

ATTACHMENT A: FINDINGS

1.0. CEQA FINDINGS

1.1 CEQA Guidelines Exemption Findings

1.1.1 The Board of Supervisors finds that approval of the proposed project, 11ORD-00000-00017 and 11ORD-00000-00018, is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3). Please see Attachment B, Notice of Exemption.

2.0 ADMINISTRATIVE FINDINGS.

2.1 Land Use and Development Code Findings (11ORD-00000-00017)

In compliance with Section 3-104.060 (Findings Required for Approval of Amendments) of the Santa Barbara County Land Use and Development Code (LUDC), the following findings shall be made by the Board of Supervisors in order to approve a text amendment to the LUDC:

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

The proposed ordinance amendment is in the interest of the general community welfare since the amendment will serve to specify the permit process for closure of a mobilehome park without compromising community values, environmental quality, or public health and safety. The proposed ordinance amendments will establish that, in all applications for the closure of a mobilehome park, discretionary approval of a Closure Impact Report by the County Planning Commission is required. This process will result in full disclosure of potential impacts to displaced residents and require the mitigation of those impacts through the provision of relocation assistance, as described in the Planning Commission staff report dated December 6, 2011, and provided for in the ordinance.

A mobilehome that cannot be relocated loses value as a result. This loss in value has an impact on the ability of the mobilehome tenant to relocate upon the closure of the mobilehome park. Reasonable costs of relocation, as allowed for in California Government Code 65863.7, may include compensation to the mobilehome unit owner, at the fair market value of the mobilehome if it cannot be relocated to another site. This compensation will help to assure that the tenant can be relocated to another housing site and thus falls within “reasonable costs of relocation.”

2.1.2 The request is consistent with the Comprehensive Plan, the requirements of State planning and zoning laws, and this Development Code. If the Amendment involves an Amendment to the Local Coastal Program, then the request shall also be found to be consistent with the Coastal Land Use Plan.

Adoption of the proposed ordinance would provide more effective implementation of the State health and safety, planning, and zoning laws by establishing a discretionary mobilehome park closure permit process that clarifies local implementation of Government Code 65863.7. The

proposed ordinance would not result in any inconsistencies with the adopted policies and development standards of the Comprehensive Plan including the Community and Area Plans, and would allow the County to protect public health and safety. The proposed ordinance amendments are also consistent with the remaining portions of the LUDC that would not be revised by this ordinance. Therefore, this ordinance may be found consistent with the Comprehensive Plan including the Community and Area Plans, the requirements of state law, and the LUDC.

The proposed LUDC amendments would not affect the Coastal Land Use Plan or Article II.

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

The proposed ordinance is consistent with sound zoning and planning practices to regulate land uses for the overall protection of the environment and community values. It would guide mobilehome park closures, provide for a discretionary permit process, and add mitigation requirements for the impacts on displaced residents. As discussed in Finding 2.1.2, above, the amendments are consistent with the Comprehensive Plan including the Community and Area Plans, and the LUDC.

2.2 Article II Coastal Zoning Ordinance Findings (11ORD-00000-00018)

In compliance with Section 35-180.6 of the Santa Barbara County Article II Coastal Zoning Ordinance, the following findings shall be made by the Board of Supervisors in order to approve a text amendment to Article II:

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

The proposed ordinance amendment is in the interest of the general community welfare since the amendment will serve to specify the permit process for closure of a mobilehome park without compromising community values, environmental quality, or public health and safety. The proposed ordinance amendments will establish that, in all applications for the closure of a mobilehome park, discretionary approval of a Closure Impact Report by the County Planning Commission is required. This process will result in full disclosure of potential impacts to displaced residents and require the mitigation of those impacts through the provision of relocation assistance, as described in the Planning Commission staff report dated December 6, 2011, and provided for in the ordinance.

A mobilehome that cannot be relocated loses value as a result. This loss in value has an impact on the ability of the mobilehome tenant to relocate upon the closure of the mobilehome park. Reasonable costs of relocation, as allowed for in California Government Code 65863.7, may include compensation to the mobilehome unit owner, at the fair market value of the mobilehome if it cannot be relocated to another site. This compensation will help to assure that the tenant can be relocated to another housing site and thus falls within “reasonable costs of relocation.”

2.2.2 The request is consistent with the Comprehensive Plan, the Coastal Land Use Plan, the requirements of State planning and zoning laws and this Article.

Adoption of the proposed ordinance would provide more effective implementation of the State health and safety, planning, and zoning laws by establishing a discretionary mobilehome park closure permit process that clarifies local implementation of Government Code 65863.7. The proposed ordinance would not result in any inconsistencies with the adopted policies and development standards of the Comprehensive Plan including the Community and Area Plans, and the Coastal Land Use Plan, and would allow the County to protect public health and safety. The proposed ordinance amendments are also consistent with the remaining portions of Article II that would not be revised by this ordinance. Therefore, this ordinance may be found consistent with the Comprehensive Plan including the Community and Area Plans, the Coastal Land Use Plan, the requirements of state law, and Article II.

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

The proposed ordinance is consistent with sound zoning and planning practices to regulate land uses for the overall protection of the environment and community values. It would guide mobilehome park closures, provide for a discretionary permit process, and add mitigation requirements for the impacts on displaced residents. As discussed in Finding 2.2.2, above, the amendments are consistent with the Comprehensive Plan including the Community and Area Plans, the Coastal Land Use Plan, and Article II.

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