

COUNTY OF SANTA BARBARA CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU ST.
SANTA BARBARA, CALIF. 93101-2058
PHONE: (805) 568-2000
FAX: (805) 568-2030

May 19, 2014

TO THE HONORABLE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, CALIFORNIA

PLANNING COMMISSION
HEARING OF MAY 14, 2014

RE: *Youngman Ordinance Amendment and Conditional Use Permit for Olive Oil Processing; 11ORD-00000-00016, 13CUP-00000-00007*

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: www.sbcountyplanning.org/environmental/Documents/Golden%20Inn%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.

Dear Honorable Members of the Board of Supervisors:

At the Planning Commission hearing of May 14, 2014, Commissioner Hartmann moved, seconded by Commissioner Ferini and carried by a vote of 5 to 0 to:

1. Recommend that the Board of Supervisors make the required findings for approval of the project specified in Attachment A of the staff report, dated April 24, 2014 including CEQA findings.
2. Recommend that the Board of Supervisors adopt the Negative Declaration (Attachment C of the staff report, dated April 24, 2014).
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 of the staff report, dated April 24, 2014).
4. Recommend that the Board of Supervisors approve a Conditional Use Permit (13CUP-00000-00007) subject to the conditions included as Attachment B of the staff report, dated April 24, 2014; and

Sincerely,



Dianne M. Black
Secretary Planning Commission

cc: Case File: 11ORD-00000-00016, 13CUP-00000-00007
Planning Commission File
Dianne M. Black, Assistant Director
Agent: Michael Carpenter, 3737 Baseline Avenue, Santa Ynez, CA 93460
Contractor: John Borroel, P.O. Box 997, Santa Ynez, CA 93460
Applicant/Owner: Patricia Youngman, 3737 Baseline Avenue, Santa Ynez, CA 93460
Jenna Richardson, Deputy County Counsel
Dana Eady, Planner

Attachments: **Attachment A – Findings**
 Attachment B – Conditions of Approval
 Attachment E – Resolution and Ordinance (11ORD-00000-00016)

DMB/dmv

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.



**Santa Barbara County
Air Pollution Control District**

Our Vision ☀ Clean Air

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

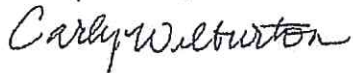
260 North San Antonio Road, Suite A • Santa Barbara, CA 93110 • www.sbapcd.org • 805.961.8800 • 805.961.8801 (fax)

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:

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



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


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

LU-5205

Memorandum

DATE: April 25, 2013

TO: Dana Carmichael
Planning and Development
Santa Maria

FROM: Dwight Pepin, Captain 
Fire Department

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



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

NO CONDITIONS FOR CONDITIONAL USE PERMIT

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

THE FOLLOWING CONDITIONS ARE ADVISORY ONLY AT THIS TIME

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

GENERAL NOTICE

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

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

April 25, 2013

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141-042-011/-012

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

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

DP:mkb

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) OF SUPERVISORS THE ADOPTION OF AN AMENDMENT) TO SECTION 35-1, THE SANTA BARBARA COUNTY) 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) <u>COASTAL ZONE.</u>) | RESOLUTION NO.: 14 - <u>14</u> CASE NO.: 11ORD-00000-00016 |
|---|---|

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: Cooney, Brown, Hartmann, Ferini, Blough

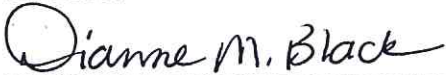
NOES:

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