

ATTACHMENT A – FINDINGS

1.0 CEQA FINDINGS

1.1 NEGATIVE DECLARATIONS

1.1.1 CONSIDERATION OF THE NEGATIVE DECLARATION AND FULL DISCLOSURE

The County Board of Supervisors (Board) has considered the Negative Declaration together with the comments received and considered during the public review process. The Negative Declaration reflects the independent judgment and analysis of the Board and has been completed in compliance with CEQA, and is adequate for this proposal.

1.1.2 FINDING OF NO SIGNIFICANT EFFECT

On the basis of the whole record, including the negative declaration and any comments received, the Board finds that through feasible conditions placed upon the project, the significant impacts on the environment have been eliminated or substantially mitigated and on the basis of the whole record (including the initial study and any comments received), there is no substantial evidence that the project will have a significant effect on the environment.

1.1.3 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 Clerk of the Board of Supervisors located at 105 East Anapamu Street, Santa Barbara, CA 93101, and online at <https://www.countyofsb.org/160/Planning-Development>.

1.1.4 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15074(d) require the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment. The approved mitigation monitoring program, with its corresponding permit monitoring requirements, is hereby adopted as the reporting and monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

2.0 ADMINISTRATIVE FINDINGS

2.1 ARTICLE II COASTAL ZONING ORDINANCE FINDINGS

2.1.1 AMENDMENT TO ARTICLE II OR ZONING MAP AMENDMENT (REZONE) FINDINGS

A. Findings required for Approval or Conditional Approval of a Rezone or Ordinance Amendment. In compliance with Section 35-180.6 of the Article II Coastal Zoning Ordinance, prior to the approval or conditional approval of an application for a Rezone or Zoning Ordinance amendment, the decision-maker shall first make all of the following findings:

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

The Board finds that the request is in the interest of the general community welfare. As discussed in Sections 4.0 and 6.2 of the Planning Commission Staff Report (Attachment E), dated February 26, 2026, and incorporated herein by reference, the subject property is located at the end of Orchid Drive, a residential cul-de-sac, and is within the More Mesa Shores Homeowners Association. The properties to the north, east, and south are zoned 20-R-1, and the subject parcel was also zoned 20-R-1 until the 1993 Goleta Community Plan was adopted and the site was rezoned to AG-I-10. The project site is not viable for continued agricultural use as documented in the Agricultural Viability Analysis in the Final MND, dated March 2026 (Case No. 25NGD-00006). The existing orchid operation has become cost-prohibitive, and the site is not considered viable for agriculture based on the County's Agricultural Resources Guidelines approved by the Board of Supervisors in August 1993. The proposed residential zoning is compatible with the neighborhood. The project site is surrounded by residential lots developed with single-family dwellings on three sides. The project site is accessed off a residential cul-de-sac, and a more intensive agricultural operation would add more truck trips and parking impacts to the neighborhood. Additionally, the lots to the west of the project site which are zoned AG-I-10 are significantly larger in size (ranging from 17.35 acres to 32.27 acres) and take access off Patterson Avenue, a much heavier-trafficked road. The subject property is 2.33 acres, which is about one fourth of the 10-acre minimum lot size for the zone. Additionally, the proposed 20-R-1 zoning will allow for a more clear urban rural boundary line. Under the current zoning, the project site is surrounded on three sides by properties zoned 20-R-1 and is carved out as AG-I-10. The conversion to residential uses will complete a logical and viable neighborhood.

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

The Board finds that the request is consistent with the Comprehensive Plan, the Coastal Land Use Plan, the requirements of the State planning and zoning laws, and Article II. As discussed in Section 6.2 of the Planning Commission Staff Report (Attachment E), dated February 26, 2026, and incorporated herein by reference, the Zoning Map Amendment and Comprehensive Plan Amendment is compatible with the surrounding neighborhood, and consistent with policies regarding adequate

services, agricultural resources, biological resources, cultural resources, hillside and watershed protection, noise, recreational resources, and water resources. Additionally, as discussed in Section 6.3 of the Planning Commission Staff Report (Attachment E), dated February 26, 2026, and incorporated herein by reference, the Zoning Map Amendment and Comprehensive Plan Amendment will not authorize development. However, any future development is required to comply with the requirements for the 20-R-1 Zone District. The Zoning Map Amendment and Comprehensive Plan Amendment is consistent with the purpose and intent of the 20-R-1 Zone District and the lot meets the minimum lot size of 20,000 square feet.

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

The Board finds that the request is consistent with good zoning and planning practices. The Zoning Map Amendment and Comprehensive Plan Amendment will allow future residential development on the subject parcel, and the existing agricultural designation is not consistent with the surrounding residential uses to the north, south and east of the project site. As discussed in Section 4.0 of the Planning Commission Staff Report (Attachment E), dated February 26, 2026, and incorporated herein by reference, the current orchid operation on the parcel has become cost-prohibitive and is not financially sustainable. The property is surrounded by residential uses on three sides. The property is located at the end of a cul-de-sac and can only be accessed by driving through the residential neighborhood. The proposed residential zoning will allow for future development to be compatible with the surrounding residential uses. Under the current zoning, the project site is surrounded on three sides by properties zoned 20-R-1 and is carved out as AG-I-10. The conversion to residential uses will complete a logical and viable neighborhood, consistent with good zoning and planning practices. Additionally, as discussed in Section 6.2 of the Planning Commission Staff Report (Attachment E), dated February 26, 2026, and incorporated herein by reference, the project is consistent with all applicable policies regarding adequate services, agricultural resources, biological resources, cultural resources, hillside and watershed protection, noise, recreational resources, and water resources.

2.2 EASTERN GOLETA VALLEY COMMUNITY PLAN FINDING

- 1. Pursuant to Eastern Goleta Valley Community Plan Policy LUA-EGV-1.6, the decision-maker for any general plan amendment and/or rezone in the Urban Area which results in a change of land use from agricultural to non-agricultural shall find that:**
 - a) The land is no longer appropriate for urban agricultural land uses following due consideration consistent with all policies of the Eastern Goleta Valley Community Plan, or**

b) There is an overriding public need for conversion to other uses.

As part of the finding the County will:

- 1. Evaluate and document factually and substantively the quality and extent of agricultural resources onsite and adjacent to the property, including, but not limited to, prime agricultural land, land in existing agricultural use, lands with prime soils, grazing land, land with agricultural potential, and lands under Williamson Act contracts.**
- 2. Require proposed land uses that:**
 - a. Are consistent with all policies of the Eastern Goleta Valley Community Plan.**
 - b. Are compatible with each other and with neighboring land uses – whether agricultural or non-agricultural.**
 - c. Avoid partitioning or interrupting contiguous blocks of agriculturally-designated lands.**
 - d. Preserve and enhance environmental resources, including, but not limited to coastal bluff geology, habitat areas, visual resources, and watershed resources, and community characteristics, particularly with regard to agricultural heritage and natural environmental resources, and/or minimize environmental impacts.**
 - e. Include provisions for the community’s social, economic and cultural well-being, and health and safety, such as public parks, open spaces, trails, habitat protection or restoration, and/or community gardens.**
 - f. Dedicate public open space for habitat preservation and/or public recreation and indicate the amount and extent.**
 - g. Provide public coastal access, parking, recreational trails, bike paths, and/or pedestrian routes.**
 - h. Confine and cluster non-agricultural development adjacent to existing developed areas and transportation facilities to maximize preservation of open space, with the exception of passive public recreation improvements such as trails, signs and park facilities.**

The Board finds that the subject property is no longer appropriate for urban agricultural land uses. The project site is not viable for continued agricultural use. The existing orchid operation has become cost-prohibitive, and the site is not considered viable for agriculture based on the County’s Agricultural Resources Guidelines approved by the Board of Supervisors in August 1993. The guidelines utilize a weighted point system to identify the value of a site’s agricultural suitability and productivity. Sites that receive a point total of 60 or more are considered viable. The site was rated at 47.5 points due to its small size, adjacent land uses, and lack of agricultural preserve potential, among other

categories (Attachment C of the Planning Commission Staff Report (Attachment E), dated February 26, 2026, and incorporated herein by reference). The project site is surrounded by residential lots developed with single-family dwellings on three sides. The project site is accessed off a residential cul-de-sac, and a more intensive agricultural operation will not be compatible with the neighborhood. Additionally, the lots to the west of the project site, which are zoned AG-I-10 are significantly larger in size (ranging from 17.35 acres to 32.27 acres) and take access off Patterson Avenue, a much heavier-trafficked road. The project site is mapped as containing prime soils. However, the existing orchid operation does not grow plants within the soil on site but instead grows them in pots within the greenhouses. Additionally, all other residential properties on the cul-de-sac also contain soils mapped as prime soils. The Department of Conservation also classifies the site as “Urban and Built Up Lands”, and as previously described, the site is not considered viable for agriculture based on the County’s Agricultural Resources Guidelines. The project site is not under a Williamson Act contract, and is not eligible to enroll in one.

The proposed residential land use designation and zoning will be consistent with all policies of the Eastern Goleta Valley Community Plan. As discussed in Section 6.2 of the Planning Commission Staff Report (Attachment E), dated February 26, 2026, and incorporated herein by reference, the project is consistent with all applicable policies regarding adequate services, agricultural resources, biological resources, cultural resources, hillside and watershed protection, noise, recreational resources, and water resources. Additionally, future residential development will be analyzed for consistency with all applicable policies. Future residential land uses will be compatible with the neighborhood as the project site is surrounded by residential lots developed with single-family dwellings on three sides, and is located on a residential cul-de-sac. The project site is not located in a contiguous block of agricultural land. The project will not result in any significant environmental impacts. As discussed in the Draft MND (Case No. 25NGD-00006, Attachment C of the Planning Commission Staff Report (Attachment E), dated February 26, 2026, and incorporated herein by reference) significant impacts on the environment have been eliminated or substantially mitigated with the implementation of the proposed mitigation measures and there is no substantial evidence that the project will have a significant effect on the environment. The project site is not located on or adjacent to any established recreational uses, including biking, equestrian or hiking trails. The nearest proposed trail in the adopted PRT maps is located approximately 750 feet south of the project site along Austin Road, and the nearest existing trail/recreation area is located approximately 1,000 feet east of the project site at More Mesa. Due to these distances the project will not impact any existing or

proposed trails or recreation areas. There is not an opportunity on the project site to develop recreational trails or open space.