

ATTACHMENT A
FINDINGS OF APPROVAL

1.0 CEQA FINDINGS

1.1 MITIGATED NEGATIVE DECLARATION, CASE NO. 19NGD-00000-00013

1.1.1 CONSIDERATION OF THE MITIGATED NEGATIVE DECLARATION AND FULL DISCLOSURE

The Board of Supervisors has considered Mitigated Negative Declaration (MND), Case No. 19NGD-00000-00013, for the proposed Orcutt Community Plan Amendment, together with the comments received and considered during the public review process. The MND reflects the independent judgment and analysis of the Board of Supervisors and was completed in compliance with the California Environmental Quality Act (CEQA), and is adequate for the proposed amendment to the Transportation section of the Orcutt Community Plan.

1.1.2 FINDING OF NO SIGNIFICANT EFFECT

On the basis of the whole record, including the MND, Case No. 19NGD-00000-00013, and comments received, the Board of Supervisors finds that through feasible mitigation measures placed upon the project, the significant impacts on the environment have been eliminated or substantially mitigated and on the basis of the whole record. 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 that 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 123 East Anapamu Street, Santa Barbara, CA 93101.

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 required mitigation measures in order to avoid or substantially lessen significant effects on the environment. Attachment 9 of the MND contains the Mitigation Monitoring and Reporting Program. The Board of Supervisors hereby adopts the Mitigation Monitoring and Reporting Program as the reporting and monitoring program for this project.

2.0 ADMINISTRATIVE FINDINGS

2.1 COMPREHENSIVE PLAN FINDINGS – Case No. 18GPA-00000-00001

Findings required for all amendments to the County Land Use and Development Code and the County Zoning Map. In compliance with County Land Use and Development Code (LUDC) section 35.104.060, the Board of Supervisors may only

approve an application for an amendment to the Comprehensive Plan if it first makes all of the following findings, as applicable to the type of amendment.

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

As discussed in the County Planning Commission staff report, dated October 6, 2020, and incorporated by reference, Santa Maria Way and the associated U.S. Highway 101/ Santa Maria Way interchange provide the single point of public access to the adjoining area east of U.S. Highway 101. This point of access currently serves the Elks Unocal Event Center, a pet grooming business, and surrounding farmland. The Santa Maria Joint Unified High School District is constructing a Career Technical Education Center that will also use this same point of access. Santa Maria Way and the existing Santa Maria Way/U.S. Highway 101 interchange experience high traffic volumes and congestion during rodeos, concerts, and other events at the Elks Unocal Event Center. As a result, the Santa Maria Elks Club contracts with California Highway Patrol to direct traffic during large events.

The future road connection would provide a second point of access to the uses east of U.S. Highway 101; motorists could then access northbound and southbound U.S. Highway 101 from Santa Maria Way (as allowed under current conditions) or from Union Valley Parkway. As a result, the road connection would improve access, relieve congestion, and reduce emergency response times during events at the Elks Unocal Event Center. It would also help reduce overall vehicle miles traveled and improve safety and emergency vehicle access along Santa Maria Way. Therefore, the proposed amendment is in the interests of the general community welfare and this finding can be made.

2.1.2 The request is consistent with the Comprehensive Plan, the requirements of State planning and zoning laws, and this Development Code.

The proposed project is consistent with the applicable policies of the Santa Barbara County Comprehensive Plan, including the Orcutt Community Plan, and the applicable development standards of the LUDC, as discussed in Sections 6.3 and 6.4 of the County Planning Commission staff report, dated October 6, 2020, and incorporated herein by reference. Therefore, the proposed amendment is consistent with the Comprehensive Plan, the LUDC, and State planning and zoning laws, and this finding can be made.

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

The proposed amendment and the future road connection would connect an existing highway interchange to an existing frontage road. As discussed in subsection 2.2.1, above, the proposed amendment and future road connection would improve access, relieve congestion, and improve safety and emergency vehicle access to the area east of U.S. Highway 101. As discussed in subsection 2.1.2, above, the proposed amendment is consistent with the Comprehensive Plan, including the Orcutt Community Plan, the LUDC, and State planning and zoning laws. As discussed in the MND and the County Planning Commission staff report, dated October 6, 2020, the amendment does not raise policy, environmental, or other planning issues. The amendment also has broad support from local agencies, community organizations, and nearby property owners. Therefore,

the proposed amendment is consistent with good zoning and planning practices and this finding can be made.

2.2 ADDITIONAL FINDING FOR COMPREHENSIVE PLAN AMENDMENTS

2.2.1 The request is deemed to be in the public interest.

Santa Maria Way and the associated U.S. Highway/Santa Maria Way interchange currently provide the only access to the surrounding area east of U.S. Highway 101. High traffic volumes and congestion during rodeos, concerts, and other events at the Elks Unocal Event Center increase traffic hazards and hinder emergency vehicle access. The future Santa Maria Joint Unified High School District Career Technical Education Center will generate additional passenger vehicle, bus, and light truck traffic that will also rely on Santa Maria Way and the U.S. Highway/Santa Maria Way interchange. The proposed amendment and future road connection would provide alternative access to the area and, therefore, would improve public safety. Therefore, the proposed amendment and the future road connections are in the public interest and this finding can be made.