

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Famcon Pipe and Supply Development Plan Project

Lead Agency: County of Santa Barbara

Contact Name: Steve Conner

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Project Location: Santa Maria Santa Barbara
City *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project is a request for a Development Plan to allow construction of a pipe sales and storage site, including a new 11,040 square foot (sf) single-story structure containing a warehouse and associated offices, 40,000 sf of outdoor storage area for pipe materials, internal driveways and storage area road base, a 19-space parking lot, a 32,000 sf underground stormwater detention basin, associated landscaping and retaining walls, a perimeter chain link fence, and exterior security lighting. The project will include eight employees and hours of operations will be from 6:30 a.m. to 5:00 p.m. The request also includes a General Plan Amendment and Rezone to change the zoning from Highway Commercial (CH) to General Commercial (C-3) and designate the site as Urban Land, and revisions to Orcutt Community Plan Policy LU-O-6 to allow a change to the Urban/Rural Boundary.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Construction and operation of the project could result in impacts to aesthetics/visual resources in an area characterized as rural. Mitigation measures MM-VIS-1 through MM-VIS-6 would reduce or avoid effects of construction and operation by requiring landscape buffers, dark sky compliant exterior lighting, and architectural design review. Construction and operation of the project within the mapped boundaries of a High Fire Hazard Area could result in wildfire risk to structures and people. Mitigation measures MM-FIRE-1 through MM-Fire-4 will reduce or avoid effects of construction and operation by requiring fire resistant building materials and design, maintenance of defensible space around structures, and payment of Development Impact Mitigation Fees for fire suppression services. Construction and operation of the project could result in impacts to geologic processes due to potential for soil erosion and sedimentation and the proposed fill associated with the underground stormwater detention basin. Mitigation measures MM-GEO-1 and MM-GEO-2 will reduce or avoid effects of construction and operation by requiring a soils engineering study and an erosion and sediment control plan.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None

Provide a list of the responsible or trustee agencies for the project.

None