

SANTA BARBARA COUNTY PLANNING COMMISSION
Staff report for: Youngman Ordinance Amendment and
Conditional Use Permit for Olive Oil Processing

Hearing Date: May 14, 2014
Staff Report Date: April 24, 2014
Case Nos.: 11ORD-00000-00016
13CUP-00000-00007

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Environmental Document:

Negative Declaration / 14NGD-00000-00003 (CUP & Ordinance Amendment)

APPLICANT/OWNER

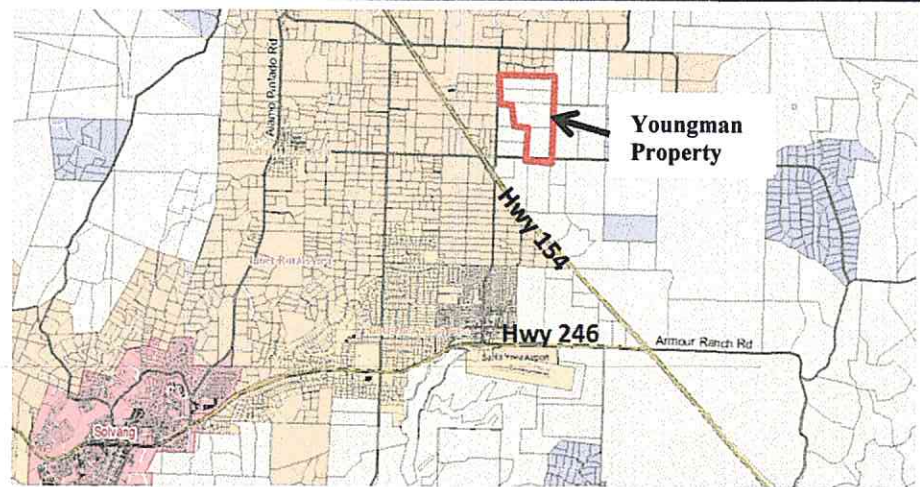
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The Conditional Use Permit is proposed for the Youngman property, identified as Assessor Parcel Nos. 141-042-009 through -012 located approximately ½ mile north east of the intersection of Highway 154 and Baseline Avenue, known as 2100 Edison Street, Santa Ynez area, Third Supervisorial District. The proposed Ordinance Amendment would apply to all parcels zoned AG-I and AG-II in the unincorporated inland areas of Santa Barbara County, Supervisorial Districts 1 through 5.

Applications Filed: June 16, 2011, April 1, 2013
Applications Complete: April 30, 2013
Processing Deadline: 60 days from approval of ND

1.0 REQUEST

Hearing on the request of Michael Carpenter, agent for Patricia Youngman, owner, to consider the following:

- a) **11ORD-00000-00016** [application filed on June 16, 2011] amending Section 35.42.040, Agricultural Processing Facilities, and Article 35.11, Glossary – definition of Agricultural Processing of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code;
- b) Receive a briefing on the proposed amendment to the Uniform Rules for Agricultural Preserves and Farmland Security Zones, Uniform Rule 2-2: Supportive Agricultural

Uses, Section 2-2.1., Preparation and Processing to allow for processing of agricultural products from a raw form to a milled liquid form on parcels located in the inland area of the County zoned AG-I and AG-II;

- c) **13CUP-00000-00007** [application filed on April 1, 2013] for a Conditional Use Permit allowing for an onsite olive oil processing facility on APN 141-042-012 in compliance with Section 35.82.060 of the County Land Use and Development Code, on property zoned AG-II-40; and to

Adopt the Negative Declaration (14NGD-00000-00003) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, no significant effects on the environment are anticipated. The ND and all documents referenced in the ND may be reviewed at Planning & Development offices located at 123 E. Anapamu Street, Santa Barbara and 624 West Foster Road, Suite C, Santa Maria. The ND is also available at the Santa Maria Public Library, 420 S. Broadway, Santa Maria, CA 93454, Lompoc Public Library, 501 E. North Ave., Lompoc CA 93436, Santa Barbara Public Library, 40 E. Anapamu St., Santa Barbara CA 93101, and the Solvang Public Library, 1745 Mission Dr., Solvang CA 93463. The document is available online at:

<http://www.sbcountyplanning.org/environmental/Documents/Youngman%20Ordinance%20ND.pdf>

The proposed Ordinance Amendment would apply to all parcels zoned AG-I and AG-II in the unincorporated inland areas of Santa Barbara County, Supervisorial Districts 1 through 5. The Conditional Use Permit application involves Assessor Parcel Nos. 141-042-009 through -012 located approximately ½ mile north east of the intersection of Highway 154 and Baseline Avenue, known as 2100 Edison Street, Santa Ynez area, Third Supervisorial District.

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and conditionally approve Case Nos. 11ORD-00000-00016 and 13CUP-00000-00007 marked "Officially Accepted, County of Santa Barbara, May 14, 2014, County Planning Commission Attachments A-I" based upon the project's consistency with the Comprehensive Plan and based on the ability to make the required findings.

Your Commission's motion should include the following:

1. Recommend that the Board of Supervisors make the required findings for approval of the project specified in Attachment A of this staff report, including CEQA findings.
2. Recommend that the Board of Supervisors adopt the Negative Declaration (Attachment C).
3. Adopt a Resolution recommending that the Board of Supervisors approve Case No. 11ORD-00000-000016, an ordinance amending Section 35.42.040, Agricultural Processing Facilities, and Article 35.11, Glossary – definition of Agricultural Processing of Section 35-1, of the Santa Barbara County Land Use and Development Code, Chapter 35, Zoning, of the Santa Barbara County Code (draft resolution included as Attachment E).

4. Recommend that the Board of Supervisors approve a Conditional Use Permit (13CUP-00000-00007) subject to the conditions included as Attachment B of this staff report; and

Refer back to staff if the County Planning Commission takes other than the recommended action for appropriate findings and conditions.

3.0 JURISDICTION

This project is being considered by the County Planning Commission for a recommendation to the Board of Supervisors based on the following sections of the County Land Use and Development Code (LUDC):

- 3.1 **11ORD-00000-00016** –LUDC Section 35.104.050.A.1 requires the Planning Commission to hold at least one noticed public hearing on the proposed LUDC amendment. LUDC Section 35.104.050.A.2 states that the Planning Commission’s recommendation on the proposed amendment shall be transmitted to the Board of Supervisors in the form of a written recommendation. LUDC Section 35.104.050.B.1 requires the Board of Supervisors to hold a public hearing and take final action on the matter.
- 3.2 **13CUP-00000-00007** - Pursuant to LUDC Sections 35.21.030 & 35.42.040, Agricultural Processing Facilities (off-premise products) in agriculturally zoned areas require Conditional Use Permits and are placed under the review authority of the Planning Commission.
- 3.3 **LUDC Section 35.80.020** states that when two or more discretionary applications are submitted that relate to the same development project and the individual applications are under the separate jurisdiction of more than one review authority, all applications for the project shall be under the jurisdiction of the review authority with the highest jurisdiction. In this case the highest jurisdiction is the Board of Supervisors, due to the ordinance amendment. When the Board of Supervisors is the review authority for a project, the Commission shall make an advisory recommendation to the Board of Supervisors on each project.
- 3.4 The proposed amendment to the Uniform Rules for Agricultural Preserves and Farmland Security Zones is within the sole purview of the Board of Supervisors, and is included in the Planning Commission staff report for information purposes.

4.0 ISSUE SUMMARY

4.1 LUDC Text Amendment

The proposed Ordinance Amendment to Section 35.42.040, Agricultural Processing Facilities, and Article 35.11, Glossary – definition of Agricultural Processing, of the County’s Land Use and Development Code (LUDC) would apply to all parcels zoned AG-I and AG-II in the unincorporated inland areas of Santa Barbara County, Supervisorial Districts 1 through 5 (See Attachment F). This area encompasses approximately 610,000 acres of the approximately 855,000 acres of agriculturally zoned land in the County.

The proposed Ordinance Amendment was initiated by the Planning Commission on December 12, 2012. During the Planning Commission’s consideration of the applicant’s request at that time, concerns were expressed regarding: 1) on-site retail sales of olive oil; 2) special events; and 3) public olive oil tasting rooms in connection with the processing of olive oil (i.e.as the LUDC allows for wineries). Based on these concerns, the proposed amendment was revised by the applicant to no longer allow for on-site tasting, special events, or on-site retail sales.

The proposed amendment focuses on the goal of ensuring that agricultural processing is ancillary to on-site production. As proposed, agricultural processing would be limited to simple mechanical processing to convert fruit from a solid to a liquid without additives, chemical reactions, or changes in natural ambient temperatures. Milling of agricultural products would not be allowed to generate wastewater discharges or hazardous wastes, and all process water and waste material from milling would be managed on site. The legal parcel on which the processing occurs would be required to be planted with the horticultural or agricultural product prior to the commencement of any processing.

The types of products which could be processed under the proposed amendment would include primarily olive oil, but could also include cold pressed juices, as well as nut oils. Under the proposed ordinance amendment, in order for a development permit to be approved it must be found consistent with the policies and development standards of the Comprehensive Plan and any associated Community plan, as well as with the Land Use & Development Code. As part of this process, a project would not be approved unless it is determined to be consistent with applicable policies, and the findings required for approval can be made.

4.2 Proposed Amendment to the Uniform Rules for Agricultural Preserves and Farmland Security Zones

The Uniform Rules for Agricultural Preserves and Farmland Security Zones implement the Williamson Act by defining eligibility requirements and compatible uses that each participating landowner must adhere to in order to receive a reduced tax assessment.

The proposed project includes a request to amend the Uniform Rules for Agricultural Preserves and Farmland Security Zones, Uniform Rule 2-2: Supportive Agricultural Uses, Section 2-2.1., Preparation and Processing, by adding a new Section C, Small Scale Processing Beyond the Raw State, to allow for processing of agricultural products from a raw form to a milled liquid form. Additional criteria for approval include requirements that: 1) proposed facilities are located on parcels which have been planted with the crop proposed for processing; 2) limits the quantity of agricultural products brought in from offsite sources; and 3) limits the size of ancillary facilities dedicated to sales, marketing and parking.

The Board of Supervisors is the sole decision making body for administrative actions implementing the County's agricultural preserve program, and there are no provisions requiring the Planning Commission to recommend approval to the Board of Supervisors, as with General Plan Amendments and Rezones. Therefore, the proposed amendment to the Uniform Rules is being presented to the Planning Commission for informational purposes, and will be forwarded to the Board of Supervisors for a final decision.

The proposed amendment was reviewed by the Agricultural Preserve Advisory Committee (APAC) on October 4, 2013 and December 4, 2013. At the December 4, 2013 meeting, the APAC voted 5-0 to recommend that the Santa Barbara County Board of Supervisors accept the proposed language as an amendment to the County's Uniform Rules. In addition, the proposed language was sent to the Department of Conservation (DOC) for review through the State Clearinghouse, and no comments were received. The APAC would be required to review future permits located on parcels under agricultural preserve contracts for compatibility with the Uniform Rules.

The proposed revisions are similar to the revisions evaluated in the certified Environmental Impact Report (04EIR-00000-00008) completed for the County's Uniform Rules update project (County of Santa Barbara; August, 2006). At that time, the accompanying text amendments to the LUDC were not proposed, and as a result, the Uniform Rules revisions associated with small scale processing were not adopted as they would have created inconsistencies between the LUDC and Uniform Rules. Since the applicant is proposing to amend both the LUDC and the Uniform Rules, both documents would be consistent. Because none of the conditions in State CEQA Guidelines Section 15162 have occurred with respect to the project, no subsequent Environmental Impact Report or Negative Declaration shall be prepared.

4.3 Youngman Olive Oil Processing Facility

The LUDC does not specifically address the milling and bottling of agricultural products in their raw form into a natural or milled liquid form (such as olive oil processing) on agriculturally zoned parcels outside of areas with an Agricultural Industry Overlay. Approval of the proposed amendment to the LUDC and Uniform Rules would allow the applicants to obtain a Conditional Use Permit (CUP) to process raw olives grown on and off their 165 acre premises into olive oil. No on-site retail sales, special events, or tasting

activities would be permitted. The Youngman property is under Williamson Act contract. On December 4, 2013, the APAC found the proposed CUP consistent with the Uniform Rules as proposed to be amended and contingent on the adoption of the proposed amendment by the Board of Supervisors.

5.0 PROJECT INFORMATION

5.1 Youngman Premises Site Information

| Site Information | |
|--------------------------------|--|
| Comprehensive Plan Designation | Agricultural Commercial (AC); 40-acre minimum parcel size |
| Zoning District, Ordinance | AG-II-40, 40-acre minimum parcel size, Land Use & Development Code |
| Site Size | APN 141-042-009: 50.78-acres (gross) APN 141-042-010: 34.63-acres (gross) APN 141-042-011: 39.54-acres (gross) APN 141-042-012: 39.54-acres (gross) Premises Total Acreage: 165-acres (gross) |
| Present Use & Development | <p>APN 141-042-009: Equestrian Uses (3) 1,550 sq. ft. barns 2,540 sq. ft. barn 750 sq. ft. barn 1,405 sq. ft. garage 2,400 sq. ft. farm employee dwelling 4,300 sq. ft. single family dwelling 1,475 sq. ft. attached garage 750 sq. ft. guest house</p> <p>APN 141-042-010: Equestrian Uses 1,950 sq. ft. barn 2,000 sq. ft. barn 2,208 sq. ft. barn 3,300 sq. ft. barn 2,880 sq. ft. barn (2) 750 sq. ft. farm employee dwellings 900 sq. ft. farm employee dwelling (4) 256 sq. ft. single stall barns Olive Groves: 26-acres planted</p> <p>APN 141-042-011: 4,800 sq. ft. single family dwelling 642 sq. ft. detached garage 384 sq. ft. storage building 2,300 sq. ft. farm employee dwelling 520 sq. ft. detached garage</p> |

| | |
|----------------------------------|--|
| Present Use & Development, Cont. | Olive Groves: 19-acres planted APN 141-042-012: Equestrian Uses 3 horse barns of 2,880 sq. ft. each 840 sq. ft. farm employee dwelling 1,440 sq. ft. hay barn Olive groves: 20-acres planted |
| Surrounding Uses/Zoning | North: Low intensity residential and agricultural uses; AG-I-5, 5-acre min. parcel size. South: Equestrian uses, olive orchards; AG-II-40, 40-acre min. parcel size. East: Row Crops/Agriculture; AG-II-40, 40-acre min. parcel size. West: Low intensity residential and agricultural uses; AG-I-10, 10-acre min. parcel size. |
| Access | Existing 18 foot wide private driveway of approximately 800 feet in length accessed from Edison Street. |
| Public Services | Water Supply: Existing private water wells Sewage: Existing septic systems Fire: County Fire Station #32, located at 906 Airport Road in Santa Ynez Police: Santa Barbara County Sheriff's Department |
| Agricultural Preserve Contracts | 141-042-009: 84-AP-002 141-042-010: 96-AP-005 141-042-011: 76-AP-034 141-042-012: 76-AP-034 |

5.2 Setting

5.2.1 - Ordinance Amendment

The agriculturally zoned parcels of the inland areas of Santa Barbara County contain the full range of topography, vegetation, and soil types. Most are engaged in some type of production agriculture and others are used for residential purposes only. There are currently 35,357 acres of land zoned AG-I, and 574,259 acres of land zoned AG-II within the inland area of the County. Of these totals, 12,443 acres of land zoned AG-I are within the Inner-Rural Area, with the remaining vast majority of agriculturally designated land located in rural areas (see Attachment F).

5.2.2 – Youngman Premises.

Slope/Topography: Slopes on the subject parcels are fairly flat, ranging from 0-5%. The topography of this area of Santa Ynez generally consists of rolling hills with slopes less than 10%.

Fauna: The fauna inhabiting the project site are typical for the Santa Ynez Valley and may include small mammals such as raccoons, fox, coyote, deer, and skunk, and common birds and

raptors. No known threatened or endangered plant or animal species are known to exist on the project site.

Flora: The majority of the subject parcels are developed with residential and equestrian uses. The flora that currently exists on the parcels includes oak trees, landscaping surrounding existing development, and approximately 65-acres of olive groves covering the premises.

Archaeological Sites: No archaeological or cultural resources sites are known to exist on the subject parcels.

Soils: Ballard gravelly fine sandy loam (BbA), Class II, 0-2% slopes; Santa Ynez gravelly fine sandy loam (SnC), Class III, 2-9% slopes.

Surface Water Bodies (including wetlands, riparian areas, ponds, springs, creeks, rivers, lakes, and estuaries): No surface water bodies are located on the subject parcels.

Surrounding Land Uses: Surrounding land uses consist of equestrian operations and low intensity residential development.

Existing Structures: See 5.1 above

5.3 Statistics

| Statistics | | |
|---|---|--|
| Item | Proposed | Ordinance Standard |
| Structures (floor area) | Proposed facility located within three existing horse barns (2,880 sq. ft. each). | No maximum limit identified in the AG-II-40 zone district. |
| Max. Height of Structure(s) | 22 feet (existing) | 35 ft. maximum height limit. |
| Building Coverage (footprint) | 8,640 sq. ft. (existing) | No maximum limit identified in AG-II-40 zone district |
| Roads Parking (covered/uncovered, ratio) Walkways | 5 parking spaces 12,000 sq. ft. unpaved loading and unloading area | No requirement identified in AG-II-40 zone district. |
| Open Space | None Proposed | No requirement identified in AG-II-40 zone district. |
| Employees/Residents | 8 Full-Time Employees | No requirement identified in AG-II-40 zone district. |
| Grading | None Proposed | Grading on slopes in excess of 30% is not allowed. |

5.4 Description

Hearing on the request of Michael Carpenter, agent for Patricia Youngman, owner, for approval of the following:

- I. An Ordinance Amendment (Case No. 11ORD-00000-00016) [application filed June 16, 2011], to allow for processing of agricultural products from a raw form to a milled liquid form on all parcels zoned AG-I and AG-II in the unincorporated inland areas of Santa Barbara County by amending (proposed changes indicated by underline and ~~strike-through~~):

- A. **LAND USE AND DEVELOPMENT CODE**, Chapter 35-1, Division 35.42.040, Agricultural Processing Facilities; and Article 35.11, Glossary – definition of Agricultural Processing as follows:

35.42.040 - Agricultural Processing Facilities

- A. **Purpose and applicability.** This Section establishes standards and procedures for agricultural processing facilities, where allowed by Article 35.2 (Zones and Allowable Land Uses).

- B. **Standards.**

1. Agricultural processing facilities shall be subject to the following standards.
 - a. The facility may be used for the sorting, cleaning, packing, freezing, milling, bottling and storage of horticultural and agricultural products (other than animals) grown on or off the premises preparatory to wholesale or the retail sale and/or shipment in their natural form or a milled liquid form.
 - b. Agricultural processing that includes milling and/or bottling of horticultural or agricultural products shall be limited to the following standards:
 - (1) Agricultural processing is limited to simple mechanical processing to convert fruit from a solid to a liquid without additives, chemical reactions or changes in natural ambient temperatures.
 - (2) Milling of agricultural products shall not generate wastewater discharges, or hazardous wastes.

- (3) All process water and waste material from milling shall be managed on site as recycled irrigation water or organic compost. Exceptions are permissible in those unusual circumstances where some process water and/or waste material may be legally discharged into a sanitary sewer system, or legally disposed of as a solid waste (e.g., in those cases involving an unexpected contaminant).
- (4) Milling of horticultural or agricultural products from offsite sources shall be limited to no more than 49 percent of the total volume of milled products on the facility premises, and where such premises comprise more than one legal parcel, at least 5 percent of the total volume of milled products shall be harvested from the legal parcel upon which the processing operation is located.
- (5) The legal parcel on which the processing occurs is planted with the horticultural or agricultural product prior to the commencement of any processing allowed in compliance with this Section.
- (6) The processing facility and any facilities devoted to ancillary activities such as wholesale sales and marketing, and parking, are limited to one acre.
- (7) On-site retail sales of any product resulting from the agricultural processing are not allowed.

~~b-c.~~ The facility shall be accessory to and supportive of other agricultural operations located on the same premises as the proposed facility and on other local agricultural lands that are located within 25 miles of the boundaries of the County.

~~e-d.~~ The primary purpose of the facility shall not be to import, on a continuing basis, horticultural or agricultural products from land more than 25 miles beyond the boundaries of the County for local processing, distribution, or sale. ~~In the Coastal Zone, on lands zoned AG-1, these facilities shall be restricted to serving South Coast Agriculture.~~

~~d-e.~~ Products processed at the facility are determined by the review authority to be the same or as similar to products grown on the premises where the facility is located or on other local agricultural lands located within 25 miles of the boundaries of the County.

- e-f. ~~Outside the Coastal Zone the~~ The facility and products shall be consistent with the Uniform Rules for Agricultural Preserves and Farmland Security Zones.
 - f-g. This type of facility shall not be located on prime soils unless an alternative location on nonprime soils does not exist within a reasonable distance of the proposed site.
2. Additional agricultural processing facilities consisting of commercial and/or industrial development, structures, uses, and areas that are directly related to the processing, packaging, treatment and/or sale of agricultural commodities, transportation facilities required to support agriculture or fertilizer manufacturing area allowed ~~in the Inland area within rural areas~~ the Rural Area as designated on the Comprehensive Plan maps and designated with the Agricultural Industry Overlay on the Comprehensive Plan maps, provided that a Development Plan is approved in compliance with Section 35.82.080 (Development Plans).

~~C. Permit requirements (Coastal Zone).~~

- 1. ~~Applications for facilities shall be accompanied by:~~
 - a. ~~A landscape plan in compliance with Section 35.34.030 (Landscape Plans).~~
 - b. ~~Information regarding truck vehicle routes that will serve the facility.~~
- 2. ~~A Conditional Use Permit for an agricultural processing facility shall not be required under this Section if the facility is primarily devoted to the processing of products grown on the premises; which may include products grown off premises if accessory and customarily incidental to the marketing of the products in their natural form that are grown on the premises.~~

Article 35.11, Glossary:

Agricultural Processing. The initial processing or preparation for shipping of agricultural products, including milling by simple mechanical process without additives, chemical reactions, changes in ambient temperatures and/or hazardous materials on the same site ("on-premise products") or from other properties ("off-premise products"), for onsite marketing or for additional processing and/or packaging elsewhere. Examples of this land use include the following:

drying of corn, rice, hay, fruits and vegetables
flower growing
pre-cooling and packaging of fresh or farm dried fruits and vegetables
sorting, grading and packaging of fruits and vegetables
pressing olives to create olive oil.

Does not include "wineries" which are defined separately.

2. 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.

3. An amendment to the Uniform Rules for Agricultural Preserves and Farmland Security Zones, Uniform Rule 2-2: Supportive Agricultural Uses, Section 2-2.1., Preparation and Processing, to allow for additional processing of agricultural products in a milled liquid form as follows:

C. Small Scale Processing Beyond the Raw State. Small scale processing of agricultural products other than wine grapes (wine grapes addressed in Section 2.2.1.B) beyond the raw state are deemed compatible within contracted land, provided the following criteria are met:

1. The proposed facility is located on a parcel that has been planted with the crop proposed for processing prior to County approval of the facility;
2. Processing of horticultural or agricultural products from offsite sources shall be limited to no more than 49 percent of the total volume of processed products on the facility premises (with allowances for normalized yields upon maturity, fallow periods, and atypical harvest years), and where such premises comprise more than one legal parcel, at least 5 percent of the total volume of processed products shall be harvested from the legal parcel upon which the processing operation is located;
3. The processing facility and any ancillary facilities such as sales, marketing, and parking are limited to 1 acre;
4. In the case of super prime contracts, such facilities are limited to parcels 10 acres or greater in size and shall be either located within existing farm buildings or count towards the development envelope allowance in order to avoid displacement of productive agricultural land;
5. The allowance identified in #3 above is a maximum. Small Scale Processing operations will only be permitted at an appropriate scale upon a demonstrated need to support the agricultural operation.

5.5 Background Information

The proposed ordinance amendment was previously considered by the Planning Commission for initiation on December 14, 2011 and December 12, 2012. At the December 14, 2011 hearing, the Planning Commission requested that the item be continued to January 11, 2012 to allow the applicant to revise the project description to address the Commission's concerns regarding the scope of the proposed amendment, and the resulting cumulative impacts on agriculturally zoned property within the County. In order to give the applicant adequate time to address concerns raised at the December 14, 2011 hearing, the project was removed from the January 11, 2012 agenda. The applicant submitted a revised project description on February 1, 2012, and on December 12, 2012 the project returned to the Planning Commission where it was initiated by the Planning Commission with a 5-0 vote.

6.0 PROJECT ANALYSIS

6.1 Environmental Review

The proposed Uniform Rules revisions are similar to the proposed revisions evaluated in the certified Environmental Impact Report (04EIR-00000-00008) completed for the County's Uniform Rules update project (County of Santa Barbara; August, 2006). Because none of the conditions in State CEQA Guidelines Section 15162 have occurred with respect to the project, no subsequent Environmental Impact Report or Negative Declaration shall be prepared.

A Negative Declaration (14NGD-00000-00003) was prepared for the proposed Ordinance Amendment and Conditional Use Permit (see Attachment C) pursuant to Section 15070 of the State Guidelines for the implementation of the California Environmental Quality Act and the County of Santa Barbara Environmental Guidelines. The Draft Negative Declaration was circulated for public comment and review for 30 days (February 18, 2014 through March 19, 2014).

An environmental hearing was held on March 4, 2014. Two comment letters were received (Environmental Health Services, dated February 21, 2014 and Air Pollution Control District, dated March 4, 2014) and are included as Attachment 10 of the Final Negative Declaration. The comments received have been reviewed and edits to the Final Negative Declaration have been incorporated into the document and shown as ~~strike-through~~ and underline. The proposed project would not result in any significant unavoidable (Class I), or potentially significant (Class II) impacts. Please refer to the Proposed Final Negative Declaration dated August 15, 2013 for a full discussion of all environmental issues (Attachment C).

6.2 Comprehensive Plan Consistency

6.2.1 11ORD-00000-00016

The proposed ordinance amendment would amend the Land Use and Development Code in support of the following Agricultural Element Goals and Policies:

Goal I: Santa Barbara County shall assure and enhance the continuation of agriculture as a major viable production industry in Santa Barbara Country. Agriculture shall be encouraged. Where conditions allow, (taking into account environmental impacts) expansion and intensification shall be supported.

Policy IA: The integrity of agricultural operations shall not be violated by recreational or other non-compatible uses.

GOAL II. Agricultural lands shall be protected from adverse urban influence.

Policy II.D: Conversion of highly productive agricultural lands whether urban or rural, shall be discouraged. The County shall support programs which encourage the retention of highly productive agricultural lands.

The proposed ordinance amendment would allow fruit to be processed from a raw form to a milled liquid form on land with an AG-I or AG-II zone designation located within the unincorporated inland area of the County. The new processing would allow for new types of products, all of which would be required to comply with the development standards described in section 5.4 above, which includes simple mechanical processing to convert fruit from a solid to a liquid without additives, chemical reactions, or changes in natural ambient temperatures. Compliance with proposed development standards, and the Uniform Rules for Agricultural Preserves and Farmland Security Zones would ensure that projects would not convert prime agricultural land to a non-agricultural use, impair land productivity, conflict with agricultural preserve programs or affect any farmland of state or local importance.

In order for a development permit to be approved pursuant to the proposed ordinance amendment, it must be determined that the project is consistent with the policies and development standards of the Comprehensive Plan and any associated Community plan. As part of this process, a policy consistency analysis would be performed during the review of the application, and projects would not be approved unless they are determined to be consistent with applicable policies, and the findings required for approval can be made. Therefore, the proposed ordinance amendment may be found consistent with the adopted Comprehensive Plan and Community Plans.

6.2.2 Amendment to the Uniform Rules for Agricultural Preserves and Farmland Security Zones

The proposed project includes a request to the Board of Supervisors to amend the Uniform Rules for Agricultural Preserves and Farmland Security Zones, Uniform Rule 2-2: Supportive Agricultural Uses, Section 2-2.1., Preparation and Processing, adding a new Section C, Small Scale Processing Beyond the Raw State, to allow for additional processing of agricultural products. Agricultural processing of products in a raw form is considered to be a compatible use under the Santa Barbara County Uniform Rules, the procedures for implementing agricultural preserve contracts. The Agricultural Preserve Advisory Committee would be required to review future permits located on parcels under agricultural preserve contracts for compatibility with the Uniform Rules.

6.2.3 13CUP-00000-00007

The following discussion demonstrates how the proposed Youngman Olive Oil Processing Facility would be consistent with the Comprehensive Plan and Santa Ynez Valley Community Plan.

| REQUIREMENT | DISCUSSION |
|---|--|
| <i>Land Use Element</i> | |
| <p><i>Land Use Designation: Commercial Agriculture, AC,</i></p> <p><i>Zone District: AG-II-40, 40-acre minimum parcel size.</i></p> | <p>Consistent: The Youngman premises is comprised of the following parcels: 1) APN 141-042-009: 50.78 acres (gross); 2) APN 141-042-010: 34.63 acres (gross); 3) APN 141-042-011: 39.54 acres (gross); 4) APN 141-042-012: 39.54 acres (gross). The premises total acreage is 165 acres (gross). The subject parcels which are less than 40 acres are legal non-conforming as to parcel size. Following approval of the proposed text amendment to the Land Use & Development Code, and the revision to the Uniform Rules, the proposed olive oil processing facility would be allowable in the AG-II-40 zone district with the approval of a Conditional Use Permit. Therefore, the proposed project would be consistent with the land use designation and zoning.</p> |

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| <p><i>Land Use Development Policy # 4: Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e. water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.</i></p> | <p>Consistent: Adequate private services and resources are available to serve the proposed olive oil processing facility.</p> <p>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.</p> <p>Water for the proposed project would be provided by an existing onsite water well. This well is adequate to provide for domestic and production water requirements. Milling activities would take place for a maximum of 10 weeks annually (70 days). Approximately 500 gallons of fresh ground water per 24 hour period would be required for the washer, and an additional 50 gallons of fresh ground water per 1 ton of olives milled.</p> <p>The Youngman premises are planted with 65-acres of olive groves. These groves are planted in a “super high density” format which yields approximately 4 tons of olives per acre. The proposed project would result in a total water usage of 0.15 AFY (48,000 gallons of water per year / 325,828 gallons of water/acre foot). The project water usage of 0.15 AFY is well below the 61 AFY applied threshold of significance for the Santa Ynez uplands ground water basin. Therefore, adequate water is available to serve the proposed project.</p> <p>All process wastewater would be accommodated onsite and either recycled for irrigation, or disposed of in a Regional Water Quality Board-approved wastewater disposal system.</p> <p>Police services would continue to be provided by the Santa Barbara County Sheriff’s Department. Therefore, the proposed project is consistent with this policy.</p> |

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| <p>Hillside and Watershed Protection Policy #1: <i>Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried-out with less alteration of the natural terrain.</i></p> <p>Hillside and Watershed Protection Policy #2: <i>All developments shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.</i></p> <p>Hillside and Watershed Protection Policy #7: <i>Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or along coastal streams or wetlands either during or after construction.</i></p> | <p>Consistent: 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. All organic solid waste generated from milling activities would be composted onsite. All process wastewater would be accommodated onsite and either recycled for irrigation, or disposed of in a Regional Water Quality Control Board approved wastewater disposal system. No grading, tree or vegetation removal is proposed. Therefore, the proposed project is consistent with these policies.</p> |
| <p>Historical and Archaeological Policy #2: <i>When developments are proposed for lots where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.</i></p> | <p>Consistent: No known archaeological or cultural sites are located on the subject parcels, and no grading or ground disturbance is proposed. Therefore, the proposed project is consistent with this policy.</p> |

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| <p><i>Visual Resource Policy 2: In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as to not to intrude into the skyline as seen from public viewing places.</i></p> <p><i>Visual Resources Policy #5: Utilities, including television, shall be placed underground in new developments in accordance with the rules and regulations of the California Public Utilities Commission, except where cost of undergrounding would be so high as to deny service.</i></p> | <p>Consistent: The olive oil processing facility 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 are proposed. The existing structures are visible from Baseline Avenue and adjacent parcels. However, the existing barns are 13 feet lower than the maximum height limit of 35 feet in the AG-II-40 zone district, and are compatible with the existing structural development on the Youngman premises which consists primarily of equestrian facilities (barns) and single family dwellings. The existing structures are subordinate in appearance to the natural landforms, and follow the natural contours of the landscape, which consists of slopes of less than 10%. No new utility lines are proposed. All equipment associated with the olive oil processing facility would be located within the three existing horse barns. Therefore, the proposed project is consistent with these policies.</p> |
| Agricultural Element | |
| <p><i>Goal I: Santa Barbara County shall assure and enhance the continuation of agriculture as a major viable production industry in Santa Barbara County. Agriculture shall be encouraged. Where conditions allow, (taking into account environmental impacts) expansion and intensification shall be supported.</i></p> <p><i>Policy IA: The integrity of agricultural operations shall not be violated by recreational or other non-compatible uses.</i></p> <p><i>GOAL II. Agricultural lands shall be protected from adverse urban influence.</i></p> <p><i>Policy II.D: Conversion of highly productive agricultural lands whether urban or rural, shall be discouraged. The County shall</i></p> | <p>Consistent: The proposed project includes a request to mill olives grown from approximately 65-acres of olive groves located on the Youngman premises, and from other properties within Santa Barbara County into olive oil. Following approval of the proposed ordinance amendment, the proposed project would comply with the Santa Barbara County Land Use and Development, and the Uniform Rules for Agricultural Preserves and Farmland Security Zones.</p> <p>The Youngman premises are planted with 65 acres of olive groves. These groves are planted in a “super high density” format which yields approximately 4 tons of olives per acre. In general, 40 gallons of olive oil are produced per 1 ton of olives (Understanding Olive Oil</p> |

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| <p><i>support programs which encourage the retention of highly productive agricultural lands.</i></p> | <p>Yield, Paul Vossen, University of California Cooperative Extension, Sonoma County, undated). Using this methodology, the proposed project would produce approximately 160 gallons of olive oil per acre of planted olive grove for a total of 10,400 gallons of olive oil annually.</p> <p>No additional structural development is proposed, and the project would not convert prime agricultural land to a non-agricultural use, impair land productivity, conflict with agricultural preserve programs or affect any farmland of state or local importance. The proposed facility would enhance the continuation of agriculture on the subject premises by permitting an olive oil processing facility to mill raw olives grown on the Youngman premises and within Santa Barbara County into olive oil, and would therefore meet the Agricultural Element goals and policies.</p> |
| <p>SANTA YNEZ VALLEY COMMUNITY PLAN</p> | |
| <p>DevStd BIO-SYV-4.1. <i>Development shall include a minimum setback of 50 feet in the Urban and Inner-Rural areas, 100 feet in the Rural areas, and 200 feet from the Santa Ynez River, from the edge of riparian vegetation or the top of bank whichever is more protective. The setbacks may be adjusted upward or downward on a case-by-case basis depending upon site specific conditions such as slopes, biological resources and erosion potential.</i></p> <p>DevStd BIO-SYV-4.5. <i>To protect Coastal and Valley Freshwater Marsh, Southern Vernal Pool, and other types of wetland habitats, land use development proposals shall include a minimum setback of 50 feet in the Urban and Inner-rural areas and 100 feet in the Rural areas unless this would preclude reasonable use of the outer edge of the habitat and can be</i></p> | <p>Consistent: The proposed olive oil processing facility would be located within three existing horse barns. The project site is located approximately 4.5 miles north of the Santa Ynez River. There are no creeks, marshes, or vernal pools located on the premises. The proposed project does not include grading or ground disturbance in excess of 50 cubic yards and no vegetation removal. Therefore, the proposed project is consistent with these development standards.</p> |

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| <p><i>adjusted on a case-by-case basis depending on the quality of the habitat and the presence of special status species or other sensitive biological resources.</i></p> | |
| <p>SVVCP DevStd LUG-SYV-7. <i>The public shall be protected from noise that could jeopardize health and welfare.</i></p> | <p>Consistent: The Youngman property is located in a rural area approximately 1 mile northeast of the intersection of Edison St. and Highway 154. The proposed project site is located outside of 65 dB(A) noise contours for roadways, public facilities, airport approach and take-off zones. The closest off-premises sensitive noise receptor to the project site is a single family residence located approximately 450 feet north. All equipment and processing activities would occur inside existing structures (barns). As a result, the noise levels at the property line would not exceed the the 65 dB(A) threshold and the project would not create noise which could jeopardize public health and safety. The County would respond to any noise complaints received. Therefore, the proposed project is consistent with this development standard.</p> |
| <p>SYVCP Dev Std LUG-SYV-8 & -8.11. <i>The public shall be protected from air emissions and odors that could jeopardize health and welfare. Future applicants for wineries or other odor generators, based on the nature of the operations (Scope and Content of Air Quality Sections in Environmental Documents, July 2007) shall develop and implement an Odor Abatement Plan (OAP).</i></p> | <p>Consistent: All processing activities associated with the proposed project would take place entirely within an existing 2,880 sq. ft. barn. Processing activities would occur one time per year during the Fall season for a period of 8 to 10 weeks. At full capacity during harvest season, pressing and bottling operations would require 8 peak hour trips (8 maximum employees) and 1 average daily truck trip. The additional traffic generated by the project is well below the threshold of significance for impacts to air quality.</p> <p>The olive oil 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. This equipment is electric, and</p> |

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| | <p>would not generate air emissions that could jeopardize health and welfare, or increase the amount of pollutants released into the atmosphere.</p> <p>The project would also not generate additional smoke, ash, odors, or long term dust after construction, and as a result an odor abatement plan is not required. Therefore, the proposed project is consistent with this development standard.</p> |
| <p>SYVCP Policy LUA-SYV-2. <i>Land designated for agriculture within the Santa Ynez Valley shall be preserved and protected for agricultural use.</i></p> | <p>Consistent: The proposed facility would enhance the continuation of agriculture on the 165 acre premises by permitting an olive oil processing facility to mill raw olives grown on the Youngman premises and within Santa Barbara County into olive oil. Therefore, the proposed project is consistent with this policy.</p> |
| <p>SYVCP Policy LUA-SYV-3. <i>New development shall be compatible with adjacent agricultural lands.</i></p> | <p>Consistent: No new structural development is proposed as a part of the project. The olive oil processing facility would be located within three existing 2,880 sq. ft. horse barns. All equipment associated with the olive oil processing facility would be located within the three existing horse barns. These barns are the same style architecturally as the existing development on the subject parcel. The adjacent agriculturally zoned lands are developed with equestrian uses, and low intensity residential and agricultural uses consisting of single family residences, orchards, grazing and hay. The three existing horse barns are compatible with these adjacent agricultural land uses. Therefore, the proposed project is consistent with this policy.</p> |

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| <p>SYVCP Policy CIRC-SYV-1. <i>The County shall allow reasonable development of parcels within the Santa Ynez Valley Community Plan Area while maintaining safe roadways and intersections that operate at acceptable levels of service (LOS).</i></p> <p>SYVCP Policy CIRC-SYV-2. <i>The County shall maintain a minimum Level of Service (LOS) B or better on roadways and intersections within the Santa Ynez Valley Community Plan Area.</i></p> <p>SYVCP Policy CIRC-SYV-8. <i>The County shall ensure that the circulation system maintains the quality of life in the Santa Ynez Valley Community Plan Area to the greatest extent feasible.</i></p> | <p>Consistent: The proposed project is anticipated to result in a maximum of 8 peak hour trips (8 maximum employees) and 1 average daily truck trip during the milling season. Traffic generated from the proposed project would not impact a street or intersection that is operating at a LOS D, E, or F, and the project traffic would constitute a negligible fraction of the capacity of area roadways and intersections and would not exceed the threshold of significance. Existing intersections would maintain a Level of Service of B or better. The proposed project does not propose unsafe driveways; impede pedestrian, bicycle, or transit access or otherwise cause or exacerbate an unsafe traffic condition. The traffic associated with the proposed project would not impact the existing traffic circulation system, and the existing quality of life in the Santa Ynez Valley would be maintained. Therefore, the proposed project is consistent with these policies.</p> |
| <p>SYVCP Policy WW-SYV-1. <i>Development and infrastructure shall achieve a high level of wastewater treatment, in order to best serve the public health and welfare.</i></p> <p>SYVCP Policy WW-SYV-12. <i>Pollution of surface and groundwater shall be avoided. Where contribution of potential pollutants of any kind is not prohibited and cannot be avoided, such contribution shall be minimized to the maximum extent practical.</i></p> | <p>Consistent: The proposed project would be required to conform to Environmental Health Services and Regional Water Quality Control Boards General Waste Discharge Requirements (Condition No. 12). The required EHS permit would ensure that wastewater treatment for processing operations is maintained at a high level. All organic solid waste generated from milling activities would be composted onsite. All process wastewater would be accommodated onsite and either recycled for irrigation, or disposed of in a Regional Water Quality Board-approved wastewater disposal system. Therefore, the proposed project would be consistent with these policies.</p> |

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| <p>SYVCP GOAL WAT-SYV-1. <i>Protect the quality of surface and ground waters from degradation; maintain adequate, safe water supplies; and protect groundwater basins from prolonged overdraft.</i></p> | <p>Consistent: Milling activities would take place for a maximum of 10 weeks annually (70 days). Approximately 500 gallons of fresh ground water per 24 hour period would be required for the washer, and an additional 50 gallons of fresh ground water per 1 ton of olives milled.</p> <p>The Youngman premises are planted with 65-acres of olive groves. These groves are planted in a “super high density” format which yields approximately 4 tons of olives per acre. Therefore, the proposed project would result in a total water usage of 0.15 AFY (48,000 gallons of water per year / 325,828 gallons of water/acre foot).</p> <p>The project water usage of 0.15 AFY is well below the 61 AFY applied threshold of significance for the Santa Ynez uplands ground water basin. All process wastewater would be accommodated onsite and either recycled for irrigation, or disposed of in a Regional Water Quality Board-approved wastewater disposal system. Therefore, the proposed project would be consistent with this policy.</p> |
| <p>SYVCP Policy FIRE-SYV-2. <i>Fire hazards in the SYVCPA shall be minimized in order to reduce the cost of/need for increased fire protection services while protecting the natural resources in undeveloped areas.</i></p> | <p>Consistent: The proposed project would not cause high fire hazards, or introduce development in areas without fire hydrants, adequate access for fire fighting, adequate water pressure, or structures beyond safe fire department response times. The Santa Barbara County Fire Department has reviewed the proposed project and issued a condition letter dated April 25, 2013 with no conditions on the subject Conditional Use Permit application. The proposed project is consistent with this policy.</p> |

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| <p>SYVCP Policy RSW-SYV-1. <i>Resource conservation and recovery shall be implemented in the SYVCPA to divert the waste stream from area landfills to the maximum extent feasible. Diversion shall be maximized through source reduction, recycling and composting.</i></p> | <p>Consistent: The proposed project would be required to conform to Environmental Health Services and Regional Water Quality Control Boards General Waste Discharge Requirements. The required EHS permit would ensure that wastewater treatment for processing operations is maintained at a high level. All organic solid waste generated from milling activities would be composted onsite. All process wastewater would be accommodated onsite and either recycled for irrigation, or disposed of in a Regional Water Quality Board approved wastewater disposal system. Therefore, the proposed project would be consistent with this policy.</p> |
| <p>SYVCP Policy FLD-SYV-2. <i>Short-term and long-term erosion associated with development shall be minimized.</i></p> | <p>Consistent: No grading or ground disturbance is proposed as a part of the project. Therefore, the proposed project is consistent with this policy.</p> |
| <p>Policy VIS-SYV-1. <i>Development of property should minimize impacts to open space views as seen from public roads and viewpoints and avoid destruction of significant visual resources.</i></p> <p>DevStd VIS-SYV-1.1. <i>Development and grading shall be sited and designed to avoid or minimize scarring of the landscape and minimize the bulk of structures visible from public viewing areas. Mitigation measures may be required, including but not limited to increased setbacks, reduced structure size and height, reductions in grading, extensive landscaping and proper siting of driveways, unless those measures would preclude reasonable use of the property or pose adverse public safety issues.</i></p> <p>DevStd VIS-SYV-1.2. <i>Development, including houses, roads and driveways, shall be sited and designed to be compatible with</i></p> | <p>Consistent: The proposed olive oil processing facility 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 are proposed, and no grading or ground disturbance is proposed.</p> <p>The existing structures are visible from Baseline Avenue and adjacent parcels. However, the existing barns are 13 feet lower than the maximum height limit of 35 feet in the AG-II-40 zone district, and are compatible with the existing structural development on the Youngman premises which consists primarily of equestrian facilities (barns) and single family dwellings.</p> <p>The existing structures are subordinate in appearance to the natural landforms on the premises, and follow the natural contours of the landscape, which consists of slopes of less</p> |

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| <p><i>and subordinate to significant natural features including prominent slopes, hilltops and ridgelines, mature trees and woodlands, and natural drainage courses.</i></p> | <p>than 10%. No new utility lines are proposed. Therefore, the proposed project, in terms of use and visual compatibility, would not change the visual character of the area and is consistent with this policy and development standards.</p> |
| <p>Policy VIS-SYV-3. <i>The night sky of the Santa Ynez Valley shall be protected from excessive and unnecessary light associated with new development and redevelopment.</i></p> <p>DevStd VIS-SYV-3.1. <i>All new development and redevelopment in the planning area shall be subject to the requirements of the Santa Ynez Valley Outdoor Lighting Ordinance.</i></p> | <p>Consistent: The proposed project is conditioned (Condition No. 4) to ensure compliance with SYVCP outdoor lighting ordinance by requiring that 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. Therefore, the proposed project is consistent with this policy and development standard.</p> |
| <p>SYVCP Policy HA-SYV-1. <i>Archaeological resources shall be protected and preserved to the maximum extent feasible.</i></p> <p>DevStd HA-SYV-1.1. <i>A Phase I archaeological survey shall be performed when identified as necessary by a County archaeologist or contract archaeologist using the best available resources. The content, format, and length of the Phase I survey report shall be consistent with the size of the project and findings of the study.</i></p> | <p>Consistent: There are no known archaeological or historical sites located on the premises. Since the proposed project does not include grading or ground disturbance, a Phase I survey is not necessary. Therefore, the proposed project would not impact archaeological resources and is consistent with this policy and development standard.</p> |

6.3 Zoning: Land Use and Development Code Compliance

6.3.1 Compliance with Land Use and Development Code Requirements

The proposed Conditional Use Permit is consistent with the following proposed development standards (LUDC Section 35.42.040, B. Standards):

- a. *The facility may be used for the sorting, cleaning, packing, freezing, milling, bottling and storage of horticultural and agricultural products (other than animals) grown on or off the premises preparatory to wholesale or the retail sale and/or shipment in their natural form or a milled liquid form.*

Consistent: The proposed olive oil processing facility would mill raw olives grown on and off the premises into olive oil. The proposed facility would bottle the olive oil and would ship the product for offsite retail sales.

- b. *Agricultural processing that includes milling and/or bottling of horticultural or agricultural products shall be limited to the following standards:*

- 1) *Agricultural processing is limited to simple mechanical processing to convert fruit from a solid to a liquid without additives, chemical reactions or changes in natural ambient temperatures.*

Consistent: The proposed facility would mill olives using the cold press method to convert the raw fruit from a solid to liquid form (olive oil). 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. This process would not involve additives, chemical reactions, or changes in natural ambient temperatures.

- 2) *Milling of agricultural products shall not generate wastewater discharges, or hazardous wastes.*

Consistent: 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. The proposed project would be required to conform to Environmental Health Services and Regional Water Quality Control Boards General Waste Discharge Requirements (Condition No. 12). The required EHS permit would ensure that wastewater treatment for processing operations is maintained at a high level. All organic solid waste generated from milling activities would be composted onsite. All process wastewater would be accommodated onsite and either recycled for irrigation, or disposed of in a Regional Water Quality Board-approved wastewater disposal system.

- 3) *All process water and waste material from milling shall be managed on site as recycled irrigation water or organic compost. Exceptions are permissible in those unusual circumstances where some process water and/or waste material may be legally discharged into a sanitary sewer system, or legally disposed of as a solid waste (e.g., in those cases involving an unexpected contaminant).*

Consistent: Process wastewater would be disposed of via a proposed on-site septic disposal system in conformance with Environmental Health Services and Regional Water Quality Control Board requirements, or recycled onsite. Byproducts associated with pressing would be managed on-site as organic compost or recycled as livestock feed.

- 4) *Milling of horticultural or agricultural products from offsite sources shall be limited to no more than 49 percent the total volume of milled products on the facility premises, and where such premises comprise more than one legal parcel, at least 5 percent of the total volume of milled products shall be harvested from the legal parcel upon which the processing operation is located.*

Consistent: To monitor compliance with this development standard, the proposed project is conditioned (Condition No. 3) to require the operator to 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. After ten years of monitoring, permit compliance may determine that annual reports are no longer needed if the facility remains in compliance.

- 5) *The legal parcel on which the processing occurs is planted with the horticultural or agricultural product prior to the commencement of any processing allowed in compliance with this Section.*

Consistent: The subject parcel is planted with 20 acres of olive groves.

- 6) *The processing facility and any facilities devoted to ancillary activities such as wholesale sales and marketing, and parking, are limited to one acre.*

Consistent: The proposed project would encompass a total area of 20,640 sq. ft. which is less than 1-acre. 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.

- 7) *On-site retail sales of any product resulting from the agricultural processing are not allowed.*

Consistent: 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, and bottling, and shipment of the milled fruit (olive oil). No public activity (i.e., tasting, tours, events, or gatherings) or retail sales would occur onsite.

- c. *The facility shall be accessory to and supportive of other agricultural operations located on the same premises as the proposed facility and on other agricultural lands that are located within 25 miles of the boundaries of the County.*

Consistent: The proposed olive oil processing facility would process olives from the 65 acres of olives grown on the Youngman premises as well as olive orchards grown within 25 miles of the boundaries of the County. Therefore, the proposed facility would be accessory to and supportive of other agricultural operations located on the Youngman premises, and on other agricultural lands located within 25 miles of the boundaries of the County.

- d. *The primary purpose of the facility shall not be to import, on a continuing basis, horticultural or agricultural products from land more than 25 miles beyond the boundaries of the County for local processing, distribution, or sale.*

Consistent: The primary purpose of the proposed facility would be to mill olives grown on the premises. Olives grown offsite would be imported from other agricultural lands located within 25 miles of the boundaries of Santa Barbara County.

- e. *Products processed at the facility are determined by the review authority to be the same or as similar to products grown on the premises where the facility is located or on other local agricultural lands located within 25 miles of the boundaries of the County.*

Consistent: The Youngman premises is planted with 65 acres of olive groves. The proposed project would allow for an onsite olive oil processing facility to mill the raw olives grown on and off the premises into olive oil.

- f. *The facility and products shall be consistent with the Uniform Rules for Agricultural Preserves and Farmland Security Zones.*

Consistent: The parcels associated with the subject Conditional Use Permit application are enrolled in Land Conservation/Williamson Act contracts (76-AP-034, 84-AP-002, and 96-AP-005). On December 4, 2013, the APAC found the proposed project consistent with the Uniform Rules as proposed to be amended and contingent on the adoption of the proposed amendment by the Board of Supervisors.

- g. *This type of facility shall not be located on prime soils unless an alternative location on nonprime soils does not exist within a reasonable distance of the proposed site.*

Consistent: The proposed olive oil processing equipment would be located in a developed area of the site within three existing permitted horse barns. This area, including the majority of the 165-acre premises is underlain by Class II prime soils. Locating the facility within non-prime soils is not feasible. It would create impacts to agriculture on the premises and within the vicinity by requiring the construction of new buildings to house the processing equipment in areas which are currently utilized for horse grazing and agricultural purposes.

6.4 Subdivision/Development Review Committee

The proposed project was reviewed by the Subdivision/Development Review Committee (SDRC) on April 18, 2013. Letters from County Departments with conditions on the proposed project (Air Pollution Control District, County Fire, and Environmental Health Services) are included in the Conditions of Approval (Attachment B).

6.5 Agricultural Preserve Advisory Committee

The proposed amendment to the Uniform Rules was reviewed by the Agricultural Preserve Advisory Committee (APAC) on October 4, 2013 and December 4, 2013. At the December 4, 2013 meeting, the APAC voted 5-0 to recommend that the Santa Barbara County Board of Supervisor's accept the proposed language as an amendment to the County's Uniform Rules.

The parcels associated with the subject Conditional Use Permit (CUP) application are enrolled in Land Conservation/Williamson Act contracts (76-AP-034, 84-AP-002, and 96-AP-005). On December 4, 2013, the APAC found the proposed CUP consistent with the Uniform Rules as proposed to be amended and contingent on the adoption of the proposed amendment by the Board of Supervisors.

7.0 APPEALS PROCEDURE

The recommendation of the Planning Commission will be forwarded to the Board of Supervisors. Pursuant to Government Code Section 65856, any interested party may file a written request with the Clerk of the Board for a hearing by the Board of Supervisors within five days after the Planning Commission acts on the proposed zoning map amendment. Whether or not a written request is filed, a public hearing before the Board of Supervisors will be conducted.

ATTACHMENTS

- A. Findings
- B. Conditions of Approval with attached Departmental letters (13CUP-00000-00007)
- C. Final Negative Declaration (14NGD-00000-00003)
- D. Board Resolution amending the Uniform Rules for Agricultural Preserves and Farmland Security Zones
- E. Resolution and Ordinance (11ORD-00000-00016)
- F. Santa Barbara County LUDC Inland Areas Zoned AG-I, AG-II and Agricultural Preserves
- G. APN Page
- H. Youngman Vicinity Map
- I. Youngman Project Plans:
 - 1. Existing Landscape Plan
 - 2. Mill Floor Plan
 - 3. Mill Elevations
 - 4. Bottling/Tank Storage Plans
 - 5. Bottling/Tanks Storage Elevations
 - 6. Office/Shipping Floor Plan
 - 7. Office/Shipping Elevations

ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

1.1 CONSIDERATION OF THE NEGATIVE DECLARATION AND FULL DISCLOSURE

The Board of Supervisors has considered the Negative Declaration together with the comments received and considered during the public review process. The Negative Declaration reflects the independent judgment and analysis of the Board of Supervisors and has been completed in compliance with CEQA, and is adequate for this proposal.

1.2 FINDING OF NO SIGNIFICANT EFFECT

On the basis of the whole record, including the Negative Declaration and any comments received, the Board of Supervisors finds that the project as approved will not have a significant effect on the environment.

1.3 LOCATION OF DOCUMENTS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Clerk of the Board of Supervisors located at 105 East Anapamu Street, Santa Barbara, CA 93101.

1.4 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15074(d) require the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the reporting and monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

2.0 ADMINISTRATIVE FINDINGS

2.1 ORDINANCE AMENDMENT FINDINGS

In compliance with Section 35.104.060 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for an Amendment to the Development Code, Local Coastal Program, or Zoning Map, the review authority shall first make all of the following findings:

2.1.1 The request is in the interests of the general community welfare.

The ordinance amendment is in the interests of the general community welfare. The amendment is supportive of Agricultural Element Goals and Policies and will be beneficial to the County as the amendment provides a permitting path to enhance the continuation of agriculture as a major viable production industry in

Santa Barbara County. The ordinance will allow fruit to be processed from a raw form to a milled liquid form on land with an AG-I or AG-II zone designation located within the unincorporated inland area of the County. The additional types of products that could be processed will be required to comply with development standards, which limit simple mechanical processing to convert fruit from a solid to a liquid without additives, chemical reactions, or changes in natural ambient temperatures. These development standards ensure that future projects do not compromise community values, environmental quality, or the public health and safety.

2.1.2 The request is consistent with the Comprehensive Plan, the requirements of State planning and zoning laws, and this Development Code.

In accordance with Section 6.2 of the Planning Commission staff report dated April 24, 2014, incorporated herein by reference, the ordinance amendment is compatible with existing Comprehensive Plan policies, including the Agricultural Element. The ordinance amendment enhances the continuation of agriculture as a major viable production industry in Santa Barbara County, and encourages the continuation of agriculture. The ordinance amendment does not result in any inconsistencies with the adopted policies and development standards of the Comprehensive Plan including community and area plans, and is also consistent with the remaining portions of the County Land Use and Development Code that are not revised by the ordinance amendment.

Therefore, the ordinance amendment is consistent with the Comprehensive Plan including the community and area plans, the requirements of State Planning and Zoning Laws, and the County Land Use and Development Code. The ordinance amendment does not involve an amendment to the Local Coastal Program.

2.1.3 The request is consistent with good zoning and planning practices.

The proposed ordinance amendment is consistent with sound zoning and planning practices to regulate land uses for the overall protection of the environment and community values. Development standards ensure that future projects will not compromise community values, environmental quality, or the public health and safety. As discussed in Finding 2.2, above, the amendment is consistent with the Comprehensive Plan including the community and area plans, and the County Land Use and Development Code.

2.2 CONDITIONAL USE PERMIT FINDINGS

Findings required for all Conditional Use Permits. In compliance with Subsection 35.82.060.E.1 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Conditional Use Permit or Minor Conditional Use Permit the review authority shall first make all of the following findings, as

applicable:

2.2.1 The site for the proposed project is adequate in terms of location, physical characteristics, shape, and size to accommodate the type of use and level of development proposed.

The Youngman premises is comprised of 4 legal parcels totaling 165 acres. The olive oil processing facility will be located within three existing horse barns of 2,880 sq. ft. each, with a maximum height of 22 feet located on APN 141-042-012 (39.54-acres).

No exterior modifications to the existing structures are proposed. The existing structures are visible from Baseline Avenue and adjacent parcels. However, the existing barns are 13 feet lower than the maximum height limit of 35 feet in the AG-II-40 zone district, and are compatible with the existing structural development on the Youngman premises which consists primarily of equestrian facilities (barns) and single family dwellings.

The existing structures are subordinate in appearance to the natural landforms, and follow the natural contours of the site, which consists of slopes of less than 10%. For the above reasons, the project site is found to be adequate in terms of location, physical characteristics, shape and size to accommodate the type and use of development proposed. Therefore, the project is consistent with this finding.

2.2.2 Within the Inland area significant environmental impacts will be mitigated to the maximum extent feasible.

The Final Negative Declaration (14NGD-00000-00003) prepared for the project identified no significant unavoidable (Class I), or potentially significant (Class II) impacts. Therefore, the project is consistent with this finding.

2.2.3 Streets and highways are adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.

The project is anticipated to result in a maximum of 8 peak hour trips (8 maximum employees) and 1 average daily truck trip during the milling season. Traffic generated from the project-related traffic will not impact a street or intersection that is operating at a LOS D, E, or F, and the project traffic will constitute a negligible fraction of the capacity of area roadways and intersections and will not exceed the threshold of significance. The project does not propose unsafe driveways; impede pedestrian, bicycle, or transit access or otherwise cause or exacerbate an unsafe traffic condition. Therefore, the project is consistent with this finding.

2.2.4 There will be adequate public services, including fire protection, police

protection, sewage disposal, and water supply to serve the proposed project.

Adequate private services and resources are available to serve the proposed olive oil processing facility. 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.

Milling activities would take place for a maximum of 10 weeks annually (70 days). Approximately 500 gallons of fresh ground water per 24 hour period would be required for the washer, and an additional 50 gallons of fresh ground water per 1 ton of olives milled. The Youngman premises are planted with 65-acres of olive groves. These groves are planted in a “super high density” format which yields approximately 4 tons of olives per acre. Therefore, the proposed project would result in a total water usage of 0.15 AFY (48,000 gallons of water per year / 325,828 gallons of water/acre foot). The project water usage of 0.15 AFY is well below the 61 AFY applied threshold of significance for the Santa Ynez uplands ground water basin.

All process wastewater would be accommodated onsite and either recycled for irrigation, or disposed of in a Regional Water Quality Board-approved wastewater disposal system. Police services would continue to be provided by the Santa Barbara County Sheriff’s Department. Therefore, the project is consistent with this finding.

2.2.5 The proposed project will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood and will be compatible with the surrounding area.

With incorporation of conditions of approval, the project will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood. The project will allow for an agricultural processing facility to process olive oil within three existing horse barns. The project will result in less than significant impacts to the environment, and is compatible with the surrounding area. Adequate parking, water, sanitary services, and safe ingress/egress is in place to serve the project. Therefore, the project is consistent with this finding.

2.2.6 The proposed project will comply with all applicable requirements of this Development Code and the Comprehensive Plan, including any applicable community or area plan.

In accordance with Sections 6.2, and 6.3 of the Planning Commission staff report dated April 24, 2014, incorporated herein by reference, the project is consistent with the applicable requirements of the AG-II-40 zone district, the Comprehensive Plan,

Santa Ynez Valley Community Plan, and the LUDC. Therefore, the project is consistent with this finding.

2.2.7 Within Rural areas as designated on the Comprehensive Plan maps, the proposed use will be compatible with and subordinate to the rural and scenic character of the area.

The project site is located approximately 1 mile northeast of the Edison Street / Highway 154 intersection, in the Santa Ynez Valley Community Plan rural area. The Youngman premises are bounded by agriculturally zoned parcels between 5 and 50-acres in size and characterized by low intensity residential, agricultural and equestrian uses. Public views in this area are dominated by rolling hills, pastures, and agriculture (vineyards, and olive groves). The premises are developed with a combination of equestrian uses (barns), single family dwellings, and 65 acres of olive orchards.

The project will allow for a permitted olive oil processing facility to mill olives grown on and off the premises into olive oil. The facility will be located within three existing horse barns, of approximately 2,880 sq. ft. each. No additional structural development is proposed. Since the project will be located within existing horse barns, it will be compatible with and subordinate to the existing rural and scenic character of the area. Therefore, the project is consistent with this finding.

ATTACHMENT B: CONDITIONS OF APPROVAL

Youngman Olive Oil Processing Facility

Case No. 13CUP-00000-00007

May 14, 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 A-N, dated May 14, 2014, 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.

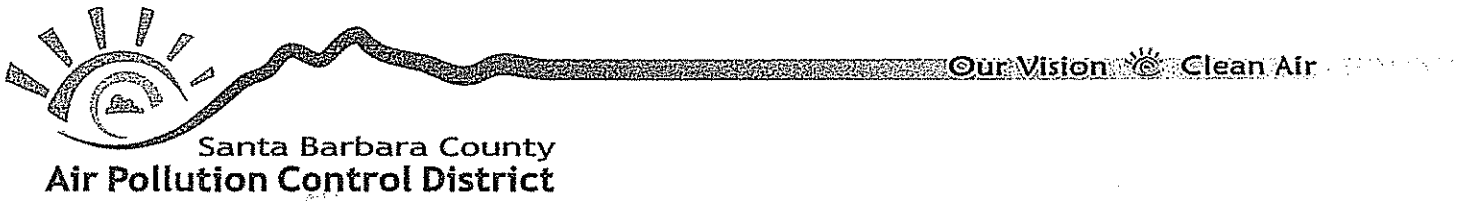
III. COUNTY RULES AND REGULATIONS

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.



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.sbapcd.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.sbapcd.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

260 North San Antonio Road, Suite A • Santa Barbara, CA 93110 • www.sbapcd.org • 805.961.8800 • 805.961.8801 (fax)

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



Environmental Health Services

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

Takashi 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.

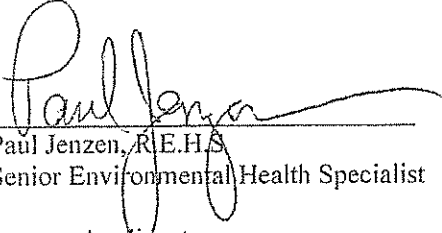
Domestic water supply is proposed to be provided by a private water system. The existing single-parcel water system was permitted to serve the farm employee dwelling and the barns which will be converted to the olive milling operation. No further information is required by Environmental Health Services 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:

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

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.

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

ATTACHMENT C: FINAL NEGATIVE DECLARATION



COUNTY OF SANTA BARBARA

Planning and Development

www.sbcountyplanning.org

Final Negative Declaration

14NGD-00000-00003

Youngman Ordinance Amendment &
Conditional Use Permit for Olive Oil Processing

Case Nos. 11ORD-00000-00016, 13CUP-00000-00007

April 8, 2014



Vicinity Map

Owner

Patricia Youngman
3737 Baseline Avenue
Santa Ynez, CA 93460
(805) 688-8979

Agent

Michael Carpenter
3737 Baseline Avenue
Santa Ynez, CA 93460
(805) 325-3487

Contractor

John Borroel
P.O. Box 997
Santa Ynez, CA 93460
(805) 350-2702

For More Information contact Dana Eady, Planner, Development Review, (805) 934-6266

PUBLIC REVIEW

A Draft Negative Declaration (14NGD-00000-00003) was prepared to analyze environmental impacts of the proposed Youngman Ordinance Amendments, and Conditional Use Permit for Olive Oil Processing project (Case Nos. 11ORD-00000-00016, and 13CUP-00000-00007) under requirements of the California Environmental Quality Act (CEQA). The Draft Negative Declaration (ND) was circulated for public comment and review for an initial 30 days (February 8, 2014 through March 19, 2014). An environmental hearing was held on March 4, 2014.

During the public review period, the following comment letters were received: 1) Environmental Health Services, dated February 21, 2014 and the Air Pollution Control District, dated March 4, 2014). These letters are included as Attachment 10 of the Final Negative Declaration, dated April 8, 2014. The comments received have been considered and appropriate changes indicated by ~~strike-through~~ and underline have been incorporated into the attached Final Negative Declaration dated April 8, 2014 in the following sections 4.3, Air Quality, and 4.11, Land Use. The Proposed Final Negative Declaration concludes that project impacts on the environment would be less than significant.

1.0 REQUEST/PROJECT DESCRIPTION

Hearing on the request of Michael Carpenter, agent for Patricia Youngman, owner, for approval of the following:

1.1 An Ordinance Amendment (Case No. 11ORD-00000-00016) [application filed June 16, 2011], to allow for processing of agricultural products from a raw form to a milled liquid form on all parcels zoned AG-I and AG-II in the unincorporated inland areas of Santa Barbara County by amending (proposed changes indicated by double underline and strike-through):

A. **LAND USE AND DEVELOPMENT CODE**, Chapter 35.1, Section 35.42.040, Agricultural Processing Facilities; and Article 35.11, Glossary – definition of Agricultural Processing as follows:

35.42.040 - Agricultural Processing Facilities

A. **Purpose and applicability.** This Section establishes standards and procedures for agricultural processing facilities, where allowed by Article 35.2 (Zones and Allowable Land Uses.

B. **Standards.**

1. Agricultural processing facilities shall be subject to the following standards.

a. The facility may be used for the sorting, cleaning, packing, freezing, milling, bottling and storage of horticultural and agricultural products (other than animals) grown on or off the premises preparatory to wholesale or the retail sale and/or shipment in their natural form or a milled liquid form.

b. Agricultural processing that includes milling and/or bottling of horticultural or agricultural products shall be limited to the following standards:

- 1) Agricultural processing is limited to simple mechanical processing to convert fruit from a solid to a liquid without additives, chemical reactions or changes in natural ambient temperatures.
- 2) Milling of agricultural products shall not generate wastewater discharges, or hazardous wastes.
- 3) All process water and waste material from milling shall be managed on site as recycled irrigation water or organic compost. Exceptions are permissible in those unusual circumstances where some process water and/or waste material may be legally discharged into a sanitary sewer system, or legally disposed of as a solid waste (e.g., in those cases involving an unexpected contaminant).
- 4) Milling of horticultural or agricultural products from offsite sources shall be limited to no more than 49 percent of the total

volume of milled products on the facility premises, and where such premises comprise more than one legal parcel, at least 5 percent of the total volume of milled products shall be harvested from the legal parcel upon which the processing operation is located.

- 5) The legal parcel on which the processing occurs is planted with the horticultural or agricultural product prior to the commencement of any processing allowed in compliance with this Section.
- 6) The processing facility and any facilities devoted to ancillary activities such as wholesale sales and marketing, and parking, are limited to one acre.
- 7) On-site retail sales of any product resulting from the agricultural processing are not allowed.

c. The facility shall be accessory to and supportive of other agricultural operations located on the same premises as the proposed facility and on other agricultural lands that are located within 25 miles of the boundaries of the County.

d. The primary purpose of the facility shall not be to import, on a continuing basis, horticultural or agricultural products from land more than 25 miles beyond the boundaries of the County for local processing, distribution, or sale

e. Products processed at the facility are determined by the review authority to be the same or as similar to products grown on the premises where the facility is located or on other local agricultural lands located within 25 miles of the boundaries of the County.

f. The facility and products shall be consistent with the Uniform Rules for Agricultural Preserves and Farmland Security Zones.

g. This type of facility shall not be located on prime soils unless an alternative location on nonprime soils does not exist within a reasonable distance of the proposed site.

2. Additional agricultural processing facilities consisting of commercial and/or industrial development, structures, uses, and areas that are directly related to the processing, packaging, treatment and/or sale of agricultural commodities, transportation facilities required to support agriculture or fertilizer manufacturing area allowed within the Rural Area as designated on the Comprehensive Plan maps and designated with the Agricultural Industry Overlay on the Comprehensive Plan maps, provided that a Development Plan is approved in compliance with Section 35.82.080 (Development Plans).

Article 35.11, Glossary:

Agricultural Processing. The initial processing or preparation for shipping of agricultural products, including milling by simple mechanical process without additives, chemical reactions, changes in ambient temperatures and/or hazardous materials on the same site ("on-premise products") or from other properties ("off-premise products"), for onsite marketing or for additional processing and/or packaging elsewhere. Examples of this land use include the following:

drying of corn, rice, hay, fruits and vegetables
flower growing
pre-cooling and packaging of fresh or farm dried fruits and vegetables
sorting, grading and packaging of fruits and vegetables
pressing olives to create olive oil

Does not include "wineries" which are defined separately.

- B. **UNIFORM RULES FOR AGRICULTURAL PRESERVES AND FARMLAND SECURITY ZONES, Uniform Rule 2-2: Supportive Agricultural Uses, Section 2-2.1., Preparation and Processing, to allow for additional processing of agricultural products in a milled liquid form as follows:**

C. Small Scale Processing Beyond the Raw State. Small scale processing of agricultural products other than wine grapes (wine grapes addressed in Section 2.2.1.B) beyond the raw state are deemed compatible within contracted land, provided the following criteria are met:

1. The proposed facility is located on a parcel that has been planted with the crop proposed for processing prior to County approval of the facility;
2. Processing of horticultural or agricultural products from offsite sources shall be limited to no more than 49 percent of the total volume of processed products on the facility premises (with allowances for normalized yields upon maturity, fallow periods, and atypical harvest years), and where such premises comprise more than one legal parcel, at least 5 percent of the total volume of processed products shall be harvested from the legal parcel upon which the processing operation is located;
3. The processing facility and any ancillary facilities such as sales, marketing, and parking are limited to 1 acre;
4. In the case of super prime contracts, such facilities are limited to parcels 10 acres or greater in size and shall be either located within existing farm buildings or count towards the development envelope allowance in order to avoid displacement of productive agricultural land;
5. The allowance identified in #3 above is a maximum. Small Scale Processing operations will only be permitted at an appropriate scale upon a demonstrated need to support the agricultural operation.

- 1.2 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.

2.0 PROJECT LOCATION

- 2.1 The proposed Ordinance Amendment would apply to all parcels zoned AG-I and II in the unincorporated inland areas of Santa Barbara County, Supervisorial Districts 1 through 5 (See Attachment 1). This area encompasses approximately 610,000 acres (of the approximately 855,000 acres of agriculturally zoned land in the County, including within the Coastal Zone area) as described in Environmental Setting below.
- 2.2 The proposed Uniform Rules Revisions are similar to a proposed Revision evaluated in 04EIR-08, Agricultural Preserve and Farmland Security Zone Uniform Rules Update Project (County of

| | |
|-------------------------|--|
| Surrounding Uses/Zoning | North: Low intensity residential and agricultural uses; AG-I-5, 5-acre min. parcel size. South: Equestrian uses, olive orchards; AG-II-40, 40-acre min. parcel size. East: Field Crops/Agriculture; AG-II-40, 40-acre min. parcel size. West: Low intensity residential and agricultural uses; AG-I-10, 10-acre min. parcel size. |
| Access | Existing 18 foot wide private driveway of approximately 800 feet in length accessed from Edison Street. |
| Public Services | Water Supply: Existing private water wells Sewage: Existing septic systems Fire: County Fire Station #32, located at 906 Airport Road in Santa Ynez Police: Santa Barbara County Sheriff's Department |

3.0 ENVIRONMENTAL SETTING

3.1 PHYSICAL SETTING

3.1.1 Ordinance Amendment. The agriculturally zoned parcels of Inland areas of Santa Barbara County contain the full range of topography, vegetation, and soil types. Most are engaged some type of production agriculture, others are used for residential purposes only.

There are currently 35,357 acres of land zoned AG-I, and 574,259 acres of land zoned AG-II within the inland area of the County. 12,443 acres of land are zoned AG-I within the Inner-Rural Area, which totals 14,700 acres. Approximately 1,600 properties, comprising 40 percent of the Santa Ynez Valley Community Planning area (SYVCP), are zoned AG-I. This total represents approximately 67% of the total AG-I properties throughout the County. The entire North County contains approximately 100 total AG-I properties located outside of the SYVCP area. There are 18,646 acres in AG-I zoning within the SYVCP, and 41,490 total acres of AG-I zoning Countywide. 45% of the AG-I zoned acreage is within the SYVCP, and the bulk of the Inner-Rural Area in the County is within this area, which totals to 12,268 acres (12,033 acres of which are within AG-I zones).

The AG-I zone district contains many parcels which are developed with low intensity residential, recreation (equestrian), ranchette, and agricultural uses. The majority of these parcels are located in the Santa Ynez Valley. According to the Santa Ynez Valley Community Plan, approximately 50% of Santa Ynez Valley's 45,380-acre planning area is designated as Rural, 30% is designated as Inner-Rural, 4% Urban Township areas, and the remaining 15% for Existing Developed Rural Neighborhoods (EDRNs). The minimum lot size in the rural area is 40 acres, and the minimum lot size in the Inner-Rural area is 5 acres.

The AG-I zone district allows uses which are prohibited in residential zones such as the keeping of farm animals by right, and other uses through permits (e.g. conditional use permits with findings to ensure neighborhood compatibility). These uses are allowed by right in the AG-II zone district. Residentially, the AG-I housing density greatly exceeds that of AG-II. In addition to significantly smaller parcels, Residential Second Units are allowed in the AG-I zone district, and approximately one-third of these parcels contain them. Consequently, areas zoned AG-I are not purely urban or agricultural; they are rural neighborhoods. For example, one mile of rural roads in an AG-II zone may have one or two driveways, while in an AG-I zone there may be 30 or 40.

3.1.2 Conditional Use Permit

Slope/Topography: Slopes on the subject parcels are fairly flat, ranging from 0-5%. The topography of this area of Santa Ynez consists of rolling hills with slopes less than 10%.

Fauna: The fauna inhabiting the project site are typical for the Santa Ynez Valley and may include small mammals such as raccoons, fox, coyote, deer, and skunk, and common birds and raptors. No known threatened or endangered plant or animal species are known to exist on the project site.

Flora: The majority of the subject parcels are developed with residential and equestrian uses. The flora that currently exists on the parcels includes oak trees, landscaping surrounding existing development, and approximately 65-acres of olive groves covering the premises.

Archaeological Sites: No known archaeological or cultural resources sites are known to exist on the subject parcels.

Soils: Ballard gravelly fine sandy loam (BbA), Class II, 0-2% slopes; Santa Ynez gravelly fine sandy loam (SnC), Class III, 2-9% slopes.

Surface Water Bodies (including wetlands, riparian areas, ponds, springs, creeks, rivers, lakes, and estuaries): No surface water bodies are located on the subject parcels.

Surrounding Land Uses: Surrounding land uses consist of equestrian operations and low intensity residential development.

Existing Structures: See 2.1 above

3.2 ENVIRONMENTAL BASELINE

The environmental baseline from which the project's impacts are measured consists of the physical environmental conditions in the vicinity of the project, as described above.

4.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST

The following checklist indicates the potential level of impact and is defined as follows:

Potentially Significant Impact: A fair argument can be made, based on the substantial evidence in the file, that an effect may be significant.

Less Than Significant Impact with Mitigation: Incorporation of mitigation measures has reduced an effect from a Potentially Significant Impact to a Less Than Significant Impact.

Less Than Significant Impact: An impact is considered adverse but does not trigger a significance threshold.

No Impact: There is adequate support that the referenced information sources show that the impact simply does not apply to the subject project.

Reviewed Under Previous Document: The analysis contained in a previously adopted/certified environmental document addresses this issue adequately for use in the current case and is summarized in the discussion below. The discussion should include reference to the previous documents, a citation of the

page(s) where the information is found, and identification of mitigation measures incorporated from the previous documents.

4.1 AESTHETICS/VISUAL RESOURCES

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|---|----------------|-----------------------------------|-------------------|-----------|----------------------------------|
| a. The obstruction of any scenic vista or view open to the public or the creation of an aesthetically offensive site open to public view? | | | X | | |
| b. Change to the visual character of an area? | | | X | | |
| c. Glare or night lighting which may affect adjoining areas? | | | X | | |
| d. Visually incompatible structures? | | | X | | |

Existing Setting:

Physical:

11ORD-00000-00016: The proposed Ordinance Amendment would apply to all property zoned AG-I and AG-II located within the unincorporated inland areas of Santa Barbara County. In general, the properties within the Rural and Inner-Rural areas of the County are engaged in active agricultural uses and contain barns and other agriculture structures as well as residential development. See environmental setting, Section 3.1.1. above.

13CUP-00000-00007: The project site is located approximately 1 mile north east of the Edison St./Highway 154 intersection, in the Santa Ynez Valley Community Plan rural area bounded by agriculturally zoned parcels between 5 and 50-acres in size and characterized by low intensity residential, agricultural and equestrian uses. Public views in this area are dominated by rolling hills, pastures, and agriculture (vineyards, and olive groves). Views of the project site are limited to surrounding neighboring properties, and from Edison Street.

Regulatory:

County Environmental Thresholds:

The Santa Barbara County Environmental Thresholds and Guidelines Manual indicates that a project will normally be considered to have a potentially significant impact to visual resources if it has the potential to create a significantly adverse impact through obstruction of public views, incompatibility with surrounding land uses, structures, or intensity of development, removal of significant amounts of vegetation, loss of important open space, substantial alteration of natural character, lack of adequate landscaping or extensive grading visible from public areas. The County’s Visual Aesthetics Impact Guidelines classify coastal and mountainous areas, the urban fringe, and travel corridors as “especially important” visual resources. The guidelines address public, not private views

County Comprehensive Plan:

Many areas within Santa Barbara County are considered to be visually important. The County’s Comprehensive Plan Land Use Element contains Visual Resource Policies which new projects are required to follow. Specifically, Visual Resource Policy number 2 states: “In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the

character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places”.

Impact Discussion:

11ORD-00000-00016:

(a-d) Less than significant impacts. The proposed Ordinance Amendment would create provisions for the allowance of processing of agricultural products from a raw form to a milled liquid form using simple mechanical processing and without the use of additives, chemical reactions or changes in natural ambient temperatures. The accompanying revision to Uniform Rule 2.2.1 would create provisions for small scale processing of agricultural products beyond the raw state. Criteria established for small scale processing under the Uniform Rules would ensure that only small scale operations incidental and accessory to agricultural activities would occur.

In those cases where all of the processed fruit is grown on the premises, a Land Use Permit (LUP) would be required. In order to allow processing of fruit which is grown off-premise, a Conditional Use Permit (CUP) would be required.

Existing agricultural activities on agriculturally-zoned properties require structures and specialized equipment for cultivation and grazing. The proposed project would add additional types of equipment. In general, Agricultural Processing Facilities could result in visual impacts through inappropriate siting of structures in visually prominent locations, including hillsides and ridgelines. Visually incompatible structures used for housing milling equipment could result in adverse effects on the visual character of the surrounding area.

Future permits associated with Agricultural Processing Facilities would require staff analysis for conformance with the Land Use and Development Code, and Comprehensive Plan including the Land Use, Agricultural and Conservation Elements. This review would include an analysis of the potential for adverse impacts to visual resources. If a proposed structure is adjacent to a designated Scenic Highway, in a Design Overlay District, or subject to the Ridgeline/Hillside Guidelines where Board of Architectural Review is required, or if a previous condition required Design Review, any potential impacts to visual resources would be addressed during the review process. Night lighting associated with future projects would be required to comply with the County’s standard conditions which require all lighting to be of low intensity, low glare, shielded and directed downward in order to prevent spill over onto adjacent lots under separate ownership. Therefore, impacts to visual resources resulting from the proposed Ordinance Amendment would be **less than significant**.

11CUP-00000-00032:

(a-d) Less than significant impacts. The proposed Conditional Use Permit would allow for an onsite olive oil processing facility to mill olive oil from the existing 65-acres of olive groves on the subject premises, and olives grown offsite within Santa Barbara County. The processing activities would occur one time annually during the Fall harvest season lasting approximately 8-10 weeks, and would consist of the milling and pressing of olives, and the bottling and shipment of the olive oil produced. No public activities (i.e., tasting, tours, events, or gatherings) are proposed. Interior remodeling to three existing horse barns to accommodate olive oil processing machinery is proposed. No exterior modifications to the existing structures are proposed. As such, the proposed project would not have the potential to create visually incompatible structures, obstruct scenic vistas or public views, or change the visual character of

the area. No additional outdoor lighting or signage is proposed. Therefore, impacts to visual resources associated with the proposed Conditional Use Permit would be **less than significant**.

Cumulative Impacts:

11ORD-00000-00016: The geographic scope for analysis of the proposed Ordinance Amendment/Uniform Rules Revision project’s contribution to cumulative aesthetic/visual resource impacts is the entire Inland area within the AG-I and AG-II zone districts as described in the setting section above. These lands constitute an important component of the County’s visual character. Future development resulting from the proposed ordinance amendment would require staff analysis for conformance with the Land Use and Development Code, and Comprehensive Plan including the Land Use, Agricultural and Conservation Elements. Permitted processing activities would occur in and around agricultural structures compatible with the Rural and Inner-Rural areas in which they are located. The appearance of additional equipment, processing activities, and unprocessed and processed products and by-products would all be similar in nature to other agricultural activities. As a result, the proposed ordinance amendment would not cause a cumulatively considerable effect on aesthetics or visual resources.

13CUP-00000-00007: The implementation of the project is not anticipated to result in any substantial change in the aesthetic character of the area since the proposed development would be visually compatible with its surroundings, and located within agriculturally zoned areas which are under active cultivation. As a result, the proposed Conditional Use Permit would not cause a cumulatively considerable effect on aesthetics.

Mitigation and Residual Impact: No mitigation measures are required. Residual impacts would be **less than significant**.

4.2 AGRICULTURAL RESOURCES

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|---|----------------|-----------------------------------|-------------------|-----------|----------------------------------|
| a. Convert prime agricultural land to non-agricultural use, impair agricultural land productivity (whether prime or non-prime) or conflict with agricultural preserve programs? | | | X | | |
| b. An effect upon any unique or other farmland of State or Local Importance? | | | X | | |

Existing Setting:

Physical:

11ORD-00000-00016: Agricultural lands play a critical economic and environmental role in Santa Barbara County. Agriculture continues to be Santa Barbara County’s major producing industry with a gross production value of over \$1 billion. In addition to the creation of food, jobs, and economic value, farmland provides valuable open space and maintains the County’s rural character.

Pesticide Permit data obtained from the Agricultural Commissioner’s office indicates that Santa Barbara County contains approximately 218 acres of olive groves, not including the applicant’s 65 acres of planted olive groves. These groves are located primarily within the Santa Ynez Valley, but are also found in the Orcutt, Gaviota, Lake Cachuma, and Goleta areas. The 218 acres are covered by 62 separate pesticide permits in the following range: three (3) groves greater than 20 acres in size (the largest being

26.7 acres); five (5) groves between 10 and 20 acres; twenty (20) groves between one and 10 acres; and 34 groves less one in acre (the smallest at 0.02 acres). Olive groves located within the County that did not apply for pesticide permits are not included in this total.

The proposed amendment would be applicable to approximately 609,616-acres of agriculturally zoned property as described in Section 3.1.1., Environmental Setting, above. Countywide, at least 500 thousand acres are currently enrolled in Land Conservation/Williamson Act contracts and are subject to the Uniform Rules of the County Agricultural Preserve Program.

13CUP-00000-00007: The parcels associated with the subject Conditional Use Permit application are enrolled in Land Conservation/Williamson Act contracts (76-AP-034, 84-AP-002, and 96-AP-005). The 165-acre project premises contain 65 acres of olive groves on a site that has historically been used for equestrian operations. The property adjoins agricultural parcels ranging from approximately 5 to 50 acres; these neighboring properties to the north/south/east/west are developed with low intensity residential uses, equestrian operations, and agricultural uses consisting of vineyards and grazing. Soils onsite are comprised of Ballard gravelly fine sandy loam (BbA), Class II, 0-2% slopes (90%), and Santa Ynez gravelly fine sandy loam (SnC), Class III, 2-9% slopes (10%).

Regulatory:

State Regulations

California Land Conservation Act of 1965 (Williamson Act)

The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive reduced property tax assessments because they are based upon actual land use (i.e., farming and open space uses) as opposed to full market value of the property (California Department of Conservation 2011a). According to the California Department of Conservation, Division of Land Resource Protection, as of July 2005, all counties within the State offer Williamson Act contracts except Del Norte, Los Angeles, San Francisco, Inyo, and Yuba Counties (California Department of Conservation 2011a).

California Farmland Mapping and Monitoring Program

The Farmland Mapping and Monitoring Program (FMMP) was established in 1982 and is maintained by the California Department of Conservation with the goal of providing consistent and impartial data to decision makers for use in assessing present status, reviewing trends in land use, and planning for the future of California's agricultural land resources (California Department of Conservation 2008). FMMP is a non-regulatory program that provides an impartial analysis of agricultural land use in the State. However, Important Farmland Maps prepared under FMMP are utilized to determine the location of agricultural lands throughout California. FMMP specifies that land must meet both of the following criteria in order to be mapped as Prime Farmland and Farmland of Statewide Importance:

1. **Land Use:** Has been used for irrigated agricultural production at some time during the four years prior to the Important Farmland Map date. Irrigated land use is determined by FMMP staff by analyzing current aerial photos, local comment letters, and related geographic information system (GIS) data, supplemented with field verification.
2. **Soil:** The soil must meet the physical and chemical criteria for Prime Farmland or Farmland of Statewide Importance as determined by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS). NRCS compiles lists of soils in each survey area that meet the quality criteria. Factors considered in qualification of a soil by NRCS include:

- Water moisture regimes, available water capacity, and developed irrigation water supply;
- Soil temperature range;
- Acid-alkali balance;
- Water table;
- Soil sodium content;
- Flooding (uncontrolled runoff from natural precipitation);
- Erodibility;
- Permeability rate;
- Rock fragment content; and
- Soil rooting depth.

County Environmental Thresholds:

The County's Agricultural Resources Guidelines (approved by the Board of Supervisors, August 1993) provide a methodology for evaluating agricultural resources. These guidelines utilize a weighted point system to serve as a preliminary screening tool for determining significance. The tool assists planners in identifying whether a previously viable agricultural parcel could potentially be subdivided into parcels that are not considered viable after division. A project which would result in the loss or impairment of agricultural resources would create a potentially significant impact. The Point System is intended to measure the productive ability of an existing parcel as compared to proposed parcels. The tool compares availability of resources and prevalent uses that benefit agricultural potential but does not quantifiably measure a parcel's actual agricultural production.

Initial Studies are to use this Point System in conjunction with any additional information regarding agricultural resources. The Initial Study assigns values to nine particular characteristics of agricultural productivity of a site. These factors include parcel size, soil classification, water availability, agricultural suitability, existing and historic land use, comprehensive plan designation, adjacent land uses, agricultural preserve potential, and combined farming operations. If the tabulated points total 60 or more, that parcel is considered viable for the purposes of analysis. The project would be considered to have a potentially significant impact if the division of land of a viable parcel would result in parcels that did not either score over 60 in themselves or resulted in a score with a significantly lower score than the existing parcel. Any loss or impairment of agricultural resources identified using the Point System could constitute a potentially significant impact and warrants additional site specific analysis.

For properties enrolled in Land Conservation/Williamson Act contracts, the Agricultural Preserve Advisory Committee (APAC) provides a Determination of Consistency or Inconsistency with the Uniform Rules in an advisory capacity to the Board of Supervisors.

County Comprehensive Plan:

Goal I of the Santa Barbara County Comprehensive Plan Agricultural Element states: "Santa Barbara County shall assure and enhance the continuation of agriculture as a major viable production industry in Santa Barbara Country. Agriculture shall be encouraged. Where conditions allow, (taking into account environmental impacts) expansion and intensification shall be supported".

Impact Discussion:

11ORD-00000-00016:

(a, b) Less than significant impacts. The current proposal does not involve a subdivision of land, nor would the project permanently convert the agricultural potential of the subject parcels since the requested use is not proposing any additional structural development. Therefore, the point analysis was not used to analyze the proposed projects.

The proposed ordinance amendments are intended to allow for the processing of additional types of agricultural products in a milled liquid form. Currently, processing of agricultural products is allowed if the product remains in its raw form. In those cases where all of the processed fruit is grown on the premises, a Land Use Permit (LUP) would be required. In order to allow processing of fruit which is grown off-premise, a Conditional Use Permit (CUP) would be required.

Both the Youngman project and all future projects would be required to comply with proposed development standards, which would limit agricultural processing to simple mechanical processing to convert fruit from a solid to a liquid without additives, chemical reactions, or changes in natural ambient temperatures. No wastewater discharges or hazardous waste would be generated, and all process waste water and waste material from milling would be managed onsite as recycled irrigation water or organic compost.

Prior to the commencement of any processing activities, the legal parcel on which the processing occurs would be required to be planted with the horticultural or agricultural product. The processing facility and ancillary activities such as wholesale sales and marketing, and parking, would be limited to one acre. No onsite retail sales would be allowed. The milling of agricultural products from offsite sources would be limited to no more than 49 percent of the total volume of milled products on the facility premises, and where such premises comprise more than one legal parcel, at least 5 percent of the total volume of milled products shall be harvested from the legal parcel upon which the processing operation is located. These restrictions, and criteria established in the Uniform Rules, would ensure that small scale processing operations remain supportive of agricultural operations onsite.

Provided the 218-acres of olive groves located within the inland areas of the County are planted in a “super high density” format, their annual yield is approximately 4 tons of olives per acre. According to the applicant, 40 gallons of olive oil are produced per 1 ton of olives. At this rate, the olive groves within the County could produce approximately 34,880 gallons of olive oil annually (160 gallons of olive oil per acre x 218 acres of planted olive trees).

The proposed ordinance amendments would be supportive of Agricultural Element Goal I as they would allow for fruit to be processed from a raw form to a milled liquid form on land with an AG-I or AG-II zone designation located within the unincorporated inland area of the County. The additional types of products that could be processed would be required to comply with the development standards described above, which includes simple mechanical processing to convert fruit from a solid to a liquid without additives, chemical reactions, or changes in natural ambient temperatures. Examples of the types of products which could be processed from the ordinance amendment include primarily olive oil. Products such as walnuts (and other nuts), grape seed oil, and lavender, which are grown in the County, would not benefit from the proposed Ordinance Amendments as the development standards specifically apply to the processing of fruit from a raw form to milled liquid form with no changes in natural ambient temperature, and without the use of additives such as chemical solvents.

Agricultural processing of products in a raw form is considered to be a compatible use under the Santa Barbara County Uniform Rules, the procedures for implementing agricultural preserve contracts, with the stipulation that the agricultural product is grown on the premises. The proposed ordinance amendment would amend the Uniform Rules for Agricultural Preserves and Farmland Security Zones, Uniform Rule 2-2: Supportive Agricultural Uses, Section 2-2.1., Preparation and Processing, adding a new Section C, Small Scale Processing Beyond the Raw State, to allow for additional processing of agricultural products. The Agricultural Preserve Advisory Committee would be required to review future permits located on parcels under agricultural preserve contracts for compatibility with the Uniform Rules.

Future permits associated with agricultural processing would require staff analysis for conformance with the Land Use and Development Code, and Comprehensive Plan including the Agricultural Element. This review would include an analysis of the potential for adverse impacts to agriculture, thereby ensuring that the proposed ordinance amendments would not convert prime agricultural land to a non-agricultural use,

impair land productivity, conflict with agricultural preserve programs or cause an effect to any farmland of state or local importance. Impacts would be **less than significant**.

13CUP-00000-00007:

(a, b) Less than significant impacts. The proposed project includes a request to mill olives grown from approximately 65-acres of olive groves located on the subject premises, and from other properties within Santa Barbara County into olive oil. Following approval of the proposed ordinance amendments, the proposed project would comply with the Santa Barbara County Land Use and Development, and the Uniform Rules for Agricultural Preserves and Farmland Security Zones. Prior to project approval, the project would be required to be reviewed by the Agricultural Preserve Advisory Committee for a determination of conformance with the Uniform Rules.

The project components would be located within three existing horse barns located on APN 141-042-012. Olives would be harvested from mid to late October, and fruit would be processed within 24 hours of harvesting for a maximum of 10 weeks (70-days). The olives would be washed, ground down to a paste, and then slowly stirred in a malaxer, which gently stirs the olive paste to release the oil. The oil would then be separated from the solids and fruit water using a centrifugal decanter that spins the paste to separate solids, water, and oil. A second centrifuge (a modified cream separator) would remove the last of the wastewater and impurities from the oil.

The Youngman premises are planted with 65 acres of olive groves. These groves are planted in a “super high density” format which yields approximately 4 tons of olives per acre. According to the applicant, 40 gallons of olive oil are produced per 1 ton of olives. Using this methodology, the proposed project would produce approximately 160 gallons of olive oil per acre of planted olive grove for a total of 10,400 gallons of olive oil annually.

No additional structural development is proposed, and the project would not convert prime agricultural land to a non-agricultural use, impair land productivity, conflict with agricultural preserve programs or affect any farmland of state or local importance. The proposed facility would enhance the continuation of agriculture on the subject premises and would therefore, meet the Agricultural Element goals and policies. As a result, impacts would be **less than significant**.

Cumulative Impacts:

11ORD-00000-00016: The geographic scope of the cumulative agricultural resource analysis consists of entire Inland area within the AG-I and AG-II zone districts as described in Section 3.1.1., Environmental Setting above. Future development resulting from the proposed ordinance amendment would require staff analysis for conformance with the Land Use and Development Code, and Comprehensive Plan including the Land Use, Agricultural and Conservation Elements. Permitted processing would be compatible with surrounding agricultural activities, and would occur in and around agricultural structures compatible with the Rural and Inner-Rural areas in which they are located. As a result, the proposed ordinance amendment would not cause a cumulatively considerable effect on agricultural resources.

13CUP-00000-00007: The implementation of the project is not anticipated to result in a cumulative impact to agricultural resources since the proposed development would be located within an agriculturally zoned area which is under active cultivation, and there are no other agricultural processing facilities within the project site vicinity. As a result, the proposed Conditional Use Permit would not cause a cumulatively considerable effect on agricultural resources.

Mitigation and Residual Impact: No mitigation is required. Residual impacts would be **less than significant**.

4.3 AIR QUALITY

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|--|----------------|-----------------------------------|-------------------|-----------|----------------------------------|
| a. The violation of any ambient air quality standard, a substantial contribution to an existing or projected air quality violation, or exposure of sensitive receptors to substantial pollutant concentrations (emissions from direct, indirect, mobile and stationary sources)? | | | X | | |
| b. The creation of objectionable smoke, ash or odors? | | | X | | |
| c. Extensive dust generation? | | | X | | |
| Greenhouse Gas Emissions | | | | | |
| | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
| d. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | | | X | | |
| e. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | | | X | | |

Existing Setting:

Physical:

11ORD-00000-00016 / 13CUP-00000-00007: Santa Barbara County is part of the Central South Coast Air Basin, which also includes Ventura and San Luis Obispo Counties. Ambient air quality within the basin is generally good. However, the area periodically experiences atmospheric temperature inversion layers (generally between May and October) which tend to prevent the rapid dispersion of pollutants. Presently, Santa Barbara County is in attainment of the California Ambient Air Quality Standards (CAAQS) for NO₂, SO₂, CO, sulphates (SO₄²⁻), hydrogen sulfide (H₂S), and lead (Pb) and in non-attainment of the CAAQS for O₃ (8-hour) and PM₁₀. The major sources of ozone precursor emissions in the County are motor vehicles and marine vessels, the petroleum industry, and solvent use. Sources of PM₁₀ include grading, road dust, dust resulting from agricultural activities, and vehicle and vessel exhaust.

Regulatory:

County Environmental Thresholds:

Chapter 5 of the Santa Barbara County Environmental Thresholds and Guidelines Manual (as amended in 2006) addresses the subject of air quality. The thresholds provide that a proposed project will not have a significant impact on air quality if operation of the project will:

- emit (from all project sources, mobile and stationary), less than the daily trigger for offsets for any pollutant (currently 55 pounds per day for NO_x and ROC, and 80 pounds per day for PM₁₀);
- emit less than 25 pounds per day of oxides of nitrogen (NO_x) or reactive organic compounds (ROC) from motor vehicle trips only;
- not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone);
- not exceed the APCD health risk public notification thresholds adopted by the APCD Board; and

- be consistent with the adopted federal and state Air Quality Plans.

No thresholds have been established for short-term impacts associated with construction activities. However, the County's Grading Ordinance requires standard dust control conditions for all projects involving grading activities. Long-term/operational emissions thresholds have been established to address mobile emissions (i.e., motor vehicle emissions) and stationary source emissions (i.e., stationary boilers, engines, paints, solvents, and chemical or industrial processing operations that release pollutants).

County Comprehensive Plan: According to the Santa Barbara County Comprehensive Plan Land Use Element Air Quality Supplement (republished May, 2009) the automobile is the single largest source of hydrocarbon, nitric oxide, and carbon monoxide emissions in Santa Barbara County. Land use measures which can aid in reducing automobile use can thus contribute to the region's ability to attain the federal ambient "air quality standards". Due to the long term benefits of future land use planning, implementation of land use measures which result in reductions in automobile use can aid in the long term maintenance of good air quality once the federal air quality standards have been attained in Santa Barbara County.

Impact Discussion:

11ORD-00000-00016:

(a-c) Less than Significant Impacts. The proposed ordinance amendments are intended to allow for the processing of additional types of agricultural products from a raw or natural form into a milled liquid form. In those cases where all of the processed fruit is grown on the premises, a Land Use Permit (LUP) would be required. In order to allow processing of fruit which is grown off-premise, a Conditional Use Permit (CUP) would be required. Proposed development standards would limit agricultural processing to simple mechanical processing to convert fruit from a solid to a liquid without additives, chemical reactions, or changes in natural ambient temperatures. No wastewater discharges or hazardous waste would be generated, and all process waste water and waste material from milling would be managed onsite as recycled irrigation water or organic compost.

The air emissions associated with the equipment and vehicle trips from the proposed ordinance amendments are expected to be similar in quantity and type to what is currently expected for general agricultural processing in Santa Barbara County. Most, if not all mills, are electric and would include back-up generators.

Short-term project-related construction activities would require grading that has been minimized to the extent possible under the circumstances. Earth moving operations at project sites would not have the potential to result in significant project-specific short-term emissions of fugitive dust and PM₁₀, with the implementation of standard dust control measures that are required for all new development in the County.

Emissions of ozone precursors (NO_x and ROC) during project construction would result primarily from the on-site use of heavy earthmoving equipment. Due to the limited period of time that grading activities would occur on project sites, construction-related emissions of NO_x and ROC would not be significant on a project-specific or cumulative basis. However, due to the non-attainment status of the air basin for ozone, projects should implement measures recommended by the APCD to reduce construction-related emissions of ozone precursors to the extent feasible. Compliance with these measures is routinely required for all new development in the County.

Long-term impacts would be associated with motor vehicles moving the raw and produced products. Most, if not all mills, are electric and would include back-up generators, and these impacts would be expected to be minimal. The potential for impacts to air quality resulting from projects would be analyzed by staff on a case by case basis as a part of the application review process. Where required, mitigation measures and conditions of approval would be applied to minimize potentially significant impacts from smoke, ash, odors and dust to less than significant. Therefore, the proposed ordinance amendment would not cause the violation of any ambient air

quality standard, a substantial contribution to an existing or projected air quality violation, or exposure of sensitive receptors to substantial pollutant concentrations. Therefore, impacts would be **less than significant**.

13CUP-00000-00007:

(a-c) Less than Significant Impacts. 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.

Long-term emissions are typically estimated using the URBEMIS CalEEMod computer model program. However, the project would not result in significant new vehicle emissions (i.e., new vehicular trips to or from the site would be fewer than 100), and is therefore below threshold levels for significant air quality impacts, pursuant to the screening table maintained by the Santa Barbara County APCD.

In addition, the proposed project would not involve new stationary sources (i.e., equipment, machinery, hazardous materials storage, industrial or chemical processing, etc.) that would increase the amount of pollutants released into the atmosphere. The project would also not generate additional smoke, ash, odors, or long term dust after construction. The project's contribution to global warming from the generation of greenhouse gases would be negligible, and no grading or earth disturbances are proposed. Therefore, the proposed project would not have a potentially significant long-term impact on air quality.

Greenhouse Gas Emissions / Global Climate Change

Background: Greenhouse gases (GHGs) include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulphur hexafluoride (SF₆) and nitrogen trifluoride (NF₃). Combustion of fossil fuels constitutes the primary source of GHGs. GHG emissions have the potential to adversely affect the environment because they contribute, on a cumulative basis, to global climate change. The quantity of GHGs that it takes to ultimately result in climate change is not precisely known; however, it is clear that the quantity is enormous, and no single project alone would measurably contribute to a noticeable incremental change in the global average temperature, or to global, local, or micro climate. Therefore, from the standpoint of CEQA, GHG impacts to global climate change are inherently cumulative. Potential effects include reduced water supplies in some areas, ecological changes that threaten some species, reduced agricultural productivity in some areas, increased coastal flooding, and other effects.

Methodology: The County's methodology to address Global Climate Change in CEQA documents is evolving. The County is currently working to develop a Climate Action Plan consistent with CEQA Guidelines Section 15183.5 (Tiering and Streamlining the Analysis of Greenhouse Gas Emissions). Until the Climate Action Plan is formally adopted, the County will follow an interim approach to evaluating GHG emissions. This interim approach will look to criteria adopted by the San Luis Obispo County Air Pollution Control District (SLOAPCD) for land use development projects, summarized below, for guidance on determining significance of GHG emissions.

11ORD-00000-00016:

(d-e) Less than significant impacts. The proposed ordinance amendments are intended to allow for the processing of additional types of agricultural products from their raw or natural form into a milled liquid form on property located within the AG-I and AG-II zone districts. Future permit applications for processing facilities would be reviewed by staff for the potential to generate adverse impacts to air quality, and appropriate mitigation measures and conditions of approval would be applied to permits as necessary. Therefore, impacts from GHG's resulting from the proposed ordinance amendment would be **less than significant**.

13CUP-00000-00007:

(d-e) Less than significant impacts. All processing activities associated with the proposed project would take place entirely within an existing 2,880 sq. ft. barn. Processing activities would occur one time per year during the Fall season. ~~The mill is electric and would include back-up generators, which would rarely if ever be needed.~~ Impacts would be negligible. The GHG emissions produced from vehicle trips associated with the proposed project would be well below the 1,150 MT of CO₂e/yr significance criterion¹, which is equivalent to approximately 49 single family homes in a rural area. Therefore, impacts as a result of GHG emissions are considered to be **less than significant**.

Cumulative Impacts:

11ORD-00000-00016: The geographic scope of cumulative air quality impacts would be the entire County and beyond. Localized operational impacts of the proposed processing would result from: 1) internal combustion engines used in transporting the raw products to the processing facility; 2) internal combustion engines used in processing; and 3) byproduct decomposition. Operational regional impacts from criteria pollutants could be produced, however, as multiple projects would emit into the same air basin at the same time. In general, the types of equipment used in agricultural processing would be similar to the equipment proposed as a part of the Youngman Conditional Use Permit application which includes the following: 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. This equipment is primarily run with electricity, and would only result in air emissions during a time when a power outage occurs and generators are necessary.

The siting of processing facilities on the properties where the olives are grown would reduce vehicle miles travelled and corresponding air quality impacts. Future development resulting from the proposed ordinance amendment would require staff analysis for conformance with the Land Use and Development Code, and Comprehensive Plan including the Land Use, Agricultural, and Conservation Elements, and Air Quality Supplement.

As discussed in the SBCAPCD CEQA Guidelines, the cumulative contribution of project emissions to regional levels should be compared with existing programs and plans, including the most recent Clean Air Plan (CAP). Due to the county's non-attainment status for ozone and its regional nature, if a project's emissions from traffic sources of either of the ozone precursors, NO_x or ROC, exceed the long-term thresholds, then the project's cumulative impacts will be considered significant.

For projects that do not have significant ozone precursor emissions or localized pollutant impacts, if emissions have been taken into account in the most recent CAP growth projections, regional cumulative impacts may be considered to be insignificant. When a project's emissions exceed the thresholds and are clearly not accounted for in the most recent CAP growth projections, then the project is considered to have significant cumulative impacts which must be mitigated to a level of insignificance. As a result, the proposed ordinance amendment would not cause a cumulatively considerable effect on air quality.
~~aesthetics or visual resources.~~

13CUP-00000-00007. The air quality emissions from traffic sources associated with the proposed project would not exceed the long-term thresholds identified in the SBCAPCD CEQA Guidelines. Therefore, the proposed project's cumulative impacts would be less than significant.

Mitigation and Residual Impact: No mitigation measures are required. Residual impacts would be **less than significant**.

¹ Source: San Luis Obispo Air Pollution Control District (SLOAPCD)

4.4 BIOLOGICAL RESOURCES

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|---|----------------|-----------------------------------|-------------------|-----------|----------------------------------|
| Flora | | | | | |
| a. A loss or disturbance to a unique, rare or threatened plant community? | | | X | | |
| b. A reduction in the numbers or restriction in the range of any unique, rare or threatened species of plants? | | | X | | |
| c. A reduction in the extent, diversity, or quality of native vegetation (including brush removal for fire prevention and flood control improvements)? | | | X | | |
| d. An impact on non-native vegetation whether naturalized or horticultural if of habitat value? | | | X | | |
| e. The loss of healthy native specimen trees? | | | X | | |
| f. Introduction of herbicides, pesticides, animal life, human habitation, non-native plants or other factors that would change or hamper the existing habitat? | | | X | | |
| Fauna | | | | | |
| g. A reduction in the numbers, a restriction in the range, or an impact to the critical habitat of any unique, rare, threatened or endangered species of animals? | | | X | | |
| h. A reduction in the diversity or numbers of animals onsite (including mammals, birds, reptiles, amphibians, fish or invertebrates)? | | | X | | |
| i. A deterioration of existing fish or wildlife habitat (for foraging, breeding, roosting, nesting, etc.)? | | | X | | |
| j. Introduction of barriers to movement of any resident or migratory fish or wildlife species? | | | X | | |
| k. Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife? | | | X | | |

Existing Setting:

Physical:

11ORD-00000-00016: The Inland area of Santa Barbara County is characterized by diverse habitat types supporting a corresponding diversity in plant and animal species. The terrain is characterized by rolling hills studded with grassland, valley oak savanna and woodland, chaparral and coastal sage scrub, and coast live oak woodlands. These habitats support a variety of wildlife species, including gray fox, coyote, mule deer, bobcat, black bears and mountain lions. Typical birds include sparrow, scrub jay, acorn woodpecker, Anna's Hummingbird, California quail, southwestern willow flycatcher, yellow warbler, grasshopper sparrow, purple martin, yellow breasted chat, and tri-colored black birds. Raptors include red-tailed hawk, golden eagle, Cooper's hawk, white-tailed kite and bald eagle. Reptiles and amphibians include western fence lizard, horned lizard, gopher snake, common king snake, rattle snake, frogs, and turtles. A number of species in Santa Barbara County have been designated as threatened or endangered under the Federal Endangered Species Act, including but not limited to the California Tiger Salamander, California red-legged frog, steelhead trout, southwestern pond turtle, fairy shrimp, bald eagle, least Bell's vireo and southwest willow fly catcher.

13CUP-00000-00007: The proposed Conditional Use Permit application would allow for the interior remodel of three existing barns to an olive oil processing facility. The parcel where the processing facility would be located is developed with approximately 10,900 sq. ft. of structural development. No unique, rare, or threatened plant or animal communities are known to be located on this parcel.

Regulatory:

County Environmental Thresholds: Santa Barbara County's Environmental Thresholds and Guidelines Manual (2008) include guidelines for the assessment of biological resource impacts. The following thresholds are applicable to this project:

Wetlands: Projects which result in a net loss of important wetland area or wetland habitat value, either through direct or indirect impacts to wetland vegetation, degradation of water quality, or would threaten the continuity of wetland-dependant animal or plant species are considered to have a potentially significant effect on the environment. Projects which substantially interrupt wildlife access, use and dispersal in wetland areas would typically be considered to have a potentially significant impact. Projects which disrupt the hydrology of wetlands systems would be considered to have a potentially significant impact.

Coastal Salt Marsh: Project created impacts may be considered significant due to the potential to change species composition and habitat value through: substantial alteration of tidal circulation or decrease of tidal prism; adverse hydrologic changes; substantial increase of sedimentation, introduction of toxic elements or alteration of ambient water temperature; construction activity which creates indirect impacts such as noise and turbidity on sensitive animal species, especially during critical periods such as breeding and nesting; disruption of wildlife dispersal corridors; or disturbance or removal of substantial amounts of marsh habitats.

Vernal Pools: Project created impacts may be considered significant due to: direct removal of vernal pool or vernal pools complex; direct or indirect hydrologic changes such as altered freshwater input, changes in the watershed area or run-off quantity and/or quality, substantial increase in sedimentation, introduction of toxic elements or alteration of ambient water temperature; or disruption of larger plant community within which vernal pool occurs, isolation or interruption of contiguous habitat which would disrupt animal movement patterns, seed dispersal routes or increase vulnerability of species to weed invasion or local extirpation.

Riparian Habitats: Project created impacts may be considered significant due to: direct removal of riparian vegetation; disruption of riparian wildlife habitat, particularly animal dispersal corridors and or understory vegetation; or intrusion within the upland edge of the riparian canopy leading to potential disruption of animal migration, breeding, etc. through increased noise, light and glare, and human or domestic animal intrusion; or construction activity which disrupts critical time periods for fish and other wildlife species.

Native Grasslands: In general, project created impacts to native grasslands may be considered significant if they involve removal of or severe disturbance to a patch or a combined patch area of native grasses that is greater than one-quarter (1/4) acre in size. The grassland must contain at least 10 percent relative cover of native grassland species (based on a sample unit). Impacts to patch areas less than one-quarter acre in size that are clearly isolated and not part of a significant native grassland or an integral component of a larger ecosystem are usually considered insignificant.

Oak Woodlands and Forests: Project created impacts may be considered significant due to habitat fragmentation, removal of understory, alteration to drainage patterns, disruption of the canopy, removal of a significant number of trees that would cause a break in the canopy, or disruption in animal movement in and through the woodland.

Individual Native Trees: Project created impacts may be considered significant due to the loss of 10% or more of the trees of biological value on a project site.

Other Rare Habitat Types: The Manual recognizes that not all habitat-types found in Santa Barbara County are addressed by the habitat-specific guidelines. Impacts to other habitat types or species may be considered significant, based on substantial evidence in the record, if they substantially: (1) reduce or eliminate species diversity or abundance; (2) reduce or eliminate the quality of nesting areas; (3) limit reproductive capacity through losses of individuals or habitat; (4) fragment, eliminate, or otherwise disrupt foraging areas and/or access to food sources; (5) limit or fragment range and movement; or (6) interfere with natural processes, such as fire or flooding, upon which the habitat depends.

County Comprehensive Plan: The Santa Barbara County Comprehensive Plan Land Use Element contains policies and development standards promoting the protection of hillside and watersheds, streams and creeks, and open lands. Specific Community Plans for the communities of Santa Ynez, Orcutt, Los Alamos, Goleta, Summerland, and Toro Canyon contain additional Goals, Policies, and Development Standards for the protection of biological resources.

Impact Discussion:

11ORD-00000-00016:

(a-k) Less than Significant Impacts. Given the broad range of sensitive plant and animal species and large remaining stands of native vegetation in the inland rural areas of Santa Barbara County, unique, rare or threatened animal and plant species, native vegetation, non-native vegetation of habitat value and healthy native specimen trees could be impacted by the future development of facilities associated with agricultural processing. Landscaping used to screen or enhance structural development could require the use of pesticides, herbicides, or non-native plant material near sensitive habitat areas.

Criteria established for small scale processing under the Ordinance and Uniform Rules would ensure that only small scale operations incidental and accessory to agricultural activities would occur. Individual permit review will require Planning and Development staff to determine whether the project is consistent or inconsistent with the Land Use & Development Code, Comprehensive Plan, and State and Federal Regulations. Upon review of the individual applications, further studies and/or analysis may be required to determine if a project has the potential to impact biological resources. The results of these surveys and studies may result in the relocation of a proposed structure or the re-design, modification or restriction of a facility's design, configuration or operations. Mitigation measures and/or conditions of approval would be applied to individual projects as necessary to reduce potentially significant impacts to less than significant (Class III). As a result, impacts to biological resources from the proposed ordinance amendment would be **less than significant**.

13CUP-00000-00007:

(a-k) Less than Significant Impacts. The proposed agricultural processing facility would be located entirely within an existing 2,880 sq. ft. barn. No tree, vegetation removal or grading is proposed as a part of the project. No structural development is proposed. Therefore, impacts to biological resources would be **less than significant**.

Cumulative Impacts:

11ORD-00000-00016: The geographic scope of cumulative biological resource impacts from the proposed amendments would be all of the agriculturally zoned lands as described in Section 3.1.1., Environmental Setting. The majority of future processing facilities would likely be located in close proximity to existing agricultural structures and staging areas which have been previously disturbed. Future development resulting from the proposed ordinance amendment would require staff analysis for conformance with the Land Use and Development Code, and Comprehensive Plan including the Land Use, Agricultural and Conservation Elements, and any applicable Community Plan goals, policies, and

development standards. As a result, cumulative impacts on biological resources resulting from the proposed ordinance amendments would be less than significant.

13CUP-00000-00007: The proposed project would occur on a previously developed site containing no sensitive plant communities or habitat for rare or endangered species. The proposed project would have no cumulatively considerable effect on biological resources.

Mitigation and Residual Impact: No mitigation measures are required. Residual impacts would be less than significant.

4.5 CULTURAL RESOURCES

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|---|----------------|-----------------------------------|-------------------|-----------|----------------------------------|
| Archaeological Resources | | | X | | |
| a. Disruption, alteration, destruction, or adverse effect on a recorded prehistoric or historic archaeological site (note site number below)? | | | X | | |
| b. Disruption or removal of human remains? | | | X | | |
| c. Increased potential for trespassing, vandalizing, or sabotaging archaeological resources? | | | X | | |
| d. Ground disturbances in an area with potential cultural resource sensitivity based on the location of known historic or prehistoric sites? | | | X | | |
| Ethnic Resources | | | | | |
| e. Disruption of or adverse effects upon a prehistoric or historic archaeological site or property of historic or cultural significance to a community or ethnic group? | | | X | | |
| f. Increased potential for trespassing, vandalizing, or sabotaging ethnic, sacred, or ceremonial places? | | | X | | |
| g. The potential to conflict with or restrict existing religious, sacred, or educational use of the area? | | | X | | |

Existing Setting:

Physical:

11ORD-00000-00016: For at least the past 10,000 years, the area that is now Santa Barbara County has been inhabited by Chumash Indians and their ancestors.

13CUP-00000-00007: Previous ground disturbance on the subject parcels includes approximately 10,900 sq. ft. of development on APN 141-042-012, and approximately 8,600 sq. ft. of development on APN 141-042-041. No known cultural or prehistoric resources are located on the subject parcels.

Regulatory:

County Environmental Thresholds:

The County Environmental Thresholds and Guidelines Manual contains guidelines for identification, significance determination, and mitigation of impacts to important cultural resources. Chapter 8 of the Manual, the *Archaeological Resources Guidelines: Archaeological, Historic and Ethnic Element*,

specifies that if a resource cannot be avoided, it must be evaluated for importance under CEQA. CEQA Section 15064.5 contains the criteria for evaluating the importance of archaeological and historical resources. For archaeological resources, the criterion usually applied is: (D), "Has yielded, or may be likely to yield, information important in prehistory or history".

County Comprehensive Plan: According to the Santa Barbara County Comprehensive Plan Conservation Element, in order to assure the preservation of the prehistoric and historic occupants of Santa Barbara County, it is necessary to evaluate archaeological sites and their settings on an individual basis.

Impact Discussion:

11ORD-00000-00016:

(a-g) Less than Significant Impacts. Cultural and prehistoric resources can be found throughout the County given the many communities of Chumash who lived in the area. Future permit applications would be reviewed by Planning and Development staff to determine the potential for impacts to cultural resources. Comprehensive plan policies require the protection of known archaeological sites and State law requires all work to be stopped if resources are found during grading or construction. Upon review of individual applications, further studies and/or analysis may be required to determine if a project has the potential to impact cultural resources. Mitigation measures and/or conditions of approval would be applied to individual projects as necessary to reduce potentially significant impacts to less than significant (Class III). Therefore, the proposed ordinance amendment would have **less than significant** impacts to cultural resources.

13CUP-00000-00007:

(a-g) Less than Significant Impacts. The proposed agricultural processing facility would be located entirely within an existing 2,880 sq. ft. barn. No grading or ground disturbance is proposed as a part of the project. No structural development is proposed. Therefore, impacts to cultural resources would be **less than significant**.

Cumulative Impacts:

11ORD-00000-00016: The geographic scope of cumulative cultural resource impacts from the proposed amendments would be all of the agriculturally zoned lands as described in Section 3.1.1., Environmental Setting. The majority of future processing facilities would likely be located in close proximity to existing agricultural structures and staging areas which have been previously disturbed. Future development resulting from the proposed ordinance amendment would require staff analysis to determine the potential for impacts to cultural resources. This analysis could include surveys of the property for the presence of onsite cultural resources. Based on the results of staff analysis, mitigation measures or conditions of approval would be applied to projects to reduce potentially significant impacts to less than significant. Therefore, the proposed ordinance amendment would not cause a cumulatively considerable effect to cultural resources.

13CUP-00000-00007: The proposed project is limited to the scope of the project description which would occur within and adjacent to a previously developed area, and is not part of any larger planned development. As a result, the proposed Conditional Use Permit would not cause a cumulatively considerable effect to cultural resources.

Mitigation and Residual Impact: No mitigation is required. Residual impacts would be less than significant.

4.6 ENERGY

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|---|----------------|-----------------------------------|-------------------|-----------|----------------------------------|
| a. Substantial increase in demand, especially during peak periods, upon existing sources of energy? | | | X | | |
| b. Requirement for the development or extension of new sources of energy? | | | X | | |

Existing Setting:

Physical:

11ORD-00000-00016 / 13CUP-00000-00007: Energy usage in the County, including the Youngman premises, is supplied primarily by electricity (PG&E), and natural gas (So Cal Gas). Private electrical and natural gas utility companies provide service to customers in Central and Southern California, including the unincorporated areas of Santa Barbara County.

Regulatory:

County Environmental Thresholds:

The County has not identified significance thresholds for electrical and/or natural gas service impacts (Thresholds and Guidelines Manual). Private electrical and natural gas utility companies provide service to customers in Central and Southern California, including the unincorporated areas of Santa Barbara County.

County Comprehensive Plan: According to the County's Energy Element, as a governmental entity, Santa Barbara County directly and indirectly influences energy efficiency in the county through its planning activities. Energy use interrelates with air quality, transportation/circulation, water use, solid waste, natural resource management, land use and economics. Typically, specific types of large scale developments such as oil refineries or major health care facilities that require large amounts of energy are the types of projects that may impact energy resources.

Impact Discussion:

11ORD-00000-00016:

(a,b) Less than Significant Impacts. The size and scale of the types of agricultural processing facilities that could be developed as a result of the proposed ordinance amendments would not be large enough to significantly affect energy demand or require the development or extension of new sources of energy. In summary, the project would have a negligible effect on regional energy needs, and impacts would be **less than significant**.

13CUP-00000-00007:

(a,b) Less than Significant Impacts. The proposed olive oil processing facility would only function during the fall season, and would not be utilized year round. Processing of olives into olive oil would occur entirely within an existing 2,880 sq. ft. barn. The energy utilized by the electric mill, with back-up generator, in processing activities would not create a substantial increase in demand, especially during peak periods, upon existing sources of energy nor would it require the development or extension of new sources of energy. As a result, impacts would be **less than significant**.

Cumulative Impacts:

11ORD-00000-00016: Typically, specific types of large scale developments such as oil refineries or major health care facilities that require large amounts of energy are the types of projects that may impact energy resources. These types of projects would not be permitted in conjunction with the proposed ordinance amendment, and the cumulative total of processing facilities for existing and future olives produced in the county is not likely to require substantial amounts of energy. In addition, future development resulting from the proposed ordinance amendment would require staff analysis for conformance with the Land Use and Development Code, and Comprehensive Plan including the Energy Element. Therefore, the proposed ordinance amendment would not cause a cumulatively considerable effect on energy resources.

13CUP-00000-00007: The project’s cumulative contribution to the regionally significant demand for energy is not considerable, and is therefore **less than significant**.

Mitigation and Residual Impact: No mitigation is required. Residual impacts would be **less than significant**.

4.7 FIRE PROTECTION

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|--|----------------|-----------------------------------|-------------------|-----------|----------------------------------|
| a. Introduction of development into an existing high fire hazard area? | | | X | | |
| b. Project-caused high fire hazard? | | | X | | |
| c. Introduction of development into an area without adequate water pressure, fire hydrants or adequate access for fire fighting? | | | X | | |
| d. Introduction of development that will hamper fire prevention techniques such as controlled burns or backfiring in high fire hazard areas? | | | X | | |
| e. Development of structures beyond safe Fire Dept. response time? | | | X | | |

Existing Setting:

Physical:

11ORD-00000-00016: The Santa Barbara County Fire Department strives to maintain a level of service ratio of one firefighter per 4,000 residents and a five minute response time. Agriculturally zoned land within Santa Barbara County is primarily located within the high fire hazard area. Due to topography and high fuel load the majority of the rural areas of the County is at high risk for wildfires. Particularly in the rural and inner rural areas, houses and structures should incorporate fire protection and prevention measures including fuel breaks and the use of fire resistant construction materials.

13CUP-00000-00007: The project site, due to its location in a rural area with significant amounts of open space is designated a high fire hazard area. Predictions about the long-term effects of global climate change in California include increased incidence of wildfires and a longer fire season, due to drier conditions and warmer temperatures. Any increase in the number or severity of wildfires has the potential to impact resources to fight fires when they occur, particularly when the state experiences several wildfires simultaneously. Such circumstances place greater risk on development in high fire hazard areas. Fire response services for the site would continue to be provided by Santa Barbara County Fire Station #32, located at 906 Airport Road in Santa Ynez. Fire response time from this fire station is approximately five

minutes. High fire hazard areas are those regions of the County that are exposed to significant fuel loads, such as large areas of undisturbed native/naturalized vegetation.

Regulatory:

County Environmental Thresholds:

Predictions about the long-term effects of global climate change in California include increased incidence of wildfires and a longer fire season, due to drier conditions and warmer temperatures. Any increase in the number or severity of wildfires has the potential to impact resources to fight fires when they occur, particularly when the state experiences several wildfires simultaneously. Such circumstances place greater risk on development in high fire hazard areas. The following County Fire Department standards are applied in evaluating impacts associated with proposed development:

- The emergency response thresholds include Fire Department staff standards of one on-duty firefighter per 4000 persons (generally 1 engine company per 12,000 people, assuming three fire fighters per station). The emergency response time standard is approximately 5-6 minutes.
- Access road standards include a minimum width (depending on number of units served and whether parking would be allowed on either side of the road), with some narrowing allowed for driveways. Cul-de-sac diameters, turning radii and road grade must meet minimum Fire Department standards based on project type.
- Two means of egress may be needed and access must not be impeded by fire, flood, or earthquake. A potentially significant impact could occur in the event any of these standards is not adequately met.
- Vegetation clearance requirements:
 - **Zone 1** – Extends 30 feet out from buildings, structures, decks, etc. Remove all flammable vegetation or other combustible growth within 30 feet of any structure or within 50 feet of any structure in areas determined to be high hazard. Single trees, ornamental shrubbery or cultivated ground covers may be permitted provided they are maintained in such a manner that they do not readily transmit fire from native vegetation to the structure.
 - **Zone 2** – Thin out and remove additional vegetation an additional 70 feet from the structure for a total of 100 feet. The inspecting officer may require an additional 100 feet of thinning or removal (for a total of 200 feet) due to high fire hazard.

Note – Special attention should be given to the use and maintenance of ornamental plants known or thought to be high hazard plants when used in close proximity to structures. Examples include Acacia, Cedar, Cypress, Eucalyptus, Juniper, Pine, and pampas grass. These plantings should be properly maintained and not allowed to be in mass plantings that could transmit fire from the native growth to any structure.

County Comprehensive Plan: According to the Santa Barbara County Comprehensive Plan Seismic Safety & Safety Element (republished August, 2010), control measures designed to reduce fire hazards within the County must be comprehensive rather than single purpose. Efforts should be aimed at minimizing the occurrence of fires and containing fires once they start, but equally important is reducing fuel loadings and exposure of vulnerable land uses and buildings to wildfires. Fire Protection and Prevention Goal 1 states: “Protect the community from unreasonable risks associated with the effects of wild land and urban fires pursuant to Government Code 65302 (g)(1).”

Impact Discussion:

11ORD-00000-00016:

(a-e) Less than Significant Impacts. Agriculturally zoned land within the Inland area of Santa Barbara County is primarily located within the high fire hazard area. All development including new development and conversion of existing structures from one use to another are required to be reviewed by the Santa Barbara County Fire Department for conformity with Fire Department standards. In order to ensure fire safety, prior to issuance of permits for development associated with agricultural processing, the Fire Department would review the subject applications for conformity with Fire Department standards. Additional requirements including but not limited to fire sprinklers, fire hydrant installation, vegetation removal, and roadway improvements may be required to meet fire safety requirements. Where required, mitigation measures and/or conditions of approval would be applied to projects to reduce potentially significant impacts to less than significant. Therefore, the proposed ordinance amendment would not cause high fire hazards, or introduce development in areas without fire hydrants, adequate access for fire fighting, adequate water pressure, or structures beyond safe fire dept. response times. Impacts would be **less than significant**.

13CUP-00000-00007:

(a-e) Less than Significant Impacts. The Santa Barbara County Fire Department has reviewed the proposed project and determined that it meets County Fire Department requirements, and the Fire Department has issued a condition letter dated April 25, 2013 with no conditions on the subject Conditional Use Permit application. Therefore, the proposed project would not cause high fire hazards, or introduce development in areas without fire hydrants, adequate access for fire fighting, adequate water pressure, or structures beyond safe fire department response times. Impacts would be **less than significant**.

Cumulative Impacts:

11ORD-00000-00016: Future development resulting from the proposed ordinance amendment would be required to comply with County Fire Department standard conditions including the payment of development impact mitigation fees. Fees from new development would fund fire protection facilities and/or additional firefighter positions, as deemed necessary. As a result, the proposed ordinance amendment would not cause a cumulatively considerable effect to Fire Protection.

13CUP-00000-00007: The proposed olive oil facility has been reviewed by the County Fire Department, and no conditions of approval are required. The proposed project would occur within previously permitted agricultural structures (barns) and no additional permits beyond the subject Conditional Use Permit and Ordinance Amendments are required. There are no other agricultural processing facilities within the project site vicinity. Therefore, the proposed Conditional Use Permit would not cause a cumulatively considerable effect to Fire Protection.

Mitigation and Residual Impact: No mitigation is required. Residual impacts would be **less than significant**.

4.8 GEOLOGIC PROCESSES

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|--|----------------|-----------------------------------|-------------------|-----------|----------------------------------|
| a. Exposure to or production of unstable earth conditions such as landslides, earthquakes, liquefaction, soil creep, mudslides, ground failure (including expansive, compressible, collapsible soils), or similar hazards? | | | X | | |
| b. Disruption, displacement, compaction or overcovering of the soil by cuts, fills or extensive grading? | | | X | | |
| c. Exposure to or production of permanent changes in topography, such as bluff retreat or sea level rise? | | | X | | |
| d. The destruction, covering or modification of any unique geologic, paleontologic or physical features? | | | X | | |
| e. Any increase in wind or water erosion of soils, either on or off the site? | | | X | | |
| f. Changes in deposition or erosion of beach sands or dunes, or changes in siltation, deposition or erosion which may modify the channel of a river, or stream, or the bed of the ocean, or any bay, inlet or lake? | | | X | | |
| g. The placement of septic disposal systems in impermeable soils with severe constraints to disposal of liquid effluent? | | | X | | |
| h. Extraction of mineral or ore? | | | X | | |
| i. Excessive grading on slopes of over 20%? | | | X | | |
| j. Sand or gravel removal or loss of topsoil? | | | X | | |
| k. Vibrations, from short-term construction or long-term operation, which may affect adjoining areas? | | | X | | |
| l. Excessive spoils, tailings or over-burden? | | | X | | |

Existing Setting:

Physical:

11ORD-00000-00016: Santa Barbara County encompasses a wide diversity of terrain and geologic formations and features. It lies partly in the Transverse Range geomorphic province and partly in the southern Coast Range province. The boundary between these two provinces is usually drawn along the Santa Ynez River. The Transverse Ranges of the County include the Santa Ynez Range, the Santa Barbara Channel offshore, and the Channel Islands.

Santa Barbara County contains areas which are affected by landslides and other unstable geological conditions. One of the County's most troublesome rock units is the Rincon mudstone, which is exposed in a band on the south face – and locally on the north flank of the Santa Ynez Mountains from near Point Conception eastward to the County line at Rincon Creek. The Rincon forms grass-covered slopes in the upper foothills, resulting in open country free of chaparral whose smooth, rounded slopes have encouraged development. Unfortunately, this rock readily breaks down into an unstable, heavy, clay soil, which expands when wet and develops deep cracks when dry. It slumps naturally and frequently where slopes occur. These unfavorable characteristics have proved costly and troublesome where houses and roads are built on this rock unit. Where the terrain is flat, structures have been damaged by the constant

expansion and shrinkage of the soil. Where slopes occur, these effects are augmented by the tendency for soil creep, slumps, and landslides to develop.

Several other formations have characteristics that can produce special problems. The Fanglomerate or Older Alluvium, which occurs discontinuously in the lower foothills of the Santa Ynez Range, is so excessively bouldery (it contains huge blocks of sandstone, often eight to ten feet across) that any construction can prove extremely costly if excavation is required. The Santa Barbara formation, which occurs in patches on the coastal hills and in the lower foothills from Carpinteria to Goleta, is so soft and weakly cemented that it is rapidly gullied and washed wherever the protective vegetative cover is removed. Steep slopes are especially hazardous unless great care is taken to maintain the vegetative cover intact.

In the northern part of the County, the old dune sands, which extend well into the eastern Santa Maria Valley and Santa Rita Valley behave erosionally much as the Santa Barbara Formation does. The dunes are naturally covered by short grass and other annuals that effectively stabilize the sand. Where this cover has been removed, however, the soft and un-cemented sands are quickly picked up by wind, and little scars become larger as sand is blown away. This sand is somewhat subject to gulying, but slopes are generally minimal so that wind erosion is usually the most serious problem.

Faults are numerous in the County and include several major ones. The main faults have been named, and are shown on the Geologic and Seismic-Tectonic maps. A large number of small, generally insignificant faults are also present but are not named. In the coastal zone, the main faults generally trend east-west; in the northern part of the County they are generally northwest-southeast, thus conforming to the two predominant trends in California.

Geologic, soil, and seismic factors affect the suitability of land for various uses and, hence, should be considered, along with other factors, in land use planning in order to eliminate or minimize their adverse effects. Critical factors include ground rupture from fault movement, tsunamis and seiches, and liquefaction. Moderately critical factors include ground shaking, high groundwater, subsidence (normally correctable with engineering), slope stability, landslides, and Soil creep. Less critical factors include expansive soils, and compressible/collapsible soils. Ground rupture from fault offset and tsunamis and seiches are the only geologic problems for which there are really no feasible engineering solutions, and which could be considered as dominant factors in planning (assuming fairly frequent occurrence). Items lower on the list should also be taken into account during development, and probably should be given some consideration in planning land use or density. However, an owner or prospective developer could argue that if a problem can be solved by engineering or appropriate site preparation to meet building standards, his property should not be subjected to planning constraints, provided that he is willing to spend the money necessary to solve the problem.

Three major east west trending valleys dominate the northeastern half of the County. The Cuyama River Valley, the Santa Maria Valley and the Los Olivos / Los Alamos lowlands. The Cuyama River Valley is bounded on the south by the Sierra Madre Mountains with elevations ranging from 400 feet to 5,845 feet. The Sisquoc River separates the Sierra Madre Mountains from the San Rafael Mountains, whose elevations range from about 3,000 feet to 6,828 feet at Big Pine Mountain. Other typical peaks are Figueroa Mountain (4,528 feet), Bald Mountain (4,042 feet), and San Rafael Mountain (6,593 feet). These summits and the connecting ridge are known as Hurricane Deck. Relief in the eastern county is considerable, and the topography is generally rugged because of the rapid down cutting of the Cuyama, Sisquoc, and Santa Ynez rivers and their tributaries.

In contrast, the northwestern third of the County is dominated by a series of low hills with separating valleys, some of which are broad and flat. The Santa Maria Valley, on the north, extends approximately eight miles southward to the Casmalia and Solomon Hills and about twenty miles from the settlement of

Sisquoc to the sea. The highest peaks in the Casmalia and Solomon Hills are Mount Lospe (1,840 feet) and Mount Solomon (1,340 feet). All the valleys and intervening ridges in this part of the County have a northwesterly trend.

South of the Casmalia-Solomon Hills lies the Los Olivos – Los Alamos lowland, whose lower portion is called the San Antonio Valley, which crosses Vandenberg Air Force Base to reach the sea. This valley is bounded on the south by the Purisima Hills, whose highest peak is Redrock Mountain (1984'). The narrow Santa Rita Valley separates the Purisima Hills from the Santa Rita Hills to the south. Beyond lies the relatively broad Lompoc Valley, which is drained by the lower Santa Ynez River.

13CUP-00000-00007: The subject parcels associated with the Youngman Conditional Use Permit are located in an area of the County that is identified in the Seismic Safety and Safety Element as having a low potential for liquefaction, landslides, soil creep, compressible/collapsible soils and high groundwater. The project site has a moderate potential for expansive soils and a high potential for seismic/tectonic activity. Its overall geological problems index is Category II (low to moderate). The subject parcels are relatively flat with slopes ranging from 0-5%.

Regulatory:

County Environmental Thresholds:

Pursuant to the County's Adopted Thresholds and Guidelines Manual, impacts related to geological resources may have the potential to be significant if the proposed project involves any of the following characteristics:

1. The project site or any part of the project is located on land having substantial geologic constraints, as determined by Planning and Development, and the Department of Public Works. Areas constrained by geology include parcels located near active or potentially active faults and property underlain by rock types associated with compressible/collapsible soils or susceptible to landslides or severe erosion. "Special Problems" areas designated by the Board of Supervisors have been established based on geologic constraints, flood hazards and other physical limitations to development.
2. The project results in potentially hazardous geologic conditions such as the construction of cut slopes exceeding a grade of 1.5 horizontal to 1 vertical.
3. The project proposes construction of a cut slope over 15 feet in height as measured from the lowest finished grade.
4. The project is located on slopes exceeding 20% grade.

County Comprehensive Plan: According to the Santa Barbara County Comprehensive Plan Seismic Safety & Safety Element (republished August, 2010), Geologic and Seismic Protection Policy 1 states: "The County shall minimize the potential effects of geologic, soil, and seismic hazards through the development review process." Land use planning which is intended to minimize the impacts of seismic activity and geologic failures should consider the following objectives:

1. Avoid the construction of buildings of all types and most structures on or across historically active or active faults. This is not always possible with long linear structures or facilities such as utility lines, roads, and irrigation canals. However, certain safety features such as shut-off valves, can be required to minimize damage and expedite repair. The appropriate setback distance from the trace of the fault would be variable, depending on the conditions, but normally would be a minimum of at least fifty feet on either side of the sheared zone.

2. Avoid locating critical structures (hospitals, schools, communication centers, fire and police facilities, dams, nuclear power plants, etc.) on or immediately adjacent to active or potentially active faults. It should be noted that the siting and design of hospitals, schools (except in the Coastal Zone), and dams are controlled by the State, and nuclear power plants by the federal government, and are thus beyond the jurisdiction of the County.
3. Active fault zones are not suitable for construction sites, therefore they should be developed for non-structural uses or left in an undeveloped natural state. In view of the normally narrow width of the zone (100 feet minimum) in which building should be avoided, the zone would be a suitable location for agriculture, trails, or narrow green belts; possibly adjacent to residential or commercial areas.
4. Areas designated Category V indicates severe problems. These areas should be given primary consideration for minimal development and use. They could be planned as natural areas, for passive recreational facilities, cultivated agriculture, or grazing agricultural use. If development is permitted, it should generally be of low density.
5. Areas designated Category IV indicates lands developable at moderately high cost. These might be left undeveloped or developed - depending on the future requirements for urban land in the County General Plan, Coastal Land Use Plan, and/or Community Plans. It should be noted that low density zoning is not necessarily the answer for all such areas - even though it is generally recommended. For example, properties prone to landslide activity may require substantial expenditures of capital for correction. The cost of these corrective measures could make low-density development, such as the construction of a single family home, infeasible. However, higher density development would allow developers to recoup the higher costs associated with developing on such a parcel. Generally speaking, different types of construction (commercial vs. residential, for example) would have no distinct advantage or disadvantage compared to one another in areas in this category.
6. Areas designated Category III would have moderate problems, but would generally be suitable for all types of development.
7. Areas designated Category I and II would have relatively minor problems (except possibly seismic shaking) and would be suitable for all types of development.
8. Slope gradient should be considered as a possible constraint to development along with geologic problems, and would significantly accentuate the problems of a Category IV or V site. The heights of cuts and fills vary depending on the level dimensions of the lots and whether the streets are single or double frontage, but generally become excessive with slopes of approximately 30%. However, if structures are built on slopes using caissons, stepped foundations, or similarly engineered construction, steeper terrain can be utilized.
9. Where community sewer systems are not available, and private sewage disposal (such as septic systems and dry wells) will be required, densities should be low, particularly in areas subject to landslides and high groundwater.

Impact Discussion:

11ORD-00000-00016:

(a-1) Less than Significant Impacts. Future permits associated with Agricultural Processing would require staff analysis for conformance with the Land Use and Development Code, and Comprehensive Plan including the Land Use Element's Hillside and Watershed Protection Policies, and the Seismic Safety &

Safety Element. This review would include an analysis of the potential for adverse impacts to geological processes. Criteria established for small scale processing under the Ordinance and Uniform Rules would ensure that only small scale operations incidental and accessory to agricultural activities would occur.

As a part of application review, mitigation measures and/or conditions of approval would be applied to individual projects where necessary in order to reduce the potential for impacts associated with geology. Associated grading and building permits would be reviewed by the Building and Safety Division and County Fire Department for conformance with building code and County Fire standards. Therefore, the proposed ordinance amendment would have **less than significant** impacts to geological processes.

13CUP-00000-00007:

(a-1) Less than Significant Impacts. The project site is not underlain by any known fault and is located in the inland area of the County. Compliance with existing building regulations would reduce potential ground shaking impacts caused by movement along a distant fault to a less than significant level. Liquefaction potential in the area has been determined to be low. Any potential for expansive soils would be mitigated by the use of non-expansive engineered fill. All soils-related hazards would be reduced to a less than significant level through the normal building permit review and inspection process. No grading or ground disturbance is proposed. There are no unique geological features located on the project site, and the project would not result in the use of septic systems. The project would not involve mining, the loss of topsoil, or construction-related vibrations. Therefore, impacts to geological processes from the proposed Conditional Use Permit would be **less than significant**.

Cumulative Impacts:

11ORD-00000-00016: Future development resulting from the proposed ordinance amendment would require staff analysis for conformance with the Land Use and Development Code, and Comprehensive Plan Seismic Safety & Safety Element. As a result, the proposed ordinance amendment would not cause a cumulatively considerable effect on geologic processes.

13CUP-00000-00007: The proposed project would occur in a previously developed area, would not result in any significant geologic impacts, and would have no cumulatively considerable effect on geologic hazards within the County.

Mitigation and Residual Impact: No mitigation is required. Residual impacts would be **less than significant**.

4.9 HAZARDOUS MATERIALS/RISK OF UPSET

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|--|----------------|-----------------------------------|-------------------|-----------|----------------------------------|
| a. In the known history of this property, have there been any past uses, storage or discharge of hazardous materials (e.g., fuel or oil stored in underground tanks, pesticides, solvents or other chemicals)? | | | X | | |
| b. The use, storage or distribution of hazardous or toxic materials? | | | X | | |
| c. A risk of an explosion or the release of hazardous substances (e.g., oil, gas, biocides, bacteria, pesticides, chemicals or radiation) in the event of an accident or upset conditions? | | | X | | |
| d. Possible interference with an emergency response plan or an emergency evacuation plan? | | | X | | |
| e. The creation of a potential public health hazard? | | | X | | |
| f. Public safety hazards (e.g., due to development near chemical or industrial activity, producing oil wells, toxic disposal sites, etc.)? | | | X | | |
| g. Exposure to hazards from oil or gas pipelines or oil well facilities? | | | X | | |
| h. The contamination of a public water supply? | | | X | | |

Existing Setting:

Physical:

11ORD-00000-00016: A hazardous waste is defined as a waste that is toxic, corrosive, ignitable, reactive, irritant, or a strong sensitizer and thereby poses a threat to human health and the environment. Examples of potential uses which would utilize hazardous materials within Santa Barbara County include oil field operations, fueling stations, pesticides and herbicides associated with agricultural operations, dry cleaning, electronics, and agricultural coolers. For properties which are known, or discovered, to contain hazardous materials are subject to the removal and/or treatment requirements of the California Fire Code. Within the County, the Fire Department’s Hazardous Materials Unit (HMU) must review and approve any proposed plan to decontaminate a site found to contain a hazardous material.

13CUP-00000-00007: The subject parcels associated with the Conditional Use Permit application are not known to have used, stored or spilled hazardous materials onsite.

Regulatory:

County Environmental Thresholds:

The County’s safety threshold addresses involuntary public exposure from projects involving significant quantities of hazardous materials. The threshold addresses the likelihood and severity of potential accidents to determine whether the safety risks of a project exceed significant levels.

County Comprehensive Plan: According to the Santa Barbara County Comprehensive Plan Hazardous Waste Element (republished May, 2009), the intent of the County in preparing a Hazardous Waste Management Plan is to develop a comprehensive plan for the management of hazardous waste in the

County. Goal 1-1 states: “To protect the health and welfare of the public, the environment, and the economy of Santa Barbara County through a comprehensive program that ensures safe and efficient management of hazardous wastes.”

Impact Discussion:

11ORD-00000-00016:

(a-h) Less than Significant Impacts. The proposed ordinance amendment would allow for the processing of additional types of agricultural commodities from their raw form to a milled liquid form on parcels located within the AG-I, and AG-II zone districts. Provided the 218-acres of olive groves located within the inland areas of the County are planted in a “super high density” format, their annual yield would be approximately 4 tons of olives per acre. According to the applicant, 40 gallons of olive oil are produced per 1 ton of olives. At this rate, the olive groves within the County could produce approximately 34,880 gallons of olive oil annually (160 gallons of olive oil per acre x 218 acres of planted olive trees).

According to *Olive Oil Production*, by Paul Vossen, Fruit, Vegetable & Marketing Advisor, Sonoma County, University of California Cooperative Extension, there are two predominant olive oil processing waste products produced in the press and 3-phase decanter systems. The solid material (pomace), that is relatively dry, and the fruit water, often referred to as water of vegetation. The 2-phase system produces a waste product that is a mixture of the water and solid material. The amount of solid waste produced from these processes are as follows:

| | Press | 3-Phase | 2-Phase |
|---------------------------------------|--------------|----------------|----------------|
| Solid waste Kilos/ton olives | 330 | 500 | 800 |
| Waste moisture % | 25 | 48 | 55 |
| Waste water Kilos/ton olives | 600 | 1,200 | 250 |
| Fruit water moisture % | 94 | 90 | 99 |
| Biological Oxygen Demand PPM of water | 100,000 | 80,000 | 10,000 |
| Free Acidity % | 0.89 | 0.65 | - |
| Peroxide | 6.5 | 7.9 | - |
| Polyphenol Content PPM | 203 | 164 | 200 |
| Fermentation | 0.75 | 0.00 | 0.00 |
| K-232 | 1.86 | 2.06 | - |
| Bitterness | 1.4 | 0.5 | - |

Proposed development standards require the milling of agricultural products to not generate wastewater discharges, or hazardous wastes and all process water and waste material from milling shall be managed onsite as recycled irrigation water or organic compost. Future applications proposing agricultural processing would be required to comply with all of the proposed development standards, and would be reviewed by Santa Barbara County Fire Department for compliance with County Fire standards. Any potentially hazardous chemicals proposed to be used as a part of the agricultural processing would be disclosed as part of the application processing, and a Hazardous Materials Business Plan would be required by the County Fire Department as part of permit approval. Therefore, the proposed ordinance amendment would have **less than significant** impacts to hazardous materials/risk of upset.

13CUP-00000-00007:

(a-h) Less than Significant Impacts. The proposed project would result in the development of an agricultural processing facility located within an existing barn of approximately 2,880 sq. ft. The Youngman premises are planted with 65-acres of olive groves. These groves are planted in a “super high density” format

which yields approximately 4 tons of olives per acre (260 tons). According to the applicant, 40 gallons of olive oil are produced per 1 ton of olives. Using this methodology, the proposed project would produce approximately 10,400 gallons of olive oil annually. The volume of waste byproducts associated with this level of production would be approximately 17.69 tons of solid waste annually. 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.

The use of common household materials (cleaners, garden and automotive products, etc.) on the project site would not result in significant hazardous materials/waste impacts. No hazardous materials or chemicals are proposed to be used as a part of the processing facility. Traffic that would be generated by the project would not substantially interfere with emergency response capabilities to the project site or to other properties in the project area. Milling of olives into olive oil would not generate wastewater discharges or hazardous wastes. All processed water and waste material from milling would be managed onsite as recycled irrigation water or organic compost subject to State RWQCB and County EHS requirements. Therefore, the proposed Conditional Use Permit would have **less than significant** impacts to hazardous materials / risk of upset.

Cumulative Impacts:

11ORD-00000-00016: The scope of cumulative hazardous materials impacts is the sum of hazardous materials and byproducts resulting from milling operations. The distribution of these materials across the agriculturally zoned properties of the County would not result in a concentration of hazardous materials. Future development resulting from the proposed ordinance amendment would require staff analysis for conformance with the Land Use and Development Code, and Comprehensive Plan Hazardous Waste Element. Proposed development standards require all green waste and produced water to be managed onsite. In addition, no chemical processes, additives or heat could occur which limits the types of projects which could occur to simple mechanical pressing of fruit from a raw to milled liquid form. As a result, the proposed ordinance amendment would not cause a cumulatively considerable effect on Hazardous Materials.

13CUP-00000-00007: The proposed project would not result in significant impacts with respect to hazardous materials and/or risk of upset. Project contribution to cumulative effects on safety within the inland area of the County and the project vicinity would be less than significant.

Mitigation and Residual Impact: No mitigation is required. Residual impacts would be **less than significant**.

4.10 HISTORIC RESOURCES

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|--|----------------|-----------------------------------|-------------------|-----------|----------------------------------|
| a. Adverse physical or aesthetic impacts on a structure or property at least 50 years old and/or of historic or cultural significance to the community, state or nation? | | | X | | |
| b. Beneficial impacts to an historic resource by providing rehabilitation, protection in a conservation/open easement, etc.? | | | X | | |

Existing Setting:

Physical:

11ORD-00000-00016: Santa Barbara County contains numerous documented and un-documented historical structures.

13CUP-00000-00007: No structures with historic significance are located on the parcels associated with the Conditional Use Permit application.

Regulatory:

County Environmental Thresholds:

Historic Resource impacts are determined through use of the County’s Cultural Resources Guidelines. A significant resource a) possesses integrity of location, design, workmanship, material, and/or setting; b) is at least fifty years old, and c) is associated with an important contribution, was designed or built by a person who made an important contribution, is associated with an important and particular architectural style, or embodies elements demonstrating outstanding attention to detail, craftsmanship, use of materials, or construction methods.

County Comprehensive Plan: According to the Santa Barbara County Comprehensive Plan Conservation Element (republished August, 2010), the County’s historically and architecturally significant sites and features represent valuable links with the past and should be preserved. To strengthen existing preservation programs, the County and the cities should adopt the following policies:

1. The County should retain the period of time, prescribed in County Ordinance 1716, during which a County Advisory Landmark Committee designation and restrictive conditions remain in effect without Board of Supervisors’ confirmation for 90 days in order to allow more time for alternate means of preservation to be evaluated.
2. The Santa Barbara County Advisory Landmark Committee should evaluate the Historic Sites Inventory of the Conservation Element in order to determine which sites qualify for a County Historical Landmark designation, and should recommend that the Board of Supervisors approve such designations along with appropriate restrictive conditions. When the County-wide Historical Sites Inventory for the State Department of Parks and Recreation has been completed, the Committee also should review this information and should recommend County Landmark designations for qualified sites and features.

3. Present environmental impact assessment procedures should be revised in order to require a detailed evaluation of direct and indirect impacts on any site or feature included in the County's Historic Sites Inventory and an analysis of alternate means for preservation by the County Advisory Landmark Committee.
4. Qualified property owners should be encouraged by the County Advisory Landmark Committee to enter into historical properties contracts with the County to ensure permanent preservation of historically or architecturally significant sites.

Impact Discussion:

11ORD-00000-00016:

(a,b) Less than Significant Impacts. Due to the numerous documented and un-documented historical structures located within Santa Barbara County, it is possible that new uses associated with agricultural processing could be located within or adjacent to a structure with historical significance. Since the proposed project is an ordinance amendment and does not involve individual properties or specific structures, future applications would be subject to review and would be required to be consistent with the Land Use and Development Code, Comprehensive Plan, and all State and Federal regulations. Criteria established for small scale processing under the Ordinance and Uniform Rules would ensure that only small scale operations incidental and accessory to agricultural activities would occur.

Standard County practice is to require review and approval of a proposed project that involves a known or potential historically important property or structure by the Historic Landmark Advisory Committee (HLAC), and if necessary further research regarding the historical significance of the property or structure by other professional historians. This practice would remain in place and would ensure that any impacts to historic resources would be avoided or reduced to **less than significant**.

13CUP-00000-00007:

(a,b) Less than Significant Impacts. The proposed project would allow for agricultural processing of olives in their raw form to olive oil within an existing 2,880 sq. ft. barn. No exterior structural alterations or new structures are proposed as a part of the project. There are no known historic structures on the premises. Therefore, the impacts to historical resources resulting from the proposed project would be **less than significant**.

Cumulative Impacts:

11ORD-00000-00016: There is a possibility that future development allowed by the proposed amendments would be located in, or result in the modification or destruction of historic resources. Future development resulting from the proposed ordinance amendment would require staff analysis for conformance with the Land Use and Development Code, and Comprehensive Plan including the Conservation Element. Any proposed exterior changes to historic structures proposed as a part of a future application would require review by the Historic Landmark Advisory Committee (HLAC). As a result, the proposed ordinance amendment would not cause a cumulatively considerable effect on historic resources.

13CUP-00000-00007: The proposed project does not involve the exterior alteration to a historic structure. There are no known historic structures on the premises. As a result, the proposed Conditional Use Permit would not cause a cumulatively considerable effect on historic resources.

Mitigation and Residual Impact: No Mitigation is required. Residual Impacts would be **less than significant**.

4.11 LAND USE

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|---|----------------|-----------------------------------|-------------------|-----------|----------------------------------|
| a. Structures and/or land use incompatible with existing land use? | | | X | | |
| b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | | | X | | |
| c. The induction of substantial growth or concentration of population? | | | X | | |
| d. The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project? | | | X | | |
| e. Loss of existing affordable dwellings through demolition, conversion or removal? | | | X | | |
| f. Displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | | | X | | |
| g. Displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere? | | | X | | |
| h. The loss of a substantial amount of open space? | | | X | | |
| i. An economic or social effect that would result in a physical change? (i.e. Closure of a freeway ramp results in isolation of an area, businesses located in the vicinity close, neighborhood degenerates, and buildings deteriorate. Or, if construction of new freeway divides an existing community, the construction would be the physical change, but the economic/social effect on the community would be the basis for determining that the physical change would be significant.) | | | X | | |
| j. Conflicts with adopted airport safety zones? | | | X | | |

Existing Setting:

Physical:

11ORD-00000-00016: There are currently 35,357-acres of land zoned AG-I and 574,259-acres of land zoned AG-II within the inland area of the County. 12,443-acres of land are zoned AG-I within the Inner-Rural Area, which totals 14,700-acres. Approximately 1,600 properties, comprising 40 percent of the Santa Ynez Valley Community Planning area (SYVCP), are zoned AG-I. This total represents approximately 67% of the total AG-I properties throughout the County. The entire North County contains approximately 100 total AG-I properties located outside of the SYVCP area. There are 18,646 acres in AG-I zoning within the SYVCP, and 41,490 total acres of AG-I zoning Countywide. 45% of the AG-I zoned acreage is within the SYVCP, and the bulk of the Inner Rural Area in the County is within this area which totals to 12,268-acres; 12,033-acres of which are within AG-I zones.

Data obtained from the Agricultural Commissioner's office indicates that Santa Barbara County contains approximately 218-acres of olive groves. These groves are located primarily within the Santa Ynez Valley, but are also found in the Orcutt, Gaviota, Lake Cachuma, and Goleta areas. The 218-acres are covered by 62 separate pesticide permits in the following range: three (3) groves greater than 20 acres in size (the largest being 26.7 acres); five (5) groves between 10 and 20 acres; twenty (20) groves between one and 10 acres; and 34 groves less one in acre (the smallest at 0.02 acres).

13CUP-00000-00007: The Youngman project site is located in the Santa Ynez Valley Community Plan Rural area approximately 1 mile north east of the Edison St./Highway 154 intersection. The site is bounded by agriculturally zoned parcels between 5- and 50-acres in size and characterized by low intensity residential, agricultural and equestrian uses. Public views in this area are dominated by rolling hills, pastures, and agriculture (vineyards, and olive groves). Views of the project site are limited to surrounding neighboring properties, and from Edison Street. Onsite resources and development are characterized by low intensity residential uses, and multiple barns and horse related infrastructure related to a previous equestrian operation on the subject parcels.

Regulatory:

County Environmental Thresholds: The Thresholds and Guidelines Manual contains no specific thresholds for land use. Generally, a potentially significant impact can occur if a project would result in substantial growth inducing effects.

County Comprehensive Plan:

Specific Community Plans for the communities of Santa Ynez, Orcutt, Los Alamos, Goleta, Summerland, and Toro Canyon contain additional Goals, Policies, and Development Standards for preserving the character of each distinct community. The Santa Barbara County Land Use Element's four fundamental goals include:

- 1. Environment** - *"Environmental constraints on development shall be respected. Economic and population growth shall proceed at a rate that can be sustained by available resources."*
- 2. Urbanization** - *"In order for the County to sustain a healthy economy in the urbanized areas and to allow for growth within its resources and within its ability to pay for necessary services, the County shall encourage infill, prevent scattered urban development, and encourage a balance between housing and jobs."*
- 3. Agriculture** - *"In rural areas, cultivated agriculture shall be preserved and where conditions allow, expansion and intensification should be supported. Lands with both prime and non-prime soils shall be reserved for agricultural uses."*
- 4. Open Lands** - *"Certain areas may be unsuitable for agricultural uses due to poor or unstable soil conditions, steep slopes, flooding or lack of adequate water. These lands are usually located in areas that are not necessary or desirable for future urban uses. There is no basis for the proposition that all land, no matter where situated or whatever the need, must be planned for urban purposes if it cannot be put to some other profitable economic use."*

Impact Discussion:

11ORD-00000-00016:

(a-j) Less than Significant Impacts. Currently, the Land Use and Development Code permits agricultural processing in the AG-I and AG-II zone districts for products grown on the premises which are sold or

shipped in their natural form with the approval of a Land Use Permit (if all of the products are from the premises), or a Conditional Use Permit (if the products are from both on and off the premises). The proposed ordinance amendment would allow for agricultural processing of products from a raw form to a milled liquid form on properties zoned AG-I and AG-II within the Inland area of Santa Barbara County, including lands enrolled in the Agricultural Preserve Program, with the approval of a Land Use Permit or Conditional Use Permit as described above.

Existing agricultural activities on agriculturally-zoned properties require structures and specialized equipment for cultivation and grazing. The proposed project would add additional types of equipment used in agricultural processing which would generally be similar to existing agricultural operations currently occurring within the Inland area of the County. Criteria established for small scale processing under the Ordinance and Uniform Rules would ensure that only small scale operations incidental and accessory to agricultural activities would occur.

Future applications would be analyzed by Planning and Development staff for conformity with the Santa Barbara County Land Use and Development Code, adopted policies in the Comprehensive Plan, and State and Federal Regulations, including airport safety zones. No permits would be issued for projects that are not in conformity with any adopted policy. Additional development standards are proposed which would limit agricultural processing that includes milling and/or bottling of horticultural or agricultural products to simple mechanical processing to convert fruit from a solid to a liquid without additives, chemical reactions or changes in natural ambient temperatures. No wastewater discharges or hazardous wastes would be allowed and all process water and waste material from milling would be managed on site as recycled irrigation water or organic compost.

The proposed ordinance amendments to the Land Use and Development Code would not apply to properties located outside of the AG-I and AG-II zone districts; while the proposed revisions to the Uniform Rules for Agricultural Preserves would apply to contracted land County-wide. The corresponding Coastal Zoning Ordinance and Montecito Land Use and Development Code would contain no provisions for their application within these designated areas.

High density residential development is not allowed in these zone districts. Therefore, the project would not create an induction of substantial growth or concentration of population, a loss of affordable dwellings, displacement of substantial numbers of existing housing or people, or an economic or social effect that would result in a physical change that would cause business in an area to close or a neighborhood to degenerate. Additional septic systems may be required in association with future permits. Any septic system design would be required to be reviewed and approved by Environmental Health Services prior to approval. Protected open space areas would not be available for future development of agricultural processing facilities. As a result, the proposed ordinance amendment would result in **less than significant** impacts to Land Use.

13CUP-00000-00007:

(a-j) Less than Significant Impacts. The proposed Conditional Use Permit application would allow for the development of an olive oil processing facility located within three existing horse barns. No exterior structural alterations or new structures are proposed as a part of the project. Olive milling would occur during the fall season only, and would be completed within one of the existing 2,880 sq. ft. barns. No onsite retail sales, public olive oil tasting, or special events are proposed.

The subject parcels are located within the AG-II-40 zone district with a Commercial Agriculture (AC) land use designation in the Santa Ynez Valley Community Plan rural area. The existing zoning and land use designation are compatible with the proposed project as well as the existing adjacent zoning and land uses in this area of the County. The proposed project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the

general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental impact.

The proposed project would not generate any growth or concentration of population, as no residential structures or uses are proposed. No loss of existing affordable dwellings would occur, and there would be no displacement of existing housing or substantial number of people as a result of the project. ~~The proposed project would utilize existing septic disposal systems which are~~ The proposed project is subject to the Waste Discharge Requirements from the Regional Water Quality Control Board for fruit and vegetable processing waste. No sewer trunk lines or access road improvements would be required. The proposed facility would be located entirely within existing structures, and no loss of open space would occur. The project site is not located within the Santa Ynez Airport's safety zones and the project would not result in an economic or social effect resulting in a change to the subject parcel, neighboring parcels, or businesses within the vicinity. Therefore, impacts from the proposed Conditional Use Permit to Land Use would be **less than significant**.

Cumulative Impacts:

11ORD-00000-00016: The proposed ordinance amendment would allow for agricultural processing of products from a raw form to a milled liquid form on properties zoned AG-I and AG-II within the Inland area of Santa Barbara County, including lands enrolled in the Agricultural Preserve Program. Additional development standards are proposed which would limit agricultural processing that includes milling and/or bottling of horticultural or agricultural products to simple mechanical processing to convert fruit from a solid to a liquid without additives, chemical reactions or changes in natural ambient temperatures. No wastewater discharges or hazardous wastes would be allowed and all process water and waste material from milling would be managed on site as recycled irrigation water or organic compost. The proposed ordinance amendment would not apply to properties located outside of the AG-I and AG-II zone districts. Future applications would be analyzed by Planning and Development staff for conformity with the Santa Barbara County Land Use and Development Code, adopted policies in the Comprehensive Plan, and State and Federal Regulations, including airport safety zones. No permits would be issued for projects that are not in conformity with any adopted policy. As a result, the proposed ordinance amendment would not cause a cumulatively considerable effect to land use.

13CUP-00000-00007: The proposed project would allow for the onsite processing of olives in their raw form to a milled liquid form within the rural area of Santa Barbara County. There are no existing agricultural processing facilities located within the project site vicinity, and the proposed project would not have the potential to result in incompatible structures or land uses. As a result, the proposed Conditional Use Permit would not cause a cumulatively considerable effect on land use.

Mitigation and Residual Impact: No mitigation is required. Residual impacts would be **less than significant**.

4.12 NOISE

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|--|----------------|-----------------------------------|-------------------|-----------|----------------------------------|
| a. Long-term exposure of people to noise levels exceeding County thresholds (e.g. locating noise sensitive uses next to an airport)? | | | X | | |
| b. Short-term exposure of people to noise levels exceeding County thresholds? | | | X | | |
| c. Project-generated substantial increase in the ambient noise levels for adjoining areas (either day or night)? | | | X | | |

Existing Setting:

Physical:

11ORD-00000-00016: According to the Santa Barbara County Comprehensive Plan Noise Element (republished May, 2009), in Santa Barbara County, as in most areas, transportation facilities are by far the most significant sources of noise. This is true in terms of the magnitude of noise produced and the number of people affected. Santa Barbara County has four public airports serving commercial air transport and general aviation needs: Lompoc and Santa Ynez airports are owned by the County and operated under contract with fixed-base operators; Santa Barbara Municipal Airport is operated by the City of Santa Barbara; and Santa Maria Public Airport is operated by the Santa Maria Public Airport District. In addition, Vandenberg Air Force Base has an airfield for exclusive military use.

Two railroad companies, the Southern Pacific Railroad and the Santa Maria Valley Railroad, operate in Santa Barbara County. The Southern Pacific generally follows the coast through the County with two branches off the main line. One branch, at Surf, serves the City of Lompoc and the diatomaceous earth mining operation south of the city. A second branch serves Vandenberg Air Force Base. Two passenger trains and an average of twelve freight trains traverse the Southern Pacific main line daily. The Santa Maria Valley Railroad connects with the Southern Pacific at Guadalupe and serves the City of Santa Maria. A short spur connects with Santa Maria Public Airport to the south. Twelve train movements per day occur on the main Santa Maria Valley line. These are all freight trains moving at slow speed (10-19 mph).

Fifty feet from U.S. Highway 101, noise levels from individual trucks reach 85-90 dB(A). Maximum levels from automobiles at this distance are about 75-80 dB(A). LDN values represent a weighted average of noise levels experienced over an entire day and depend on total traffic volume, percent truck traffic, and other parameters cited above. LDN at fifty feet from Highway 101 varies from a low of 70 dB(A) (between Buellton and Los Alamos) to a high of about 78 dB(A) (between Mission Street and Las Positas in Santa Barbara). LDN drops to 60 dB(A) or less beyond about 200 feet from the highway segment between Buellton and Los Alamos; along the stretch of highway between Mission Street and Las Positas, LDN is 60 dB(A) or less beyond about 800 feet. Combining the influence of the freeway with the railroad along the South Coast, LDN values of 60 dB(A) or more exist within 1,000 feet of the freeway/railroad corridor.

13CUP-00000-00007: The Youngman premises are located in a rural area approximately 1 mile northeast of the intersection of Edison St. and Highway 154. The closest off-premises sensitive noise receptor to the project site is a single family residence located approximately 450 feet north. The proposed project site is located outside of 65 dB(A) noise contours for roadways, public facilities, airport approach and take-off zones.

Regulatory:

County Environmental Thresholds: Noise is generally defined as unwanted or objectionable sound which is measured on a logarithmic scale and expressed in decibels (dB(A)). The duration of noise and the time period at which it occurs are important values in determining impacts on noise-sensitive land uses. The Community Noise Equivalent Level (CNEL) and Day-Night Average Level (L_{dn}) are noise indices which account for differences in intrusiveness between day and night-time uses. County noise thresholds are: 1) 65 dB(A) CNEL maximum for exterior exposure, and 2) 45 dB(A) CNEL maximum for interior exposure of noise-sensitive uses. Noise-sensitive land uses include: residential dwellings, transient lodging, hospitals and other long-term care facilities, public or private educational facilities, libraries, churches, and places of public assembly. Agriculture is not considered to be a noise sensitive use and is not considered to be a long term excessive noise producing type of use.

County Comprehensive Plan: According to the Santa Barbara County Comprehensive Plan Noise Element (republished May, 2009), significant noise impact problems in Santa Barbara County are primarily associated with transportation facilities. Noise in the vicinity of airports, railroads, and major traffic ways exceeds health and welfare criteria for noise exposure in relation to residential use. While noise from commercial, industrial, agricultural, and "population" activities may be part of the ambient level at any location, rarely do these generate noise of the same magnitude as transportation sources.

Controlling the impact of transportation noise must be approached both by quieting vehicles and by protecting sensitive land uses in locations where noise impact is excessive. The first of these approaches is beyond the legal jurisdiction of the County; Federal and State legislation is preemptive in the field of noise source control. The County's primary opportunities to manage transportation noise impact lie in:

1. Planning for compatible uses near existing transportation facilities.
2. Imposing design standards on proposed sensitive development near existing transportation facilities.
3. Incorporating noise control features into the design of new or expanded traffic ways to protect existing sensitive areas.

Impact Discussion:

11ORD-00000-00016:

(a-c) Less than Significant Impacts. Future permit applications resulting from the proposed ordinance amendment would be analyzed by P&D staff for the potential for noise impacts to sensitive receptors. Noise associated with the proposed activities would be from transporting the raw and processed materials and mechanical equipment involved in the process. The milling equipment would be primarily electric, with back-up internal combustion engine powered generators. Where required, mitigation measures and/or conditions of approval would be applied to projects to reduce potentially significant noise impacts to less than significant. Therefore, long term exposure to people to noise levels exceeding County thresholds resulting from the proposed ordinance amendment would be less than significant. Short term impacts to noise sensitive resources may occur during construction activities associated with the development of agricultural processing facilities. Adherence to existing regulatory requirements would ensure that short and long term noise impacts would be **less than significant**.

13CUP-00000-00007:

(a-c) Less than Significant Impacts. All equipment and processing activities would occur inside existing structures. Noise associated with the project would be well below the 65 dB(A) threshold. Processing would take place during the fall season only. No grading or construction activities are proposed. Adherence to

existing regulatory requirements would ensure that short and long term noise impacts would be **less than significant**.

Cumulative Impacts:

11ORD-00000-00016: The scope of cumulative noise impacts of the proposed amendments is on the sensitive receptors on and surrounding the agriculturally zoned properties in the Inland area of the County. The location of these facilities is unlikely to be concentrated in any particular area. The noise associated with transporting the raw and processed materials would not be distinguishable from the transportation of other agricultural products. The noise associated with processing would be primarily indoors and would use electric power which would not be louder than the equipment used in other permissible agricultural operations. Future permit applications resulting from the proposed ordinance amendment would be analyzed by P&D staff for potentially significant noise impacts. Where required, mitigation measures and/or conditions of approval would be applied to projects to reduce potentially significant noise impacts to less than significant. As a result, the proposed ordinance amendment would not cause a cumulatively considerable effect on noise.

13CUP-00000-00007: The Youngman premises are located in a rural area approximately 1 mile northeast of the intersection of Edison St. and Highway 154. The closest off-premises sensitive noise receptor to the project site is a single family residence located approximately 450 feet north. All equipment and processing activities would occur inside existing structures. Noise associated with the project would be well below the 65 dB(A) threshold. There are no existing agricultural processing facilities located within the project site vicinity. As a result, the proposed Conditional Use Permit would not cause a cumulatively considerable effect on noise.

Mitigation and Residual Impact: No mitigation is required. Residual impacts would be less than significant.

4.13 PUBLIC FACILITIES

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|--|----------------|-----------------------------------|-------------------|-----------|----------------------------------|
| a. A need for new or altered police protection and/or health care services? | | | X | | |
| b. Student generation exceeding school capacity? | | | X | | |
| c. Significant amounts of solid waste or breach any national, state, or local standards or thresholds relating to solid waste disposal and generation (including recycling facilities and existing landfill capacity)? | | | X | | |
| d. A need for new or altered sewer system facilities (sewer lines, lift-stations, etc.)? | | | X | | |
| e. The construction of new storm water drainage or water quality control facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | X | | |

Existing Setting:

Physical:

11ORD-00000-00016: In Santa Barbara County, police and fire protection services are provided by the Santa Barbara County Sheriff and Fire Departments. Sanitary services are either provided by public entities such as the Laguna County Sanitation District in the Santa Maria area, the Santa Ynez Service District, the Vandenberg/Mission Hills Service District, or privately by through the installation of private onsite septic systems utilizing either leach lines or a dry well. Water is provided through public entities such as Golden State Water Company in the Santa Maria area, the Santa Ynez Water Conservation District No. 1, Vandenberg Service District or privately through the installation of water wells. The County of Santa Barbara runs one active landfill (Tajiguas landfill), and monitors all closed landfills currently or previously owned by the County. Landfills are the final destination for all the waste that is not be recycled or reused in some way. Refuse is buried there in a highly controlled fashion. Other landfills located within the County are operated by the municipalities in which they are located, and Vandenberg Air Force Base possesses its own landfill. Health care facilities are located in Santa Maria (Marian Regional Medical Center), Lompoc (Lompoc Valley Medical Center), Santa Barbara (Santa Barbara Cottage Hospital), and Solvang (Solvang Cottage Hospital).

13CUP-00000-00007: The approximately 165-acre Youngman premises are located in the rural area of Santa Ynez. Water and Sanitary services are provided through private water wells and septic systems. Schools in the area include Santa Ynez High School, Ballard School, and the Dunn School. Landfill services are provided by the Tajiguas Landfill. The closest hospital is located in Solvang (Cottage Hospital).

Regulatory:

County Environmental Thresholds:

A significant level of school impacts is generally considered to occur when a project would generate sufficient students to require an additional classroom. A project is considered to result in significant impacts to landfill capacity if it would generate 196 tons per year of solid waste. This volume represents 5% of the expected average annual increase in waste generation, and is therefore considered a significant

portion of the remaining landfill capacity. In addition, construction and demolition waste from remodels and rebuilds is considered significant if it exceeds 350 tons. A project which generates 40 tons per year of solid waste is considered to have an adverse effect on solid waste generation, and mitigation via a Solid Waste Management Plan is recommended.

County Comprehensive Plan: The Santa Barbara County Comprehensive Plan Land Use Element contains Public Facilities policies which address the development of facilities within rural and inner-rural areas of the County.

Impact Discussion:

11ORD-00000-00016:

(a-e) Less than Significant Impacts. The proposed ordinance amendment would allow for agricultural processing of products from a raw form to a milled liquid form on properties located within the AG-I and AG-II zone districts in the inland area of the County. In those cases where all of the processed fruit is grown on the premises, a Land Use Permit (LUP) would be required. In order to allow processing of fruit which is grown off-premise, a Conditional Use Permit (CUP) would be required. The proposed project would not create a need for new or altered police or health care systems, or generate any students. Criteria established for small scale processing under the Ordinance and Uniform Rules would ensure that only small scale operations incidental and accessory to agricultural activities would occur.

According to *Olive Oil Production*, by Paul Vossen, Fruit, Vegetable & Marketing Advisor, Sonoma County, University of California Cooperative Extension, there are two predominant olive oil processing waste products produced in the press and 3-phase decanter systems. The solid material (pomace), that is relatively dry, and the fruit water, often referred to as water of vegetation. The 2-phase system produces one waste product that is a mixture of the water and solid material.

Olive mill wastes are composed of solid wastes consisting of olive pulp and pits left over after pressing the fruits, as well as liquid wastes consisting of vegetable and additional water generated during decantation. The water of vegetation (fruit water) can be a significant pollutant because of its high organic load. If added to natural waterways the high biological oxygen demand (BOD) causes damage to aquatic life. Both the solid and liquid portions of the process are composed of the same organic materials as most fruits, leaves, or other organic material left in the field to decompose naturally. Because of the small particle size, however, it is difficult to filter out the pure water from dissolved organic substances. If these substances decompose anaerobically, disagreeable odors are produced. Incorporation with dry solid materials in order to create aerobic conditions produces compost that can be spread back onto the land.

The amount of solid waste produced from these processes are as follows:

| | Press | 3-Phase | 2-Phase |
|---------------------------------------|--------------|----------------|----------------|
| Solid waste Kilos/ton olives | 330 | 500 | 800 |
| Waste moisture % | 25 | 48 | 55 |
| Waste water Kilos/ton olives | 600 | 1,200 | 250 |
| Fruit water moisture % | 94 | 90 | 99 |
| Biological Oxygen Demand PPM of water | 100,000 | 80,000 | 10,000 |
| Free Acidity % | 0.89 | 0.65 | - |
| Peroxide | 6.5 | 7.9 | - |
| Polyphenol Content PPM | 203 | 164 | 200 |
| Fermentation | 0.75 | 0.00 | 0.00 |

| | | | |
|------------|------|------|---|
| K-232 | 1.86 | 2.06 | - |
| Bitterness | 1.4 | 0.5 | - |

Proposed development standards require the milling of agricultural products to not generate wastewater discharges, or hazardous wastes and all process water and waste material from milling shall be managed onsite as recycled irrigation water or organic compost. Future applications proposing agricultural processing would be required to comply with all of the proposed development standards, and would be reviewed by Santa Barbara County Fire Department for compliance with County Fire standards. Any potentially hazardous chemicals proposed to be used as a part of the agricultural processing would be disclosed as part of the application processing, and a Hazardous Materials Business Plan would be required by the County Fire Department as part of permit approval.

Solid waste generated from construction activities that could not be recycled could potentially reach area landfills. Future permits proposing construction activities in conjunction with agricultural processing would be reviewed by Planning and Development staff for potential impacts to solid waste. Depending on the size and intensity of development proposed, mitigation measures and/or conditions of approval would be applied to projects on a case by case basis in order to reduce the potential for solid waste impacts to less than significant. Any proposed wastewater disposal systems would be required to undergo review and approval by the Regional Water Quality Control Board, and Environmental Health Services. Therefore, the solid waste generated from milling activities would be less than significant.

The construction of new storm water drainage or water quality control facilities and the expansion of existing facilities would not occur as a result of the proposed ordinance amendment. Future projects associated with permit applications would be required to undergo review by the Santa Barbara County Public Works Project Clean Water staff, and applicable mitigation measures and/or conditions of approval would be applied prior to permit approval. Therefore, impacts related to public resources resulting from the proposed ordinance amendment would be **less than significant**.

13CUP-00000-00007:

(a-e) Less than Significant Impacts. The proposed project would result in the development of an agricultural processing facility located within an existing barn of approximately 2,880 sq. ft. The Youngman premises are planted with 65 acres of olive groves. These groves are planted in a “super high density” format, which yields approximately 4 tons of olives per acre (260 tons). According to the applicant, 40 gallons of olive oil are produced per 1 ton of olives. Using this methodology, the proposed project would produce approximately 10,400 gallons of olive oil annually. The volume of waste byproducts associated with this level of production would be approximately 17.69 tons of solid waste annually. The amount of solid waste generated by the proposed project would be less than the County thresholds of 40 tons, and 196 tons of solid waste annually. All organic solid waste generated from milling activities would be composted onsite, and process wastewater would be disposed of via an RWQCB approved wastewater system.

Water is provided to the property via existing onsite private water wells, and sanitary service is provided by existing onsite private septic systems utilizing leach lines. The existing water and sanitary infrastructure is in conformance with Environmental Health Services requirements. Any wastewater improvements necessary for the proposed operation would be required to be reviewed and approved by both the Regional Water Quality Control Board, and Environmental Health Services.

The project would not generate any additional students. No construction or demo of existing structures is proposed. All waste generated from milling activities would be managed onsite. Therefore, impacts to solid waste from the proposed conditional use permit would be **less than significant**.

Cumulative Impacts:

11ORD-00000-00016: The proposed ordinance amendment would allow for agricultural processing of fruit from a raw to a milled liquid form on property within the AG-I and AG-II zoned areas of the County. The cumulative increased demand for public services and utilities would be less than significant. Each subsequent project would be required to demonstrate that adequate capacity exists for each required utility. Each project would be analyzed on a case by case basis by P&D staff for conformance with the LUDC, and Comprehensive Plan including any applicable Community Plan. Proposed development standards would limit processing to simple mechanics without the use of heat, additives, or chemical processes. The proposed amendment would not generate additional student population, housing, significant solid waste, or new or altered sewer treatment facilities. As a result, the proposed ordinance amendment would not cause a cumulatively considerable effect on public facilities.

13CUP-00000-00007: There are no existing agricultural processing facilities within the project site vicinity. All solid and liquid waste would be disposed of onsite via an RWQCB approved wastewater disposal system, and/or as compost material. As a result, the proposed Conditional Use Permit would not cause a cumulatively considerable effect on public facilities.

Mitigation and Residual Impact: No mitigation is required. Residual impacts would be **less than significant**.

4.14 RECREATION

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|--|----------------|-----------------------------------|-------------------|-----------|----------------------------------|
| a. Conflict with established recreational uses of the area? | | | X | | |
| b. Conflict with biking, equestrian and hiking trails? | | | X | | |
| c. Substantial impact on the quality or quantity of existing recreational opportunities (e.g., overuse of an area with constraints on numbers of people, vehicles, animals, etc. which might safely use the area)? | | | X | | |

Existing Setting:

Physical:

11ORD-00000-00016: The Santa Barbara County Parks Department maintains more than 900 acres of parks and open spaces, as well as 84 miles of trails and coastal access easements. County policy maintains that all public trails be designated for multi-use (available for hiking, horseback riding and cycling) with exceptions for a few trails specifically designed for hiking and/or equestrian use only in the Grants of Easement. Of particular importance are trail location, design, and construction of trailhead amenities, such as trail signage and maps, parking and trash disposal. Siting and design are of special concern for trails and trailheads that are popular with equestrians, which require adequate space to accommodate horse trailers. Another important issue for trail users is education. Knowledge about various trail activities helps to minimize use conflicts and reduce the risk of injury.

13CUP-00000-00007: The Youngman premises are located within the rural are of the Santa Ynez Valley Community Planning area approximately 1 mile northeast of the intersection of Edison St. and Highway 154. The Santa Ynez Community Plan Parks, Recreation and Trails Map (Figure 15), indicates a planned on-road trail along Edison Street, which is adjacent to APN's 141-042-011, and -012.

Regulatory:

County Environmental Thresholds:

The Thresholds and Guidelines Manual contains no threshold for park and recreation impacts. However, the Board of Supervisors has established a minimum standard ratio of 4.7 acres of recreation/open space per 1,000 people to meet the needs of a community.

County Comprehensive Plan: Parks and Recreation policies included in the Santa Barbara County Comprehensive Plan Land Use Element require that the future development of parks and recreational facilities including hiking, biking, and equestrian trails be designed to meet the needs of the public and improved and expanded where compatible with surrounding uses.

Impact Discussion:

11ORD-00000-00016:

(a-c) *Less than Significant Impacts.* The proposed ordinance amendment would allow for agricultural processing of raw products to a milled liquid form on private agriculturally zoned land. Applications for development associated with agricultural processing would be reviewed by Planning and Development staff and the potential impacts to recreation would be analyzed. Private development is restricted to remain outside of proposed and adopted trail locations unless the County Where required, appropriate mitigation measures and/or conditions of approval would be applied to projects in order to reduce potentially significant impacts to recreation to less than significant, or to minimize the potential for conflicts with biking, equestrian, or hiking trails. Therefore, impacts to recreation resulting from the proposed ordinance amendment would be **less than significant**.

13CUP-00000-00007:

(a-c) *Less than Significant Impacts.* The Youngman premises are located within the rural area of Santa Ynez. There are no existing recreational uses or trails located on or adjacent to the subject property, and as a result the proposed project would not create conflicts with existing recreational uses or trails or substantial impacts on the quantity or quality of existing recreational uses. Therefore, impacts to recreation resulting from the proposed Conditional Use Permit would be **less than significant**.

Cumulative Impacts:

11ORD-00000-00016: The proposed ordinance amendment would allow for agricultural processing of raw products to a milled liquid form on private agriculturally zoned land. Future development associated with the proposed ordinance amendment would not be located in areas of the County designated for recreational purposes. As a result, the proposed ordinance amendment would not cause a cumulatively considerable effect on recreation.

13CUP-00000-00007: The proposed project would not impact any recreational uses within the County. In addition, there are no existing agricultural processing facilities within the project site vicinity. As a result, the proposed Conditional Use Permit would not cause a cumulatively considerable effect on recreation.

Mitigation and Residual Impact: No Mitigation is required. Residual impacts would be **less than significant**.

4.15 TRANSPORTATION/CIRCULATION

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|---|----------------|-----------------------------------|-------------------|-----------|----------------------------------|
| a. Generation of substantial additional vehicular movement (daily, peak-hour, etc.) in relation to existing traffic load and capacity of the street system? | | | X | | |
| b. A need for private or public road maintenance, or need for new road(s)? | | | X | | |
| c. Effects on existing parking facilities, or demand for new parking? | | | X | | |
| d. Substantial impact upon existing transit systems (e.g. bus service) or alteration of present patterns of circulation or movement of people and/or goods? | | | X | | |
| e. Alteration to waterborne, rail or air traffic? | | | X | | |
| f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians (including short-term construction and long-term operational)? | | | X | | |
| g. Inadequate sight distance? | | | X | | |
| ingress/egress? | | | X | | |
| general road capacity? | | | X | | |
| emergency access? | | | X | | |
| h. Impacts to Congestion Management Plan system? | | | X | | |

Existing Setting:

Physical:

11ORD-00000-00016: The primary factor influencing efficiency of operation of a roadway system is the adequacy of intersection design and operation. Operating conditions are described by level-of-service (LOS), which is derived by comparing traffic volumes with roadway capacity. LOS A represents the best traffic operation, while LOS F represents the worst. Both the State Department of Transportation (Caltrans) and the County of Santa Barbara are responsible for establishing acceptable LOS on roadway networks within the County, with Caltrans commenting as a responsible agency on projects affecting State Highways and their intersections.

13CUP-00000-00007: The 165-acre Youngman premises are located within the rural area of Santa Ynez, approximately 1 mile northeast of the intersection of Highway 154 and Edison Street. Access to the property is provided by an 18 foot wide private driveway of approximately 800 feet in length and accessed from Edison Street.

Regulatory:

County Environmental Thresholds:

According to the County’s Environmental Thresholds and Guidelines Manual, a significant traffic impact would occur when:

- a. The addition of project traffic to an intersection increases the volume to capacity (V/C) ratio by the value provided below, or sends at least 15, 10 or 5 trips to an intersection operating at LOS D, E or F.

| LEVEL OF SERVICE (including project) | INCREASE IN VOLUME/CAPACITY GREATER THAN |
|---|---|
| A | 0.20 |
| B | 0.15 |
| C | 0.10 |
| | Or the addition of: |
| D | 15 trips |
| E | 10 trips |
| F | 5 trips |

- b. Project access to a major road or arterial road would require a driveway that would create an unsafe situation, or would require a new traffic signal or major revisions to an existing traffic signal.
- c. Project adds traffic to a roadway that has design features (e.g., narrow width, road side ditches, sharp curves, poor sight distance, inadequate pavement structure) or receives use which would be incompatible with substantial increases in traffic (e.g. rural roads with use by farm equipment, livestock, horseback riding, or residential roads with heavy pedestrian or recreational use, etc.) that will become potential safety problems with the addition of project or cumulative traffic. Exceeding the roadway capacity designated in the Circulation Element may indicate the potential for the occurrence of the above impacts.
- d. Project traffic would utilize a substantial portion of an intersection(s) capacity where the intersection is currently operating at acceptable levels of service (A-C) but with cumulative traffic would degrade to or approach LOS D (V/C 0.81) or lower. Substantial is defined as a minimum change of 0.03 for intersections which would operate from 0.80 to 0.85 and a change of 0.02 for intersections which would operate from 0.86 to 0.90, and 0.01 for intersections operating at anything lower.

County Comprehensive Plan: Policies contained within the Santa Barbara County Comprehensive Plan Circulation Element address circulation requirements within the County.

Impact Discussion:

11ORD-00000-00016:

(a-h) Less than Significant Impacts. The proposed ordinance amendment would allow for the processing of agricultural products from a raw form to a milled liquid form with the approval of a Land Use Permit or Conditional Use Permit on properties located within the AG-I and AG-II zone districts of the County. In those cases where all of the processed fruit is grown on the premises, a Land Use Permit (LUP) would be required. In order to allow processing of fruit which is grown off-premise, a Conditional Use Permit (CUP) would be required. Depending upon the type and intensity of proposed development associated with agricultural processing, additional short term construction related traffic, and long term agricultural related traffic could be generated onto the County's roadway system. In general, agricultural processing facilities importing raw product from offsite for processing would generate approximately 1 average daily truck trip during the harvest season.

Future permit applications proposing development associated with agricultural processing would be reviewed by Planning and Development staff in order to determine the potential for traffic related impacts. Criteria established for small scale processing under the Ordinance and Uniform Rules would ensure that only small scale operations incidental and accessory to agricultural activities would occur. Any newly proposed roadway infrastructure or driveways resulting from these projects would be required to meet Santa Barbara County Public Works Roads Division and County Fire Department standards for

width, sight distance, and construction materials. Applicable mitigation measures, and /or conditions of approval would be applied to projects on a case by case basis to reduce potentially significant impacts to transportation to less than significant. The proposed amendment would not create a substantial impact upon existing transit systems, alter waterborne, air, or rail traffic, or create an increase in traffic hazards to motor vehicles, bicyclists or pedestrians.

The Congestion Management Plan (CMP) indicates that a project may have a significant adverse impact to the Plan if the project creates more than 500 average daily trips (ADT), or more than 50 Peak Hour Trips (PHT). The amount of new development as a result of this proposal is expected to be minimal and be dispersed throughout the inner-rural and rural areas and would not generate significant traffic trips. Prior to permit approval, applications for agricultural processing facilities would be reviewed and the potential traffic impacts analyzed. Where necessary, mitigation measures and/or conditions of approval would be applied to reduce potentially significant traffic impacts to less than significant. Therefore, the impacts to transportation resulting from the proposed ordinance amendment would be **less than significant**.

13CUP-00000-00007:

(a-h) Less than Significant Impacts. The proposed project is anticipated to result in a maximum of 8 peak hour trips (8 maximum employees) and 1 average daily truck trip during the milling season. Traffic generated from the proposed project would not impact a street or intersection that is operating at a LOS D, E, or F, and the project would constitute a negligible fraction of the capacity of area roadways and intersections and would not exceed the threshold of significance. The proposed project does not propose unsafe driveways; impede pedestrian, bicycle, or transit access; nor would it otherwise cause or exacerbate an unsafe traffic condition. Therefore, the impacts to transportation resulting from the proposed Conditional Use Permit would be **less than significant**.

Cumulative Impacts:

11ORD-00000-00016: The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. The project's contribution to regional traffic congestion is not cumulatively considerable, and is less than significant. Future permit applications proposing development associated with agricultural processing would be reviewed by Planning and Development staff in order to determine the potential for traffic related impacts. Any newly proposed roadway infrastructure or driveways resulting from these projects would be required to meet Santa Barbara County Public Works Roads Division and County Fire Department standards for width, sight distance, and construction materials. Applicable mitigation measures, and/or conditions of approval would be applied to projects on a case by case basis to reduce potentially significant impacts to transportation to less than significant. As a result, the proposed ordinance amendment would not cause a cumulatively considerable effect on transportation.

13CUP-00000-00007: There are no existing agricultural processing facilities located within the project site vicinity. Project related traffic would result in a maximum of 8 peak hour trips, and 1 average daily truck trip during the harvest season. This traffic is below County thresholds for significance. As a result, the proposed Conditional Use Permit would not cause a cumulatively considerable effect on transportation.

Mitigation and Residual Impact: No mitigation is required. Residual impacts would be **less than significant**.

4.16 WATER RESOURCES/FLOODING

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|--|----------------|-----------------------------------|-------------------|-----------|----------------------------------|
| a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters? | | | X | | |
| b. Changes in percolation rates, drainage patterns or the rate and amount of surface water runoff? | | | X | | |
| c. Change in the amount of surface water in any water body? | | | X | | |
| d. Discharge, directly or through a storm drain system, into surface waters (including but not limited to wetlands, riparian areas, ponds, springs, creeks, streams, rivers, lakes, estuaries, tidal areas, bays, ocean, etc) or alteration of surface water quality, including but not limited to temperature, dissolved oxygen, turbidity, or thermal water pollution? | | | X | | |
| e. Alterations to the course or flow of flood water or need for private or public flood control projects? | | | X | | |
| f. Exposure of people or property to water related hazards such as flooding (placement of project in 100 year flood plain), accelerated runoff or tsunamis, sea level rise, or seawater intrusion? | | | X | | |
| g. Alteration of the direction or rate of flow of groundwater? | | | X | | |
| h. Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or recharge interference? | | | X | | |
| i. Overdraft or over-commitment of any groundwater basin? Or, a significant increase in the existing overdraft or over-commitment of any groundwater basin? | | | X | | |
| j. The substantial degradation of groundwater quality including saltwater intrusion? | | | X | | |
| k. Substantial reduction in the amount of water otherwise available for public water supplies? | | | X | | |
| l. Introduction of storm water pollutants (e.g., oil, grease, pesticides, nutrients, sediments, pathogens, etc.) into groundwater or surface water? | | | X | | |

Existing Setting:

Physical:

11ORD-00000-00016: Construction of future development associated with agricultural processing would have the potential to alter drainage patterns on project sites within the County. The County's grading ordinance requires grading permits and erosion control permits to be issued for agricultural grading on slopes with a natural gradient over thirty percent, where earthwork exceeds 50 cubic yards in volume, and/or when excavation and fills are made in excess of three feet in vertical distance to the natural contour.

13CUP-00000-00007: The Youngman premises are located in the Santa Ynez Community Plan rural area, and the topography of the site is characterized as relatively flat, with slopes not exceeding 10%. The project site area is developed with existing equestrian facilities consisting of barns and pastures.

Regulatory:

County Environmental Thresholds:

A project is determined to have a significant effect on water resources if it would exceed established threshold values which have been set for each overdrafted groundwater basin. These values were determined based on an estimation of a basin's remaining life of available water storage. If the project's net new consumptive water use [total consumptive demand adjusted for recharge less discontinued historic use] exceeds the threshold adopted for the basin, the project's impacts on water resources are considered significant. A project is also deemed to have a significant effect on water resources if a net increase in pumpage from a well would substantially affect production or quality from a nearby well.

A significant water quality impact is presumed to occur if the project:

- Is located within an urbanized area of the county and the project construction or redevelopment individually or as a part of a larger common plan of development or sale would disturb one (1) or more acres of land;
- Increases the amount of impervious surfaces on a site by 25% or more;
- Results in channelization or relocation of a natural drainage channel;
- Results in removal or reduction of riparian vegetation or other vegetation (excluding non-native vegetation removed for restoration projects) from the buffer zone of any streams, creeks or wetlands;
- Is an industrial facility that falls under one or more of categories of industrial activity regulated under the NPDES Phase I industrial storm water regulations (facilities with effluent limitation; manufacturing; mineral, metal, oil and gas, hazardous waste, treatment or disposal facilities; landfills; recycling facilities; steam electric plants; transportation facilities; treatment works; and light industrial activity);
- Discharges pollutants that exceed the water quality standards set forth in the applicable NPDES permit, the Regional Water Quality Control Board's (RWQCB) Basin Plan or otherwise impairs the beneficial uses² of a receiving water body;
- Results in a discharge of pollutants into an "impaired" water body that has been designated as such by the State Water Resources Control Board or the RWQCB under Section 303 (d) of the Federal Water Pollution Prevention and Control Act (i.e., the Clean Water Act); or
- Results in a discharge of pollutants of concern to a receiving water body, as identified by the RWQCB.

² Beneficial uses for Santa Barbara County are identified by the Regional Water Quality Control Board in the Water Quality Control Plan for the Central Coastal Basin, or Basin Plan, and include (among others) recreation, agricultural supply, groundwater recharge, fresh water habitat, estuarine habitat, support for rare, threatened or endangered species, preservation of biological habitats of special significance.

County Comprehensive Plan: The Santa Barbara County Comprehensive Plan Land Use Element contains Hillside and Watershed protection policies addressing the protection of water resources and flooding within Santa Barbara County. All projects approved within the County are required to comply with these policies.

Impact Discussion

11ORD-00000-00016:

(a-1) Less than Significant Impacts. Future development associated with agricultural processing would have the potential to create additional storm water runoff as a result of newly constructed impermeable surfaces (i.e. structures, driveways, patios, etc.). Construction activities such as grading could also potentially create temporary runoff and erosion problems.

The Santa Barbara County Flood Control District, Public Works Project Clean Water, and County Building and Safety would review future permit applications to ensure proper drainage design, and the minimization of potential erosion hazards. Adherence to the County's grading ordinance would ensure that future development would not cause adverse erosion conditions, contribute to flood hazards, or cause significantly adverse conditions to surface water bodies. Any potentially significant impacts to surface water bodies or flooding hazards that might occur as a result of improper drainage or erosion would be addressed and mitigated through review and approval of required grading and erosion control plans.

Water for agricultural processing activities would be supplied from either public entities such as the Golden State Water Company, and the Santa Ynez River Water Conservation District No. 1, or from private onsite water wells. According to the Agricultural Commissioner's Office, in the Inland area of the County there are approximately 218-acres of olive groves under 62 separate pesticide permits. Using methodology obtained from the Youngman Conditional Use Permit, if milling activities was to take place for a maximum of 10 weeks annually (70 days), approximately 500 gallons of fresh ground water per 24 hour period would be required for the washer, and an additional 50 gallons of fresh ground water per 1 ton of olives milled. Assuming these groves are planted in a "super high density" format, they yield approximately 4 tons of olives per acre. Therefore, the total water usage to mill all of the olive groves within the inland area of the County would be approximately 6.79 AFY (2,213,600 gallons of water per year / 325,828 gallons of water/acre foot). The distribution of 6.79 AFY to the Santa Ynez Uplands and other ground water basins would be well within the established thresholds of significance.

The proposed use of septic systems would contribute in an adverse but less than significant manner to regional degradation of groundwater quality. Any proposed septic system designs would be reviewed and approved by Environmental Health Services, and the Regional Water Quality Control Board.

Future development associated with agricultural processing could adversely affect surface water quality by increasing the volume and decreasing the quality of stormwater runoff. Projects could involve the use of fertilizers, pesticides, and household cleaners and chemicals. Runoff from driveways and/or parking lots could introduce oil and other hydrocarbons into drainage facilities. However, future projects would be expected to generate only minor amounts of storm water pollutants, would not present a significant potential for release of waterborne pollutants, and would be highly unlikely to create a public health hazard.

Predictions about the long-term effects of global climate change include rising sea levels due to melting of glaciers and thermal expansion. Rising sea levels could increase the incidence of flooding in coastal areas with altitudes at or near sea-level. Although the exact rate of future sea level rise is unknown, the Intergovernmental Panel on Climate Change has estimated that sea levels may rise between 50 and 90

centimeters (approximately 1.6-to-3 feet) by the year 2100.³ Any future projects within the coastal zone would be reviewed to ensure that the development area would remain well above sea level within that planning horizon. Therefore, the potential impacts to water resources and flooding resulting from the proposed ordinance amendment would be **less than significant**.

13CUP-00000-00007:

(a-l) Less than Significant Impacts. The proposed agricultural processing facility would mill olives grown on the premises and from other properties in Santa Barbara County into olive oil. No additional structural development, grading, or ground disturbance is proposed. No tree or vegetation removal is proposed. The processing activities would take place entirely within an existing 2,880 sq. ft. barn.

Milling activities would take place for a maximum of 10 weeks annually (70 days). Approximately 500 gallons of fresh ground water per 24 hour period would be required for the washer, and an additional 50 gallons of fresh ground water per 1 ton of olives milled. The Youngman premises are planted with 65-acres of olive groves. These groves are planted in a “super high density” format which yields approximately 4 tons of olives per acre. Therefore, the proposed project would result in a total water usage of 0.15 AFY (48,000 gallons of water per year / 325,828 gallons of water/acre foot). 0.15 AFY is well below the 61 AFY applied threshold of significance for the Santa Ynez uplands ground water basin. All process wastewater would be accommodated onsite and either recycled for irrigation, or disposed of in a Regional Water Quality Board approved wastewater disposal system.

The proposed project would not create a change in currents, percolation rates, drainage patterns, alter the course of flood waters, expose people to flooding hazards, cause a change in groundwater quantity or quality, reduce public water supply, or introduce storm water pollutants. Therefore, the impacts to water resources and flooding resulting from the proposed Conditional Use Permit would be **less than significant**.

Cumulative Impacts:

11ORD-00000-00016: The geographic region of cumulative water resources impacts is all agriculturally zoned parcels in the Inland area of the County.

The California RWCQB has basin plans which are implemented by the County. Many of the cumulative projects would involve concrete/asphalt paving and/or landscaping, which, in the absence of Best Management Practices, could result in runoff of such polluted runoff and substantial degradation of San Antonio Creek. The County of Santa Barbara Water Agency is currently developing recommended changes to County land use policies, design standards, and related land ordinances related to stormwater quality in unincorporated urban areas of Santa Barbara County. These changes are necessary as a result of the EPA’s NPDES Phase II stormwater quality regulations and are being completed in an effort to provide systematic, consistent, and complete review of existing land use ordinances, general plan elements, and development standards for new projects and redevelopment. These changes would result in CEQA thresholds and analysis procedures in relation to stormwater quality, thus allowing for more definitive impact analyses than is currently possible. In addition, in accordance with CEQA, cumulative impact analyses would be completed for all cumulative projects in each watershed, before and subsequent to development of such ordinances and thresholds.

The Santa Barbara County Flood Control District, Public Works Project Clean Water, and County Building and Safety would review future permit applications to ensure proper drainage design, and the minimization of potential erosion hazards. Adherence to the County’s grading ordinance would ensure that future

³ The Intergovernmental Panel on Climate Change is a scientific intergovernmental body set up by the World Meteorological Organization (WMO) and by the United Nations Environment Programme (UNEP).

development would not cause adverse erosion conditions, contribute to flood hazards, or cause significantly adverse conditions to surface water bodies. Any potentially significant impacts to surface water bodies or flooding hazards that might occur as a result of improper drainage or erosion would be addressed and mitigated through review and approval of required grading and erosion control plans. Appropriate mitigation measures would be applied to each cumulative project in an effort to reduce potentially significant water quality impacts to less than significant. As a result, the proposed ordinance amendment would not cause a cumulatively considerable effect on water resources.

13CUP-00000-00007: The proposed project would not result in any potentially significant impacts to water resources, or create any flooding hazards. Proposed water usage would be well below County applied thresholds of significance. In addition, there are not existing agricultural processing facilities within the vicinity of the project site. As a result, the proposed Conditional Use Permit would not cause a cumulatively considerable effect on water resources.

Mitigation and Residual Impact: No mitigation is required. Residual impacts would be **less than significant**.

5.0 INFORMATION SOURCES

5.1 County Departments Consulted

Police, Fire, Public Works, Flood Control, Parks, Environmental Health, Special Districts, Regional Programs

5.2 Comprehensive Plan

| | | | |
|---------------|-------------------------------|--------------|----------------------|
| <u> X </u> | Seismic Safety/Safety Element | <u> X </u> | Conservation Element |
| <u> X </u> | Agricultural Element | <u> X </u> | Noise Element |
| <u> </u> | Coastal Plan and Maps | <u> X </u> | Circulation Element |
| <u> X </u> | ERME | <u> X </u> | Land Use |

5.3 Other Sources

| | | | |
|---------------|-------------------------------------|---------------|---|
| <u> </u> | Field work | <u> </u> | Ag Preserve maps |
| <u> X </u> | Calculations | <u> </u> | Flood Control maps |
| <u> X </u> | Project plans | <u> X </u> | Other technical references (reports, survey, etc.) |
| <u> </u> | Traffic studies | <u> X </u> | Planning files, maps, reports |
| <u> X </u> | Records | <u> X </u> | Zoning maps |
| <u> </u> | Grading plans | <u> X </u> | Soils maps/reports |
| <u> X </u> | Elevation, architectural renderings | <u> X </u> | Plant maps |
| <u> X </u> | Published geological map/reports | <u> X </u> | Archaeological maps and reports |
| <u> X </u> | Topographical maps | <u> </u> | Other |

6.0 PROJECT SPECIFIC (*short- and long-term*) AND CUMULATIVE IMPACT SUMMARY

The proposed Ordinance Amendment and Conditional Use Permit would not have any potentially significant impacts either short-term, long-term, or cumulatively due to the development standards contained in the ordinance amendment, existing policies, existing ordinance requirements, an/or current Planning and Development permit issuance practices and requirements.

7.0 MANDATORY FINDINGS OF SIGNIFICANCE

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|--|----------------|-----------------------------------|-------------------|-----------|----------------------------------|
| 1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, contribute significantly to greenhouse gas emissions or significantly increase energy consumption, or eliminate important examples of the major periods of California history or prehistory? | | | X | | |
| 2. Does the project have the potential to achieve short-term to the disadvantage of long-term environmental goals? | | | X | | |
| 3. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects.) | | | X | | |
| 4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | | | X | | |
| 5. Is there disagreement supported by facts, reasonable assumptions predicated upon facts and/or expert opinion supported by facts over the significance of an effect which would warrant investigation in an EIR ? | | | X | | |

8.0 PROJECT ALTERNATIVES

Not Applicable

9.0 INITIAL REVIEW OF PROJECT CONSISTENCY WITH APPLICABLE SUBDIVISION, ZONING AND COMPREHENSIVE PLAN REQUIREMENTS

Zoning: Upon approval of the proposed ordinance amendment allowing for the milling of raw fruit to a milled liquid form, and with the approval of a Land Use Permit or Conditional Use Permit, the project is an allowable use within the AG-I, and AG-II zoned areas of the County.

Comprehensive Plan: The project will be subject to all applicable requirements and policies under the Santa Barbara County Land Use and Development Code, and the County’s Comprehensive Plan. This analysis will be provided in the forthcoming Staff Report.

10.0 RECOMMENDATION BY P&D STAFF

On the basis of the Initial Study, the staff of Planning and Development:

X Finds that the proposed project WILL NOT have a significant effect on the environment and, therefore, recommends that a Negative Declaration (ND) be prepared.

_____ Finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures incorporated into the REVISED PROJECT DESCRIPTION would successfully mitigate the potentially significant impacts. Staff recommends the preparation of an ND. The ND finding is based on the assumption that mitigation measures will be acceptable to the applicant; if not acceptable a revised Initial Study finding for the preparation of an EIR may result.

_____ Finds that the proposed project MAY have a significant effect on the environment, and recommends that an EIR be prepared.

_____ Finds that from existing documents (previous EIRs, etc.) that a subsequent document (containing updated and site-specific information, etc.) pursuant to CEQA Sections 15162/15163/15164 should be prepared.

Potentially significant unavoidable adverse impact areas:

X With Public Hearing _____ Without Public Hearing

PREVIOUS DOCUMENT: N/A

PROJECT EVALUATOR: Dana Eady DATE: February 5, 2014

11.0 DETERMINATION BY ENVIRONMENTAL HEARING OFFICER

X I agree with staff conclusions. Preparation of the appropriate document may proceed.

_____ I DO NOT agree with staff conclusions. The following actions will be taken:

_____ I require consultation and further information prior to making my determination.

SIGNATURE: John Kott

INITIAL STUDY DATE: 10.3.13

SIGNATURE: John Kott

REVISED INITIAL STUDY DATE: 1.15.14

SIGNATURE: John Kott

NEGATIVE DECLARATION DATE: 2.6.14

SIGNATURE: John Kott

REVISION DATE: 4.8.14








SIGNATURE: _____

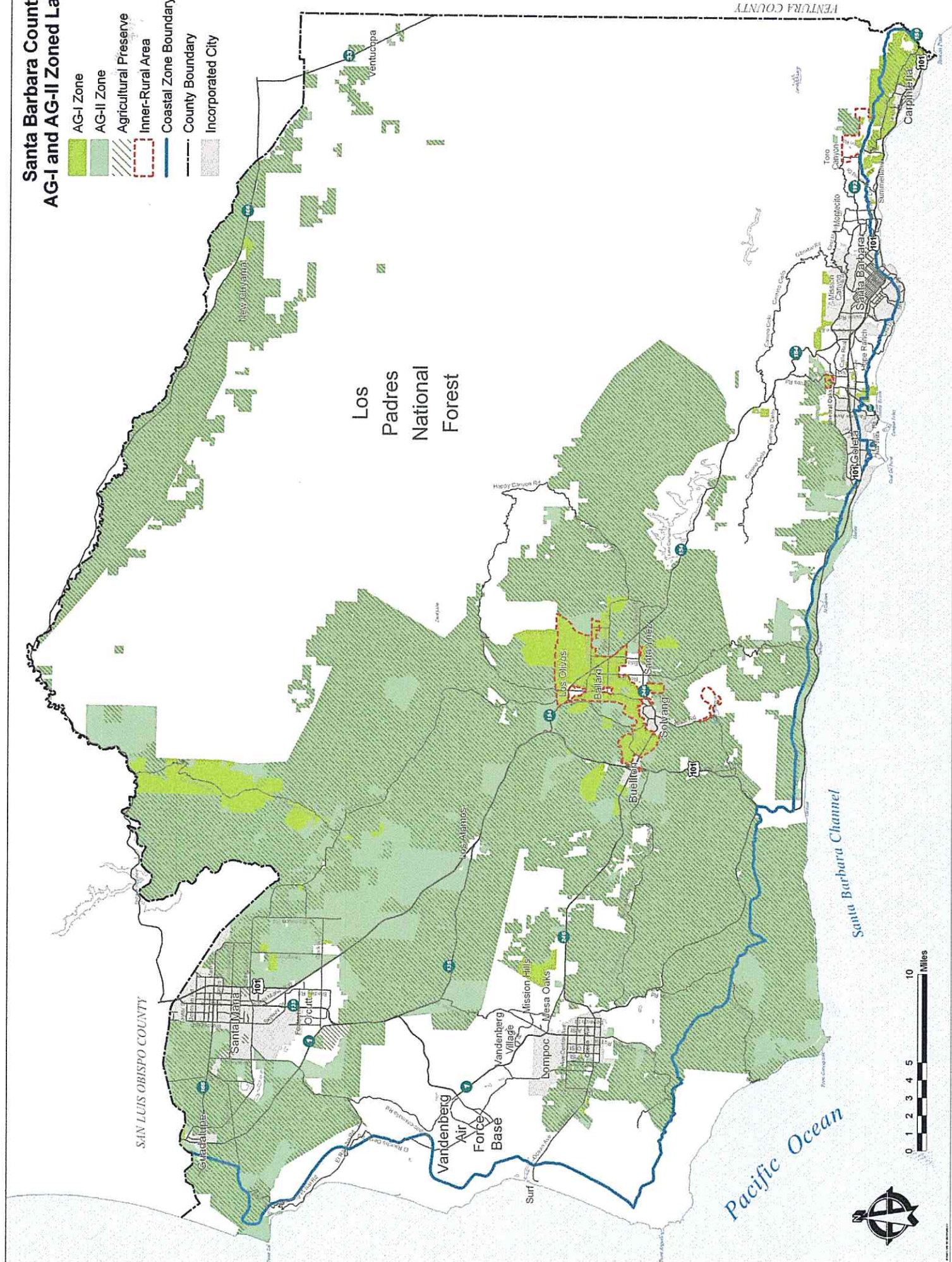
FINAL NEGATIVE DECLARATION DATE: _____

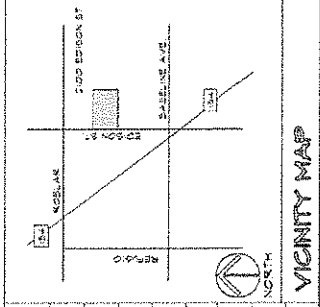
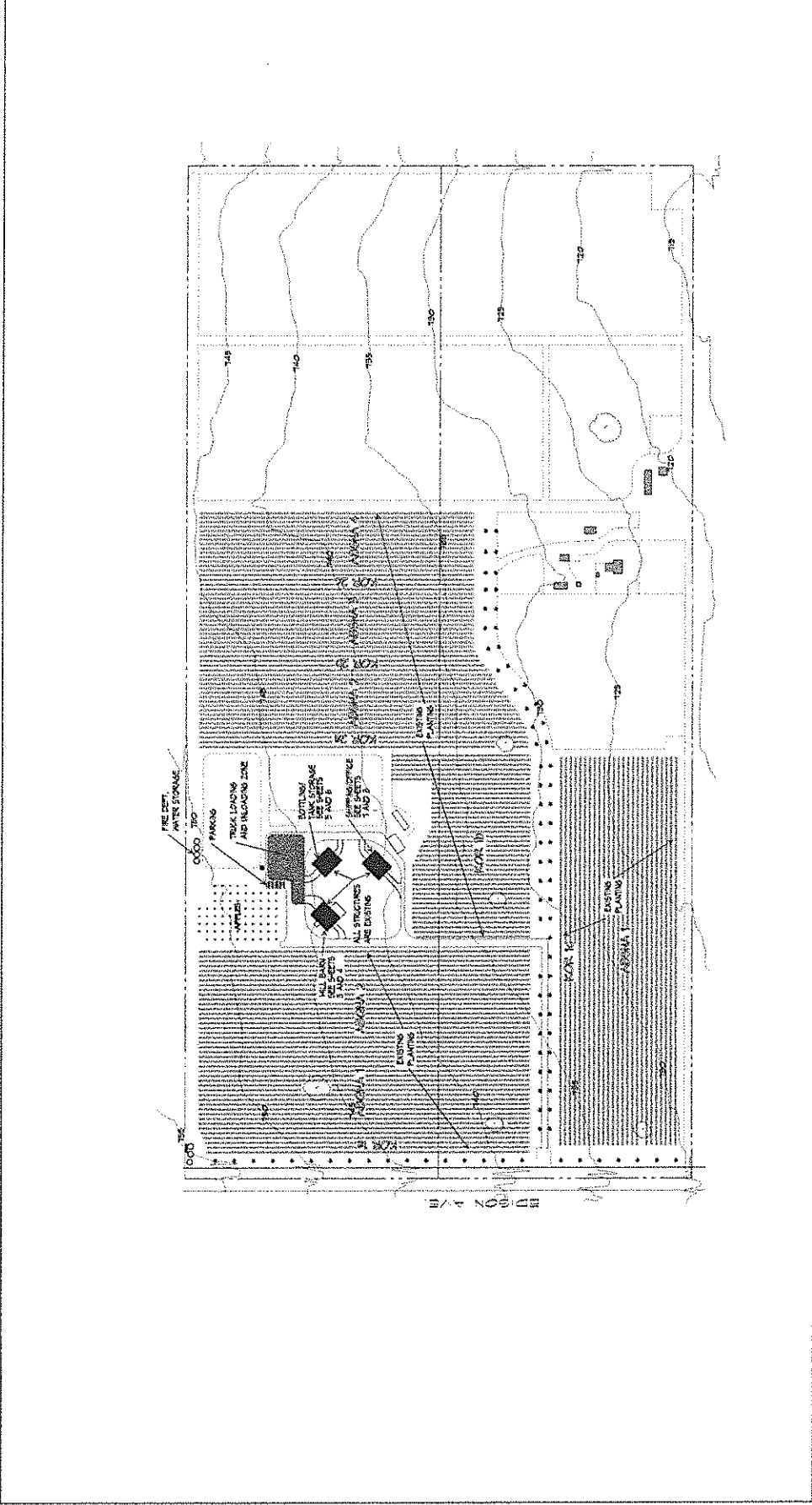
12.0 ATTACHMENTS

1. Santa Barbara County LUDC Inland Areas Zoned AG-I, AG-II and Agricultural Preserves
2. Youngman Vicinity Map
3. Youngman Existing Landscape Plan
4. Youngman Mill Floor Plan
5. Youngman Mill Elevations
6. Youngman Bottling/Tank Storage Plans
7. Youngman Bottling/Tanks Storage Elevations
8. Youngman Office/Shipping Floor Plan
9. Youngman Office/Shipping Elevations
10. Comments received:
 - 1) Air Pollution Control District, dated March 4, 2014
 - 2) Environmental Health Services, dated February 21, 2014

Santa Barbara County AG-I and AG-II Zoned Lands

-  AG-I Zone
-  AG-II Zone
-  Agricultural Preserve
-  Inner-Rural Area
-  Coastal Zone Boundary
-  County Boundary
-  Incorporated City





| DRAWING SCHEDULE | |
|------------------|------------------------------------|
| 1 | SITE PLAN / TOPO MAP |
| 2 | EXISTING LANDSCAPE PLAN |
| 3 | MILL FLOOR PLAN |
| 4 | MILL ELEVATIONS |
| 5 | BOTTLING / TANK STORAGE FLOOR PLAN |
| 6 | BOTTLING / TANK STORAGE ELEVATIONS |
| 7 | OFFICE / SHIPPING FLOOR PLAN |
| 8 | OFFICE / SHIPPING ELEVATIONS |

PROJECT
 CONSTRUCTION OF BREWING HOUSE FACILITY
 AND OLIVE OIL FACILITY

OWNER
 DNI AMERICA LLC
 15700 S. BAYVIEW AVE. #100
 SAN ANTONIO, TX 78244

CONTRACTOR
 BORROEL CONSTRUCTION
 15700 S. BAYVIEW AVE. #100
 SAN ANTONIO, TX 78244

JOB DESCRIPTION
 CONSTRUCTION OF BREWING HOUSE FACILITY
 AND OLIVE OIL FACILITY

VICINITY MAP

| | | |
|-------|------|----|
| NO. 1 | DATE | BY |
| | | |
| | | |
| | | |
| | | |

BORRERO
CONSTRUCTION
Design and Build

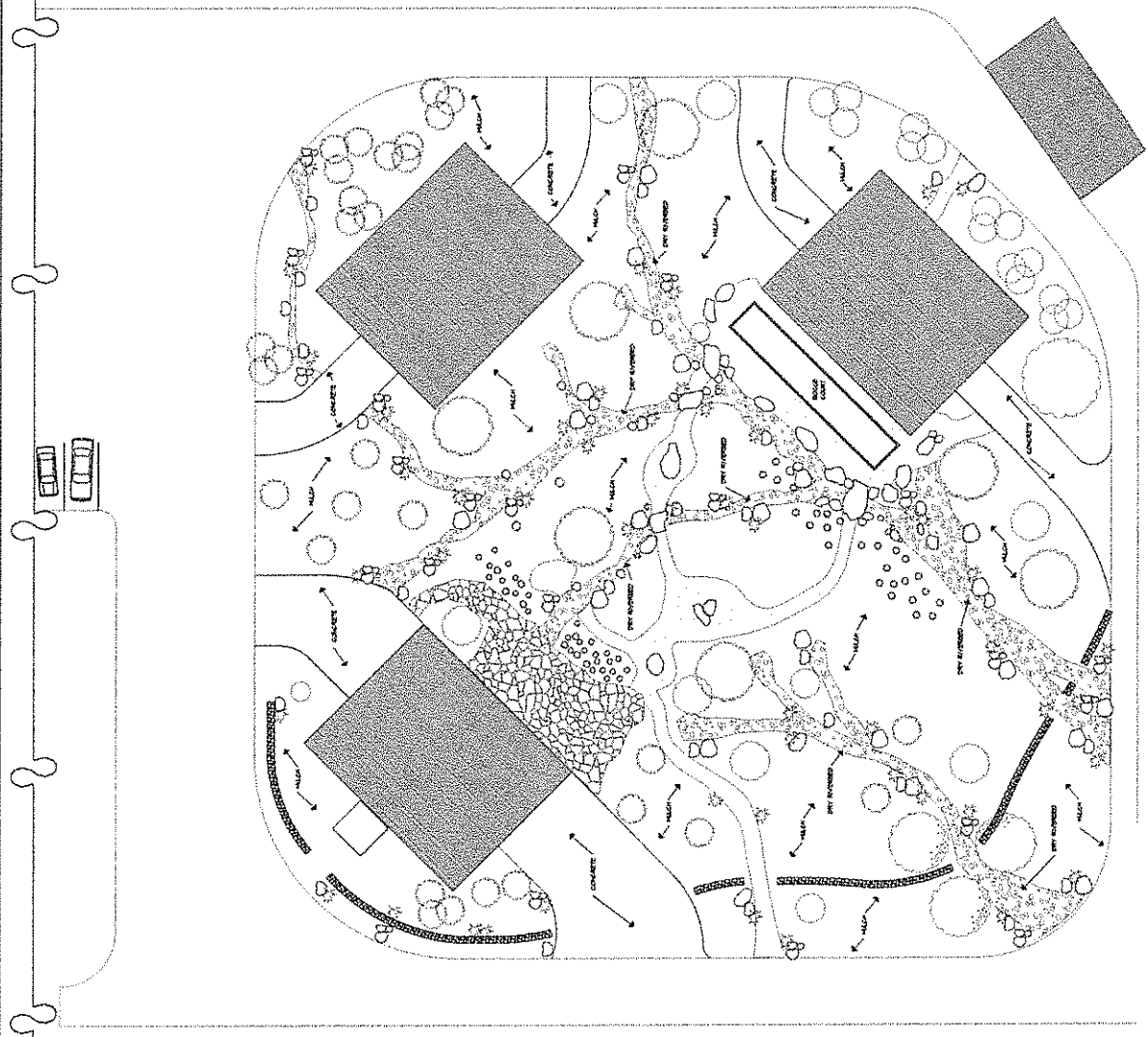


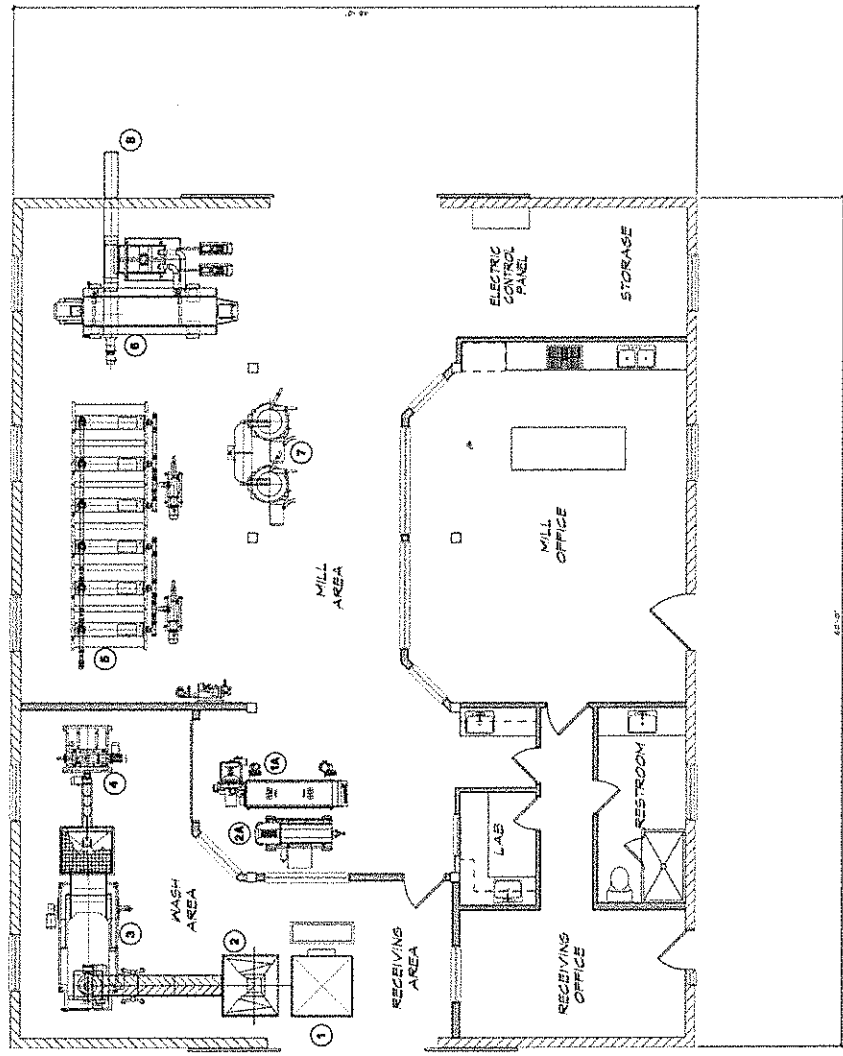
DMI AMERICA, INC.
PEPPERONG FARM
SANTA ANITA, CA 9460

PATRICIA YOUNGMAN
3717 BASELINE AVE.
SANTA ANITA, CA 9460
925-608-8778

| | |
|------|--|
| DATE | |
| BY | |
| | |
| | |

EXISTING LANDSCAPE PLAN





- 1 BIN DUMP
- 2 RECEIVING HOPPER
- 3 WASHER
- 4 CRUSHER
- 5 MALAXER
- 6 SEPARATOR
- 7 DECANTER
- 8 PULP DISCHARGE
- 1A SMALL BATCH CRUSHER/MALAXER
- 2A SMALL BATCH SEPARATOR

FLOOR PLAN EQUIPMENT LAYOUT 2050 S.F.

| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
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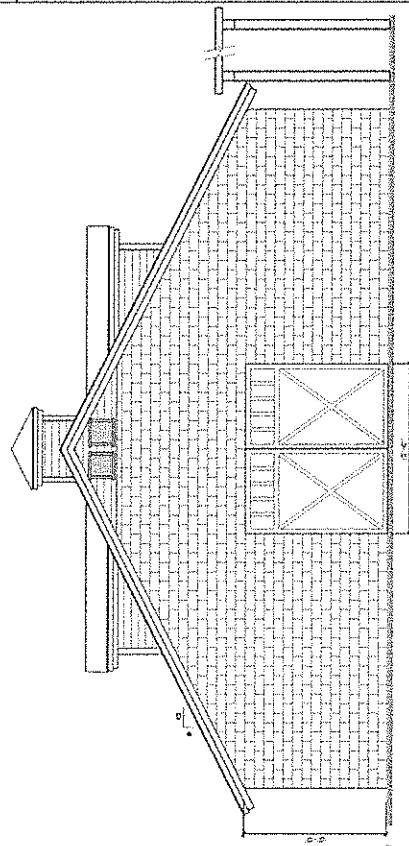
BORROEL CONSTRUCTION
Design and Build
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 SAN ANTONIO, TEXAS 78202
 210-349-1111

DMI AMERICA
 10000 WINDY HILLS
 PEPPERONG PARCH
 ENTERPRISE DRIVE, SUITE 100
 SAN ANTONIO, TEXAS 78202
 210-349-1111

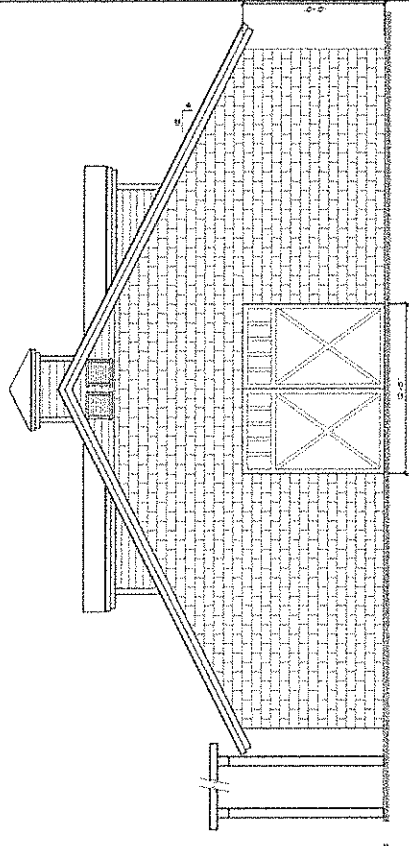
PATRICIA YOUNGMAN
 5737 BAGELINE AVE
 SANTA NEEL, CA 95460
 916-666-2479

PROJECT NO. 2024-001
 SHEET NO. 4
 DATE: 10/20/24

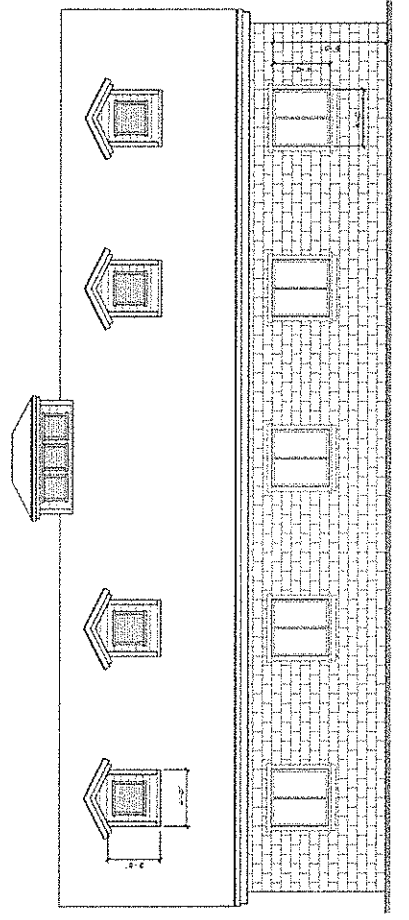
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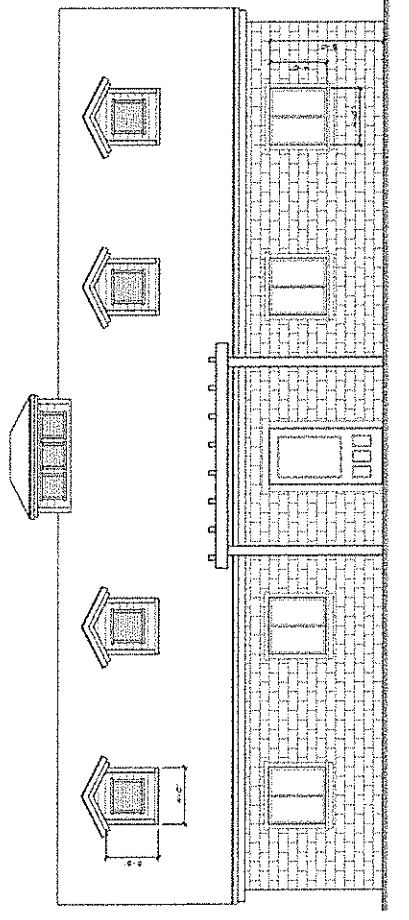
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



BACK ELEVATION



FRONT ELEVATION

MILL ELEVATIONS

| | | |
|-----------|----|------|
| REVISIONS | BY | DATE |
| | | |
| | | |

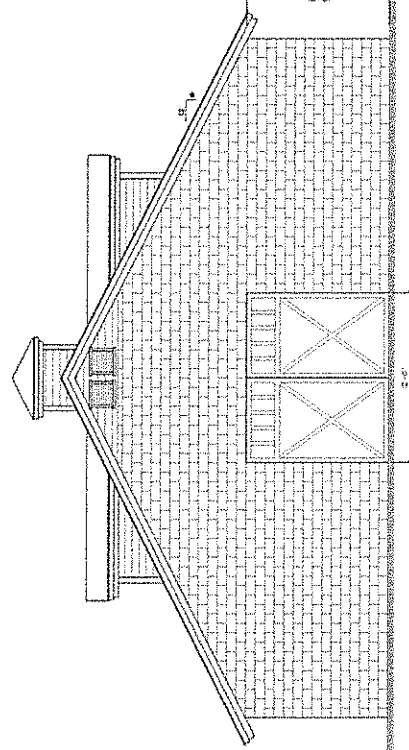
BORBOREL CONSTRUCTION
Design and Build
 1000 S. BAYVIEW AVE. SUITE 100
 SAN ANTONIO, TX 78204
 210.441.1111

DMI AMERICA
 THE PEPPER ONGS FAMILY
 1000 S. BAYVIEW AVE. SUITE 100
 SAN ANTONIO, TX 78204
 210.441.1111

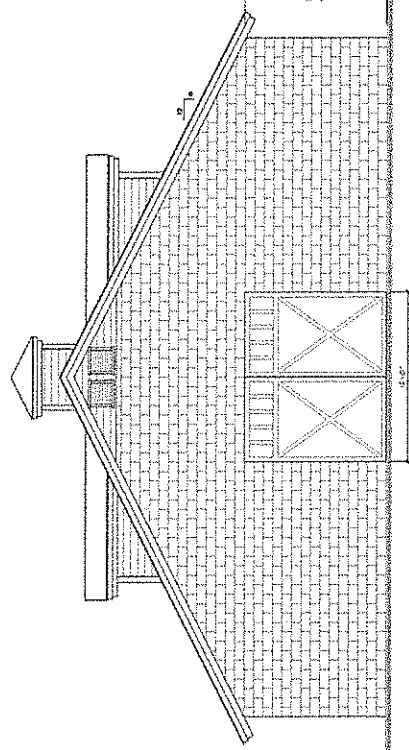
PATRICIA YOUNGMAN
 3711 BAYBLANE AVE.
 SANTA HELENA, CA 94601
 925.688.2979

PROJECT NO. 2024-001
 SHEET NO. 09
 DATE: 08/20/24

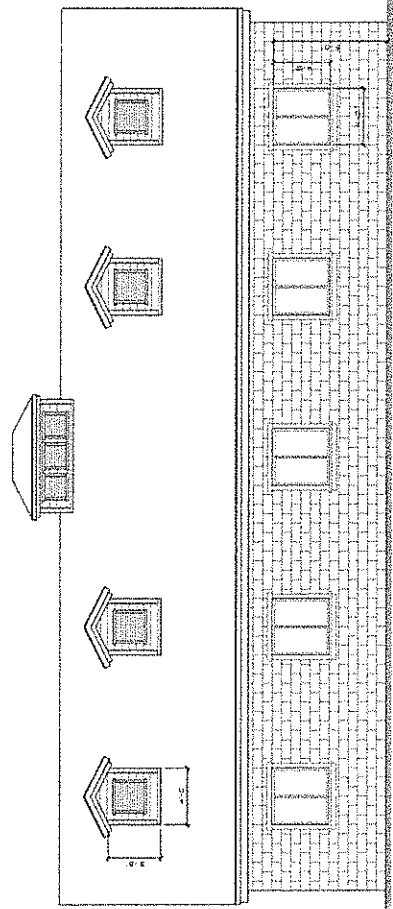
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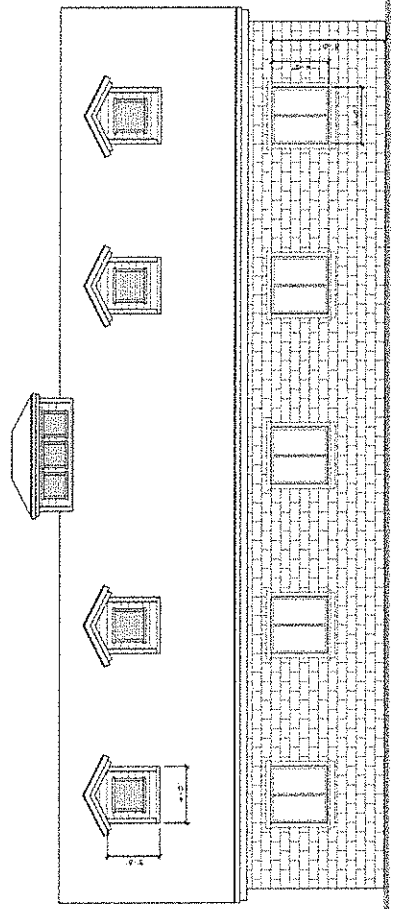
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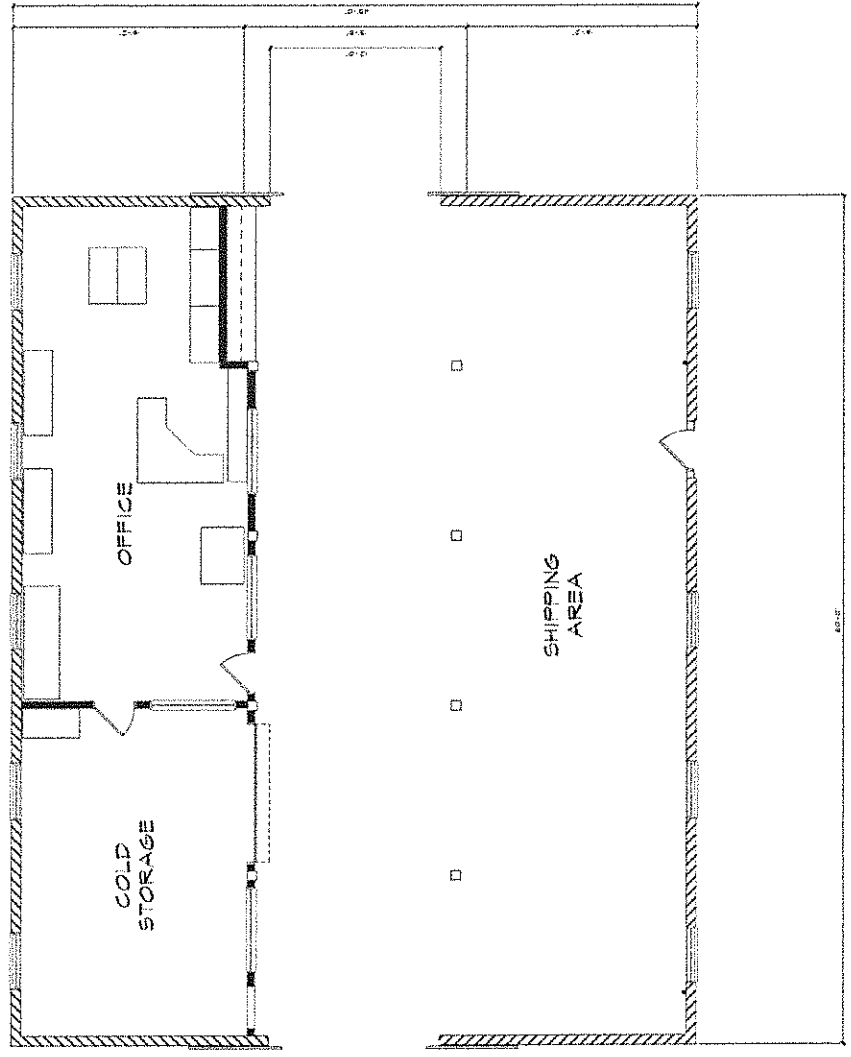


SIDE ELEVATION



SIDE ELEVATION

BOTTLING AND TANK STORAGE ELEVATIONS



FLOOR PLAN

2850 S.F.

OFFICE / SHIPPING

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |

BORBOREL CONSTRUCTION
Design and Build
 2002 ONE MAIN STREET
 WESTPORT, MA 01891
 TEL: 978-339-2002
 FAX: 978-339-2002

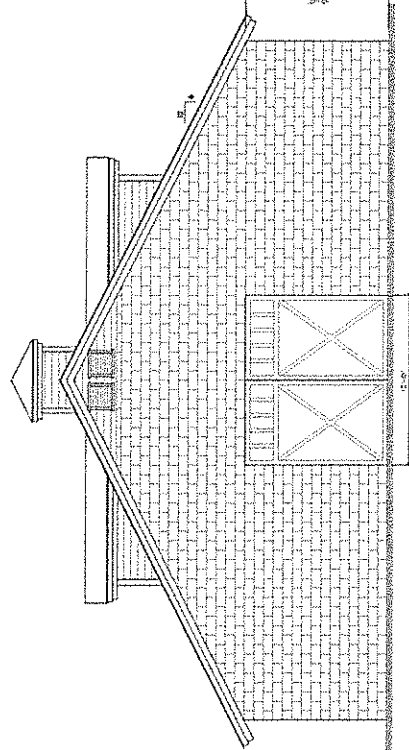
CUSTOM HOME

DMI AMERICA
 THE PEPPER ONGS FARM
 10 BIRDSON DRIVE
 WESTPORT, MA 01891
 TEL: 978-339-2002
 FAX: 978-339-2002

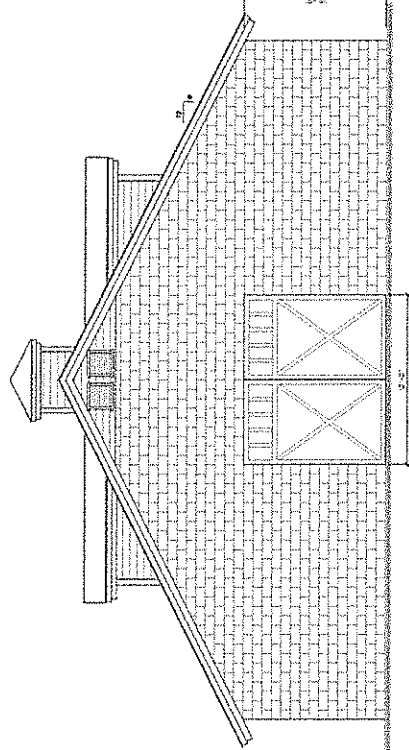
PATRICIA YOUNGMAN
 3971 BASILINE AVE.
 SANTA FEEL, CA 92460
 951-888-8774

DATE: 01/11/10
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

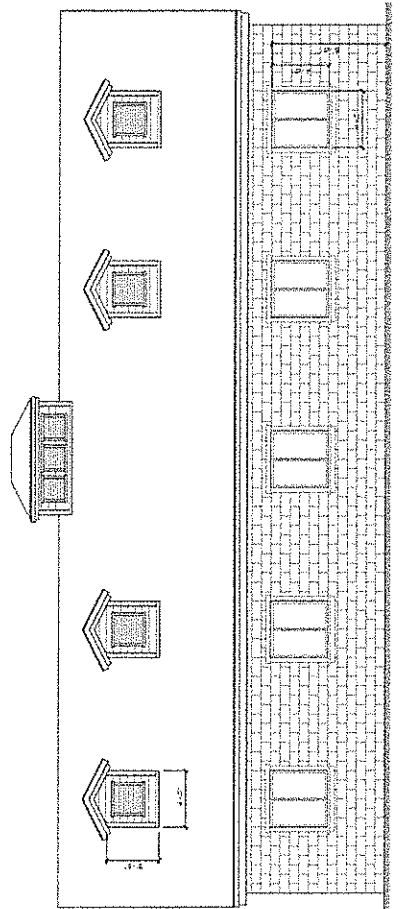
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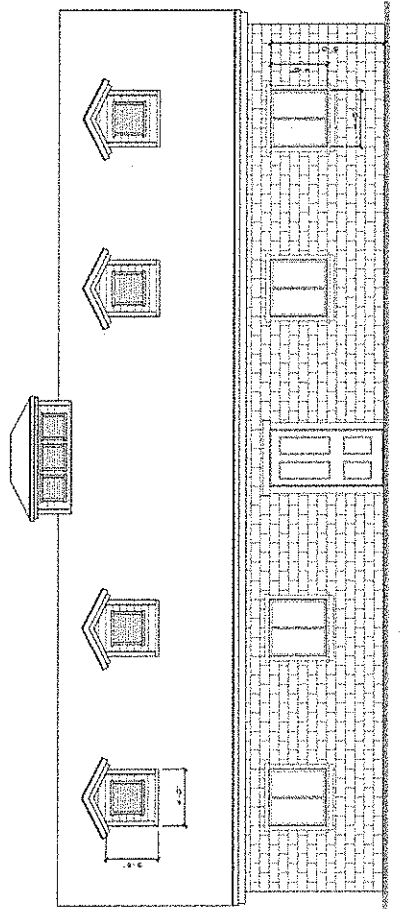
END ELEVATION



END ELEVATION



SIDE ELEVATION



SIDE ELEVATION

SHIPPING / OFFICE ELEVATIONS



Santa Barbara County
Air Pollution Control District

March 4, 2014

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

Re: APCD Comments on Youngman Ordinance Amendments & Conditional Use Permit for Olive Oil Processing, 11ORD-00000-00016, 13CUP-00000-00007, 14NGD-00000-00003

Dear Ms. Eady:

The Air Pollution Control District (APCD) has reviewed the Negative Declaration for the referenced project, which consists of proposed Ordinance Amendments to the LUDC and the Uniform Rules for Agricultural Preserves and Farmland Security Zones that would allow for the small scale processing of agricultural products from a raw form to a milled liquid form. Proposed development standards include the requirement that processing be limited to simple mechanical processing to convert fruit from a solid to a liquid without additives, chemical reactions or changes in natural ambient temperatures. The LUDC amendments would apply to all parcels located within the inland area of the County zones AG-I and AG-II. The Uniform Rules amendments would apply to parcels which are under Williamson Act Contracts.

The proposed Conditional Use Permit would allow for an onsite olive oil processing facility. The facility would mill raw olives grown both on and off the premises into olive oil and would comply with the proposed development standards included in the proposed Ordinance Amendments. The facility would encompass 8,640 square feet of onsite structural development located within three existing horse barns of 2,880 square feet each. The facility 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. 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 grading or vegetation removal is proposed. 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 comments on the Draft Negative Declaration:

1. **Initial Study, Air Quality, Page 17:** The first sentence of the second paragraph on this page states that *"Long-term emissions are typically estimated using the URBEMIS computer model program."* Please note that since 2011, APCD has been recommending the use of the CalEEMod program for project-level review, as it uses current emission factors and updated default values, and has the ability to quantify indirect GHG emissions and GHG mitigation. CalEEMod is available for download at www.caleemod.com.

2. **Initial Study, Air Quality, Page 17:** The second full paragraph on this page states that the APCD screening table was used to determine that air quality impacts from criteria pollutants are less than the threshold level of significance. The proposed use does not have an equivalent land use type in the screening table, which is based on ITE Trip Generation Manual land use types.. However, the Transportation section of the Draft Negative Declaration identifies a worst case day as 9 vehicle trips. This level of activity, as calculated using CalEEMod, results in emissions estimates that are well below the County's air quality thresholds. It can also be deduced, by comparing the intensity of uses in the screening table that fall under the criteria pollutant significance thresholds, that the proposed project with its minimal trip generation would also generate emissions that are well below the criteria pollutant significance thresholds.
3. **Initial Study, Air Quality, Page 17:** The third sentence in the third full paragraph on this page states that generation of greenhouse gases would be negligible. The analysis of greenhouse gas emissions is more appropriately discussed in the "Greenhouse Gas Emissions/Global Climate Change" section that analyzes checklist impacts d-e.
4. **Initial Study, Air Quality, Page 18:** The first paragraph on this page refers to the greenhouse gas (GHG) emissions produced from vehicle trips associated with the proposed project and compares them to SLOAPCD significance criteria. Greenhouse gas emissions are primarily generated by vehicle trips; however, APCD recommends that indirect GHG emissions from energy, water and waste also be quantified and compared to the significance criteria being applied to the proposed project. This section utilizes a screening level of 49 single-family dwellings in a rural area to determine significance. Although the proposed land use has a different emissions profile than that generated by a single-family residence, it can be deduced based on a comparison of the average daily trips for the proposed use and the screening level being used that the project will generate GHG emissions that are well below the rough equivalency for significance. It may be helpful to provide clarification in this paragraph that the screening level cited is from SLOAPCD, since the screening table from SBCAPCD is being utilized to analyze criteria pollutant emissions. SBCAPCD does not have a screening table for GHG emissions.

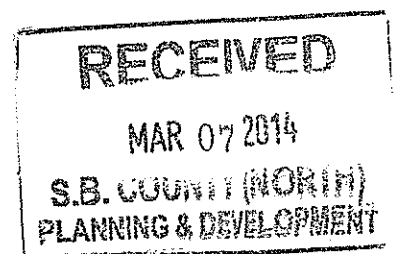
If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8890 or via email at cvw@sbcapcd.org.

Sincerely,



Carly Wilburton,
Air Quality Specialist
Technology and Environmental Assessment Division

cc: Michael Carpenter
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

Teikashi M. Wada, MD, MPH *Director/Health Officer*
Anne M. Fearon *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 E. Jenzen
Environmental Health Services

DATE: February 21, 2014

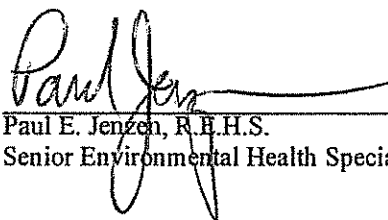
SUBJECT: 14NGD-00000-00003, Case No. 13CUP-00000-00007

Environmental Health Services has reviewed the subject environmental document and offers the following comments:

The Draft Negative Declaration indicates that the project will utilize the existing onsite wastewater treatment system (septic system) for the project. Review of Environmental Health Services documents indicate that the system was constructed for a residential use and that use by the project would require modifications based on peak design flow to a commercial standard.

The Draft Negative Declaration should mention that the project is subject to the Waste Discharge Requirements from the Regional Water Quality Control Board for Fruit and Vegetable Processing Waste.

If you should have any questions regarding these comments, or require any clarification, please contact me at 346-8461. Thank you for the opportunity to comment.


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

RECEIVED

FEB 27 2014

S.B. COUNTY (NOR) *(n)*
PLANNING & DEVELOPMENT

ATTACHMENT D

RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF THE ADOPTION OF AN)
AMENDMENT TO THE UNIFORM RULES FOR) RESOLUTION NO.: _____
AGRICULTURAL PRESERVES AND FARMLAND)
SECURITY ZONES.)

WITH REFERENCE TO THE FOLLOWING:

- A. Whereas pursuant to the California Land Conservation Act of 1965, and specifically Government Code Section 51231, the Board of Supervisors of each County is required to adopt, by resolution, uniform rules for the administration of agricultural preserves.
- B. Whereas furtherance of the aims of the California Land Conservation Act of 1965 (the Williamson Act) necessitates the update of the present set of Uniform Rules by adding criteria for the advancement of said aims;
- C. Whereas the Board of Supervisors now finds that it is in the interest of orderly development, preservation of agriculture and the integrity of the Agricultural Preserve Program, and the preservation of the health, safety, and general welfare of the residents of Santa Barbara County to adopt the current amendments as an update to the Uniform Rules for Agricultural Preserves and Farmland Security Zones previously approved by your Board on October 8, 1994 and amended on August 10, 1999 and September 25, 2007.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The Uniform Rules, adopted by the Santa Barbara County Board of Supervisors in 1971, amended and approved in 1994, 1999 and 2007 and updated through this current amendment, are hereby amended as set forth in the attached Appendix "A" to this resolution, which is incorporated herein by reference.
- 2. Upon approval of this resolution, the Clerk of this Board is directed to record this resolution at the Office of the County Clerk-Recorder of this County and to distribute copies of this resolution to all voting and nonvoting members of the Agricultural Preserve Advisory Committee of this County.

PASSED, APPROVED AND ADOPTED this _____ day of _____, 2014 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

STEVE LAVAGNINO, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By: _____
Deputy County Counsel

Appendix A

Amendment to Uniform Rule 2-2: Supportive Agricultural Uses, Section 2-2.1., Preparation and Processing, of the Uniform Rules for Agricultural Preserves and Farmland Security Zones as follows:

- C. *Small Scale Processing Beyond the Raw State. Small scale processing of agricultural products other than wine grapes (wine grapes addressed in Section 2.2.1.B) beyond the raw state are deemed compatible within contracted land, provided the following criteria are met:*
1. *The proposed facility is located on a parcel that has been planted with the crop proposed for processing prior to County approval of the facility;*
 2. *Processing of horticultural or agricultural products from offsite sources shall be limited to no more than 49 percent of the total volume of processed products on the facility premises (with allowances for normalized yields upon maturity, fallow periods, and atypical harvest years), and where such premises comprise more than one legal parcel, at least 5 percent of the total volume of processed products shall be harvested from the legal parcel upon which the processing operation is located;*
 3. *The processing facility and any ancillary facilities such as sales, marketing, and parking are limited to 1 acre;*
 4. *In the case of super prime contracts, such facilities are limited to parcels 10 acres or greater in size and shall be either located within existing farm buildings or count towards the development envelope allowance in order to avoid displacement of productive agricultural land;*
 5. *The allowance identified in #3, above, is a maximum. Small Scale Processing operations will only be permitted at an appropriate scale upon a demonstrated need to support the agricultural operation.*

ATTACHMENT E

RESOLUTION OF THE SANTA BARBARA COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING TO THE BOARD) RESOLUTION NO.: 14 - _____
OF SUPERVISORS THE ADOPTION OF AN AMENDMENT)
TO SECTION 35-1, THE SANTA BARBARA COUNTY) CASE NO.: 11ORD-00000-00016
LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35,)
ZONING, OF THE COUNTY CODE, AMENDING SECTION)
35.42.040, AGRICULTURAL PROCESSING FACILITIES,)
AND ARTICLE 35.11, GLOSSARY, TO ALLOW FOR)
PROCESSING OF AGRICULTURAL PRODUCTS FROM A)
RAW FORM TO A MILLED LIQUID FORM ON PROPERTY)
ZONED AG-I AND AG-II IN THE UNINCORPORATED)
AREA OF THE COUNTY LOCATED OUTSIDE OF THE)
COASTAL ZONE.)

WITH REFERENCE TO THE FOLLOWING:

- A. Whereas on November 27, 2007, by Ordinance 4660, the Board of Supervisors adopted the Santa Barbara County Land Use and Development Code, Section 35-1 of Chapter 35 of the Santa Barbara County Code; and
- B. Whereas the County Planning Commission now finds that it is in the interest of orderly development, and important to assure and enhance the continuation of agriculture as a major viable production industry in Santa Barbara County, to recommend that the Board of Supervisors adopt an Ordinance (Case No. 11ORD-00000-00016) amending Section 35-1 of Chapter 35 of the Santa Barbara County Code, the Santa Barbara County Land Use and Development Code to allow for agricultural processing of fruit from a raw form to a milled liquid form on property zoned AG-I and AG-II in the unincorporated area of the County located outside of the coastal zone.

Said Ordinance is attached hereto as Exhibit 1 and is incorporated herein by reference.

- C. Whereas the proposed Ordinance is in the interest of the general community welfare since it is supportive of Agricultural Element Goals and Policies and provides a permitting path for small scale agricultural processing on property zoned AG-I and AG-II in the unincorporated area of the County located outside of the coastal zone.
- D. Whereas the proposed Ordinance is consistent with the Santa Barbara County Comprehensive Plan including the Community and Area Plans, and the requirements of the State Planning, Zoning and Development Laws.
- E. Whereas the County Planning Commission has held a duly noticed public hearing, as required by Section 65854 of the Government Code on the proposed amendment to a zoning ordinance, at which hearing the proposed amendments were explained and comments invited from persons in attendance.
- F. Whereas Section 65855 of the Government Code requires inclusion of the reason for the recommendation and the relationship of the proposed amendment to applicable general and specific plan, which is hereby identified as necessary to assure and enhance the continuation of agriculture as a major viable production industry in Santa Barbara County.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. In compliance with the provisions of Section 65855 of the California Government Code, this County Planning Commission recommends that the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, approve and adopt the above mentioned recommendation of this County Planning Commission, based on the findings included as Attachment A of the Planning Commission staff report dated April 24, 2014.
3. A certified copy of this resolution shall be transmitted to the Board of Supervisors.
4. The Chair of this County Planning Commission is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this resolution to show the above mentioned action by the Planning Commission.

PASSED, APPROVED AND ADOPTED this 14th day of May, 2014 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

DANIEL BLOUGH, Chair
Santa Barbara County Planning Commission

ATTEST:

DIANNE BLACK
Secretary to the Commission

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By _____
Deputy County Counsel

EXHIBITS:

1. Ordinance (11ORD-00000-00016)

EXHIBIT 1

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 35-1, THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE COUNTY CODE BY AMENDING DIVISION 35.42.040-AGRICULTURAL PROCESSING FACILITIES, AND ARTICLE 35.11, GLOSSARY, TO ALLOW FOR PROCESSING OF AGRICULTURAL PRODUCTS FROM A RAW FORM TO A MILLED LIQUID FORM ON PARCELS ZONED AG-I AND AG-II IN THE UNINCORPORATED AREA OF THE COUNTY LOCATED OUTSIDE OF THE COASTAL ZONE.

Case No. 11ORD-00000-00016

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35.42.040, Agricultural Processing Facilities, to read as follows:

35.42.040 - Agricultural Processing Facilities

A. Purpose and applicability. This Section establishes standards and procedures for agricultural processing facilities, where allowed by Article 35.2 (Zones and Allowable Land Uses).

B. Standards.

1. Agricultural processing facilities shall be subject to the following standards.
 - a. The facility may be used for the sorting, cleaning, packing, freezing, milling, bottling and storage of horticultural and agricultural products (other than animals) grown on or off the premises preparatory to wholesale or the retail sale and/or shipment in their natural form or a milled liquid form.
 - b. Agricultural processing that includes milling and/or bottling of horticultural or agricultural products shall be limited to the following standards:
 - (1) Agricultural processing is limited to simple mechanical processing to convert fruit from a solid to a liquid without additives, chemical reactions or changes in natural ambient temperatures.
 - (2) Milling of agricultural products shall not generate wastewater discharges, or hazardous wastes.
 - (3) All process water and waste material from milling shall be managed on site as recycled irrigation water or organic compost. Exceptions are permissible in those unusual circumstances where some process water and/or waste material may be legally discharged into a sanitary sewer system, or legally disposed of as a solid waste (e.g., in those cases involving an unexpected contaminant).

- (4) Milling of horticultural or agricultural products from offsite sources shall be limited to no more than 49 percent the total volume of milled products on the facility premises, and where such premises comprise more than one legal parcel, at least 5 percent of the total volume of milled products shall be harvested from the legal parcel upon which the processing operation is located.
 - (5) The legal parcel on which the processing occurs is planted with the horticultural or agricultural product prior to the commencement of any processing allowed in compliance with this Section.
 - (6) The processing facility and any facilities devoted to ancillary activities such as wholesale sales and marketing, and parking, are limited to one acre.
 - (7) On-site retail sales of any product resulting from the agricultural processing are not allowed.
- ~~b-c.~~ The facility shall be accessory to and supportive of other agricultural operations located on the same premises as the proposed facility and on other local agricultural lands that are located within 25 miles of the boundaries of the County.
- ~~e-d.~~ The primary purpose of the facility shall not be to import, on a continuing basis, horticultural or agricultural products from land more than 25 miles beyond the boundaries of the County for local processing, distribution, or sale
- ~~d-e.~~ Products processed at the facility are determined by the review authority to be the same or as similar to products grown on the premises where the facility is located or on other local agricultural lands located within 25 miles of the boundaries of the County.
- ~~e-f.~~ ~~Outside the Coastal Zone the~~ The facility and products shall be consistent with the Uniform Rules for Agricultural Preserves and Farmland Security Zones.
- ~~f-g.~~ This type of facility shall not be located on prime soils unless an alternative location on nonprime soils does not exist within a reasonable distance of the proposed site.
2. Additional agricultural processing facilities consisting of commercial and/or industrial development, structures, uses, and areas that are directly related to the processing, packaging, treatment and/or sale of agricultural commodities, transportation facilities required to support agriculture or fertilizer manufacturing area allowed ~~in the Inland area within rural areas~~ the Rural Area as designated on the Comprehensive Plan maps and designated with the Agricultural Industry Overlay on the Comprehensive Plan maps, provided that a Development Plan is approved in compliance with Section 35.82.080 (Development Plans).

~~C. Permit requirements (Coastal Zone).~~

~~1. Applications for facilities shall be accompanied by:~~

~~a. A landscape plan in compliance with Section 35.34.030 (Landscape Plans).~~

~~b. Information regarding truck vehicle routes that will serve the facility.~~

- ~~2. A Conditional Use Permit for an agricultural processing facility shall not be required under this Section if the facility is primarily devoted to the processing of products grown on the premises, which may include products grown off premises if accessory and customarily incidental to the marketing of the products in their natural form that are grown on the premises.~~

SECTION 2

ARTICLE 35.11, Glossary, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35.110.020, Definitions of Specialized Terms and Phrases, of Chapter 35.110, Definitions, to amend the definition of Agricultural Processing as follows:

Agricultural Processing. The initial processing or preparation for shipping of agricultural products, including milling by simple mechanical process without additives, chemical reactions, changes in ambient temperatures and/or hazardous materials on the same site ("on-premise products") or from other properties ("off-premise products"), for onsite marketing or for additional processing and/or packaging elsewhere. Examples of this land use include the following:

drying of corn, rice, hay, fruits and vegetables flower growing pre-cooling and packaging of fresh or farm dried fruits and vegetables sorting, grading and packaging of fruits and vegetables pressing olives to create olive oil.

Does not include "wineries" which are defined separately.

SECTION 3

All existing indices, section references, and figure and table numbers contained in Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, are hereby revised and renumbered as appropriate to reflect the revisions enumerated above.

SECTION 4

Except as amended by this Ordinance, Article 35.4 and Article 35.11 of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code, shall remain unchanged and shall continue in full force and effect.

SECTION 5

This ordinance shall take effect and be in force 30 days from the date of its passage and before the expiration of 15 days after its passage a summary of it shall be published once together with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ___ day of _____, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

STEVE LAVAGNINO, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: _____
Deputy Clerk

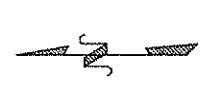
APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

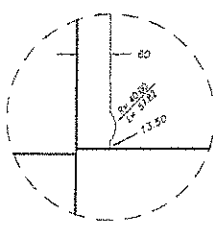
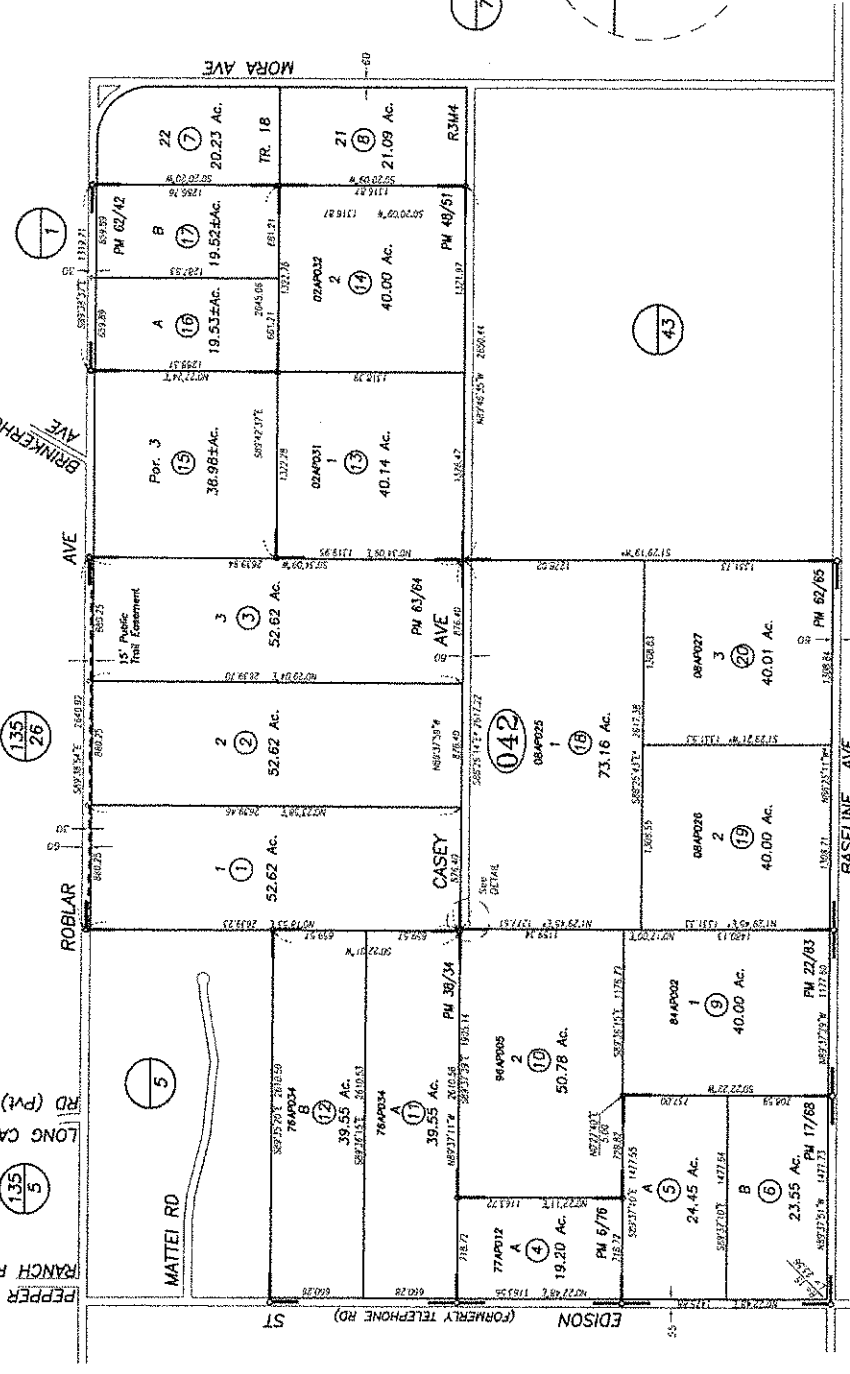
By: _____
Deputy County Counsel

POR. RANCHO CANADA DE LOS PINOS

PEPPER TREE RANCH RD (Pvt)
 LONG CANYON RD (Pvt)



1" = 800'
 Scale



DETAIL
 1" = 200'

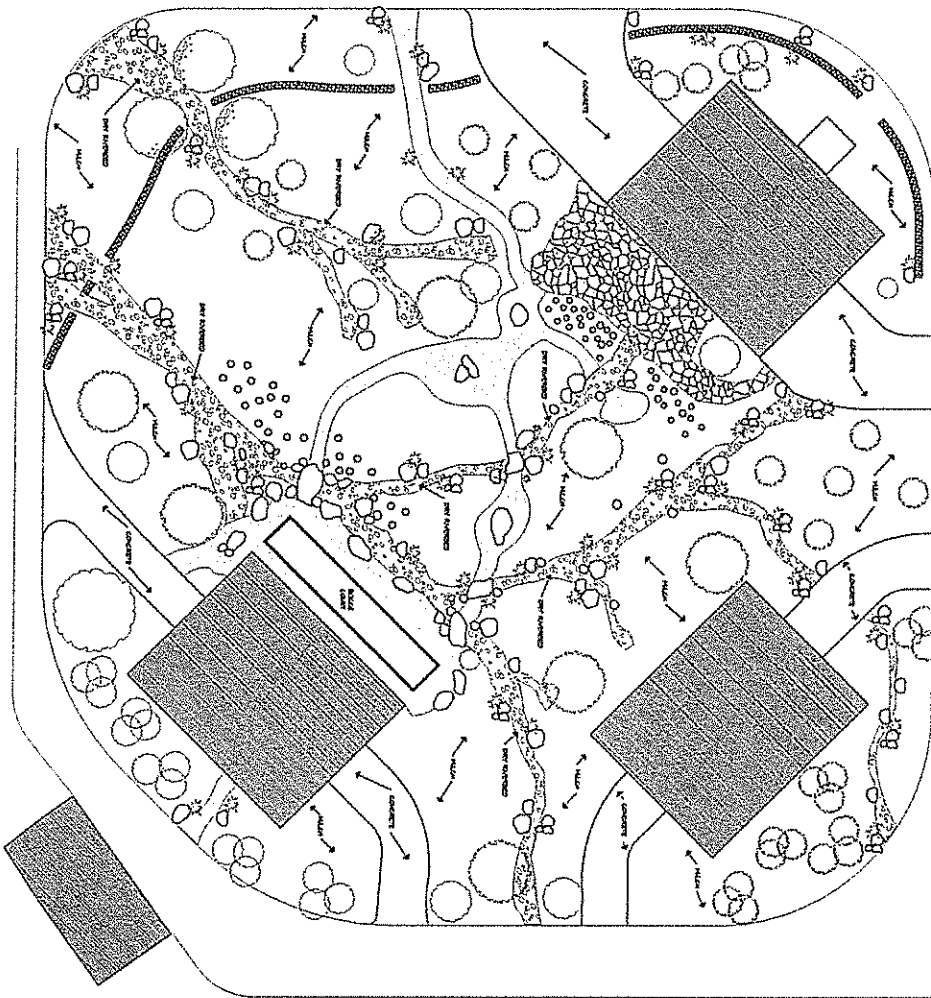
NOTICE
 Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

Note: Bearings marked with asterisk (*) are drawn and annotated in CA Zone V NAD83 State Plane coordinates and rotated to true north.

Assessor's Map Bk, 141-Pg. 04
 County of Santa Barbara, Calif.

03/06/1978 R.M. Bk. 94 , Pg. 70-71 , Tract "Map of Vacation-Reversion to Acreage"
 08/08/1888 Rack 3 , Map 4 , Tract "Canada De Los Pinos Tract 18"

041-32 into 042-1, 2 & 3
 Re-number
 042-18, 19 & 20 into Ag Pines
 (LD/12)



EXISTING LANDSCAPE PLAN

2

PROPERTY OWNER
PATRICIA YOUNGMAN

5151 BASELINE AVE.
SANTA YNEZ, CA. 93460
805-688-8919

PROJECT ADDRESS
DMI AMERICA...

111 PEPPER OAKS FARM
SANTA YNEZ, CA. 93460

2100 EDSON STREET
SANTA YNEZ, CA. 93460
A. M. 8141-025-012

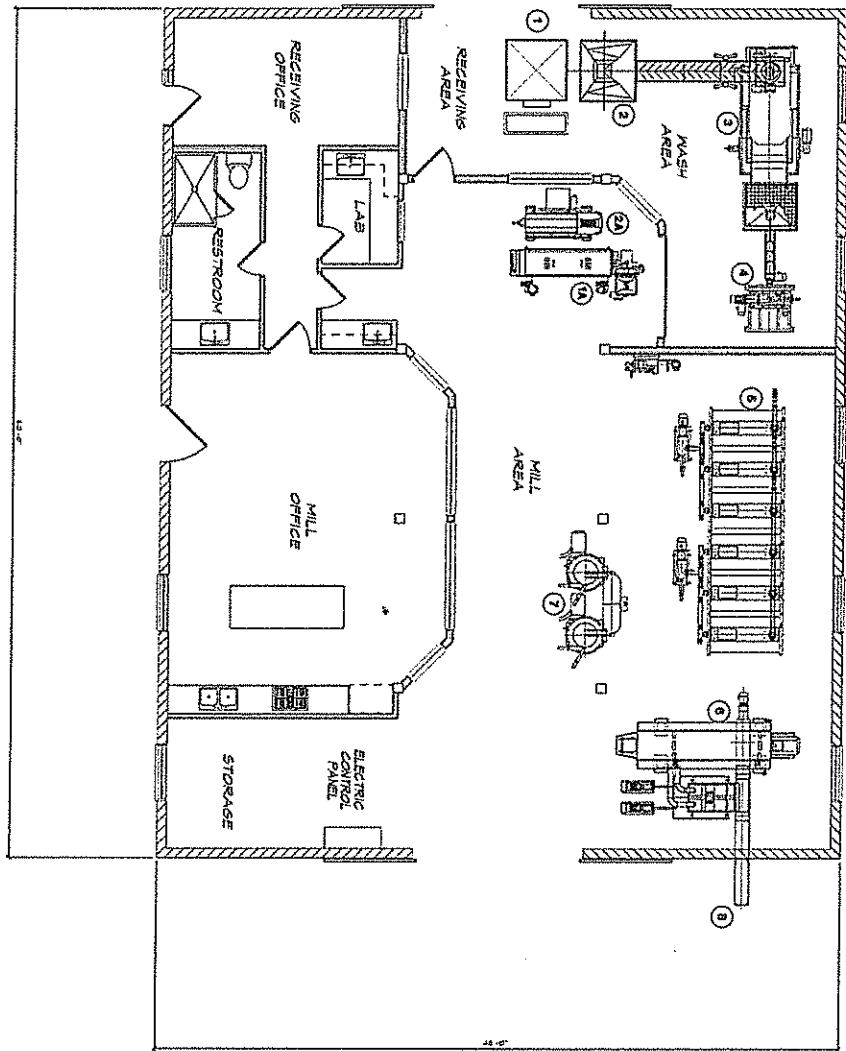


BORROEL
CONSTRUCTION
Design and Build

112.524 111, SANTA YNEZ, CA. 93460 Phone (805) 390-0762

ENGINEER

- ① BIN DUMP
- ② RECEIVING HOPPER
- ③ WASHER
- ④ CRUSHER
- ⑤ HALLAYER
- ⑥ SEPARATOR
- ⑦ DECANTER
- ⑧ PULP DISCHARGE
- ⑨ SMALL BATCH CRUSHER/MALLAYER
- ⑩ SMALL BATCH SEPARATOR



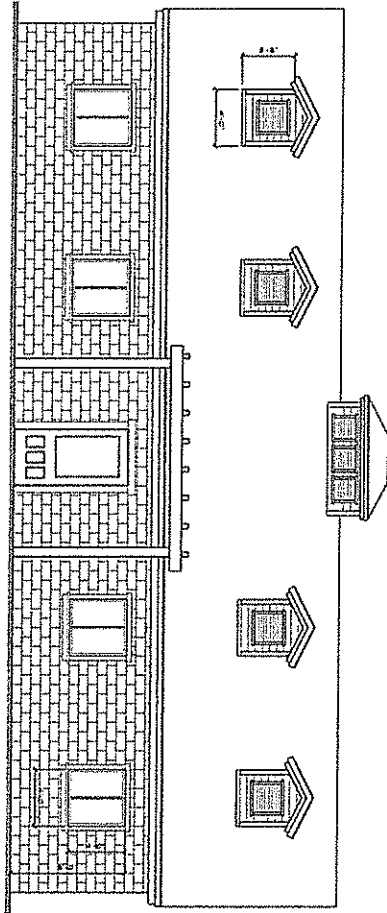
FLOOR PLAN/EQUIPMENT LAYOUT

2890 S.F.

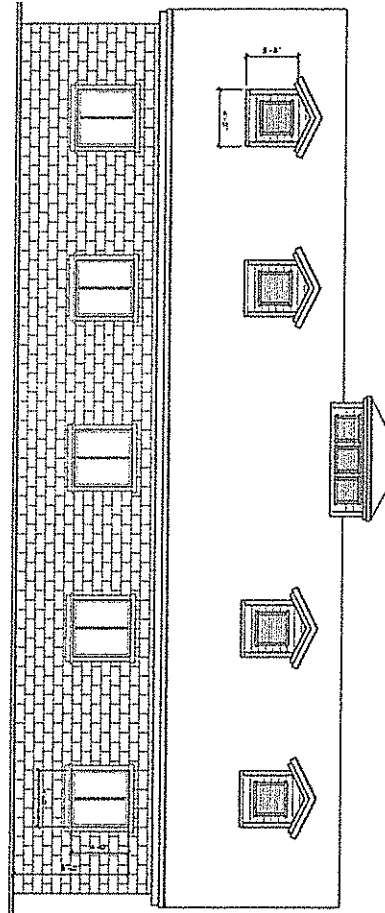
MILL FLOORPLAN

| | | | | |
|---|---|---|---|-------------------|
| 3 | PROJECT OWNER PATRICIA YOUNGMAN 9781 BASELINE AVE. SANTA YNEZ, CA 93460 805-668-8471 | PROJECT ARCHITECT DMI AMERICA 171 PEPPER OAKS FARM SANTA YNEZ, CA 93460 | CUSTOMER BORROEL CONSTRUCTION Design and Build 1000 EDISON STREET SANTA YNEZ, CA 93460 | REVISIONS BY |
| | DATE 11/11/03 | DRAWN BY J. ROHBE | CHECKED BY J. ROHBE | SCALE AS SHOWN |

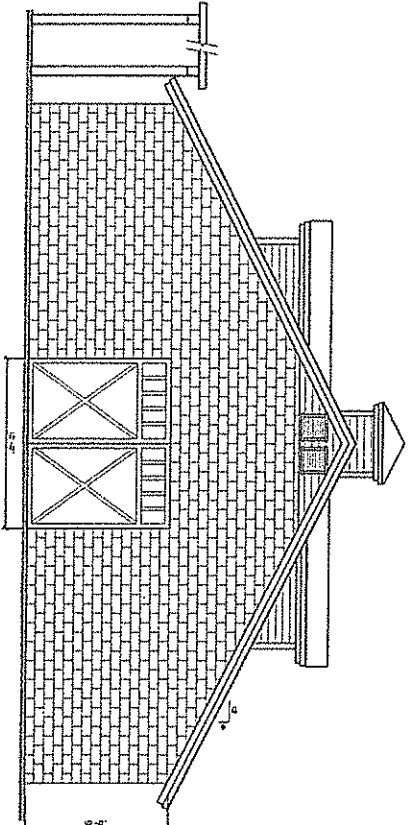
FRONT ELEVATION



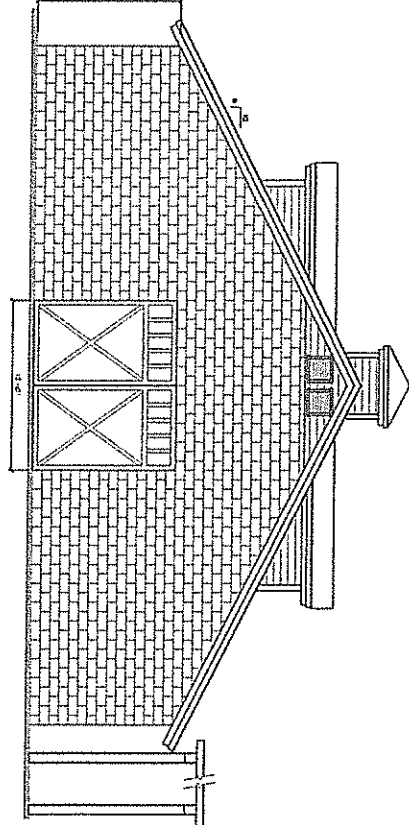
BACK ELEVATION



RIGHT SIDE ELEVATION



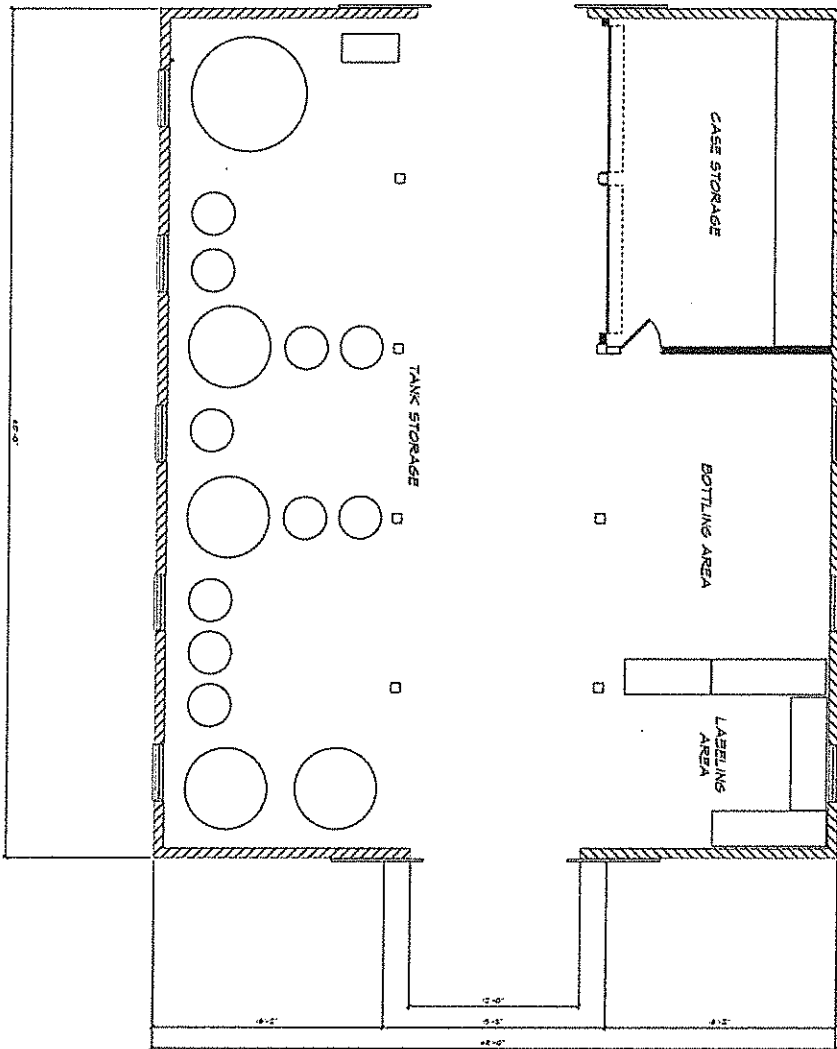
LEFT SIDE ELEVATION



MILL ELEVATIONS

| | | | | | | |
|----------|--|---|---|--|--|---------------------------|
| <p>4</p> | <p>DESIGNED BY DRAWN BY DATE</p> | <p>PROJECT OWNER PROJECT ADDRESS PROJECT CITY PROJECT STATE PROJECT ZIP</p> | <p>PROJECT NUMBER PROJECT NAME PROJECT ADDRESS PROJECT CITY PROJECT STATE PROJECT ZIP</p> | <p>CUSTOM BORROEL CONSTRUCTION</p> | <p>BORROEL CONSTRUCTION Design and Build PO BOX 1111 SANTA YNEZ CA 93460 PHONE (805) 435-2102</p> | <p>REVISIONS DATE</p> |
| | <p>PATRICIA YOUNGMAN 3737 BASELINE AVE. SANTA YNEZ, CA 93460 805-688-8474</p> | <p>DMI AMERICA, INC. THE PEPPER OAKS FARM EXTRA VEGAN OLIVE OIL 2000 EDWIN STREET SANTA YNEZ CA 93460 A # 8141-045-002</p> | | | | |

FLOOR PLAN

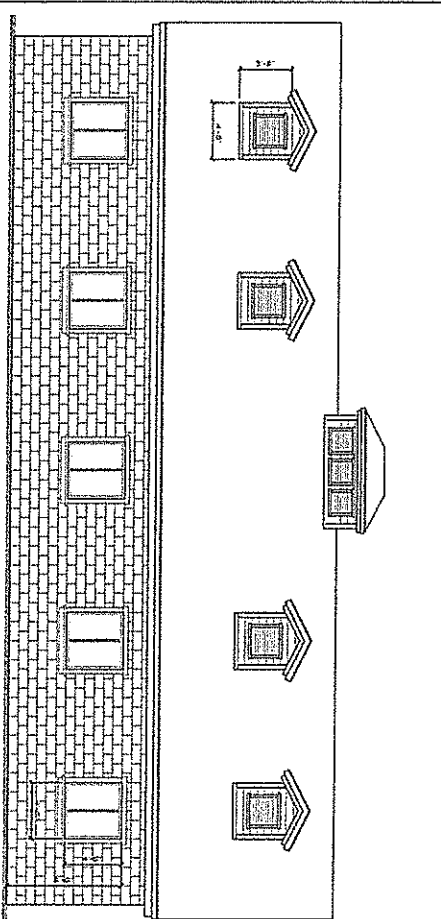


BOTTLING / TANK STORAGE

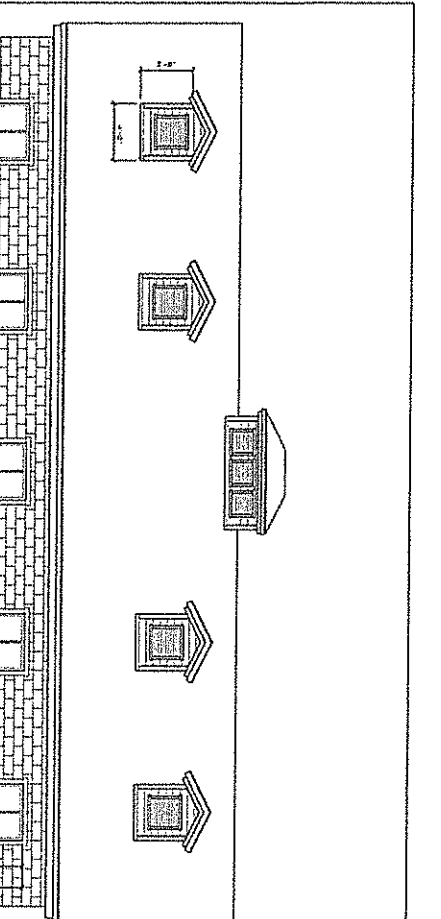
2630 S.F.

| | | | | | | |
|-----------------|---|--|--|--|--|--------------------------|
| <p>5</p> | PROPERTY OWNER | PATRICIA YOUNGMAN | PROJECT ADDRESS | DMI AMERICA... *** PEPPER OAKS FARM EXTRA VIRGIN OLIVE OIL | <p>BORROEL CONSTRUCTION <i>Design and Build</i></p> | REVISIONS NO. DATE BY |
| | JOB NUMBER: 072723 DATE: 04/21/10 DRAWN BY: JY CHECKED BY: | 3737 BASELINE AVE. SANTA YNEZ, CA 93460 805-688-8474 | 200 EDSON STREET SANTA YNEZ, CA 93460 A P P 41-042-012 | P.O. BOX 107 SANTA YNEZ, CA 93460 TEL: (805) 750-2702 | | |

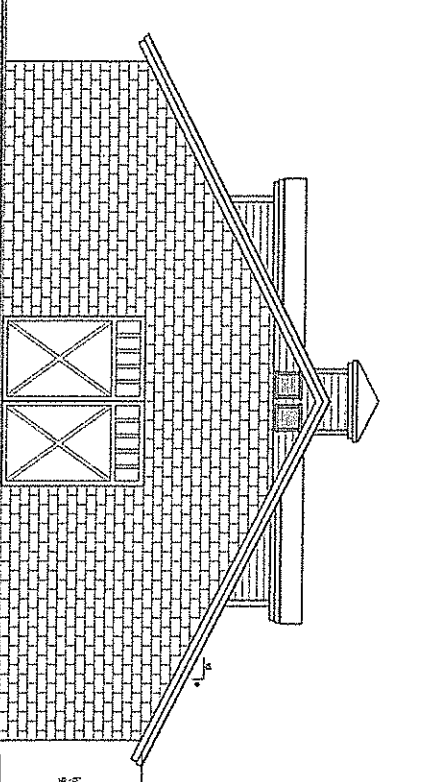
SIDE ELEVATION



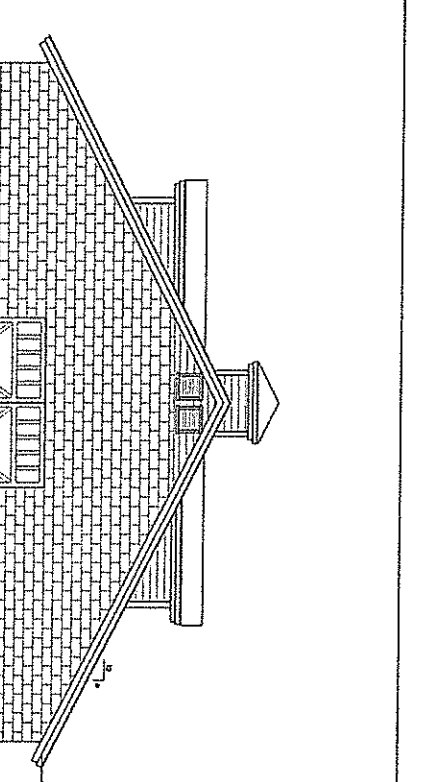
SIDE ELEVATION



END ELEVATION



END ELEVATION



BOTTLING AND TANK STORAGE ELEVATIONS

PATRICIA YOUNGMAN
 3737 BASELINE AVE.
 SANTA YNEZ, CA 93460
 805-668-0414

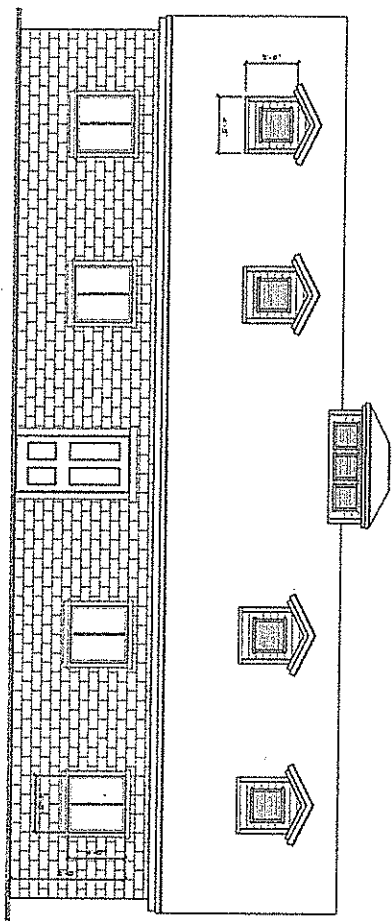
DMI AMERICA
 111 PEPPER OAKS FARM
 EXTRA VEGAN CLIVE DR.
 2100 EDSON STREET
 SANTA YNEZ, CA 93460
 A.P. #11-042-012

BORROEL CONSTRUCTION
Design and Build
 #2 805 141 SANTA YNEZ, CA 93460
 Phone: (805) 330-2702

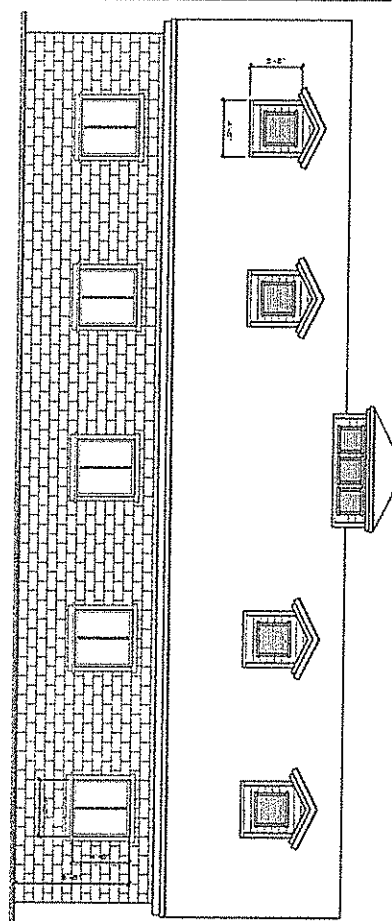
REVISIONS

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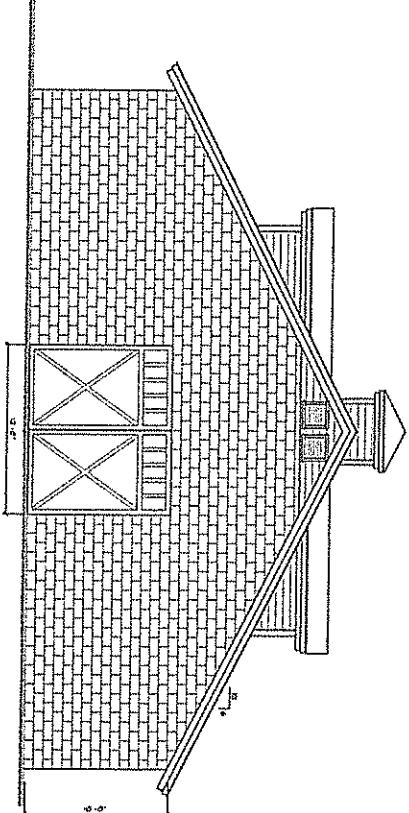
SIDE ELEVATION



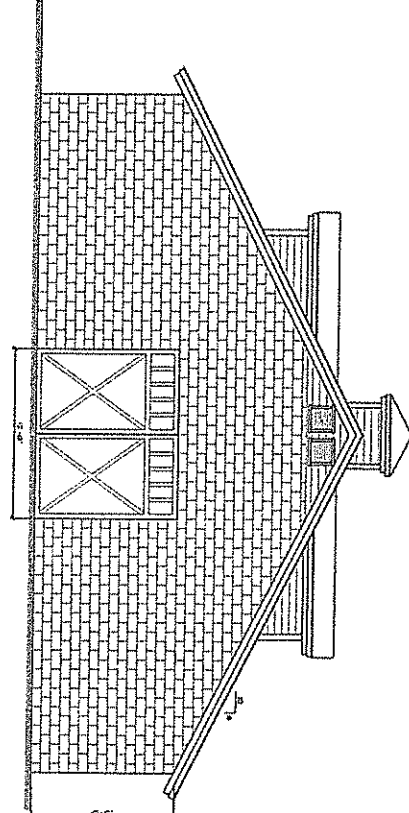
SIDE ELEVATION



END ELEVATION



END ELEVATION



SHIPPING / OFFICE ELEVATIONS

8

DATE: 05/20/11
 DRAWN BY: J. YOUNGMAN
 CHECKED BY: J. YOUNGMAN
 PROJECT NO: 11-001

PATRICIA YOUNGMAN
 3737 BASELINE AVE.
 SANTA YNEZ, CA 93460
 805-688-8979

DMI AMERICA
 174 PEPPER OAKS FARM
 EXTRA VASA OLIVE OIL
 200 EDISON STREET
 SANTA YNEZ, CA 93460
 A.P.#141-042-001

**CUSTOM
 HOMES**

**BORROEL
 CONSTRUCTION**
 Design and Build
 P.O. BOX 111, SANTA YNEZ, CA 93460
 Phone (827) 350-2122

| | | |
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| NO. | DESCRIPTION | DATE |
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