

Youngman Ordinance Amendment, Amendment to the Uniform Rules for Agricultural Preserves and Farmland Security Zones, and Conditional Use Permit for Olive Oil Processing

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

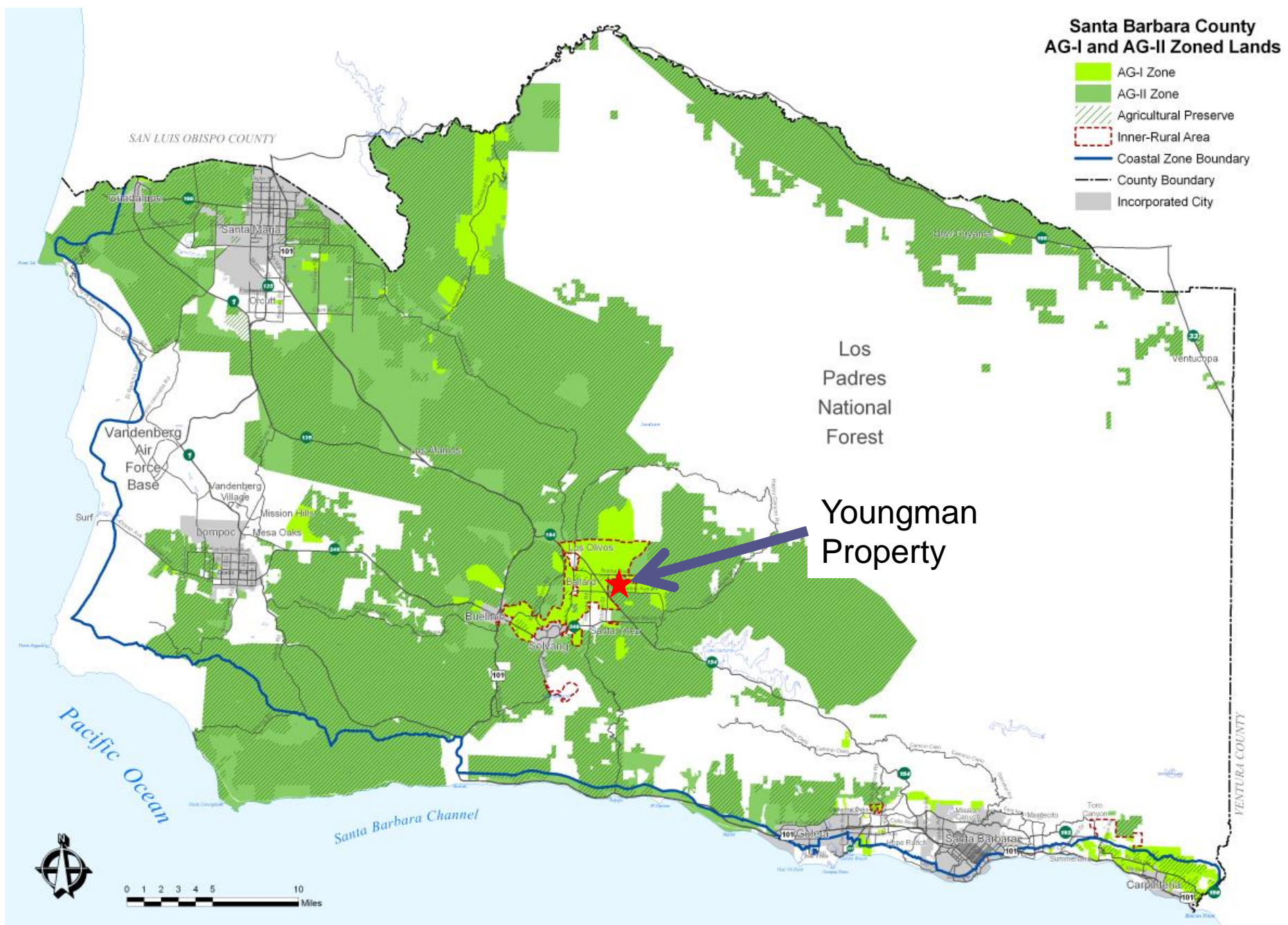
**Santa Barbara County
Board of Supervisors**

July 8, 2014



Project Description Overview

- **1) LUDC Ordinance Amendment:**
 - LUDC Section 35.42.040 – Agricultural Processing Facilities
 - LUDC Glossary – Definition of Agricultural Processing
- **2) Amendment to the Uniform Rules for Agricultural Preserves and Farmland Security Zones:**
 - To allow small scale processing of agricultural products beyond the raw state.
- **3) Conditional Use Permit:**
 - Olive oil processing facility on APN 141-042-012 (Youngman Property)



Background Information

- Planning Commission Review:
 - December 14, 2011 - Continued to future hearing date to allow applicant to address concerns regarding project scope & potential impacts to Ag. zoned property.
 - December 12, 2012 - Proposed amendment initiated by a unanimous vote.
 - May 14, 2014 – Project recommended for approval to your board by a unanimous vote.

Proposed LUDC Amendment

- Section 35.42.040 – Agricultural Processing Facilities
- Language added to allow for the processing of agricultural products from a raw form to a milled liquid form.
- **Proposed development standards:**
 - 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 shall not generate wastewater discharges, or hazardous wastes.
 - All process water and waste material from milling shall be managed on site as recycled irrigation water, organic compost, or legally disposed of as a solid waste.

Proposed LUDC Amendment, Cont.

- **Proposed development standards:**

- 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;
- 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.
- 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.
- The processing facility and any facilities devoted to ancillary activities such as wholesale sales and marketing, and parking, are limited to one acre.
- On-site retail sales of any product resulting from the agricultural processing are not allowed.

Proposed LUDC Amendment, Cont.

- Definition of Agricultural Processing proposed to be amended to be consistent with the proposed LUDC development standards.
- Permit Requirements:
 - AG-I Zone: Facility allowed to process products grown only on the premises (Land Use Permit).
 - AG-II Zone: Facility allowed to process products grown both on and off the premises.
On premises only: Land Use Permit.
On and off premises: Conditional Use Permit.

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

- Proposed Amendment to Uniform Rule 2-2: Supportive Agricultural Uses, Section 2-2.1, Preparation and Processing:
 - Proposed Section C– Small Scale Processing Beyond the Raw State
 - **Proposed criteria include:**
 - 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;
 - 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;
 - 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.

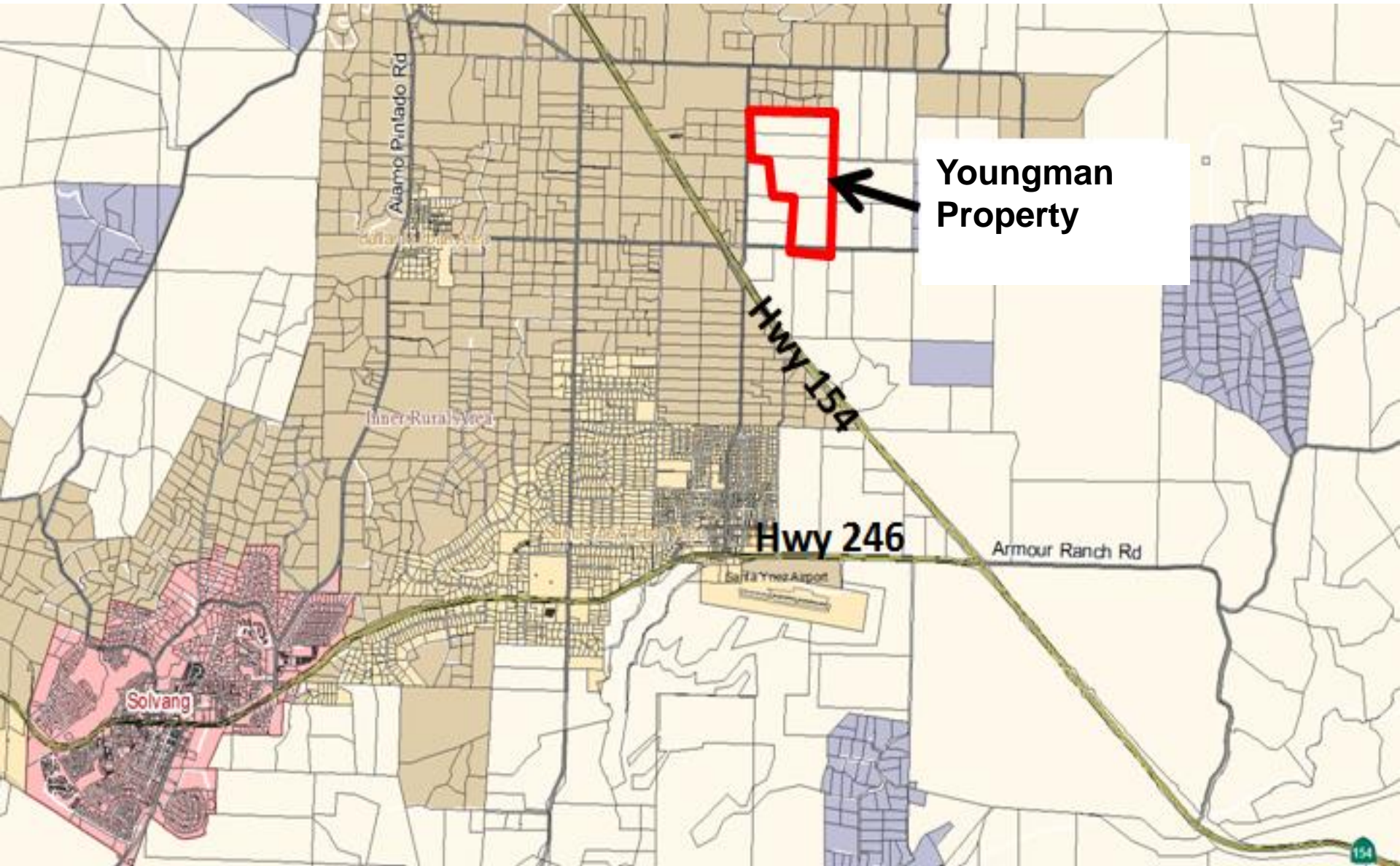
Amendment to the Uniform Rules for Agricultural Preserves and Farmland Security Zones, Cont.

▫ **Proposed criteria include:**

- The processing facility and any ancillary facilities such as sales, marketing, and parking are limited to 1 acre;
- 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;
- The allowance identified 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.

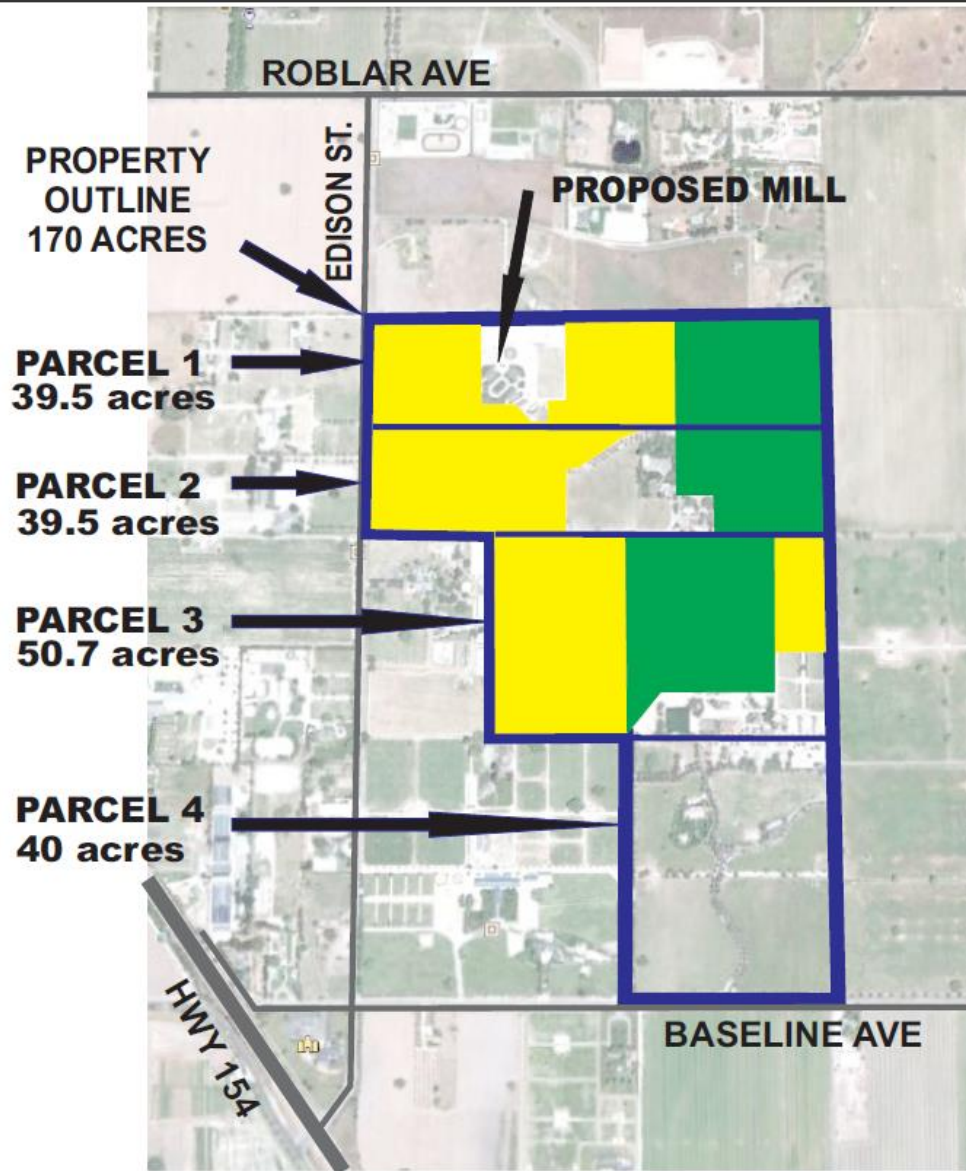
Youngman Conditional Use Permit

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Youngman Property

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OLIVE PLANTING

EXISTING
OLIVE
PLANTING



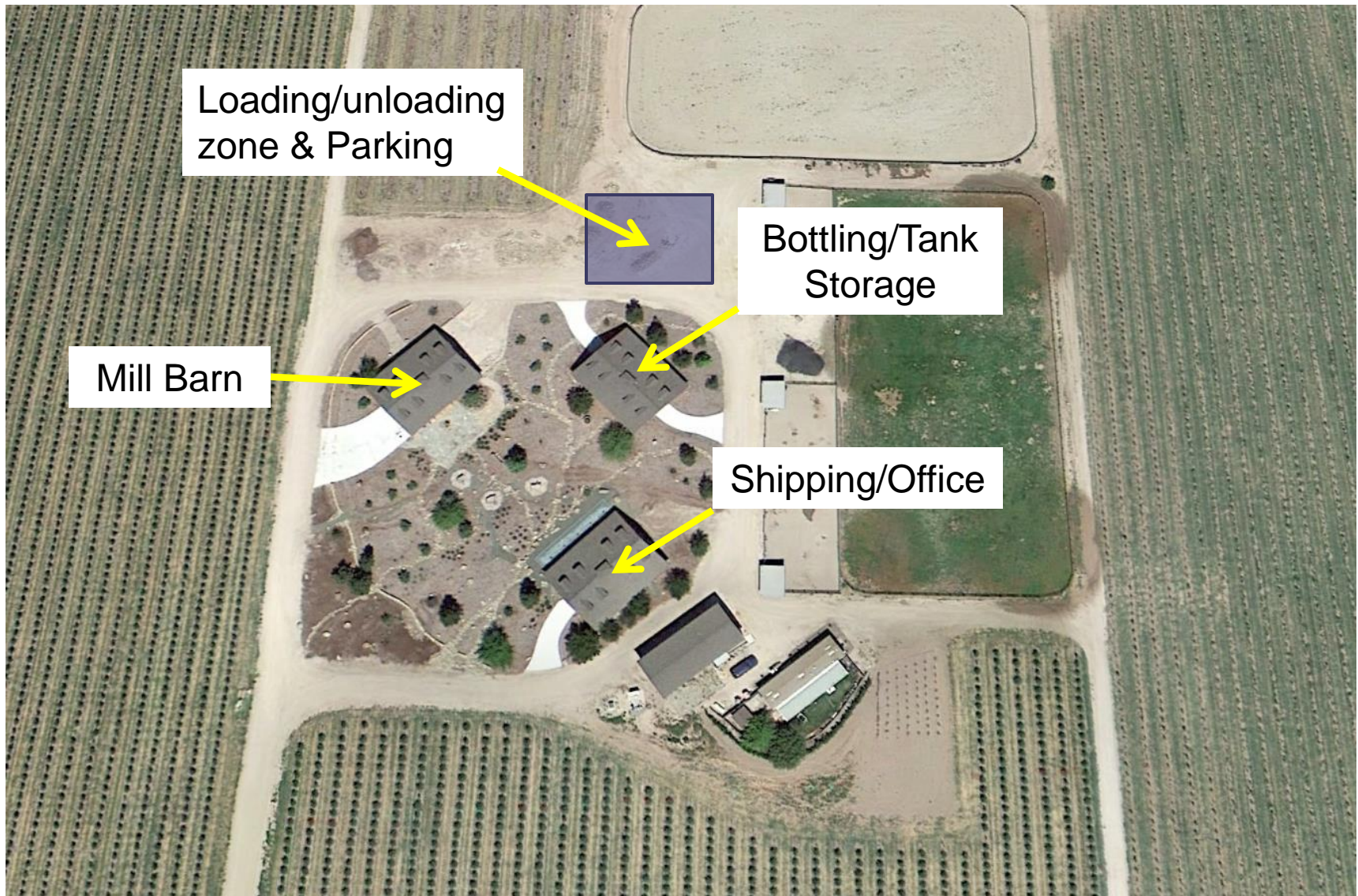
FUTURE
OLIVE
PLANTING



TOTAL ac
%
PLANTED

PARCEL 1	20.5 ac	14.0 ac	34.5ac / 87%
PARCEL 2	18.5 ac	13.0 ac	31.5ac / 80%
PARCEL 3	26.0 ac	18.0 ac	44.0ac / 87%
PARCEL 4	N/A-TO REMAIN HORSE PROPERTY		
TOTAL	65.0 ac	45.0 ac	110.0 ac

Proposed Olive Oil Processing Facility



Environmental Review

- Proposed LUDC Amendment and Youngman CUP:
 - Draft Negative Declaration (14NGD-00000-00003)
 - 30 day public review/comment period (2 comment letters received)
 - Environmental Hearing – March 4, 2014
 - No unavoidable (Class I) or potentially significant (Class II) impacts.
- Proposed Amendment to the Uniform Rules
 - The proposed revisions are consistent with the proposed revisions evaluated in the certified EIR (04EIR-00000-00008) and this document satisfies CEQA review requirements per CEQA Section 15162.

Zoning & Comprehensive Plan Consistency

- The proposed LUDC Ordinance Amendment and Conditional Use Permit are consistent with the County Comprehensive Plan including the Santa Ynez Valley Community Plan.
- The proposed olive oil processing facility is consistent with the proposed LUDC development standards for agricultural processing.
- The proposed olive oil processing facility is consistent with the proposed amendment to the Uniform Rules for Agricultural Preserves and Farmland Security Zones.

Recommendations & Procedures

- 1) Make the required findings for approval of the project specified in Attachment 1 of the Board Agenda Letter, including CEQA findings;
- 2) For the Conditional Use Permit, and Amendment to the Land Use and Development Code, adopt the Negative Declaration (14NGD-00000-00007) included as Attachment C to the Planning Commission staff report dated April 24, 2014 (Attachment 6 of the Board Agenda Letter);
- 3) For the amendments to the Uniform Rules for Agricultural Preserves and Farmland Security Zones, after considering the environmental review document, included as Attachment 8 (Environmental Impact Report 04EIR-08), determine that as reflected in the CEQA findings, no subsequent Environmental Impact Report or Negative Declaration shall be prepared for this project.

Recommendations & Procedures, Cont.

- 4) Adopt an ordinance (11ORD-00000-00016) and approve an amendment to 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 (Ordinance included as Attachment 3 of the Board Agenda Letter);
- 5) Adopt a resolution and approve 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 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 (Resolution included as Attachment 4 of the Board Agenda Letter); and
- 6) Approve a Conditional Use Permit (13CUP-00000-0007) allowing for an onsite olive oil processing facility subject to the conditions of approval (Attachment 2 of the Board Agenda Letter).

- End of Presentation