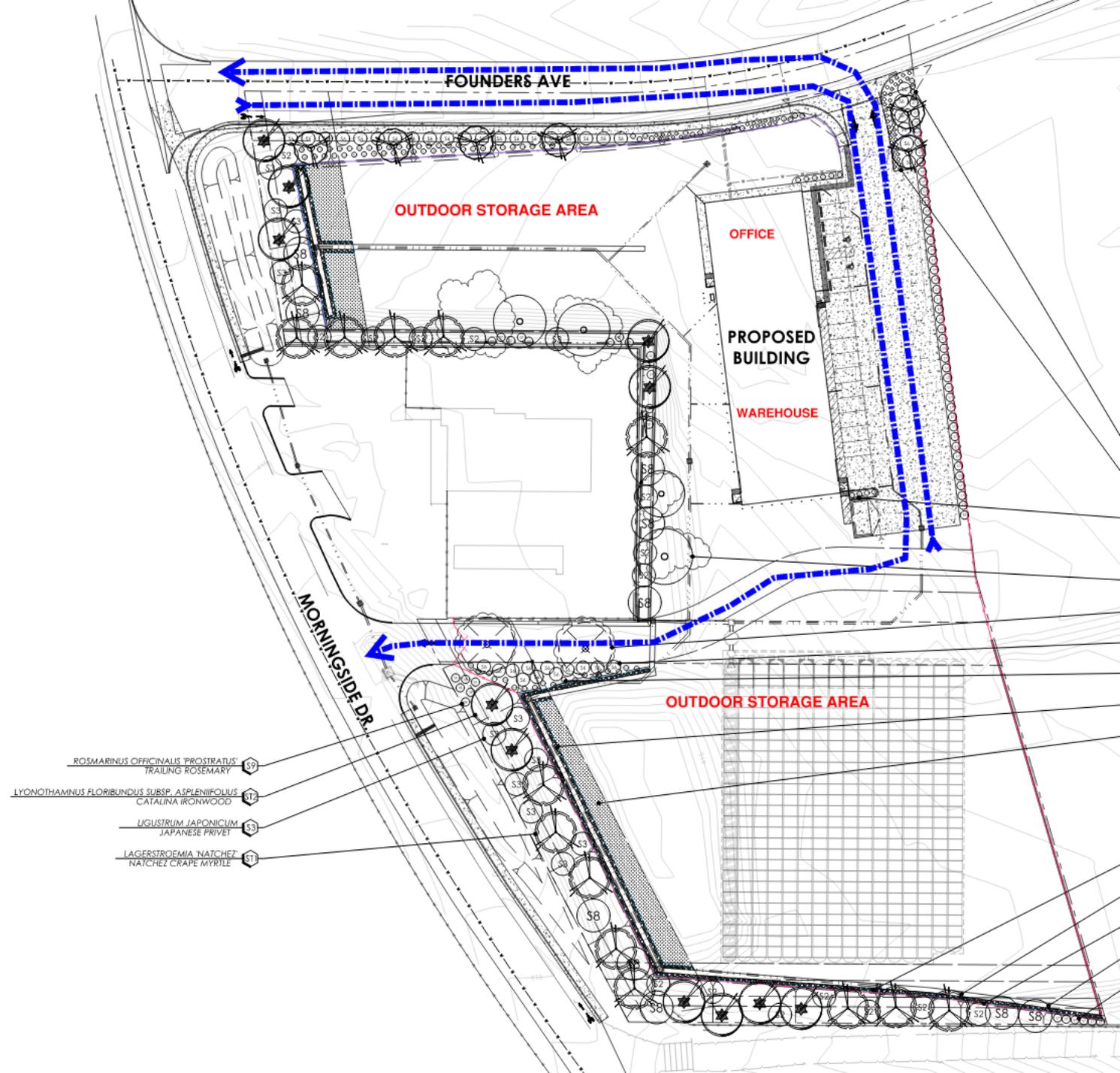
Project Team

Applicant:	FAMCON Pipe & Supply
Agent:	Flowers & Associates, Inc.
Architect:	RA Architects & Engineers
Civil:	Bethel Engineering
Landscape Architect:	PleinAire Design Group
Soils Engineer:	Pacific Coast Testing, Inc.
Traffic Engineer:	Associated Transportation Engineers

Project

Development Plan

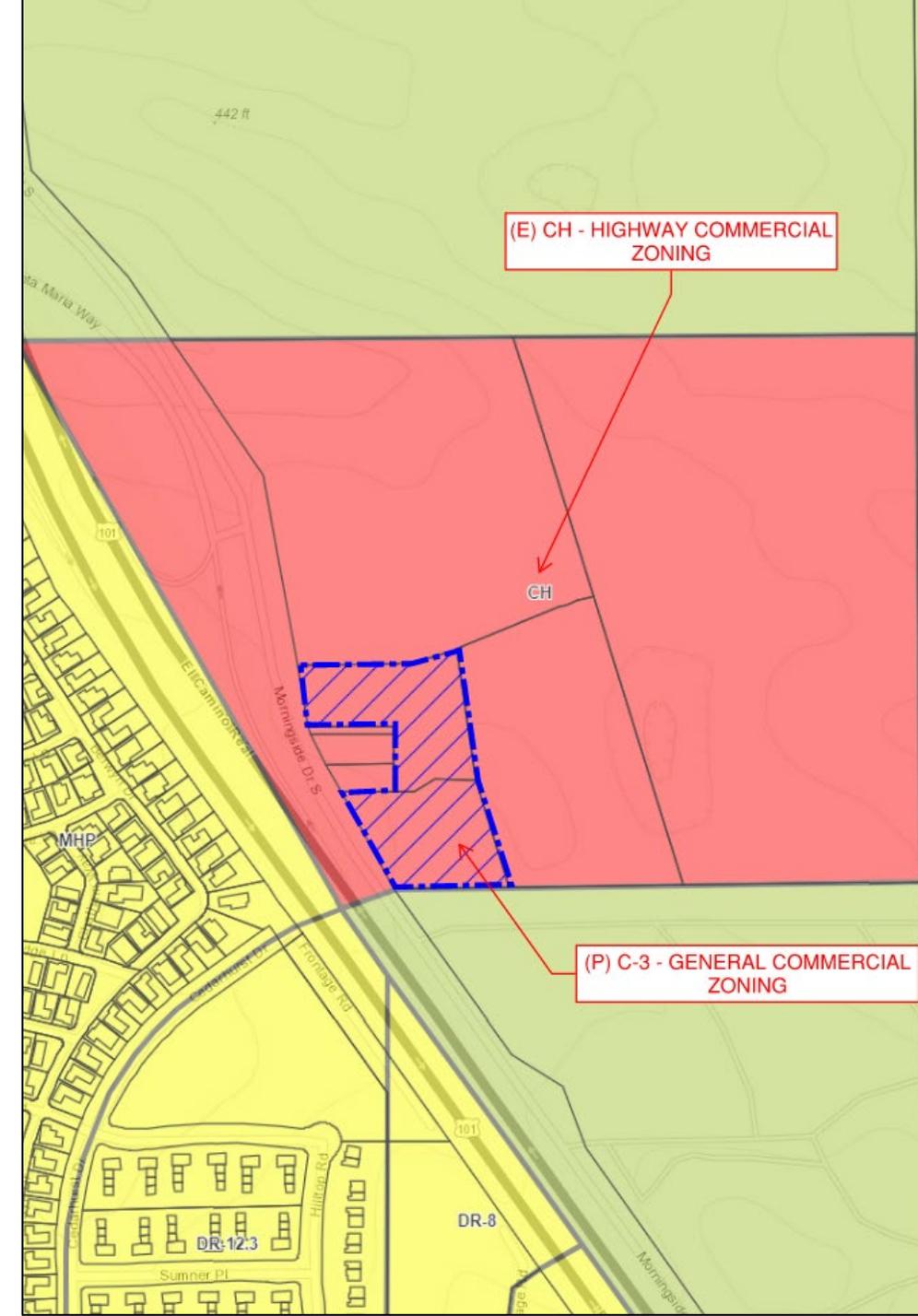
- Proposed site: ~4 acres
- Commercial office/warehouse building and outdoor piping supply storage
- Building Footprint: ~11,000 sf
 - ~3,800 office
 - ~7,200 warehouse
- Height: 33 ft 2.5 in
- Landscaping area: ~29,422 sf
- Parking: 18 spaces
- Employees: 8 FTE's
- Served by existing utilities: Golden State Water Company, Laguna County Sanitation



Project

Zoning

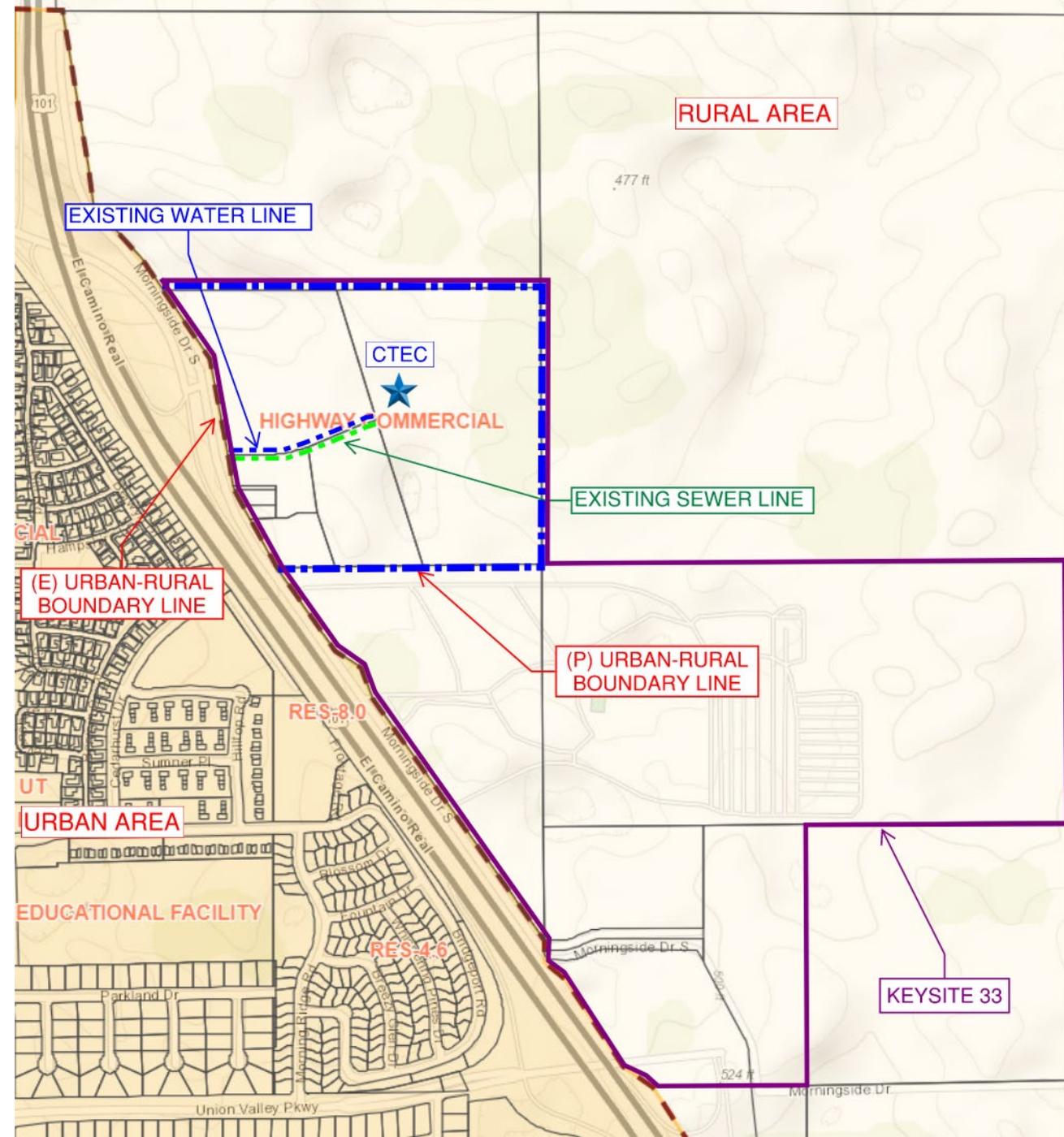
- Updates the Land Use designation from (H) Highway Commercial to (C) General Commercial
- Updates Zoning designation from (CH) Highway Commercial to (C-3) General Commercial
 - Surrounding Zoning: Commercial (HC, CN, PI), Residential (SLP, DR, 7-R), Mobile Home Park (MHP), Agricultural (AG-II)



Project

General Plan Amendment

- Updates the Urban-Rural Boundary
 - Urban Boundary extended to include project parcels and surrounding parcels with existing utility services: APN's 107-150-007, 107-150-015, 107-150-016, 107-150-013, 107-150-018, 107-150-020, 107-150-021, 107-150-022
- Update to Orcutt Community Plan (OCP) 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.**
- Update to OCP Key Site 33 Development Standards:
 - Policy KS33-1: The Ikola parcels (APN 107-150-019 and ~~18~~), the Blackenburg parcel (APN 107-150-013), and the Armstrong parcels (APN 107-150-007, -15, -16) are designated Highway Commercial/CH. **Parcels 104-150-021 and -022 are designated General Commercial/C-3.** 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.



Points of Interest

- Career Technical Education Center
 - Outreach, potential collaboration for educational opportunities with technical training, coordination with Bell Schedule
- Elks Unocal Event Center & Santa Maria Elks Rodeo Grounds
 - Famcon will be closed evenings and weekends when events take place
- Polished Pet
 - No objection to project



Project Overview

- Sited within existing Highway Commercial boundaries
- Urban boundary extended to include parcels with existing utilities only
- Minimal daily truck and employee trips
 - VMT: Does not exceed “Project Size” Screening Criteria of County Threshold 110 ADT
- Outgrown existing Santa Maria location to allow for expansion of facilities and services at the new project site (old location 1 acre, new location 4 acres)
- Employees: 8 FTE’s
- Operational Hours: 6:30am to 5pm, M-F



Planning Commission Hearing

June 11, 2025

Planning Commission recommended approval to Board of Supervisors with 5-0 vote:

- Commissioner Reed:

- *“It’s nice to see a piece of property that’s been unused for decades to be brought to a **higher and better use** (...). I think it’s pretty clear that it’s going to be **a real asset** (...) that will provide a valuable service to the County and a bonus of enhancing the technical and practical education of the high school district.”*

- Commissioner Park:

- *“I like this project because it’s actual planning (...) and land use planning to me (...) is **locating the right spot for the right things and that’s what this is all about** (...). This particular application, it got me thinking where is the right place for this kind of business. It’s not in the City, it’s not in crowded neighborhoods, it’s not where there is congestion (...) as you go up the 101 in the tri-county area (...) there are businesses just like yours (...) and they have freeway access, and the trucks can get on or off and doesn’t bother anyone (...) and it works.”*

- Commissioner Cooney:

- *“This is a pretty easy project to review (...)” and “I will say to Ms. Macon its about time you threw us a softball (...) so I will be in **full support of the project.**”*

- Commissioner Bridley:

- *“I realize this is a very good site for the project (...) as much as the Orcutt Community Plan envisioned this polygon area (...) it does have the commercial zone and it was for the Elks [development] that hasn’t panned out the way it was going to, so **this is a beautiful fit to that area** (...). **I’m in full support of the project** and I think it’s really a pleasure to hear from a family business with employees that are longstanding and are very community oriented as well.”*

FAMCON

- Began operations in 1904 in Oxnard as Fowler and Myers Concrete Pipe Co. supplying irrigation and industrial products and onsite manufacturing of concrete pipe to Ventura County
 - Famcon Pipe & Supply, Inc. established in 1985, supplying waterworks materials to municipalities and industry contractors in Ventura, Santa Barbara and Los Angeles Counties, expanded to dry utilities in 1994
 - Locations in Oxnard and Santa Maria
 - Santa Maria Branch opened 2018
 - Employees: 8 FTE's
 - Oxnard Branch opened 1985
 - Employees: 28 FTE's
 - Largest, locally owned independent waterworks supply house in the California's Central Coast and Ventura Tri-County region
 - Santa Maria annual sales tax generation
 - Santa Maria annual payroll
- Municipalities Served:*
- City of Santa Maria
 - City of Lompoc
 - Golden State Water, Santa Maria
 - Nipomo Community Service District
 - City of Solvang
 - City of Paso Robles
 - Laguna County Sanitation, Santa Maria
 - County of San Luis Obispo
 - County of Santa Barbara
 - City of San Luis Obispo





FAMCON

- Organizations supported locally:
 - Santa Maria Girls Softball
 - Pioneer High School Soccer
 - Taylor Junior High Soccer
 - Track and Field at Alice Shaw Elementary
 - Santa Maria Valley Chamber of Commerce- Pathfinders Program
 - Santa Maria Police Council
 - St. Joseph's High School
 - Santa Barbara County Fair-Junior Livestock
 - **Career Technical Education Center** - Will be working to develop student exposure to the water works industry
- Promotes family environment
- Employee tenures of over 35 years
- Provides certification classes for municipalities and customers
- Annual Charitable Donations



Thank you
