

ATTACHMENT 1: FINDINGS

1.0 CEQA FINDINGS

1.1 CEQA EXEMPTION

The Board of Supervisors (Board) finds that the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15183. For further details and discussion regarding this exemption, please see the Notice of Exemption and CEQA Consistency Analysis, distributed to the Board during the hearing on October 5, 2021, and incorporated herein by reference.

1.2 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 Final Santa Ynez Valley Community Plan Environmental Impact Report (SYVCP EIR) is also located online at the following link:

<http://www.countyofsb.org/plndev/policy/communityplans/santaynez.sbc>

1.3 FINDINGS ADDRESSING SUPPLEMENTAL DOCUMENT IMPACT AREAS

CEQA 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 EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. As such, a Supplemental Document (Attachment 3.B of the Board Agenda Letter dated January 11, 2022) was prepared for the project and analyzes the following issue areas: land use; parks and recreation; public services; traffic and circulation; biological resources; air quality; fire hazards; noise; water resources and wastewater services; seismic, soil, and landslide hazards; hydrology and water quality; hazards and hazardous materials; cultural resources; visual and aesthetic resources; and agricultural resources and open space. The Supplemental Document dated January 11, 2022, herein incorporated by reference, finds that the SYVCP EIR (Attachment 4 of the Board Agenda Letter dated January 11, 2022, and incorporated herein by reference) addressed significant effects related to the project, and that these effects can be substantially mitigated by the imposition of uniformly applied development policies or standards derived from mitigation measures in the SYVCP EIR that apply to the project's specific effects.

2.0 ADMINISTRATIVE FINDINGS

2.1 FINDINGS FOR ALL LAND USE PERMITS

2.1.1 The proposed development conforms:

- (1) To the applicable provisions of the Comprehensive Plan including any applicable community or area plan; and**
- (2) With the applicable provisions of this Development Code or falls within the limited exception allowed in compliance with Chapter 35.101 (Nonconforming Uses, Structures, and Lots).**

The Board finds that the proposed development conforms to the Comprehensive Plan, including the Santa Ynez Valley Community Plan, and applicable provisions of the LUDC, as discussed in Sections 6.3 and 6.4 of the Planning Commission staff report, dated August 5, 2020, included as Attachment 4 to the Board Agenda Letter dated January 12, 2021, included as Attachment 5 to the Board Agenda Letter Dated January 11, 2022, and incorporated herein by reference.

Adequate services are available to the subject property. Water will be provided by a new well. A new private wastewater treatment system will be installed to serve the project. Access will continue to be provided by an existing private driveway within a private easement from Fredensborg Canyon Road. Fire protection services will continue to be provided by the Santa Barbara County Fire Department, and police service will continue to be provided by the County Sheriff.

The project is consistent with policies that require protection and maintenance of surrounding terrain. The project proposes 3,200 cu. yd. of cut and 3,106 cu. yd. of fill. No import or export of earth is proposed. The proposed project site has a maximum slope of six percent. No natural features or landforms will be significantly impacted. Native vegetation such as trees will not be impacted. All proposed grading will occur on slopes of less than ten percent. No grading is proposed in a waterway and all project components are set back at least 100 feet from the nearest mapped blue line creek (Adobe Canyon Creek). The project does not involve the removal of any healthy, mature, or scenic trees. The project was reviewed by the Santa Barbara County Public Works Flood Control and Project Clean Water. Flood Control issued a condition letter for the project dated February 11, 2020 and confirmed that the project met all Flood Control requirements on June 5, 2020.

The project is consistent with visual resources policies that require that development preserve the natural environment and existing views. The project site is in a designated inner-rural area. The greenhouse will be located on the downward slope of a hill, and will not be visible from Fredensborg Canyon Road to the west or intrude into the skyline as seen from public viewing places. The greenhouse will have a maximum height of 20 feet, and its placement will not significantly obstruct open space views. Neighboring properties have barns and agricultural accessory structures of a similar height and visibility. Landscaping is also proposed to lessen any visual impact that the greenhouse will have. All new exterior lighting as shown on the project plans will be downward facing, full cutoff, and dark sky compliant, thus meeting the requirements of the Santa Ynez Valley Community Plan. Additionally, the project is conditioned to use light

deprivation curtains in the greenhouse to minimize the impact of the lighting necessary for the agricultural processes.

The project is consistent with noise policies that require noise exposure to be limited. The Applicant has provided calculations for the sound levels at the property lines for all proposed noise generating machines. Per the calculations listed on the Applicant's plans, the maximum sound level will be 46.56 dB at the southern property line. This is well below the required maximum of 65 dB.

2.1.2 The proposed development is located on a legally created lot.

The Board finds that the subject parcel is an existing legal lot of record and was created as Parcel C of Parcel Map 12,800 on February 22, 1982, and is shown in Parcel Maps Book 29, Pages 84 and 85, in the Office of the County Recorder of the County of Santa Barbara, State of California.

2.1.3 The subject property is in compliance with all laws, regulations, and rules pertaining to uses, subdivisions, setbacks, and any other applicable provisions of this Development Code, and any applicable zoning violation enforcement and processing fees have been paid. This Subsection shall not be interpreted to impose new requirements on legal nonconforming uses and structures in compliance with Chapter 35.101 (Nonconforming Uses, Structures, and Lots)

The Board finds that as conditioned, and as discussed in Finding 2.1.1, above, the subject property is in compliance with all laws, regulations, and rules pertaining to uses, subdivisions, setbacks, and any other applicable provisions of this Development Code for the AG-I zone district, and for the development of greenhouses. There are no open Notices of Violation on the subject property.