



## Planning and Development

Lisa Plowman, Director

Jeff Wilson, Assistant Director

Elise Dale, Assistant Director

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### **NOTICE OF AVAILABILITY OF THE DRAFT NEGATIVE DECLARATION FOR THE PROPOSED**

**Famcon Pipe and Supply Development Project and Case Nos. 24NGD-00011,  
23GPA-00001, 23DVP-00016, and 23RZN-00001**

**PROJECT DESCRIPTION:** Steve Penza proposes to construct a new 11,040 gross-square-foot structure containing a warehouse, offices, and employee areas, with site improvements that include outdoor storage for pipe materials, parking and an underground 32,000 square-foot stormwater retention basin. The project proponent requests a General Plan Amendment to adjust the Urban/Rural Boundary. The project proponent also requests a Rezone to change zoning of the site from Highway Commercial to General Commercial.

**PROJECT LOCATION:** The project site is located at the corner of Morningside Drive and Founders Avenue, commonly known as 1350 Founders Avenue, APNs 107-150-021 and 107-150-022, in the Orcutt Community Plan area, Fourth Supervisorial -District.

**PUBLIC COMMENT:** The County of Santa Barbara Planning and Development Department (P&D) is soliciting comments on the adequacy and completeness of 24NGD-00011. You may comment by submitting written or oral comments to the project planner identified below prior to the close of public comment on May 5, 2025 at 5:00 p.m. Due to the non-complex nature of the project, a separate environmental hearing will not be held.

**PROJECT DETAILS:** The proposed project includes a new 11,040 gross-square-foot structure containing a warehouse, offices, and employee areas. The site will also include approximately 40,000 square feet (sf) of outdoor, uncovered storage area for piping materials. The proposed project includes 19 parking spaces, including two accessible spaces. 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 chamber system retention basin will be constructed on the southern portion of the site to capture stormwater runoff from the proposed project. The proposed project also includes a request for a Rezone to

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123 E. Anapamu Street, Santa Barbara, CA 93101 • (805) 568-2000 • Fax (805) 568-2030

624 W. Foster Road, Santa Maria, CA 93455 • (805) 934-6250 • Fax (805) 934-6258

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change the zone from Commercial Highway (CH) to General Commercial (C-3), and a General Plan Amendment to: change the land use designation from Commercial Highway to General Commercial, to adjust the Urban/Rural Boundary, and to revise Orcutt Community Plan Policy LU-O-6.

**ENVIRONMENTAL REVIEW FINDINGS:** P&D has prepared a Draft Mitigated Negative Declaration (MND) (NGD-00011) pursuant to Section 15073 of the State Guidelines for the Implementation of the California Environmental Quality Act (CEQA) and the County of Santa Barbara Guidelines for the Implementation of CEQA. P&D's issuance of an MND affirms our opinion that any significant adverse impacts associated with the proposed project may be reduced to a less than significant level with the adoption of mitigation measures and that the project does not require the preparation of an Environmental Impact Report (EIR). The MND prepared for the project identifies and discusses potential impacts, mitigation measures, residual impacts and monitoring requirements for identified subject areas. Significant but mitigable effects on the environment are anticipated in the following areas:

**Aesthetics/Visual Resources**

**Fire Protection**

**Geologic Processes**

If the project description changes, P&D will require a reevaluation to consider the changes. This reevaluation will be subject to all regular fees and conditions. If you challenge this environmental document in court, you may be limited to raising only those issues raised by you or others in written correspondence or in hearings on the proposed project.

**DOCUMENT AVAILABILITY:** If a copy of the draft MND is not attached, the draft MND may be obtained and all documents incorporated by reference in the ND may be reviewed at P&D offices located at 624 Foster Road, Suite C, Santa Maria and on the P&D website at <https://www.countyofsb.org/4546/29766/Famcon-Pipe-and-Supply-Project-Developme>. Draft documents are also available for review at the Santa Maria Public Library, 421 McClelland St., Santa Maria.

**HOW TO COMMENT:** Please provide comments to the project planner, Steve Conner, at [conners@countyofsb.org](mailto:conners@countyofsb.org) 805-568-2081, prior to the close of public comment on May 5, 2025 at 5:00 p.m. Please limit comments to environmental issues such as traffic, biology, noise, etc. You will receive notice of the dates of future public hearings to consider project approval or denial.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the hearing, please contact Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the hearing will enable Hearing Support Staff to make reasonable arrangements.