

Katherine Douglas

Applicant Presentation

2



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,



FLOWERS & ASSOCIATES, INC.

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Planner/Public Agency Coordinator
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Santa Barbara, CA 93101
www.flowersassoc.com
805.966.2224 Ext. 100

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 <lpowman@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

County Executive Office – Clerk of the Board of Supervisors

105 E. Anapamu Street, Ste. 407, Santa Barbara, CA 93101

Phone: 805-568-2247 | Email: Ligraham@countyofsb.org

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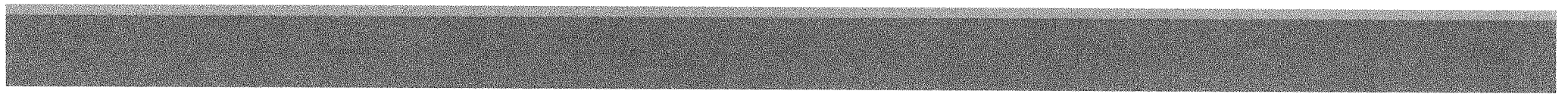


Famcon General Plan Amendment/Rezone/Development Plan
23GPA-00001, 23RZN-00001, 23DVP-00016

F&A FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEERING • PLANNING • CONSTRUCTION ENGINEERING

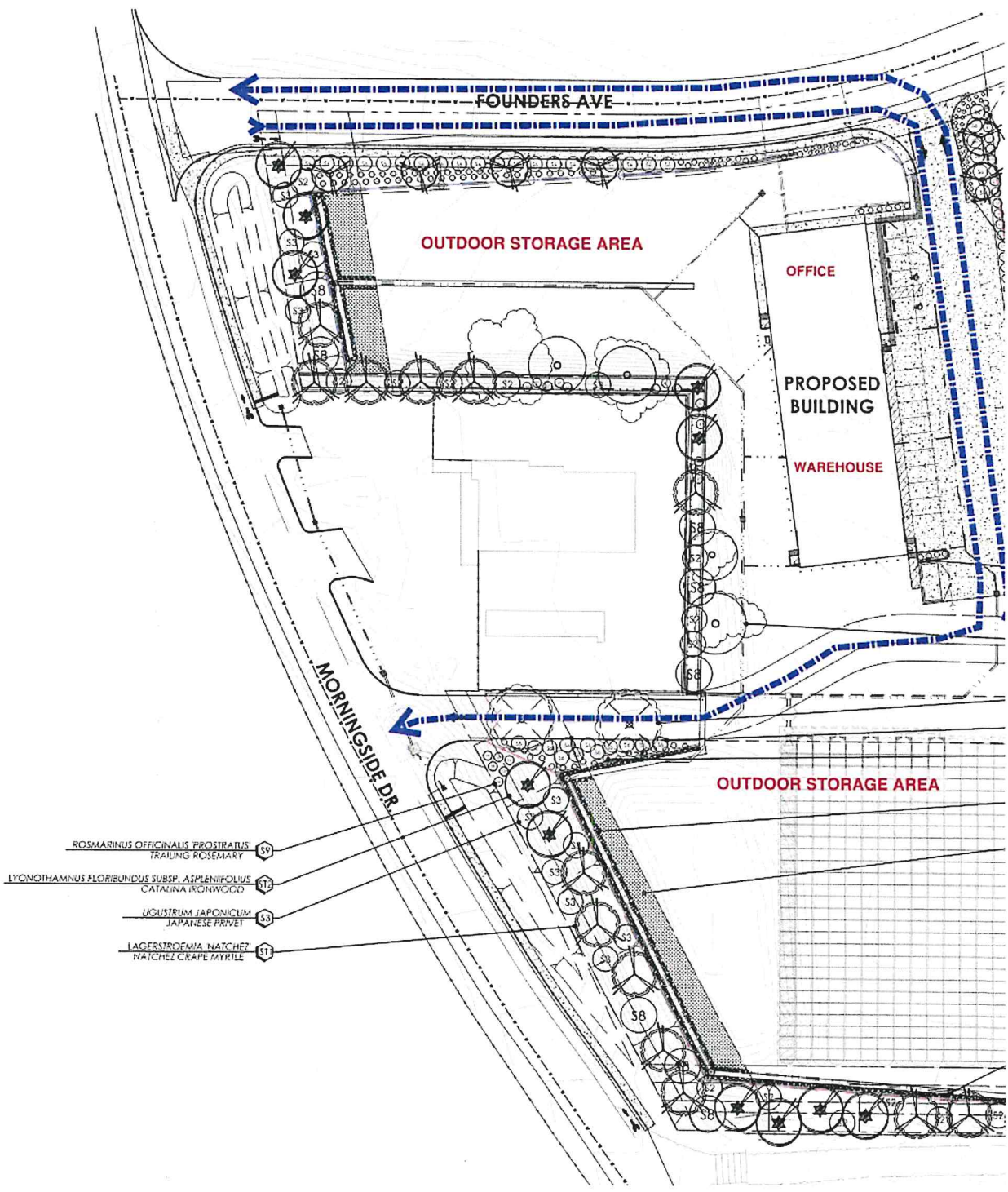
Project Team

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
Lot: 33 ft 2.5 in
Grading area: ~29,422 sf
Parking: 18 spaces
Employees: 8 FTE's
Served by existing utilities: Golden State
Water Company, Laguna County Sanitation

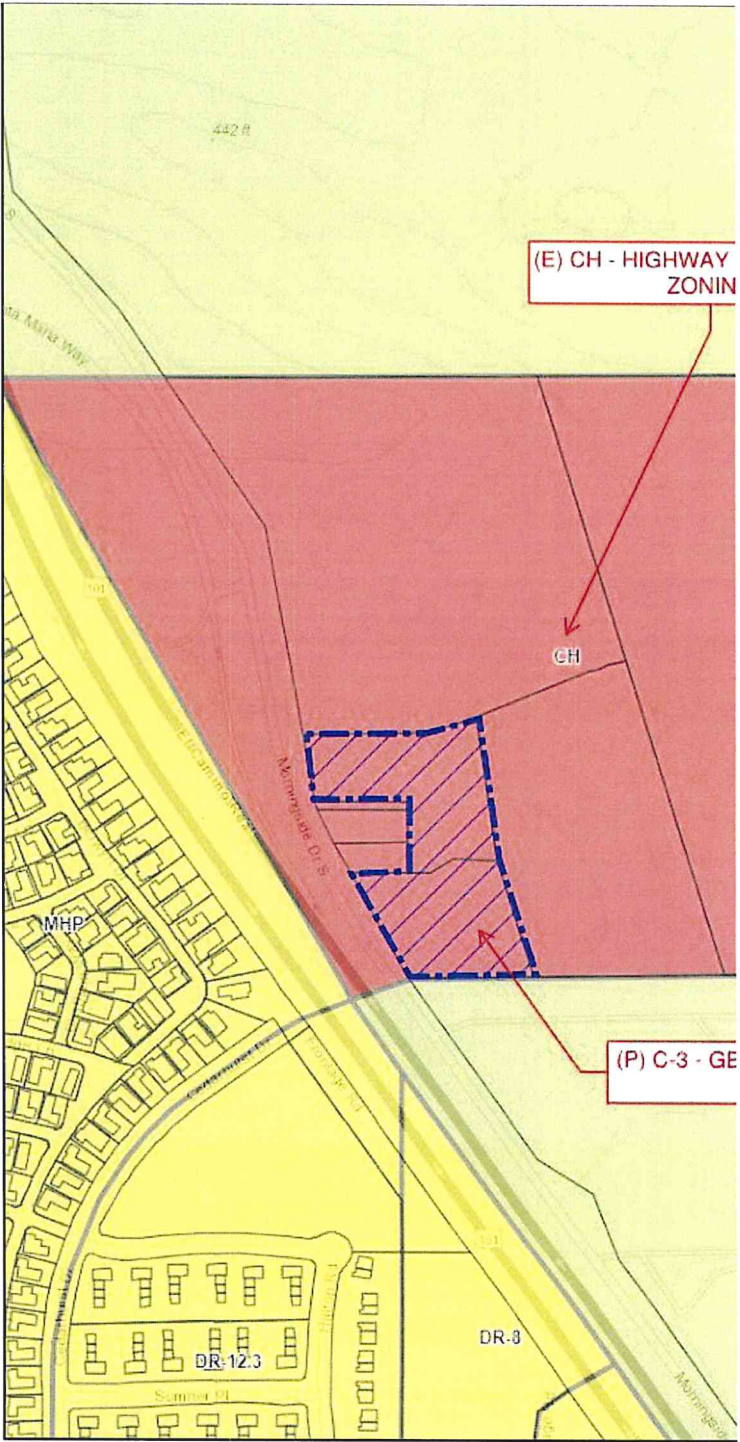


ct

es the Land Use designation from (H) Highway
mercial to (C) General Commercial

es Zoning designation from (CH) Highway
mercial to (C-3) General Commercial

rrounding Zoning: Commercial (HC, CN, PI),
sidential (SLP, DR, 7-R), Mobile Home Park (MHP),
ricultural (AG-II)



ect
/ Plan Amendment

the Urban-Rural Boundary

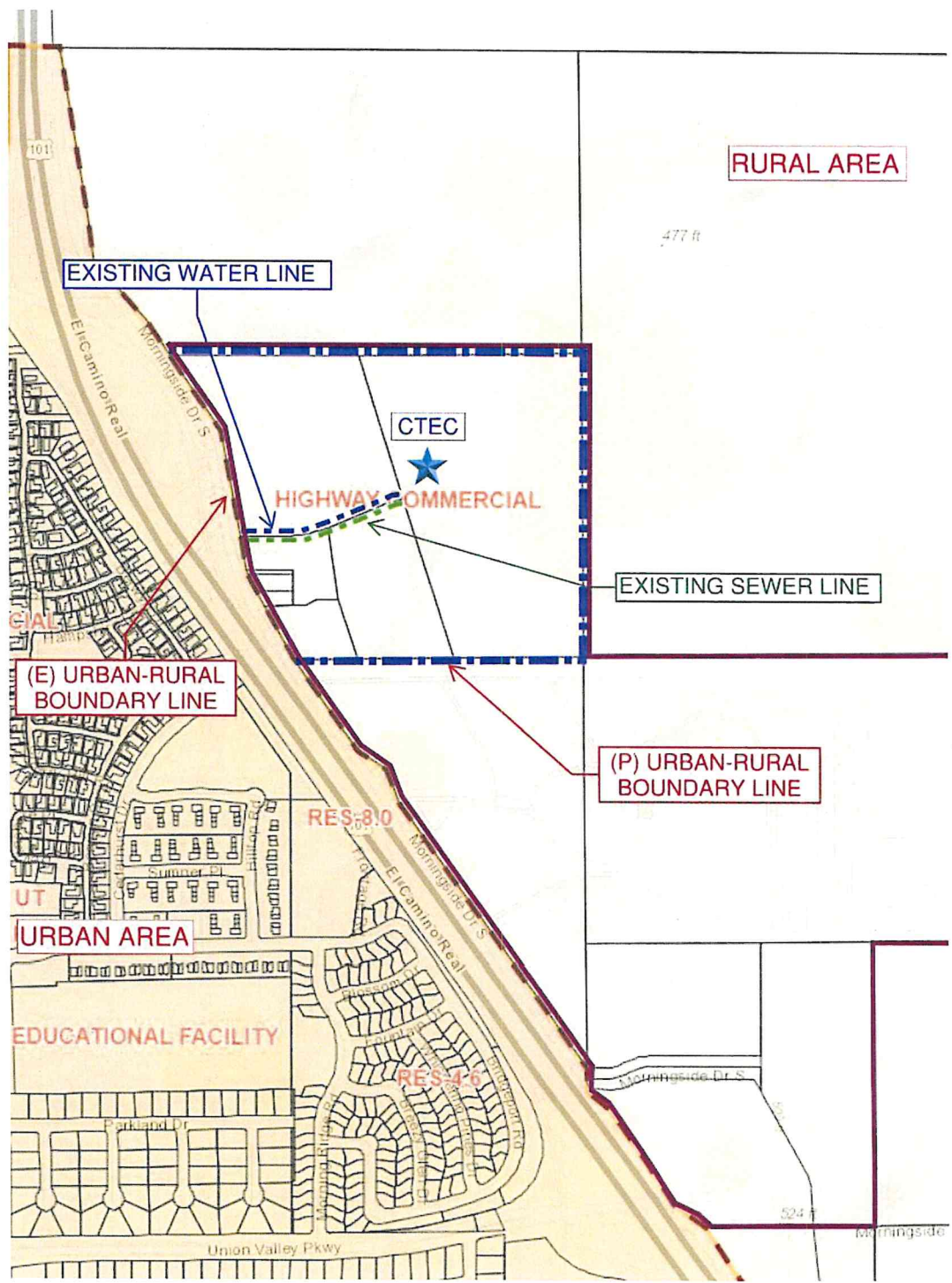
an Boundary extended to include project parcels and surrounding
cels with existing utility services: APN's 107-150-007, 107-150-015,
-150-016, 107-150-013, 107-150-018, 107-150-020, 107-150-021,
-150-022

o Orcutt Community Plan (OCP) Policy LU-O-6:

Orcutt Urban/Rural Boundary shall separate principally urban land
s and those uses which are rural and/or agricultural in nature. This
ndary shall represent the maximum extent of the Orcutt urban area
the Urban/Rural Boundary shall not be extended until existing
ntories of vacant land within the urban area are nearing buildout,
pt for those parcels served by existing public water and sewer
ities. Other Boundary adjustments shall be approved only as part of
ajor Community Plan update.

o OCP Key Site 33 Development Standards:

cy KS33-1: The Ikola parcels (APN 107-150-019 and -18), the
kenburg parcel (APN 107-150-013), and the Armstrong parcels (APN
-150-007, -15, -16) are designated Highway Commercial/CH. **Parcels**
-150-021 and -022 are designated General Commercial/C-3. All
er parcels are designated Agriculture II and zoned AG-II-100. Any
posed development on Key Site 33 shall comply with the following
elopment standards.



Points of Interest

Career Technical Education Center

Outreach, potential collaboration
for educational opportunities with
technical training, coordination
with Bell Schedule

Unocal Event Center & Santa Maria
Rodeo Grounds

Amcon will be closed evenings and
weekends when events take place

Polished Pet

No objection to project



Project Overview

within existing Highway Commercial boundaries

boundary extended to include parcels with existing utilities only

normal daily truck and employee trips

MT: Does not exceed "Project Size" screening Criteria of County Threshold 10 ADT

grow existing Santa Maria location to allow for expansion of facilities and offices 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



aring Commission Hearing

11, 2025

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

ioner Reed:

*ce 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 asse**
e a valuable service to the County and a bonus of enhancing the technical and practical education of the high school district."*

ioner Park:

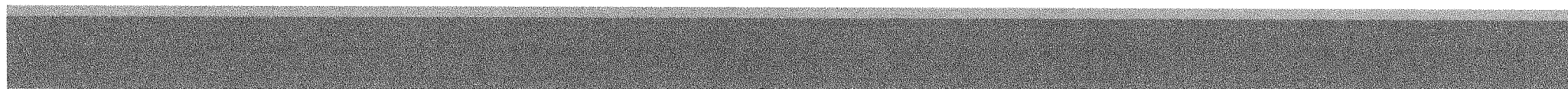
*this project because it's actual planning (...) and land use planning to me (...) is **locating the right spot for the right things and that's what this is all about** (...).
tion, it got me thinking where is the right place for this kind of business. It's not in the City, it's not in crowded neighborhoods, it's not where there is congestion
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
"*

ioner Cooney:

*s 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.**”*

ioner Bridley:

*ze 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 w
[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 pleas
family business with employees that are longstanding and are very community oriented as well.”*



CON

operations in 1904 in Oxnard as Fowler
yers Concrete Pipe Co. supplying
on and industrial products and onsite
acturing of concrete pipe to Ventura
/

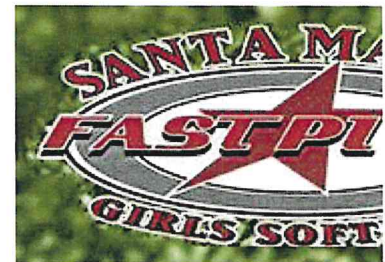
n Pipe & Supply, Inc. established in 1985,
ing waterworks materials to
ipalities and industry contractors in
a, Santa Barbara and Los Angeles
es, expanded to dry utilities in 1994

icipalities 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

- 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





CON

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

