

ATTACHMENT 2: CONDITIONS OF APPROVAL

Youngman Olive Oil Processing Facility

Case No. 13CUP-00000-00007

July 8, 2014

I. PROJECT DESCRIPTION

- 1. Proj Des-01 Project Description.** This Conditional Use Permit is based upon and limited to compliance with the project description, the hearing exhibits marked Exhibit 1, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations.

The project description is as follows:

A Conditional Use Permit (Case No. 13CUP-00000-00007) [application filed on April 1, 2013] to allow an on-site olive oil processing facility on APN 141-042-012. The processing activities would occur one time annually during the Fall harvest season lasting approximately 8-10 weeks, and would consist exclusively of the milling and pressing of olives, as well as bottling, and shipment of the milled fruit (olive oil). No public activity (i.e., tasting, tours, events, or gatherings) would occur onsite.

The olive oil processing facility would encompass 8,640 sq. ft. of on-site structural development which would be located within three existing horse barns of 2,880 sq. ft. each, with a maximum height of 22 feet. No exterior modifications to the existing structures would be required. Processing activities would occur within the mill barn, which would require interior re-modeling to accommodate the olive oil processing machinery.

Bottling and tank storage would take place within the second horse barn. The third horse barn would be utilized for shipping/office purposes. No interior re-modeling would be required in the second or third barns. An un-paved loading and unloading area of approximately 12,000 sq. ft. would be located northeast of the mill barn.

The on-site facility would process olives from both on and off-site sources. The on-site premises are comprised of three contiguous legal parcels totaling approximately 130-acres, and containing an existing 65-acre olive grove. These parcels are currently under Agricultural Preserve Contracts. All off-site sources would be located within Santa Barbara County.

The milling process would be entirely mechanical. There would be no additives, chemical reactions, or heat involved in processing. The processing machinery would include the following components: 1) Washer, 2) Crusher, 3) Malaxer (stirs and separates the oil), 4) Separator and pulp discharger, 5) Decanter, and 6) Small batch crusher/malaxer and separator. Byproducts associated with pressing would be managed on-site as organic

compost or recycled as livestock feed. The proposed operations would not include discharges of hazardous waste.

At full capacity during harvest season, pressing and bottling operations would require a maximum of one truck trip per day. Normal operations would be limited to the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. A total of 4 permanent full time employees would be employed on-site for olive grove maintenance (2 employees), and administrative/shipping functions (2 employees). An additional 4 full time temporary employees would be employed to operate the mill during the harvest season. Five (5) parking spaces would be provided northwest of the proposed 12,000 sq. ft. truck loading, and unloading area.

Access to the facility would be provided via an existing 18 foot wide private driveway of approximately 800 feet in length and accessed from Edison Street. Water for processing activities would be provided by an existing on-site private water well, and sanitary services would be provided by a proposed on-site septic disposal system in conformance with Environmental Health Services and Regional Water Quality Control Board requirements, or recycled onsite. No grading, tree or vegetation removal is proposed as a part of the project.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

2. **Proj Des-02 Project Conformity.** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

II. PROJECT SPECIFIC CONDITIONS

3. **Special Condition – Source of Olives.** To monitor compliance with ordinance requirements for use of specified percentages of local olives, the operator shall provide a written annual report in January of each year regarding the source of olives utilized in the prior year.

The report shall demonstrate the following:

- 1) Milling of horticultural or agricultural products from offsite sources shall be limited to no more than 49% of the total volume of milled products on the facility premises; and

2) At least 5% of the total volume of milled products shall be harvested from the legal parcel upon which the processing operation is located.

PLAN REQUIREMENTS/TIMING: The report shall be provided to P&D permit compliance monitoring staff annually (every January). Permit compliance staff may determine after ten years that annual reports are no longer needed if the facility remains in compliance.

4. **Aest-10 Lighting.** The Owner/Applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m.

PLAN REQUIREMENTS: The Owner/Applicant shall show locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture on the final plans. **TIMING:** Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance.

III. COUNTY RULES AND REGULATIONS

5. **Rules-03 Additional Permits Required.** The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any Permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
6. **Rules-05 Acceptance of Conditions.** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.
7. **Rules-08 Sale of Site.** The project site and any portions thereof shall be sold, leased or financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.
8. **Rules-12 CUP Expiration.** The Owner/Applicant shall obtain the required Zoning Clearance Permit within the 18 months following the effective date of this Conditional Use Permit. If the required Zoning Clearance is not issued within the 18 months following the effective date of this Conditional Use Permit, or within such extended period of time as may be authorized in compliance with Section 35.82.060 of the County Land Use and Development Code, and an application for an extension has not been submitted to the Planning and Development Department, the Conditional Use Permit shall be considered void and of no further effect.

- 9. Rules-17 CUP-Void.** This Conditional Use Permit shall become void and be automatically revoked if the development and/or authorized use allowed by this Conditional Use Permit is discontinued for a period of more than 12 months, or within such extended period of time as may be authorized in compliance with Section 35.82.060 of the County Land Use and Development Code. Any use authorized by this Conditional Use Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit. Any Zoning Clearance issued pursuant to this Conditional Use Permit shall expire upon expiration or revocation of the Conditional Use Permit. Conditional Use Permit renewals must be applied for prior to expiration of the Conditional Use Permit. [LUDC §35.82.060 & §35.84.060].
- 10. Rules-18 CUP and DVP Revisions.** The approval by the Planning Commission of a revised Conditional Use Permit shall automatically supersede any previously approved Conditional Use Permit upon the effective date of the revised permit.
- 11. Rules-23 Processing Fees Required.** Prior to issuance of Zoning Clearance, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
- 12. Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:

 1. Air Pollution Control District dated April 30, 2013
 2. Environmental Health Services Division dated April 9, 2014
 3. Fire Department dated April 25, 2013
- 13. Rules-30 Plans Requirements.** The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.
- 14. Rules-33 Indemnity and Separation.** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
- 15. Rules-37 Time Extensions-All Projects.** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated

language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.



**Santa Barbara County
Air Pollution Control District**

April 30, 2013

Dana Carmichael
Santa Barbara County
Planning and Development
624 W. Foster Road
Santa Maria, CA 93455

Re: APCD Comments on Youngman Olive Oil Processing, 13CUP-00000-00007

Dear Ms. Carmichael:

The Air Pollution Control District (APCD) has reviewed the referenced case, which consists the processing of olives to olive oil and other products related to the growing of olives. The permit would allow the new agricultural operation to plant olives and convert 3 existing horse barns and 1 hay barn into an olive oil production facility to mill estate grown and customer olives. The project includes the following components: milling, tank storage, bottling, shipping, and offices. The requested processing would occur annually during the fall harvest season, last 8-10 weeks, and exclusively comprise the milling and pressing of olives as well as bottling, storage, and shipment of the olive oil. Milling would occur mechanically using no additives, chemical reactions, or heat. Processing machinery includes: washer, crusher, malaxer, separator and pulp discharger, decanter, small batch crusher/malaxer and separator. No onsite retail sales will occur. The existing barn will not be expanded and no new structures will be built. No more than 49% of olives processed would originate from other growers. An average of less than one truck per day during harvest season is anticipated. The subject property encompasses 170-acres and is identified in the Assessor Parcel Map Book as APNs 141-042-009, -010, -011, and -012. The subject property is zoned AG-II-40 and located at 2030-2100 Edison Street and 3737 Baseline Avenue in the community of Santa Ynez.

Air Pollution Control District staff offers the following suggested conditions:

1. Prior to occupancy, APCD permits must be obtained for all equipment that requires an APCD permit. APCD Authority to Construct permits are required for diesel engines rated at 50 bhp and greater (e.g., firewater pumps and emergency standby generators) and boilers/large water heaters whose combined heat input rating exceeds 2.0 million BTUs per hour.
2. All agricultural diesel engines rated at 50 brake-horsepower or greater must be registered with the APCD. Please refer to APCD's website at www.sbcapcd.org/eng/atcm/dice/ag.htm for additional information.
3. The applicant is required to complete and submit an Asbestos Demolition/Renovation Notification or an EXEMPTION from Notification for Renovation and Demolition (APCD Form ENF-28 or APCD Form ENF-28e), which can be downloaded at www.sbcapcd.org/eng/dl/dl08.htm for each regulated structure to be demolished or renovated. Demolition notifications are required regardless of whether asbestos is present or not. The completed exemption or notification should be presented, mailed, or emailed to the Santa Barbara County Air Pollution Control District with a minimum of 10 working days advance

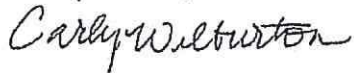
Louis D. Van Mullen, Jr. • Air Pollution Control Officer

notice prior to disturbing asbestos in a renovation or starting work on a demolition. The applicant should refer to APCD's website at <http://www.sbcapcd.org/biz/asbestos.htm>, to determine whether the project triggers asbestos notification requirements or whether the project qualifies for an exemption.

4. At all times, idling of heavy-duty diesel trucks must be limited to five minutes; auxiliary power units should be used whenever possible. State law requires that drivers of diesel-fueled commercial vehicles:
 - shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location
 - shall not idle a diesel-fueled auxiliary power system (APS) for more than 5 minutes to power a heater, air conditioner, or any ancillary equipment on the vehicle.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8890 or via email at cvw@sbcapcd.org.

Sincerely,



Carly Wilburton,
Air Quality Specialist
Technology and Environmental Assessment Division

cc: Patricia Youngman
TEA Chron File

Santa Barbara County

PUBLIC Health



DEPARTMENT

Environmental Health Services

225 Camino del Remedio + Santa Barbara, CA 93110
805/681-4900 + FAX 805/681-4901

Takeshi M. Wada, MD, MPH *Director/Health Officer*
Anne M. Fenron *Deputy Director*
Suzanne Jacobson, CPA *Chief Financial Officer*
Susan Klein-Rothschild *Deputy Director*
Elizabeth Snyder, MHA *Deputy Director*
Peter Hasler, MD *Medical Director*

2125 S. Centerpointe Pkwy. #333 + Santa Maria, CA 93455-1340
805/346-8460 + FAX 805/346-8485

Lawrence D. Fay, Jr. *Director of Environmental Health*

TO: Dana Eady, Planner
Planning & Development Department
Development Review Division

FROM: Paul Jenzen
Environmental Health Services

DATE: April 9, 2014

SUBJECT: Case No. 13CUP-00000-00007 Santa Ynez Area

Applicant: Patricia Youngman
3737 Baseline Avenue
Santa Ynez, CA. 93460

Property Location: Assessor's Parcel No. 141-042-009, 010, 011, 012, zoned AG-II-40, located at 2100 Edison Street in the Santa Ynez area.

Case No. 13CUP-00000-00007 represents a request to convert three existing horse barns to an olive milling and processing facility.

Domestic water supply is proposed to be provided by a private water system. The existing single-parcel water system was permitted to serve the farm employee dwelling and the barns which will be converted to the olive milling operation. No further information is required by Environmental Health Services for the scope of this project. However, if the operation eventually exceeds 25 employees or additional structures are connected to this water system in the future, a new water system permit may be required.

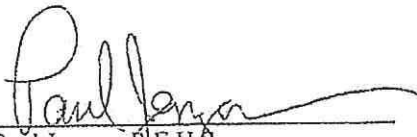
Sewage disposal is proposed to be provided by an onsite wastewater treatment system. The existing onsite wastewater treatment system was installed in 2007 to serve a farm employee dwelling and is designed to residential standards. If the existing system is proposed to be used for the olive milling operation it would have to be upgraded to commercial standards and a dual dispersal field installed. A separate stand-alone system would also need to meet commercial standards and be installed under permit and inspection by Environmental Health Services.

Agricultural wastewater from the milling operation is regulated by the Regional Water Quality Control Board and the applicant would need to obtain Waste Discharge Requirements prior to zoning clearance.

Providing the Planning Commission grants approval of the applicant's request, Environmental Health Services recommends the following be included as Conditions of Approval:

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1. Prior to Issuance of Zoning Clearance, Environmental Health Services shall review and approve an onsite wastewater treatment system designed by a professional engineer or licensed soils engineer which includes a layout for the installation of the primary and 100% expansion area for the domestic waste generated by the commercial milling operation. All non-residential systems shall be designed to reflect Regional Water Quality Control Board's requirements for 200% primary installation (dual disposal field) and 100% expansion area.
2. Prior to Issuance of Zoning Clearance, the applicant shall submit written verification from Regional Water Quality Control Board that **Waste Discharge Requirements** apply or that exemption from such requirements has been granted.



Paul Jenzen, R.E.H.S.
Senior Environmental Health Specialist

cc: Applicant
David LaCaro, Regional Water Quality Control Board
Mark Matson, Planning & Development Dept, Building Div., Santa Maria


LU-5205

[Type text]

Memorandum

DATE: April 25, 2013

TO: Dana Carmichael
Planning and Development
Santa Maria

FROM: Dwight Pepin, Captain 
Fire Department

SUBJECT: APN: 141-042-011/-012; Permit: 13CUP-00007
Site: 2100 and 2030 Edison Street, Santa Ynez
Project: Olive Oil Processing and Office



The above project is located within the jurisdiction of the Santa Barbara County Fire Department.

NO CONDITIONS FOR CONDITIONAL USE PERMIT

The Fire Prevention Division must be notified of any changes to the project proposal. Further intensification of use or change in the project description may cause conditions to be imposed.

THE FOLLOWING CONDITIONS ARE ADVISORY ONLY AT THIS TIME

We submit the following with the understanding that the Fire Protection Certificate application(s) may involve modifications, which may determine additional conditions.

GENERAL NOTICE

1. Fire Protection Certificate(s) will be required.
2. Stop work immediately and contact the County Fire Department, Hazardous Materials Unit if visual contamination or chemical odors are detected while implementing the approved work at this site. Resumption of work requires approval of the HMU.
3. All access ways shall be installed and made serviceable and maintained for the life of the project.
 - Access plans shall be approved by the fire department prior to any work being undertaken.
 - Surface shall be all-weather
4. Fire hydrant(s) shall be installed and/or upgraded. The number of fire hydrants to be installed and/or upgraded shall be determined.
 - Plans shall be approved by the fire department prior to installation.

5. Plans for a stored water fire protection system shall be approved by the fire department.
 - Fire department stored water requirements outside of a water purveyor's district include a stored water fire protection system.
 - The amount of stored water shall be determined.
 - Required water supplies for fire protection shall be installed and made serviceable prior to construction and for the life of the project.
 - All above ground water piping, including all pipes at the water tank as well as fire hydrant locations, shall consist of galvanized metal.
 - Commercial fire hydrants shall consist of one 4 inch outlet and two 2-1/2 inch-outlets.
 - Commercial fire hydrants shall be located a minimum of 50 feet and a maximum of 150 feet from all structures it serves.
6. The private fire hydrant shall be painted red.
7. Signs indicating "Fire Lane – No Stopping" shall be placed every 150 feet as required by the fire department. Refer to current adopted California Fire Code.
8. Portable fire extinguishers are required and shall be in accordance with the current adopted Santa Barbara County Code Chapter 15.
9. Propane tanks must be installed per current adopted California Fire Code.
10. An interior automatic fire sprinkler system(s) shall be installed. Plans shall be approved by the fire department prior to installation.
11. If this proposed project modifies a building that has been equipped with an automatic fire alarm system, the potential exists for the project to compromise the design effectiveness of that system. Alarm plans are required to be approved by the fire department prior to installation and/or modification
12. Address numbers shall be a minimum height of 6 inches for commercial.
 - Address number location(s) shall be approved by the fire department.
 - Address numbers shall be a color contrasting to the background color.
 - The address number shall be elevated at least three feet from the ground for clear visibility and easy directional identification.
 - The numbers shall be visible from the access road when travelling in either direction.

April 25, 2013

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141-042-011/-012

13. Access way entrance gates shall conform to fire department standards. Plans shall be approved by the fire department prior to installation.
14. When access ways are gated, a fire department approved locking system shall be installed. Plans shall be approved by the fire department prior to installation.
15. A Knox Box entry system shall be installed. Plans shall be approved by the fire department prior to installation.

As always, if you have any questions or require further information, please telephone 805-686-8178 or 805-681-5523.

DP:mkb