

ATTACHMENT A: FINDINGS OF APPROVAL

1.0 CEQA FINDINGS

1.1 CEQA EXEMPTION

The Board of Supervisors finds that the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15303 and 15304. Please see Attachment C, Notice of Exemption.

2.0 ADMINISTRATIVE FINDINGS

Findings required for all Coastal Development Permits. *In compliance with Section 35-60.5 of the Article II Coastal Zoning Ordinance, prior to issuance of a Coastal Development Permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and/or the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development.*

The Board of Supervisors finds that as discussed in the Planning Commission staff report, dated February 12, 2024 and Board Letter August 19, 2025, incorporated herein by reference, adequate services are available to serve the proposed development. The site will continue to be served by the La Cumbre Mutual Water Company for domestic water service, Santa Barbara County Fire Department, Santa Barbara County Sheriff's Department, and a private septic system. The private septic system is currently functioning in compliance with code and there are no requirements to modify or repair the septic system per County EHS (Attachment H)

Findings required for Coastal Development Permit applications subject to Section 35-169.4.2. *In compliance with Section 35-169.5.2 of the Article II Coastal Zoning Ordinance, prior to the approval or conditional approval of an application for a Coastal Development Permit subject to Section 35-169.4.2 the decision-maker shall first make all of the following findings:*

1. The proposed development conforms:

- a. To the applicable policies of the Comprehensive Plan, including the Coastal Land Use Plan;***
- b. With the applicable provisions of this Article or the project falls within the limited exceptions allowed in compliance with Section 35-161 (Nonconforming Use of Land, Buildings and Structures).***

The Board of Supervisors finds as discussed in the staff report dated February 12, 2024 and incorporated herein by reference, the development conforms to the applicable provisions of the Comprehensive Plan, including the Coastal Land Use Plan. In addition,

the proposed development is consistent with the Article II requirements for the 3.5-EX-1 Zone District, as they relate to permitted uses, setbacks, etc. Agricultural water wells and orchards are permitted uses on residential properties for agricultural purposes, and the project meets the setback requirements pursuant to the Article II: Coastal Zoning Ordinance. In addition, as discussed in the staff report dated February 12, 2024 and incorporated herein by reference, the proposed project is consistent with policies regarding water resources, visual resources, hillside protection, biological resources, and noise.

2. *The proposed development is located on a legally created lot.*

The Board of Supervisors finds that the subject parcel is a 4.03-acre parcel shown as Tract 278 as per map recorded in 1926 in Book 15, Page 195, of the County of Santa Barbara Maps and Surveys.

3. *The subject property and development on the property is in compliance with all laws, rules and regulations pertaining to zoning uses, subdivisions, setbacks and any other applicable provisions of this Article, and any applicable zoning violation enforcement fees and processing fees have been paid. This subsection shall not be interpreted to impose new requirements on legal nonconforming uses and structures in compliance with Division 10 (Nonconforming Structures and Uses).*

The Board of Supervisors finds that as conditioned, the subject property is, and the proposed project will be, in full compliance with all laws, rules and regulations pertaining to zoning uses, subdivisions, setbacks and all other applicable provisions of the Article II Zoning Ordinance, for the 3.5-EX-1 Zone District. An agricultural water well for agricultural purposes will be on installed on site, and the grading will be validated through this permit, addressing 23BDV-00097. All processing fees have been paid to date.

4. *The development will not significantly obstruct public views from any public road or from a public recreation area to, and along the coast.*

The Board of Supervisors finds that the agricultural water well and grading is not visible from public viewing areas. Therefore, the proposed development will not obstruct public views of the mountains or beach area from public roads since Mariposa Drive is a private road.

5. *The development is compatible with the established physical scale of the area.*

The Board of Supervisors finds as discussed in Section 5.2 of the Planning Commission staff report, dated February 12, 2024 and incorporated herein by reference, that the proposed project is located within an existing developed residential estate neighborhood where single family dwellings and accessory

structures are both commonplace and allowable by ordinance. The agricultural water well will be located underground, and the grading did not affect the existing topography of the developed parcel because it was conducted for the for landscaping and driveway improvements. The nearest adjacent water well is located approximately 600 feet to the northwest of the subject parcel and no well interference is expected.

6. *The development will comply with the public access and recreation policies of this Article and the Comprehensive Plan including the Coastal Land Use Plan.*

The Board of Supervisors finds that the subject parcel does not provide any coastal access points or public recreation areas. Therefore, the proposed project does not impede public access or conflict with recreation policies of Article II and the Comprehensive Plan, including the Coastal Land Use Plan and the Eastern Goleta Valley Community Plan.

Additional finding required for property located within the Eastern Goleta Valley Community Plan area. In compliance with Section 35-192.2 of the Article II Coastal Zoning Ordinance, prior to the approval or conditional approval of an application for a Coastal Development Permit on sites within the Eastern Goleta Valley Community Plan area the decision-maker shall first find that the project meets all the applicable development standards included in the Eastern Goleta Valley Community Plan, as applicable, of the Land Use Element of the Comprehensive Plan.

The Board of Supervisors finds as discussed in Section 5.2 of the Planning Commission staff reported, dated February 12, 2024 and incorporated herein by reference, the proposed project meets all applicable development standards included in the Eastern Goleta Valley Community Plan of the Land Use Element of the Comprehensive Plan regarding adequate services, water resources, hillside protection, biological resources, and noise.