

ATTACHMENT A: FINDINGS OF APPROVAL

1.0 CEQA FINDINGS

1.1 FINDINGS THAT A PREVIOUS ENVIRONMENTAL DOCUMENT CAN BE USED WHERE THE COUNTY, ACTING AS THE LEAD AGENCY, PREPARED AND ADOPTED AN MND (*per CEQA GUIDELINES SECTION 15162*)

- 1.1.1** A Mitigated Negative Declaration was adopted by The County on August 26, 2025. The Project was evaluated in the Mitigated Negative Declaration and mitigation measures were incorporated into the project by The County.

CEQA Section 15162 provides that when an EIR has been certified for a project or a ND adopted for a project, no subsequent EIR or ND shall be prepared unless the County determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant, environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Section 15162 of the State CEQA Guidelines is found to be applicable to the effects of the Project (Case no. 23RZN-00001). Subsequent to adoption of the Mitigated Negative Declaration by the County, no changes are proposed in the project, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and no new information of substantial importance is available. The project is unchanged from what was approved by the Board on August 26, 2025; however, it includes a corrected “ordinance” rather than “resolution” for the Board to adopt with the regards to the Rezone. This simple and non-substantive typographical correction is the only difference in project materials. Therefore, the Board of Supervisors finds that pursuant to CEQA Section 15162, no subsequent EIR or Mitigated Negative Declaration need be prepared and the previous environmental document prepared for the project, the Mitigated Negative Declaration, dated August 26, 2025, may be used to fulfill the environmental review requirements for this project (Case no. 23RZN-00001).

1.1.2 FULL DISCLOSURE

The Board of Supervisors finds and accepts that the Mitigated Negative Declaration (Case no. 24NGD-00011), dated August 26, 2025, constitutes a complete, accurate, adequate and good faith effort at full disclosure under CEQA. The Board of Supervisors further finds and accepts that the Mitigated Negative Declaration has been completed in compliance with CEQA.

LOCATION OF RECORD OF PROCEEDINGS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Clerk of the Board of Supervisors located at 105 East Anapamu Street, Santa Barbara, CA 93101. These documents and materials are also available at:

<https://santabarbara.legistar.com/Calendar.aspx#current>

2.0 ADMINISTRATIVE FINDINGS

2.1 COUNTY LAND USE AND DEVELOPMENT CODE FINDINGS

2.1.1 AMENDMENTS TO THE DEVELOPMENT CODE, AND COUNTY ZONING MAP (REZONE) FINDINGS

Findings required for all Amendments to the 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 Development Code, or Zoning Map the review authority shall first make all the following findings as applicable:

1. Findings for 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. The Famcon Pipe and Supply Project Rezone will revise the zone district of Assessor Parcel Numbers 107-150-021 and 107-150-022 from Highway Commercial to General Commercial. As discussed in Section 6.2 of the Planning Commission staff report, dated June 3, 2025, and incorporated herein by reference, the changes to land use designation and zone district will not create a significant change in the compatibility of allowed commercial land uses on and around the project site. The project is in the interests of the general community welfare and deemed to be in the public interest because it will provide wholesale pipe supplies and associated products that are used for large water conveyance and utilities projects, such as projects managed by local agricultural operations, utility providers, municipalities, and state agencies such as Caltrans. This Rezone change is a request from one commercial zone district to another. The proposed business is compatible with the nearby Mark Richardson Career Technical Education Center and Agricultural Farm located down the road on Founders Avenue. The proposed project is not growth inducing, because water and sanitary sewer services have already been extended to serve existing development east of the site and the site is already zoned for commercial use. The site is located within the service area of the Laguna County Sanitation District, and the project would not require extension of main lines for water or sewer services.

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 request is consistent with the Comprehensive Plan, the requirements of state planning and zoning laws, and the Land Use Development Code (LUDC) because the allowed use will remain commercial in nature and the development will be compatible with its surroundings. As discussed in Section 6.2 of the Planning Commission staff report, dated June 3, 2025, and incorporated herein by reference, the proposed

development will allow for a commercial use in an area that contains existing urban development and commercial uses. The project is consistent with the policy requirements that adequate services are available to serve the proposed development. The proposed use will not exceed any established County thresholds for volume/capacity ratios, Vehicle Miles Traveled, or Level of Service on existing roads. The proposed access will meet County engineering design standards with an approved design exception and encroachment permit. The project is consistent with policy and to minimize fire hazards because fire-resistant materials and design have been incorporated with a plan for maintaining defensible space around structures, and the project will include payment of Development Impact Mitigation Fees to fund services provided by the County Fire Department. As discussed in Section 6.3 of the Planning Commission staff report, dated June 3, 2025, and incorporated herein by reference, the project is consistent with development standards because the development will meet setback and height limit requirements and it will incorporate landscape screening for the proposed structure, storage, and parking. The project will incorporate water efficient design for indoor and outdoor water use. The project will incorporate dark sky compliant exterior lighting and include an underground storm water detention basin. The project will also be required to receive final approval for design review by the North County Board of Architectural Review. The change in zoning is a request from one commercial zone district to another, which does not create compatibility conflict with existing development or allowed uses. The proposed changes in the zone district of the site will align with the County's Comprehensive Plan policies and comply with LUDC requirements.

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

The Board of Supervisors finds that the request is consistent with good zoning and planning practices. As discussed in Sections 6.2 and 6.3 of the Planning Commission staff report, dated June 3, 2025, and incorporated herein by reference, the project will be compatible with the existing land uses in the surrounding area, will not change the community buildout level, and will not significantly affect the level of traffic on existing roadways. The proposed project is not growth inducing because water and sanitary sewer services have already been extended to serve existing development east of the site and the site is already zoned for commercial use. The proposed project is consistent with all applicable development standards in the ordinance and comprehensive plan policies. Additionally, upon approval of the requested Rezone, the proposed project will be consistent with all development standards in the ordinance. The site is already zoned Highway Commercial, which allows for commercial development that serves a population associated with the Highway

101 travel corridor. The proposed pipe supply use will also utilize the travel corridor and bring a commercial service to area residents and businesses.