

Santa Barbara County Board of Supervisors

OSR/Rice Cooling and Processing Facility

Case Numbers:

06RZN-00000-00005

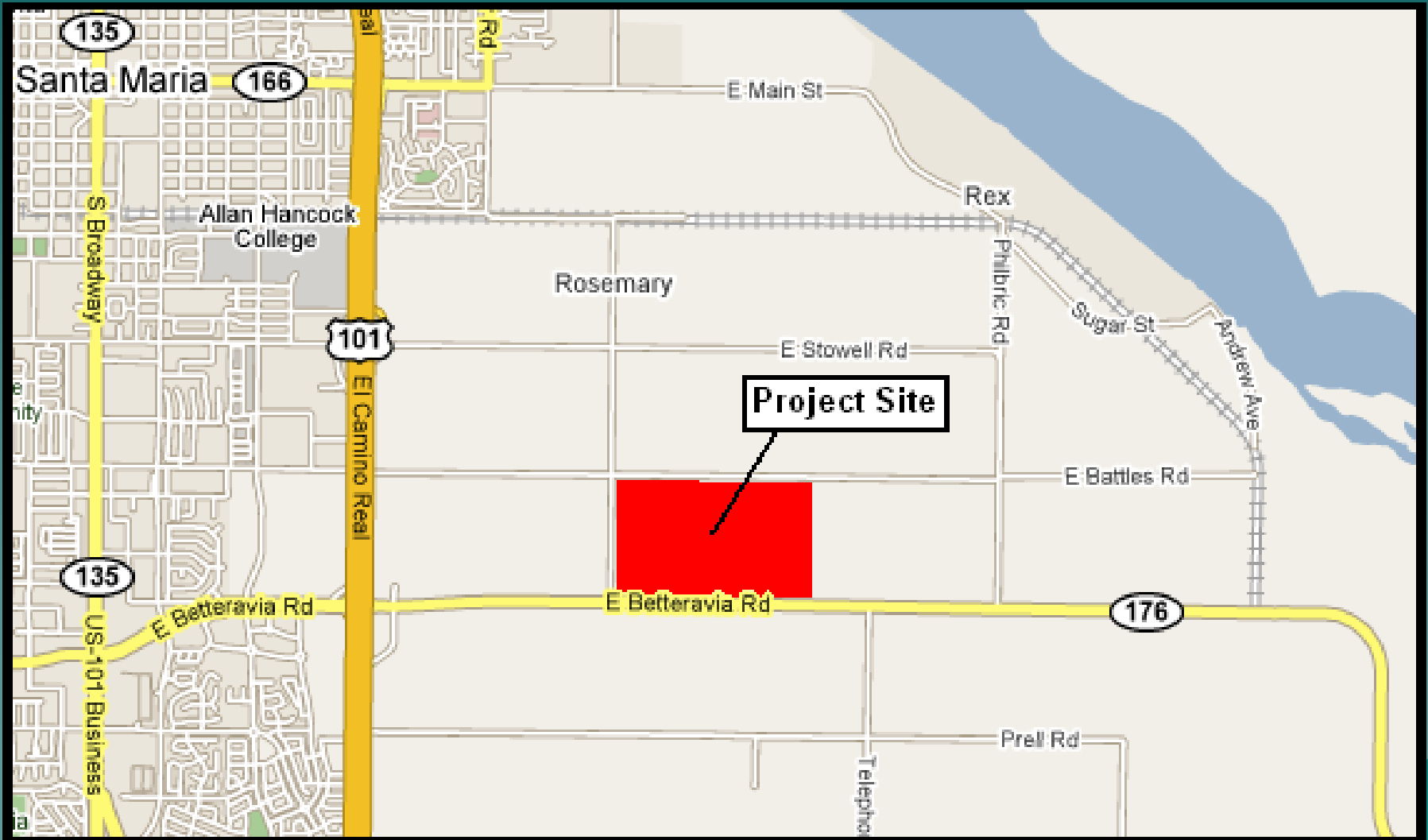
06TPM-00000-00019

06DVP-00000-00009

06CUP-00000-00043

July 8, 2008

Project Vicinity



Project Site













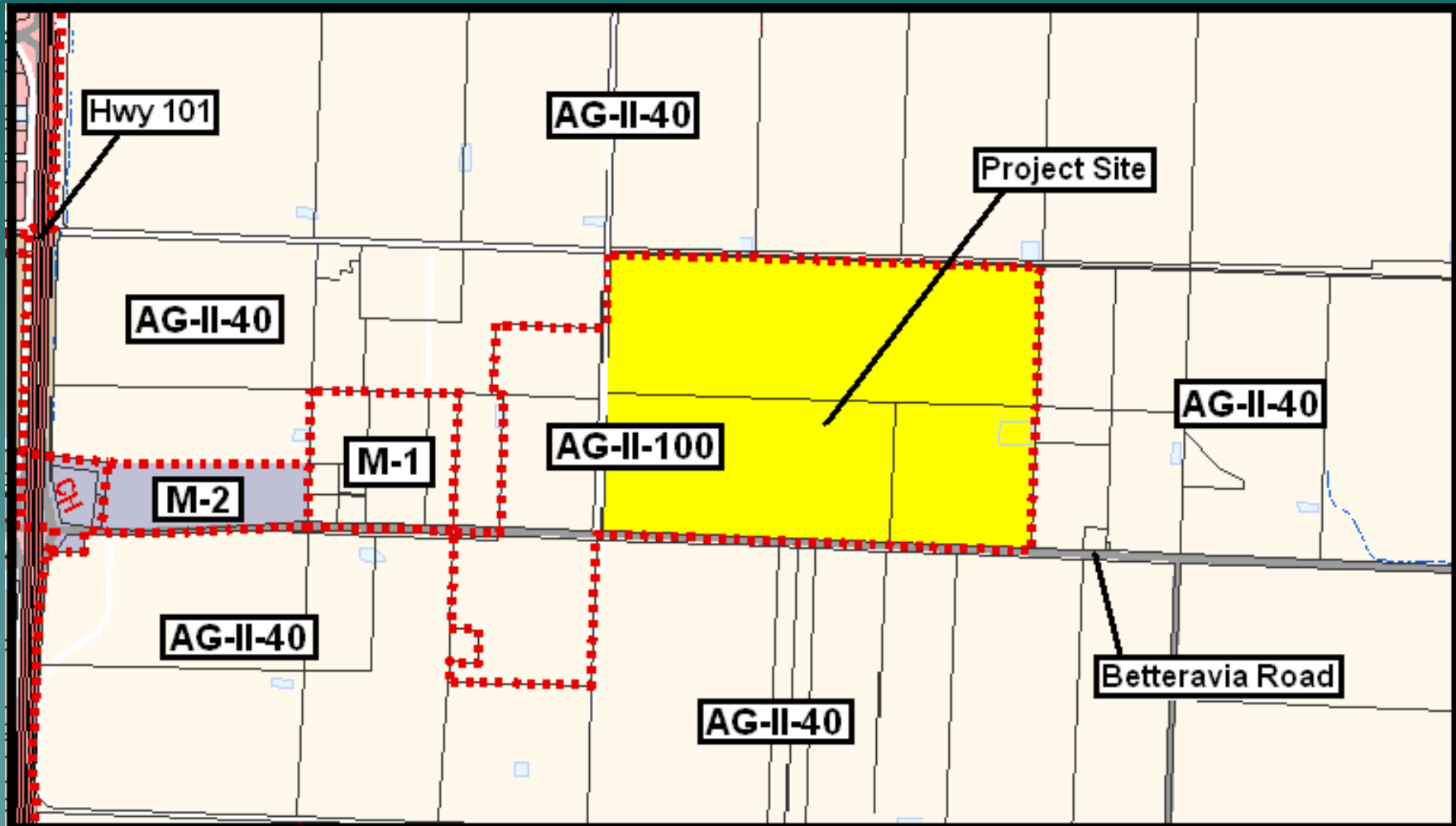
Project Summary

- ◆ REZONE: Retain AG-II designation, but reduce minimum parcel size from 100 acres to 40 acres.
- ◆ TPM: Tentative Parcel Map for a 3-way lot split; Parcel 1 is 40 acres, Parcel 2 is 122.8 acres, and Parcel 3 is 81.6 acres.
- ◆ DVP: Development Plan to construct a 27-acre produce cooling and processing facility.
- ◆ CUP: Conditional Use Permit to allow the placement of an agricultural processing facility (which accepts off-premise produce) in the AG-II zone district.

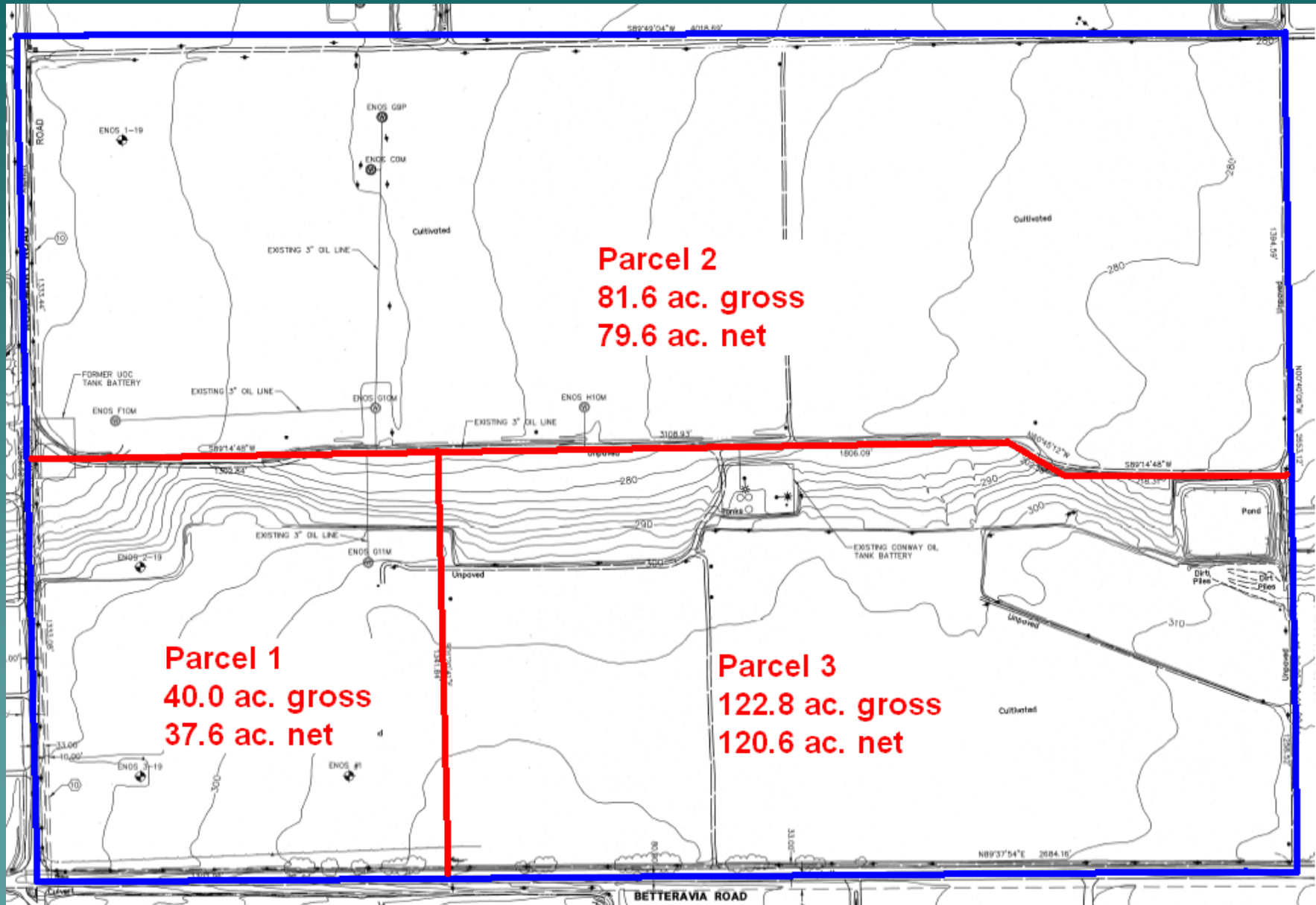
Rezone

- ◆ Current Zone District: AG-II-100
Maximum Subdivision: 2 lots
- ◆ Proposed Zone District: AG-II-40
Maximum Subdivision: 6 lots
- ◆ Rezone would result in a reduction of the minimum parcel size; no change in allowed land uses.

Current Zone District Map

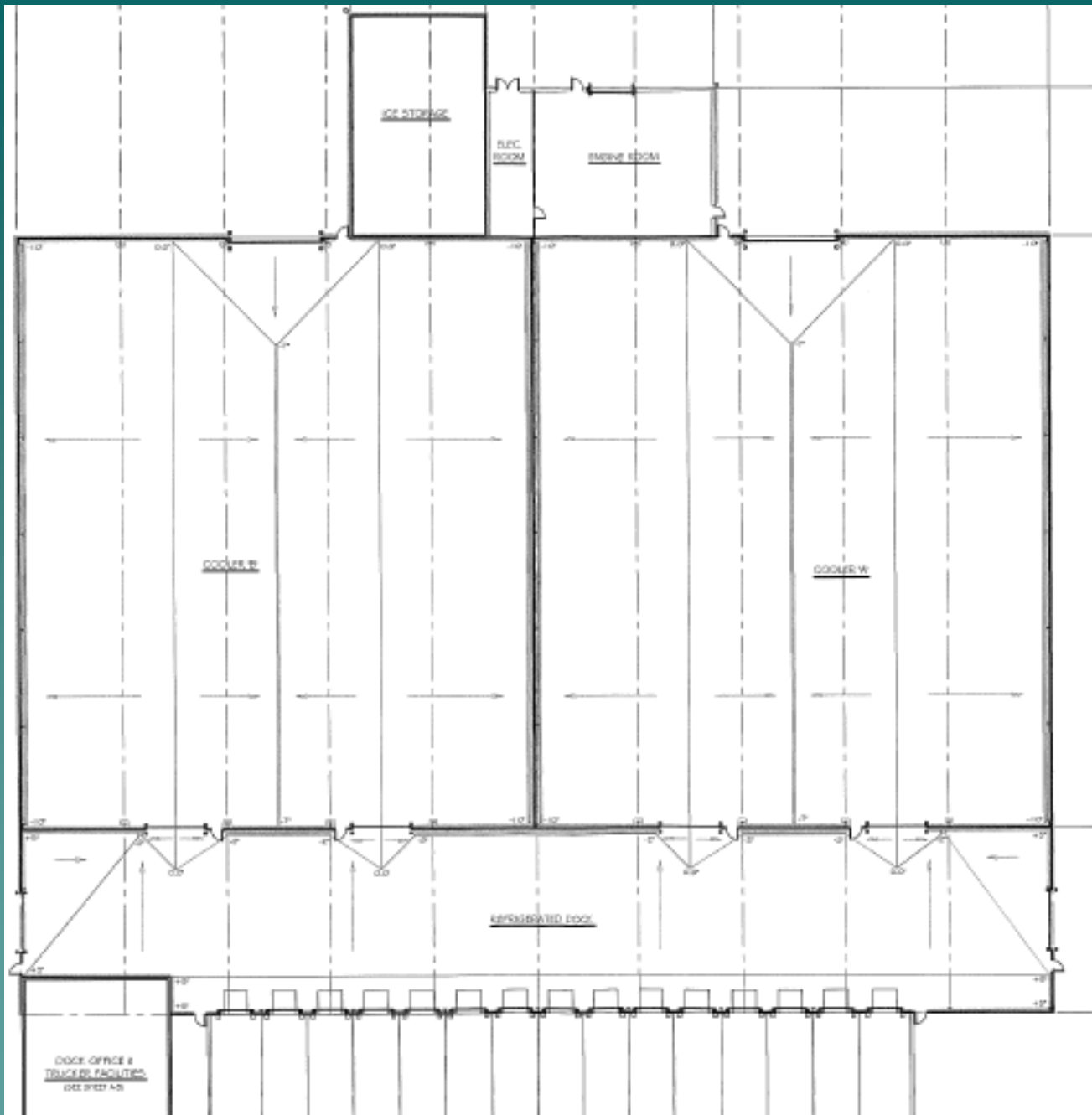


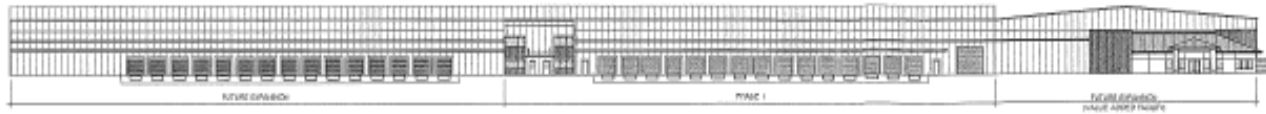
Tentative Parcel Map



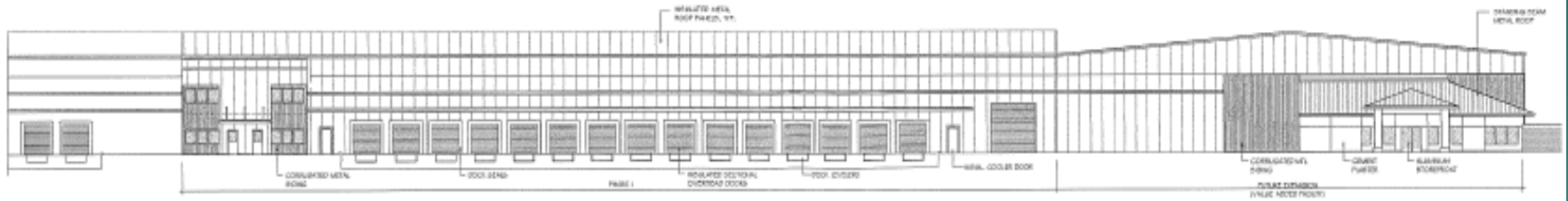
Development Plan

- ◆ Proposed 27-acre produce cooling and processing facility located on Parcel 1.
- ◆ Facility would be constructed in multiple phases over 5-8 years.





WEST ELEVATION (AT BUILD-OUT) (FROM ROSEMARY RD)
SCALE: 1/32" = 1'-0"



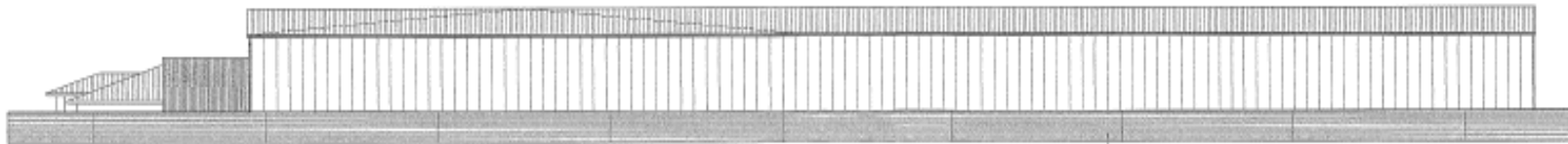
ENLARGED PARTIAL WEST ELEVATION (FROM ROSEMARY RD)
SCALE: 1/16" = 1'-0"



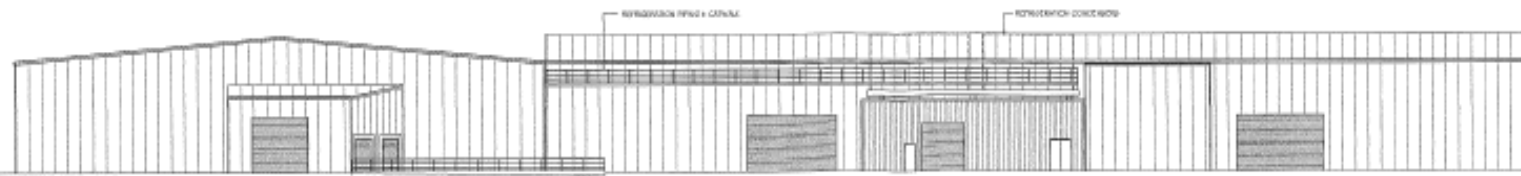
SOUTH ELEVATION (PHASE I) (FROM BETTERAVIA RD.) (PHASE I BUILDING)
SCALE: 1/16" = 1'-0"



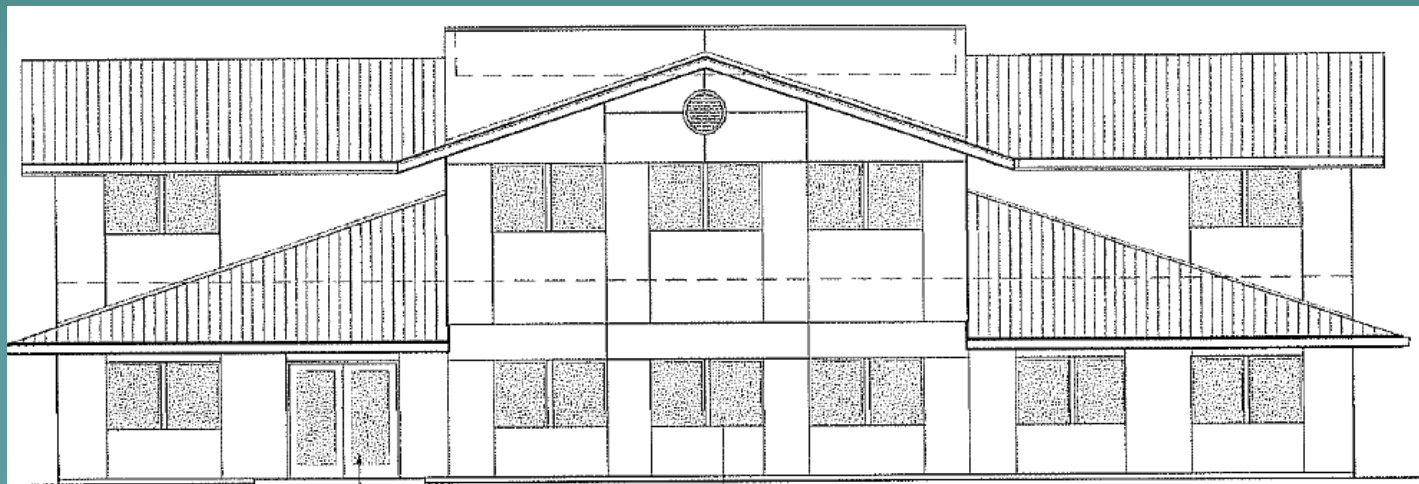
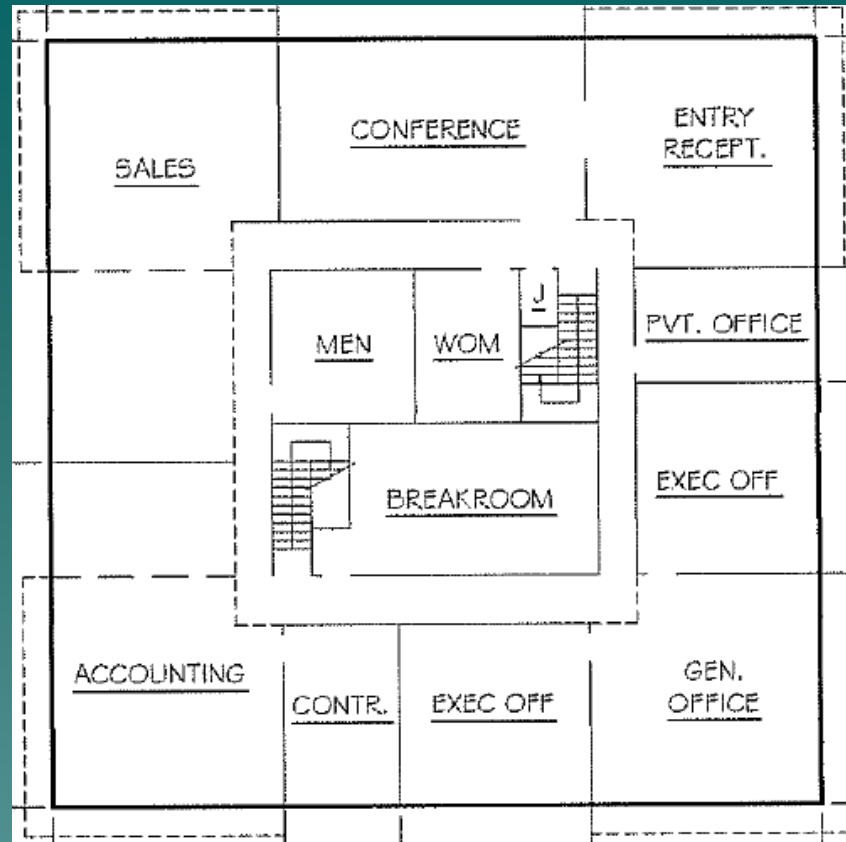
NORTH ELEVATION
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION (AT BUILD-OUT) (FROM BETTERAVIA RD.) (AT BUILD-OUT)
SCALE: 1/16" = 1'-0"



EAST ELEVATION
SCALE: 1/16" = 1'-0"



Agricultural Preserve Rules

- ◆ Ag. Preserve Rule 2-2.1 A-1 states that processing facilities cannot exceed 50% of the total parcel area unless they are found by the Board to be a “significant benefit” to the surrounding agricultural community and the public.
- ◆ The AAC reviewed the project and recommended that the BOS find the project to be a “significant benefit.”

Environmental Issues

- ◆ Unmitigable, Significant Impacts:
 - Agricultural Resources
 - Air Quality
 - Long-term Noise Production

Significant but Mitigable Impacts:
Short-term Noise Production

Planning Commission Hearing

- ◆ The Planning Commission, at its regular meeting of May 14, 2008, recommended approval of the project by a vote of 3-0 (Brown and Cooney absent) with minor condition changes.

End of Presentation