



# County of Santa Barbara Planning and Development

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## NOTICE OF AVAILABILITY

February 23, 2022

### FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED ARCTIC COLD AGRICULTURAL PROCESSOR AND FREEZER PROJECT

**Case Nos.** 20DVP-00000-00006 and 20CUP-00000-00005  
**County EIR No.** 21EIR-00000-00001, **SCH#** 2020100453

**PROJECT DESCRIPTION:** The proposed project is for a Development Plan (Case No. 20DVP-00000-00006) and Conditional Use Permit (Case No. 20CUP-00000-00005) to allow for the construction of a new agricultural produce freezer and processing facility. The facility would consist of approximately 127,546 square feet of processing, cooler, dry storage/warehousing, administrative, and maintenance space for the processing operations, and approximately 321,702 square feet of freezer, dock, blast freezer, administrative and mechanical space for the freezer operations. Onsite processing is limited to the slicing, dicing, and freezing of product, and does not include any milling, juicing or pasteurization. The gross operational floor area will be approximately 449,248 square feet.

The planned limits of ground disturbance for the proposed project site would cover approximately 40 acres on the northeastern portion of the site. Site improvements would include parking, new irrigated landscaping, fencing and gates, a new well for domestic and fire suppression water supply, a new wastewater treatment system, a stormwater detention basin, and a processing wastewater basin. The facility structure would be 45-feet tall and include a 57-foot-tall cooling tower. Grading for the project would include 64,876 cubic yards of cut and 50,311 cubic yards of fill, and 14,565 cubic yards of net cut to be used in construction of the proposed basins for stormwater and facility process water retention. Access to the site would be provided by two driveways (eastbound and westbound) from East Betteravia Road. The proposed project would include widening and restriping of East Betteravia Road to provide a 14-foot center left-turn lane along the site frontage to accommodate eastbound left-turns into the site. The road widening would also include a 5-foot bike lane and 5-foot road shoulder along the south side of the eastbound lane.

**PROJECT LOCATION:** The subject property is located at 1750 East Betteravia Road approximately one mile east of the City of Santa Maria in northern Santa Barbara County. The property is located on the east side of Rosemary Road, approximately 1.1 miles east of U.S. Highway 101 and is comprised of two parcels (Assessor Parcel Numbers [APN] 128-097-001 and 128-097-002), totaling approximately 109 acres. The property is bound by Rosemary Road on the west, East Betteravia Road on the north, and

Prell Road on the south. Active agricultural operations surround the property in all directions. The proposed processor and freezer facilities would be located on approximately 40 acres on the northeast portion of the subject property.

**ENVIRONMENTAL REVIEW FINDINGS:** P&D has prepared a Final Environmental Impact Report (Case No. 20EIR-00000-00001) pursuant to requirements of the State Guidelines for the Implementation of the California Environmental Quality Act (CEQA) and the County of Santa Barbara Guidelines for the Implementation of CEQA. P&D has prepared an EIR for the proposed project due to the potential for significant adverse effects to result from project implementation. The EIR prepared for the project identifies and discusses potential impacts, mitigation measures, residual impacts, and monitoring requirements for identified subject areas. The SEIR identified significant effects on the environmental in the following categories: **Air Quality**- operational air quality emissions and cumulative air quality impacts; **Greenhouse Gas Emissions**- long-term/cumulative increase in GHG emissions; Utilities and **Service Systems**- solid waste and cumulative solid waste impacts.

**DOCUMENT AVAILABILITY:** Based on guidance from the California Department of Public Health and the California Governor's Stay at Home Executive Order N-33-20, issued on March 19, 2020, to protect the health and well-being of all Californian's and to establish consistency across the state in order to slow the spread of COVID-19, we recommend electronic review and download of the Final EIR. A digital copy of the Final Supplemental Environmental Impact Report may be obtained on our website at:

<http://countyofsb.org/plndev/projects/devrev/ArticColdAgFreezer-Processor.sbc>

or

<https://cosantabarbara.app.box.com/s/o9fp2865sykaqn98s0702plaa96xj7t5/folder/140115914970>

To review or request a hard copy of the Final EIR, please contact the supervising planner, Kathryn Lehr via email at [klehr@countyofsb.org](mailto:klehr@countyofsb.org).

**PUBLIC HEARING AND COMMENT:** Public hearing at the Planning Commission is anticipated for March 9, 2022. A formal Notice of Public Hearing will be distributed 10 days prior to the first hearing date with instructions regarding public participation.

For further information about the project, please contact the supervising planner, Ms. Kathryn Lehr at [klehr@countyofsb.org](mailto:klehr@countyofsb.org).