

ATTACHMENT B

Findings For Approving Revision and Clarification Regarding County Procedure Regarding Rezones and General Plan Amendments in The Proposed Santa Ynez Valley Community Plan Area Boundary

Pursuant to Section 35-1, the Santa Barbara County Land Use and Development Code, Sec. 35-104.060, of Chapter 35 of the Santa Barbara County Code, in order for the County Planning Commission to recommend approval of a procedure amendment regarding the consideration of general plan amendments and rezones in the Draft Santa Ynez Valley Community Plan (hereinafter "SYVCP") boundary:

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

The proposed procedure revision would allow projects located in the SYVCP boundary to be considered for a rezone and/or general plan amendment that are consistent with the SYVCP to move forward with review initiation and partial processing. Projects determined by the Planning Commission to provide a public benefit would be considered by the Planning Commission for initiation and processing including approval before the SYVCP is adopted. Allowing projects to proceed under the revised procedure would be a customer service improvement. The proposed procedure revision is consistent with the anticipated implementation of the SYVCP. Therefore, the proposed procedure revision is in the interest of the general community welfare.

2. The request is exempt from CEQA.

Pursuant to CEQA Guidelines §15060 (c) (3) the proposed procedure change is not subject to CEQA. The proposed activity does not qualify as a project under CEQA Guidelines §15378 (b) (2) because it consists of a change to a general procedure regarding a continuing administrative activity consisting of exercising the County's legislative discretion regarding the initiation of rezones and/or general plan amendments within the proposed SYVCP boundary. Further, the action is not a project under CEQA because this action will not: allow for any specific development, provide for any changes in permit review standards, or result in any direct or reasonably foreseeable indirect physical change.

3. The request is consistent with the Comprehensive Plan, the requirements of State Planning and Zoning laws, and the County Land Use and Development Code.

The proposed revision is a general procedure for considering the initiation of rezones and/or general plan amendments for projects in the SYVCP boundary and

will not result in a change or amendment to the Comprehensive Plan or County Land Use and Development Code.

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

The proposed procedure revision is consistent with good zoning and planning practices to regulate land uses for the overall protection and management of the environment and community values because it would only allow review initiation and partial processing of rezones and/or general plan amendments which are located in the boundary of the SYVCP. Only projects that provide a substantial public benefit would be allowed to initiate processing including approval before the SYVCP is adopted.