

ATTACHMENT D: ALTERNATIVE FINDINGS

1.0 CEQA FINDINGS

The Planning Commission finds that the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15303 and 15314. Please see Attachment E, Notice of Exemption.

2.0 ADMINISTRATIVE FINDINGS

2.1 Conditional Use Permit Findings

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

2.1.1 The site for the subject project is adequate in terms of location, physical characteristics, shape, and size to accommodate the density and intensity of development proposed.

The applicant is proposing to convert an existing 1,463 sq. ft. staff residence which was proposed for removal under the approved Master Plan into two units. The staff residence is located on the western portion of the Dunn School property and is sited in a developed area of the parcel near existing staff housing. No changes will be made to the existing building footprint. The project also proposes to legalize an existing 20 ft. tall as-built steel framed 3,500 sq. ft. baseball tent structure. The tent structure is located on the eastern portion of the parcel near the baseball diamond and lacrosse field in a developed area of the parcel. The project includes planting 21 new coast live oak trees (*Quercus agrifolia*). 15 will be planted along Roblar Avenue, four will be planted around the east side of the baseball tent to screen the baseball tent from Highway 154, and two will be planted on the southwest side of the baseball tent to provide further screening from Roblar Avenue.

The CBAR has conceptually reviewed the proposed project to ensure visual compatibility, and the project will be required to receive Final Approval from CBAR prior to Zoning Clearance issuance. The physical characteristics, shape, and size of the site have not changed since the original Conditional Use Permit was approved. Therefore, the site is adequate in terms of location, physical characteristics, shape, and size to accommodate the level of residential and school facilities proposed. Therefore, this finding can be made.

2.1.2 Adverse impacts will be mitigated to the maximum extent feasible.

As discussed in Attachment E of the Planning Commission Staff Memorandum dated February 6, 2019, incorporated herein by reference, the project is exempt from environmental review pursuant to CEQA Guidelines Sections 15303 and 15314. Section 15303 exempts accessory construction and location of limited numbers of new, small facilities or structures, installation of small new equipment and facilities in small structures, and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The conversion of the existing staff residence falls within this exemption. Section 15314 exempts minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25% or 10 classrooms. The baseball tent structure is located in a disturbed area on the project site and will not increase student enrollment. Neither the conversion of the existing staff residence nor the permitting of the baseball tent structure will create potential significant impacts on the environment. Therefore, this finding can be made.

2.1.3 Streets and highways will be adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.

The project site is accessed via two existing 26' wide paved asphalt driveways off of Santa Ynez Street from the north and Roblar Avenue from the south. These are generally unobstructed and provide adequate site distance to exit the driveways safely. Santa Ynez Street and Roblar Avenue are public roads that are properly designed to carry the type and quantity of traffic for the existing and proposed uses. The existing use of the property will not change upon conversion of the staff residence and after the fact permitting of the baseball tent structure. No additional traffic will be generated by this project. Therefore, this finding can be made.

2.1.4 There will be adequate public services, including fire and police protection, sewage disposal, and water supply to serve the proposed project.

The property is currently served and will continue to be served by the Santa Ynez River Water Conservation District for water and an existing onsite wastewater treatment system for wastewater. Access will continue to be provided by an existing 26' wide paved asphalt driveways off of Santa Ynez Street from the north and Roblar Avenue from the south. Fire and police protection will continue to be provided by Santa Barbara County Fire and the Santa Barbara County Sherriff, respectively. There will be no increase in enrollment, the number of faculty, or the number of events. Consequently, there is no need for additional services beyond what is currently provided. Therefore, this finding can be made.

2.1.5 The proposed project will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood and will not be

incompatible with the surrounding area.

As discussed in Finding 2.1.3 above, the proposed project will not increase the traffic associated with the previously approved project, nor will it require changes in previously approved ingress, egress, or parking requirements. The property's existing use as Dunn School will not change. The project is consistent with the AG-I-10 zone district, which allows for residential and school uses with an approved CUP. Dunn School contains approximately 205,000 sq. ft. of development, including three dorms and the school house which are between 32 ft. tall and 34 ft. tall. The staff residence is compatible with the surrounding residences and structures located at Dunn School and in Los Olivos. The 3,500 sq. ft. baseball tent is 70 ft. long, 50 ft. wide, 20 ft. tall, and has a rounded roof. Timers are installed on the fully shielded lights located inside the baseball tent structure to ensure that the lights are turned off at 7 p.m. Dunn School currently has recreational facilities including a track, swimming pool, practice field, gymnasium, baseball diamond, and lacrosse field, all of which are permitted with the Dunn School Conditional Use Permit 79-CP-47. The baseball tent structure is located next to the baseball field and approximately 100 ft. north of the lacrosse field in an area of the parcel developed with sports fields and facilities. The tent structure's covering is made of industry-standard white canvas coated in an opaque white plastic, which allows for reflective light to illuminate the interior of the tent during the day. With a 3,500 sq. ft. floor area, the baseball tent structure is similar in size to homes and agricultural structures located in Los Olivos. Therefore, this finding can be made.

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

As discussed in the Staff Report dated August 23, 2018 (Attachment H), the project conforms to Santa Ynez Valley Community Plan Policies VIS-SYV-1, -2, and -3 because the existing and proposed landscaping would screen the project from public views and the night sky of the Santa Ynez Valley would be protected from excessive and unnecessary light. Timers are installed on the four existing fully shielded downward directed light fixtures located inside the baseball tent structure to ensure that the lights are turned off at 7 p.m. Neither the staff residence nor the baseball tent would include exterior lighting. Therefore, the project is consistent with this policy. The project conforms to all applicable requirements of the Comprehensive Plan, the Santa Ynez Valley Community Plan, and the Land Use and Development Code. Therefore, this finding can be made.

2.1.7 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 not located within a designated rural area. Therefore, this finding is not applicable.

2.2 Conditional Use Permit Amendment Findings

A. Findings Required for Amendment to an approved Development Permit. In compliance with Subsection 35.84.040.D.2 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for an Amendment to an approved Development Permit the review authority shall first make all of the following findings, as applicable:

2.2.1 In addition to the findings required for approval of a Conditional Use Permit identified in Subsection 35.82.060.E (Findings required for approval), the Amendment is consistent with the specific findings of approval, including the environmental review findings in compliance with the California Environmental Quality Act, if applicable, which were made when the Conditional Use Permit was initially approved.

The proposed amendment will not result in any new or greater environmental impacts which could be detrimental to the comfort, convenience, general welfare, health, and safety of Dunn School and the surrounding area. All of the findings of approval, including CEQA findings that were made with approval of Conditional Use Permit 79-CP-047 as revised by 04RVP-00000-00018 can still be made. Therefore, this finding can be made.

2.2.2 The environmental impacts related to the proposed Amendment are determined to be substantially the same or less than those identified during the processing of the previously approved Conditional Use Permit.

The project will not result in significant environmental impacts which were not previously considered or mitigated. The existing services provided onsite will be adequate to accommodate the project. The existing roadways operate at acceptable levels and will continue to operate at these levels with the proposed development in place. The converted two-unit staff residence will remain within the same building footprint of the existing one-unit staff residence. The baseball tent structure does not intrude into the skyline as seen from Highway 154 and Roblar Avenue. The fully shielded downward directed lights located inside the baseball tent structure have timers installed to ensure that they are turned off at 7 p.m. The baseball tent structure will be screened by 21 new oak trees to be planted along Roblar Avenue and around the baseball tent. Any potential impacts related to the proposed Amendment will be substantially the same or less than those identified for the previously approved Conditional Use Permit 79-CP-047 as revised in 04RVP-00000-00018. Therefore, this finding can be made.