

**ATTACHMENT 1:**  
**FINDINGS FOR APPROVAL**

**1.0 CEQA FINDINGS**

The proposed project is exempt from CEQA based on the general rule in Section 15061(b)(3) of the “Guidelines for Implementation of California Environmental Quality Act.” Section 15061(b)(3) states CEQA applies only to projects which have no potential for causing a significant effect on the environment. The project is a legislative action that would replace an outdated agricultural zoning district under Ordinance 661 with a comparable modern agricultural zoning district under the Land Use development Code (LUDC). This project is for a consistency rezone only, does not involve any development, and the subject parcel does not include environmental resources of critical concern.

**2.0 ADMINISTRATIVE FINDINGS**

**2.1 REZONE FINDINGS**

Pursuant to Section 35.104.060, in order for the Planning Commission to recommend approval or for the Board of Supervisors to approve a rezone request, the following findings shall be made by the Planning Commission and Board of Supervisors:

**2.1.1. *The request is in the interests of the general community welfare.***

The rezone will bring the subject parcel into conformance with the County LUDC, the current zoning ordinance. The rezone will not change the fundamental intent of the current zone ‘U’ Unlimited Agriculture zone district. The subject parcel is currently zoned for agricultural use and will remain zoned for agricultural use. All types of agriculture allowed under the current zoning district would be allowed under the proposed zoning district. Rezoning the parcel will also facilitate permitting for new agricultural or other types of development. Therefore, the project is in the interests of the general community welfare.

**2.1.2. *The request is consistent with the Comprehensive Plan, the requirements of State planning and zoning laws, and LUDC.***

State law requires zoning ordinances to be consistent with the County Comprehensive Plan. The subject parcel is designated Agriculture II, 100-acre minimum lot area under the County Comprehensive Plan. The request will rezone the subject parcel from the antiquated U-100 zone district under Ordinance 661 to the current AG-II-100 zone district under the County LUDC, Section 35.21. The AG-II-100 zone district is consistent with the objectives, policies and general land uses of the Agricultural designation of the Comprehensive Plan. Therefore, the proposed rezone is consistent with this finding.

**2.1.3. *The request is consistent with good zoning and planning practices.***

The subject parcel is currently subject to the antiquated zoning of Ordinance 661. In 1983, the County replaced Ordinance 661 with Article III, and in 2006 the County adopted the Land Use Development Code (LUDC) for the Inland area. The subject

parcel and numerous other parcels in rural areas are still subject to the outdated Ordinance 661. Consistent with good zoning practices, consistency rezones, such as the instant case, are encouraged by the County. Therefore, the request is consistent with good zoning and planning practices.

The request will replace the existing antiquated zoning from Ordinance 661 with the modern zoning in the County LUDC. This will help implement a uniform and up-to-date zoning ordinance throughout the County's Inland area. The benefits of the proposed rezone include simplifying the zoning and permitting process and reducing permitting costs and time delays. In addition, the property owner will enjoy full use of the parcel consistent with other parcels that are already subject to the LUDC zoning requirements, allowable uses and provisions. Therefore, the proposed rezone is consistent with this finding.