

ATTACHMENT A: FINDINGS OF APPROVAL

1.0 CEQA FINDINGS

1.1 CEQA EXEMPTION

The Board of Supervisors (Board) finds that the proposed project, Case No. 25RZN-00003, has been adequately reviewed for compliance with the California Environmental Quality Act (CEQA) and is exempt from further environmental review pursuant to California Code, Public Resources Code Section 21083.3, and State CEQA Guidelines Section 15183 [Projects Consistent with a Community Plan or Zoning], and that no further environmental review is required because the project is consistent with the adopted Santa Ynez Valley Community Plan (SYVCP) and does not result in impacts beyond those analyzed in the SYCP EIR (08EIR-00000-00004). The rezone does not increase development potential or density beyond what was contemplated in the SYVCP EIR and does not introduce environmental impacts that are peculiar to the site or more severe than those previously analyzed at the program level. The uses allowable in the existing zoning as compared to the proposed zoning are largely the same, and the proposed rezone does not introduce a new zone district or new allowed uses that are not already present or allowable in the surrounding area. Please see Attachment C.1 and Attachment C.2 to the Planning Commission staff report dated February 24, 2026, and incorporated herein by reference, for a more detailed discussion and the Notice of Exemption.

1.2 FINDING ADDRESSING CALIFORNIA CODE, PUBLIC RESOURCES CODE SECTION 21083.3, AND STATE CEQA GUIDELINES SECTION 15183

The Board finds that California Code, Public Resources Code Section 21083.3, and State CEQA Guidelines Section 15183 apply to the proposed project, and that the project meets the requirements of said sections. Public Resources Code Section 21083.3 provides that any rezoning action consistent with the community plan shall be a project subject to exemption from CEQA in accordance with this section. As discussed in Section 6.2 of the Planning Commission staff report dated February 24, 2026, and incorporated herein by reference, the proposed rezone is consistent with the community plan. Additionally, CEQA Guidelines Section 15183 mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified shall not require additional

environmental review, except as might be necessary to examine environmental effects to those which the agency determines, in an initial study or other analysis:

- (1) Are peculiar to the project or the parcel on which the project would be located,
- (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent,
- (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
- (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

As such, a Community Plan Exemption Analysis (Attachment C.1 of the Planning Commission staff report dated February 24, 2026, and incorporated herein by reference) was prepared for the proposed Project and analyzes the following issue areas:

1. Land Use
2. Parks and Recreation
3. Public Services
4. Traffic and Circulation
5. Biological Resources
6. Air Quality
7. Fire Hazards
8. Noise
9. Water Resources and Wastewater Services
10. Seismic, Soil, and Landslide Hazards
11. Hydrology and Water Quality
12. Hazards and Hazardous Materials
13. Cultural Resources
14. Visual and Aesthetic Resources
15. Agricultural Resources and Open Space

The Community Plan Exemption Analysis (Attachment C.1 of the Planning Commission staff report dated February 24, 2026, and incorporated herein by

reference) concludes that the SYVCP EIR (Exhibit 1 to Attachment C.1) has addressed effects related to the proposed project, and that these effects have either been addressed as significant effects in the SYVCP EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards derived from mitigation measures in the SYVCP EIR.

1.3 LOCATION OF DOCUMENTS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Development Department located at 123 East Anapamu Street, Santa Barbara, CA 93101. The SYVCP EIR is located online at:

<https://content.civicplus.com/api/assets/6dab7f22-f638-4cc9-ac95-e390e969e1f1>.

2.0 ADMINISTRATIVE FINDINGS

2.1 AMENDMENTS TO THE COUNTY ZONING MAP (REZONE) FINDINGS

A Findings required for all Amendments to the Comprehensive Plan, Development Code, and the County Zoning Map. In compliance with Section 35.104.060 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for an Amendment to the Comprehensive Plan, Development Code, or Zoning Map the review authority shall first make all of the following findings as applicable:

2.1.1 Findings for Comprehensive Plan, Development Code and Zoning Map Amendments.

a. The request is in the interests of the general community welfare.

The Board of Supervisors finds that the request is in the interests of the general community welfare. As discussed in the Board letter dated August 18, 2026, and in the Planning Commission staff report dated February 24, 2026, each incorporated herein by reference, the proposed project consists of a Zoning Map Amendment to rezone the subject parcel (APN 143-254-002) from Retail Commercial (C-2) to General Commercial (C-3).

The subject parcel is currently vacant, and no development is proposed as part of this project. As discussed in Board letter dated August 18,

2026, and Section 5.2 of the Planning Commission staff report, dated February 24, 2025, each incorporated herein by reference, the proposed rezone will allow for a limited number of additional commercial uses that are not permitted under the C-2 Zone District. As stated in Section 5.2 of the Planning Commission staff report dated February 24, 2026, and incorporated herein by reference, the applicant has expressed interest in developing a personal storage facility, a use that is not permitted in the C-2 Zone District but is allowed in the C-3 Zone District.

Although no development is proposed at this time, any future development requires separate permitting by Planning & Development and is subject to review for compliance with the County Land Use and Development Code (LUDC). As discussed in the Board letter dated August 18, 2026, and Section 6.3 of the Planning Commission staff report, dated February 24, 2025, each incorporated herein by reference, the C-2 and C-3 Zone Districts have nearly identical development standards, including height limits, setbacks, and landscaping requirements. The subject parcel is located within the Design Control Overlay, and any new development will be subject to Design Review pursuant to the LUDC. Accordingly, all future structures will require review and approval by the Central Board of Architectural Review to ensure compatibility with surrounding development. As a result, any future development enabled by the rezone will be subject to the same physical development constraints that currently apply to the site and will not result in adverse impacts to the general community welfare.

In addition, as discussed the Board letter dated August 18, 2026, and in Section 6.2 of the Planning Commission staff report, dated February 24, 2025, each incorporated herein by reference, all future development is required to comply with applicable policies of the Comprehensive Plan and the Santa Ynez Valley Community Plan, including those in place for the protection of biological resources and water resources.

As discussed in the Board letter dated August 18, 2026, and Section 5.2 of the Planning Commission staff report dated February 24, 2026, each incorporated herein by reference, the subject parcel is surrounded by existing commercial and agricultural uses that will not be adversely affected by the uses allowed under the proposed rezone. The subject property is in close proximity to existing C-3 zoning and the Santa Ynez

Airport. It is immediately adjacent to Highway 246 and agricultural zoning, across the highway from and south of the township of Santa Ynez. Commercial uses are located to the west and north of the site, and agriculturally zoned parcels are located to the south and east. In addition, multiple parcels zoned C-3 (General Commercial) are located within a quarter-mile of the subject parcel, including Valley Oak Industries (APN 141-450-002), the Farm and Country Shopping Center (APN 143-211-007), and Don Carlitos Restaurant and Tequila Barn (APN 143-211-006). As such, the proposed rezone does not introduce a new zone district or new allowed uses that are not already present or allowable in the surrounding area.

Finally, the underlying Land Use Designation for the subject parcel is General Commercial (C) which is commonly applied for both Retail Commercial (C-2) to General Commercial (C-3) Zones. The proposed Zoning Map Amendment is therefore consistent with the Santa Ynez Valley Community Plan Land Use Maps and does not require a General Plan Amendment. The Land Use Designation reflects that, at the time the Community Plan was adopted, the site was anticipated to accommodate a range of commercial activities. For these reasons and because regulatory requirements in both the existing and proposed Zoning Designations are very similar, the proposed rezone is in the interest of the general community welfare.

b. The request is consistent with the Comprehensive Plan, the requirements of the State planning and zoning laws, and this Development Code.

The Board of Supervisors finds that the proposed project is consistent with the Comprehensive Plan (including the Santa Ynez Valley Community Plan), the requirements of State planning and zoning laws, and the Land Use and Development Code.

The proposed project consists of a Zoning Map Amendment to rezone the subject parcel from the C-2 (Retail Commercial) Zone District to the C-3 (General Commercial) Zone District. As described in Section 5.2 of the Planning Commission staff report, dated February 24, 2026, and incorporated herein by reference, the Santa Ynez Valley Community Plan designates the subject parcel for General Commercial (C) land use, which is commonly applied for both Retail Commercial (C-2) to General Commercial (C-3) Zones; therefore, the proposed rezone is consistent

with the adopted Land Use Designation and does not require a General Plan Amendment.

The proposed rezone complies with the purposes and intent of the C-3 (General Commercial) Zone District as set forth in the Land Use and Development Code and does not modify the applicable development standards for the site, as the C-2 and C-3 Zone Districts have virtually identical standards related to height, setbacks, and site development. The project also complies with applicable State planning and zoning laws, including the consistency requirements of the California Government Code, and has been reviewed for compliance with the California Environmental Quality Act pursuant to California Code, Public Resources Code Section 21083.3, and CEQA Guidelines Section 15183.

c. The request is consistent with good zoning and planning practices.

The Board of Supervisors finds that the proposed project is consistent with good zoning and planning practices.

The proposed project consists of a Zoning Map Amendment to rezone the subject parcel from the C-2 (Retail Commercial) Zone District to the C-3 (General Commercial) Zone District. The Santa Ynez Valley Community Plan designates the subject parcel for General Commercial land use, which is commonly applied for both Retail Commercial (C-2) to General Commercial (C-3) Zones. The proposed Zoning Designation is consistent with the existing Land Use Designation, and therefore consistent with good zoning and planning practices.

The rezone does not increase the allowable development intensity or modify the applicable development standards for the site, as the C-2 and C-3 Zone Districts have virtually identical requirements related to height limits, setbacks, and site development as described in Section 5.2 of the Planning Commission staff report, dated February 24, 2026, and incorporated herein by reference. While the C-3 Zone District allows a limited number of additional commercial uses and modifies the permitting requirements for certain uses, all future development is subject to the Land Use and Development Code, the Comprehensive Plan, and the Santa Ynez Valley Community Plan. This ensures that future development will be consistent with the County's land use

policies and will be reviewed for compatibility with surrounding land uses.

The subject parcel is also located within an established commercial area and is surrounded by a mix of commercial and agricultural uses. Similar General Commercial (C-3) zoning exists in the vicinity, including within 220 feet of the subject property, and the proposed rezone does not introduce a new or incompatible land use pattern to the area.

In addition, the project does not include any physical development and does not result in new or increased environmental impacts. Environmental review was conducted pursuant to California Code, Public Resources Code Section 21083.3, and CEQA Guidelines Section 15183, and the project was determined to be consistent with the analysis of the certified Santa Ynez Valley Community Plan Environmental Impact Report (08EIR-00000-00004).

Accordingly, the proposed Zoning Map Amendment is consistent with good zoning and planning practices because it maintains appropriate development standards and supports compatible future development consistent with County plans and regulations.