



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning and
Development
Department No.: 053
For Agenda Of:
Placement: Departmental
Estimated Time: 2 hours on 1/28/20
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Lisa Plowman, Director, Planning & Development
Director(s) (805) 568-2086
Contact Info: John Zorovich, Deputy Director, Energy & Minerals Division
(805) 568-2519
SUBJECT: **Bedford; Adams, Broadwell, Joseph & Cardozo, LLP; and California Native Plant Society Appeals of the Strauss Wind Energy Project Conditional Use Permit and Variance, Case Nos. 19APL-00000-00033, 19APL-00000-00034, 19APL-00000-00035, 16CUP-00000-00031, & 18VAR-00000-00002 Third Supervisorial District**

County Counsel Concurrence

As to form: Yes

Other Concurrence: N/A

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

On January 14, 2020, set a hearing for January 28, 2020 to consider three appeals of the Planning Commission's November 20, 2019 approval of the Strauss Wind Energy Project Conditional Use Permit and Variance, Case Nos. 16CUP-00000-00031 and 18VAR-00000-00002.

On January 28, 2020, staff recommends that your Board take the following actions:

- a) Deny the appeals, Case Nos. 19APL-00000-00033, 19APL-00000-00034 and 19APL-00000-00035.
- b) Make the required findings for approval of the project as specified in Attachment A of the Planning Commission Action Letter dated November 22, 2019 (included herein as Attachment 1) including CEQA findings.
- c) Certify the Supplemental Environmental Impact Report (SEIR) 18EIR-00000-00001; SCH# 2018071002 included as Attachment 3 of this Board Letter, and the FSEIR Revision Letter No. 1 dated November 12, 2019 (Attachment 4) and adopt the mitigation monitoring program

contained in the conditions of approval (Attachment B, Condition 93 of the Planning Commission Action Letter dated November 22, 2019 included herein as Attachment 1).

- d) Grant *de novo* approval of the Strauss Wind Energy Project (16CUP-00000-00031 and 18VAR-00000-00002), consisting of the Modified Project Layout and Alternative Surface Transport Route, which combines two alternatives set forth in the Final SEIR and FSEIR Revision Letter No. 1 dated November 12, 2019, subject to the conditions of approval included in Attachment B of the November 22, 2019 Planning Commission Action Letter included herein as Attachment 1.

The proposed Project involves 22 parcels in the Third and Fourth Supervisorial Districts:

- The wind turbine site is located within 11 parcels and is near the intersection of San Miguelito Road and Sudden Road, southwest of the City of Lompoc: Assessor Parcel Numbers (APNs) 083-100-008, 083-250-011, 083-250-016, 083-250-019, 083-090-001, 083-090-002, 083-090-003, 083-080-004, 083-100-007, 083-100-004, and 083-090-004.
- The electrical transmission line runs from the wind turbine site in a northeast direction into the City of Lompoc and traverses 11 parcels: APNs 093-140-016, 083-060-013, 083-030-031, 083-030-005, 083-030-006, 083-110-012, 083-110-007, 083-110-008, 083-060-017, and 083-110-002, 099-141-034.

Summary Text:

Project Description

The proposed Strauss Wind Energy Project is a commercial scale wind energy project which would generate up to 98.14 megawatts (MW) of renewable energy with 29 wind turbine generators (WTGs) located over a project area of 5,887 acres. The project site is located approximately 4 miles southwest of the City of Lompoc at the terminus of San Miguelito Road. Six WTGs would have a power generating capacity of 1.79 megawatts (MW) and would be up to 427 feet tall and 23 WTGs would have a power generating capacity of 3.8 MW and would be up to 492 feet tall. A 5,000-square foot operations and maintenance building would be located near the center of the Project site. All power generated by the WTGs would be transmitted to an onsite Project substation via a power cable collection system, which would be mostly underground. From the substation, electricity would be transmitted by an overhead transmission line of 7.3 miles in length which would connect to a switchyard located south of the City of Lompoc where electricity would enter the grid network. A detailed project description is included as Condition No. 1 in Attachment B of the Planning Commission Action Letter dated November 22, 2019, included herein as Attachment 1.

Background

On November 20, 2019, the Planning Commission approved the Strauss Wind Energy Project Conditional Use Permit and Variance by a vote of 5 to 0. As part of their approval, the Planning Commission found the proposed project to be in conformance with applicable Santa Barbara County Comprehensive Plan policies, Santa Barbara County Land Use and Development Code requirements, and the California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15163. These policies, development standards, and requirements are discussed in detail in the Planning Commission staff report, dated November 12, 2019 (Attachment 2). In their decision to approve the project, the Planning Commission weighed all of the evidence presented to them, including public testimony and review of all materials.

On December 2, 2019, three appeals of the Planning Commission approval were filed; George Bedford (19APL-00000-00033), Adams, Broadwell, Joseph & Cardozo, LLP (19APL-00000-00034) and the California Native Plant Society (19APL-00000-00035). The appeal letters are included herein as Attachments 5, 6 and 7 respectively. A subsequent Board Letter will detail the three separate appellants' appeal issues and include staff responses.

Fiscal Impacts:

Budgeted: Yes

Total costs for processing the appeals are approximately \$14,000.00 (60 hours of staff time). The costs for processing appeals of projects in the Energy, Minerals & Compliance Division are borne completely by the applicant. Funding for processing this appeal is budgeted in the Planning and Development Permitting Budget Program, as shown on page D-269 of the adopted 2019-20 Fiscal Year budget.

Special Instructions:

The Clerk of the Board shall fulfill all noticing requirements. The notice shall appear in the Santa Barbara News Press and mailed to neighboring property owners and interested parties (mailing labels included as Attachment 8). A minute order of the hearing and copy of the notice and proof of publication shall be forwarded to the Planning and Development Department, Hearing Support, Attention: David Villalobos.

Attachments:

1. Planning Commission Action Letter dated November 22, 2019
2. Planning Commission Staff Report, dated November 12, 2019
3. FSEIR w/ hyperlink
<https://cosantabarbara.app.box.com/s/flqzilaqdx59r3ma0hykvuescl4ys6b>
4. FSEIR Revision Letter No. 1 dated November 12, 2019
<https://cosantabarbara.app.box.com/s/q97rv82305oyfnbdjhcyxrrdhu3dgkqy/file/557017531689>
5. Bedford Appeal Application, Case No. 19APL-00000-00033
6. Adams, Broadwell, Joseph & Cardozo Appeal Application, Case No. 19APL-00000-00034
7. California Native Plant Society Appeal Application, Case No. 19APL-00000-00035
8. Mailing Labels

Authored by:

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Energy, Minerals & Compliance Division, Planning and Development Department