

# SANTA BARBARA COUNTY PLANNING COMMISSION

## Santa Ynez Airport Time Extension Consent Agenda

**Hearing Date: September 13, 2017**  
**Staff Report Date: September 5, 2017**  
**Case No.: 17TEX-00000-00013**  
**Environmental Document:**  
**CEQA § 15162/ 12NGD-00000-00011**  
**Adequate Previous Document**

**Deputy Director: Jeff Wilson**  
**Division: Development Review Division**  
**Supervising Planner: John Zorovich**  
**Supervising Planner Phone #: 805-934-6297**  
**Staff Contact: Shannon Reese**  
**Staff Contact Phone #: 805-934-6261**

### **OWNER:**

Santa Ynez Valley Airport Authority  
P.O. Box 1572  
Santa Ynez, CA 93460  
(805) 331-1564

### **AGENT:**

Jason Tamura  
Urban Planning Concepts  
2624 Airpark Drive  
Santa Maria, CA 93455  
(805) 934-5760



This site is identified as Assessor Parcel Number 141-440-002, located at 900 Airport Road in the Santa Ynez area, Third Supervisorial District.

Application Submitted: June 30, 2017  
Application Complete: July 21, 2017

## **1.0 REQUEST**

Hearing on the request of Jason Tamura of Urban Planning Concepts, agent for Santa Ynez Valley Airport Authority, owner, to consider Case No. 17TEX-00000-000013 [application filed on June 30, 2017] for a one year time extension to September 24, 2018 (from the date of September 24, 2017), for Case No. 10CUP-00000-00036 in compliance with Section 35.84.030 of the County Land Use and Development Code, on property zoned AG-I-5; and to accept the previously adopted Mitigated Negative Declaration (MND) (Case No. 12NGD-00000-00011) as adequate Environmental Review for Case No. 17TEX-00000-00013 pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act.

There are no new significant environmental impacts as a result of this time extension request. The original MND identified significant but mitigable effects on the environment in the following categories: Aesthetic / Visual Resources, Air Quality, Biological Resources, Geologic Processes, and Hazardous Materials / Risk of Upset. The MND and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara, CA 93101, or online at <http://www.sbcountyplanning.org/PDF/boards/CntyPC/09-12-2012/10CUP-00000-00036/Attachment%20C%20-%20ND.pdf>.

The application involves Assessor Parcel No. 141-440-002, located at 900 Airport Road in the Santa Ynez area, Third Supervisorial District.

## **2.0 RECOMMENDATION AND PROCEDURES**

Follow the procedures outlined below and conditionally approve Case No. 17TEX-00000-00013 marked "Officially Accepted, County of Santa Barbara September 13, 2017 County Planning Commission Attachments A-E", 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. Make the required findings for approval of the project, Case No. 17TEX-00000-00013, as specified in Attachment A of the staff report, including CEQA findings.
2. Determine that the previously adopted Mitigated Negative Declaration (Case No. 12NGD-00000-00011) (included herein as Attachment D to the staff report), is adequate environmental review for Case No. 17TEX-00000-00013 pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act to satisfy the CEQA requirements for the project, and no subsequent Environmental Impact Report or Negative Declaration shall be prepared for this project.
3. Approve the requested Time Extension, Case No. 17TEX-00000-00013, subject to the original conditions of approval in the Planning Commission Action Letter dated September 17, 2012, included herein as Attachment B.

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 based on Section 35.84.030.D.1.a of the County Land Use and Development Code (LUDC), which states: "The review authority responsible for reviewing and making a decision on the Conditional Use Permit or Minor Conditional Use Permit in compliance with Table 8-1 (Review Authority) of Chapter 35.80 (Permit Application Filing and Processing) may extend the time limit in which the Land Use Permit or Zoning Clearance is required to be issued in compliance with Subsection

35.82.060.G.3 (Time limits and extensions) one time for good cause shown...” Because the Planning Commission was the review authority for the Conditional Use Permit, the Planning Commission is also the review authority for the requested time extension.

#### **4.0 ISSUE SUMMARY**

The Santa Ynez Airport Conditional Use Permit (Case No. 10CUP-00000-00036) was approved by the County Planning Commission on September 12, 2012 and the appeal period ended September 24, 2012. Condition of Approval No. 15 of the Conditional Use Permit (Attachment B) requires that the Owner/Applicant shall obtain the Zoning Clearance within the five (5) years following the effective date of this Conditional Use Permit. The Conditional Use Permit has an expiration date of September 24, 2017.

The proposed Time Extension (Case No. 17TEX-00000-00013) does not include any new development. The applicant states in their request that substantial physical construction has not commenced due to difficulties procuring funding from the airport board and negotiating contracts for tenant improvements. Approval would allow for a one year time extension to September 24, 2018.

As discussed in Sections 6.2 and 6.3 below, the project would be consistent with all policies of the adopted Santa Ynez Valley Community Plan and all applicable zoning ordinance requirements. As discussed in Attachment A (Findings) of the staff report, all project findings for the proposed time extension can be made as required by LUDC Section 35.84.030.D.1.a. In addition, there are no changes in the environmental analysis from the originally approved project.

#### **5.0 PROJECT INFORMATION**

##### **5.1 Site Information**

<b>Site Information</b>	
Comprehensive Plan Designation	Santa Ynez Valley Community Plan; Institution/Government Facility, Urban Area
Ordinance, Zone	AG-I-5 (Agriculture, 5 acres minimum parcel size), Land Use & Development Code
Site Size	123.97 acres gross of which 85 acres are utilized by airport facilities
Present Use & Development	The site is currently used as an airport and government operations facility. The site is developed with the Santa Ynez Airport, County Fire Station No. 32 and a closed County landfill.
Surrounding Uses/Zone(s)	North: Agriculture/AG-I-20, C-3 & AG-II-40 South: Agriculture, Winery/AG-II-100 East: Agriculture, Winery/AG-II-100 West: Agriculture, AG-I-5
Access	Airport Road off of Highway 246
Public Services	Water Supply: Santa Ynez River Water Conservation District

<b>Site Information</b>	
Sewage:	Private Septic Systems
Fire:	County Fire Station #32 (906 Airport Road)
Police:	Santa Barbara County Sheriff

## **5.2 Project Description**

The proposed project is a one-year time extension to September 24, 2018 (from the September 24, 2017 expiration) for the Santa Ynez Airport Conditional Use Permit (Case No. 10CUP-00000-00036). A detailed description of the case for which a time extension is sought is included in the Planning Commission Action Letter (Attachment B to the staff report) as Condition No. 1 of the Conditions of Approval.

## **5.3 Background Information**

On September 12, 2012, the Planning Commission approved a Conditional Use Permit (Case No. 10CUP-00000-00036) and a Government Code Conformity determination (Case No. 12GOV-00000-00017) on the subject parcel. The Government Code Conformity determination does not expire, and is therefore not a part of this request for a Time Extension.

The Conditional Use Permit permitted existing structural development and existing paved and improved surfaces, including runways, taxiways, taxi-lanes, ramps, parking lots, and service roads. The Conditional Use permit also allowed for new development to be constructed on the Santa Ynez Airport property, including one box hangar, eight T- hangars (13 maximum aircraft), an equipment shed, an Airport Office addition, an electrical vault, and storage/office space additions to existing box hangars.

## **6.0 PROJECT ANALYSIS**

### **6.1 Environmental Review**

#### **6.1.1 Impacts**

A Mitigated Negative Declaration (Case No. 12NGD-00000-00011), dated September 5, 2012, was adopted for the Santa Ynez Airport Conditional Use Permit (Case No. 10CUP-00000-00036) on September 12, 2012. The potential environmental impacts of the Santa Ynez Airport Improvements project were analyzed and disclosed in the Mitigated Negative Declaration, and mitigation measures for these impacts were incorporated into Conditions of Approval for the project.

The currently proposed project is a Time Extension to the Conditional Use Permit for the Santa Ynez Airport Improvements project. Because a Mitigated Negative Declaration (MND) was previously adopted, CEQA Guidelines Section 15162 states that no subsequent EIR or ND shall be prepared unless one or more of the following have occurred:

- a. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

No changes to the previously approved project are proposed in association with the subject Time Extension. Impacts identified under the previously adopted Mitigated Negative Declaration (Case No. 12NGD-00000-00011) would remain the same. No new environmental effects would occur and there would be no substantial increase in the severity of previously identified significant effects.

- b. Substantial changes will occur with respect to the circumstances under which the project is being undertaken which will require major revisions to the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

No substantial change has or is anticipated to occur with respect to the circumstances under which the project is being undertaken. No Class I (Significant and unavoidable) impacts were identified by the Mitigated Negative Declaration (Case No. 12NGD-00000-00011).

The Final Mitigated Negative Declaration identified mitigation measures designed to reduce impacts in the areas of: Aesthetic / Visual Resources, Air Quality, Biological Resources, Geologic Processes, and Hazardous Materials / Risk of Upset. These measures would continue to be adequate for the project and currently existing site conditions. There are no proposed changes to the Conditional Use Permit, or changes to the project site which would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Incorporation of these mitigation measures into the Conditions of Approval (included as Attachment B to the Planning Commission Action Letter, dated September 17, 2012 [Attachment B to the staff report]) for the proposed project would adequately address potential environmental impacts. No impacts previously found to be insignificant are now significant. A detailed discussion of the identified impacts and mitigation measures designed to reduce impacts to less than significant is included in the Mitigated Negative Declaration prepared for the Santa Ynez Airport Improvements project, and in the original CEQA findings for that project (included as a part of Attachment A [Findings] to the September 17, 2012 Planning Commission Action Letter [Attachment B to the staff report]). The Final Mitigated Negative Declaration is included as Attachment D to the staff report.

- c. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, has become available.

No new information of substantial importance, which was not known and could not have been known at the time the previous MND was adopted as complete, has become available. As discussed above, there have been no substantial changes to site conditions and no proposed changes to the previously approved project. In addition, all previously adopted mitigation

measures would continue to be adequate to reduce identified impacts to a less than significant level (Class II).

In summary, 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.

## **6.2 Comprehensive Plan Consistency**

The project has not changed, the environmental setting has not changed, and the applicable policies and development standards of the Santa Ynez Valley Community Plan and the Comprehensive Plan have not changed. Therefore the consistency analysis prepared for the approved project is still applicable. Please see Attachment C to the staff report (Planning Commission Staff Report dated August 23, 2012) for the applicable policy consistency analysis.

## **6.3 Zoning: Land Use and Development Code Compliance**

The project remains consistent with all applicable development standards set forth in the Land Use and Development Code, and relevant ordinances have not changed since the September 12, 2012 approval of the Conditional Use Permit. Therefore, the ordinance consistency analysis prepared for the approved project is still applicable for the time extension application that was submitted on June 30, 2017. Please see Attachment C to the staff report (Planning Commission Staff Report dated August 23, 2012) for the applicable ordinance consistency discussion.

## **7.0 APPEALS PROCEDURE**

The action of the Planning Commission to approve the project may be appealed to the Board of Supervisors within 10 calendar days of said action. The appeal fee to the Board of Supervisors is currently \$650.06.

## **ATTACHMENTS**

- A. Findings
- B. Planning Commission Action Letter dated September 17, 2012
- C. Planning Commission Staff Report dated August 23, 2012 Link:  
[http://www.sbcountyplanning.org/boards/pc/cpc\\_documents\\_archive.cfm?DocID=11197](http://www.sbcountyplanning.org/boards/pc/cpc_documents_archive.cfm?DocID=11197)
- D. Previously adopted Mitigated Negative Declaration (Case No. 12NGD-00000-00011) dated September 5, 2012 Link:  
<http://www.sbcountyplanning.org/PDF/boards/CntyPC/09-12-2012/10CUP-00000-00036/Attachment%20C%20-%20ND.pdf>
- E. Time Extension Application