

# Arctic Cold Extensive Agricultural Processing Use General Plan Amendment, Revised Development Plan, Conditional Use Permit and Tentative Parcel Map

Case Nos. 22GPA-00000-00006, 22CUP-00000-00021, 23RVP-00024 and 23TPM-00002  
Addendum to EIR No. 21EIR-00000-00001

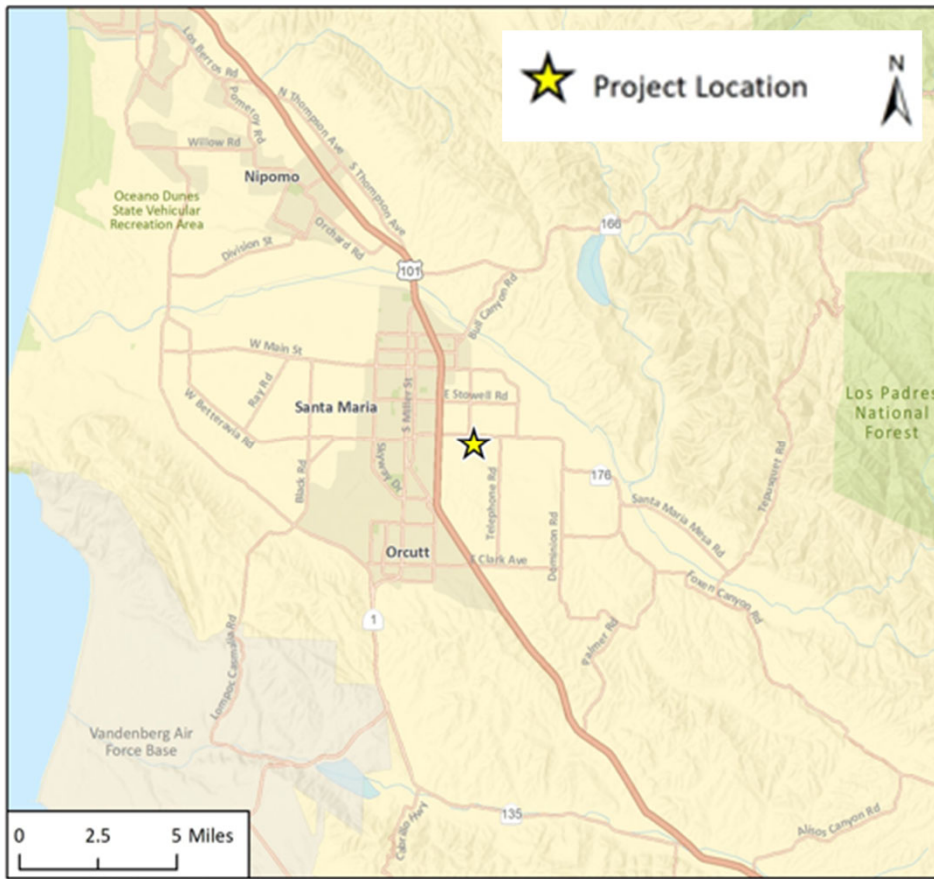
Santa Barbara County Board of Supervisors  
September 17, 2024



County of Santa Barbara  
Planning and Development  
Steve Conner

# Project Vicinity

## Vicinity



## Site



# Request

- **General Plan Amendment**
  - Amend Comprehensive Plan Land Use Element Map Comp-6 to add Agricultural Industry Overlay to Proposed Lot 1
- **Conditional Use Permit**
  - Allow Extensive Processing (pureeing, pasteurization, additives) of agricultural products on Proposed Lot 1
- **Development Plan Revision**
  - Revise 20DVP-00000-00006 to allow Extensive Processing on Proposed Lot 1 and construct a new flag pole
- **Tentative Parcel Map**
  - Subdivide a 111.75-acre legal lot into two legal lots

# Facility Under Construction

Looking east from Rosemary/driveway





# Facility Under Construction

Looking southeast from onsite construction gate

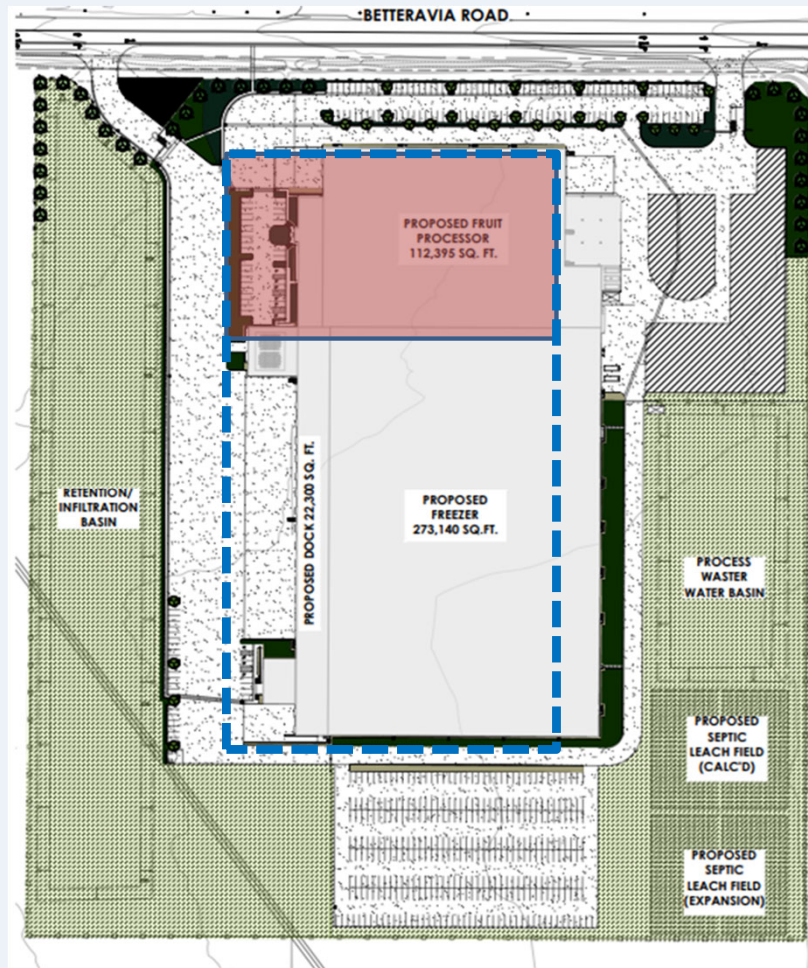


# Facility Under Construction

Looking southwest from eastern gate on Betteravia



# Site Plan



# Updated Conditions of Approval

- RVP Conditions 6 and 7: Traffic Demand Management Plan
  - Traffic Counts and Reporting over the course of 5 years from Building Inspection Clearance
    - Non-compliance may result in corrective actions
- RVP Condition 5: Drainage Channel Maintenance and Potential Replacement
  - Applicant is required to maintain the existing drainage channel along Betteravia
    - In the event of significant off-site flooding resulting from failure to maintain the drainage channel on the subject property, a replacement drainage system may be required



# Environmental Review

## CEQA Guidelines Section 15164: Addendum to the Project EIR

- Changes are within scope of EIR
  - No new or more severe impacts
  - All applicable EIR mitigations will remain in effect

# Policy Consistency and Ordinance Compliance

## Consistent with Comprehensive Plan Elements and Policies

- Land Use Element Policies
- Agricultural Element Policies
- Circulation Element Policies
- Hazardous Waste Element Policies
- Noise Element Policies

## Consistent with County Land Use & Development Code

- AG-II-40 Zone District
- Agricultural Processing Facilities Standards



# Recommended Actions

1. Make the required findings for approval of the project (Case Nos. 22GPA-00000-00006, 22CUP-00000-00021, 23RVP-00024, and 23TPM-00002), as specified in Attachment 1 of the Board Agenda Letter dated September 17, 2024, including CEQA findings;
2. After considering the Addendum together with the previous EIR, Case No. 21EIR-00000-00001 (Attachment 3), determine that as reflected in the CEQA Findings, the project is within the scope of the previous EIR, and no subsequent Environmental Impact Report shall be prepared for this project;
3. Adopt the resolution (Attachment 4), amending the Comprehensive Plan to add the Agricultural Industry Overlay to the 40.65-acre project site and;
4. Approve the project subject to the Conditions of Approval included as Attachments 2-1 through 2-3 of the Board Agenda Letter.