

**RESOLUTION NO.**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA MARIA, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR THE GENERAL PLAN LAND USE MAP AMENDMENT AND ZONE CHANGE LOCATED AT 1494 FAIRWAY DRIVE**

**WHEREAS**, the applicant, RRM on behalf of the Santa Maria Public Airport District, initiated a General Plan Land Use Map Amendment and Zone Change (GPZ2023-0001) to change the land use designation on a 6.95-acre site FROM A-AS (Airport -Airport Service) and the zone district of OS (Open Space) TO LI (Light Industrial) land use designation and PD/M-1 (Planned Development/Light Manufacturing) zone district, herein referred to as the Project; and

**WHEREAS**, the provisions of the California Environmental Quality Act of 1970 (CEQA), Public Resources Code Sections 21000 et. seq., as amended, require the evaluation of environmental impacts of said projects; and

**WHEREAS**, an Initial Study/Mitigated Negative Declaration (SCH #2024070374, Attachment D of the Planning Commission staff report dated November 6, 2024, incorporated herein by reference) was prepared for said Project; and the required notices were published and the Mitigated Negative Declaration was circulated for public review from July 11, 2024, to August 9, 2024, sent to every responsible agency with jurisdiction over the project and placed in a public location; and

**WHEREAS**, at the completion of the public review period on the Initial Study and Mitigated Negative Declaration for the project, comments were received; and

**WHEREAS**, the comments provided do not raise new information specific to the project to dispute the adequacy of the Mitigated Negative Declaration, nor do the comments identify any new or additional potentially significant environmental impacts, and therefore no substantial revisions to the mitigations or to the project are necessary; and

**WHEREAS**, responses to the comments received were prepared and incorporated into the Final Initial Study and Mitigated Negative Declaration, with edits and information added which merely clarify, amplify, or otherwise makes insignificant modifications to the negative declaration per California Code of Regulations Title 14, Section 15073.5; and

**WHEREAS**, the Planning Commission of the City of Santa Maria held a regularly scheduled public hearing on November 6, 2024, for the purpose of receiving evidence and considering the Initial Study and Mitigated Negative Declaration and the proposed Project; and

**WHEREAS**, notices of said public hearing were made at the time and in the manner required by law; and

**WHEREAS**, the Planning Commission of the City of Santa Maria has reviewed and considered the Initial Study/Mitigated Negative Declaration, incorporated herein by reference for the Project; and

**WHEREAS**, there is no substantial evidence in the whole record before the Planning Commission supporting a fair argument that the project as described in the MND will produce the conditions as provided in Section 15073.5 of the CEQA Guidelines under which a Negative Declaration must be recirculated for public review; and

**WHEREAS**, there is no substantial evidence in the whole record before the Planning Commission supporting a fair argument that the project as described in the Initial Study/Mitigated Negative Declaration will have a significant effect on the environment; and

**WHEREAS**, at the completion of the public hearing, the Planning Commission duly considered all evidence presented at said hearing; and

**WHEREAS**, the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program reflects the Planning Commission's independent judgment and analysis.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Santa Maria, that:

- Section 1. The above recitals are true and correct and incorporated herein by reference.
- Section 2. The Planning Commission recommends that the City Council adopt the Mitigated Negative Declaration (Attachment D of the Planning Commission staff report dated November 6, 2024, incorporated herein by reference) for the General Plan Land Use Map Amendment and Zone Change at 1494 Fairway Drive.
- Section 3. The Planning Commission hereby recommends that the City Council adopt the Mitigation Monitoring Program for the project (Attachment E of the Planning Commission staff report dated November 6, 2024 incorporated herein by reference).
- Section 4. The records of these proceedings are located in the Planning Division of the City of Santa Maria, 110 South Pine Street #101, Santa Maria, California 93458.

Section 5. The Assistant Secretary of the Planning Commission is hereby authorized to make minor changes herein to address clerical errors, so long as substantial conformance to the intent of this document is maintained. In doing so, the Assistant Secretary of the Planning Commission shall consult with the City Manager and the City Attorney concerning any changes deemed necessary.

**PASSED AND ADOPTED** at a regular meeting of the Planning Commission of the City of Santa Maria held November 6, 2024, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

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TIM SEIFERT, CHAIR  
Planning Commission

ATTEST:

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DANA EADY, ASSISTANT SECRETARY  
Planning Commission