

## ATTACHMENT 4: FINDINGS FOR APPROVAL

### CASE NO. 18ORD-00000-00003

#### 1.0 CEQA FINDINGS

##### 1.1 FINDING THAT A PREVIOUS ENVIRONMENTAL DOCUMENT CAN BE USED (*per CEQA Section 15162*)

The Board of Supervisors (Board) finds that the Negative Declaration (14NGD-00000-00014) adopted for the *2015-2023 Housing Element Update* (Housing Element) fulfills the environmental review requirements for the proposed Article II Coastal Zoning Ordinance (Article II) amendment (Case No. 18ORD-00000-00003).

On January 20, 2015, the Board adopted the Housing Element and the associated Negative Declaration (14NGD-00000-00014). The Negative Declaration concluded that the Housing Element, including Programs 1.4 and 2.4, would not result in any significant environmental impacts. Programs 1.4 and 2.4 direct the County to “encourage the development of unit types that are affordable by design, including ... farm employee dwellings” and “evaluate and revise ... procedures which streamline the permit process for farmworker housing,” respectively. The proposed Article II amendment helps implement these programs and satisfy a local need for affordable agricultural employee housing by streamlining the permit process for agricultural employee dwellings (AEDs).

The Negative Declaration adopted for the Housing Element fulfills the environmental review requirements for the proposed Article II amendment in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162. This section provides (in pertinent part) that the lead agency shall not prepare a subsequent environmental impact report (EIR) for a project when the lead agency or another entity has already adopted a negative declaration for that project, unless one or more of the following have occurred: (1) substantial changes are proposed which will require major revisions to the previous Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) new information of substantial importance which was not known and could not have been known at the time the previous Negative Declaration was adopted has become available.

The proposed Article II amendment will not allow new land uses, increase permitted densities, or otherwise alter the purpose or intent of the goals, policies, and programs of the Housing Element. Thus, the proposed amendment will not result in substantial changes to the Housing Element or to the circumstances under which the Housing Element is implemented, and there is no new information of substantial importance. Furthermore, the proposed amendment will not have new significant effects or increase the severity of effects discussed in the Negative Declaration. Therefore, the Board finds that no new environmental document is required and that the proposed Article II amendment does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162. Projects subject to discretionary permits will be required to comply

with CEQA, as applicable to the specific project proposed.

The Negative Declaration (14NGD-00000-00014) is available for review at:

<https://www.countyofsb.org/plndev/policy/comprehensiveplan/housingelement.sbc>

Santa Barbara County Planning and Development Department  
123 East Anapamu Street  
Santa Barbara, CA, 93101  
(805)568-2000

## **2.0 ADMINISTRATIVE FINDINGS**

In compliance with Article II Section 35-180.6, the Board shall make the following findings in order to approve a text amendment to Article II:

### **2.1 The request is in the interest of the general community welfare.**

The agricultural sector is the top contributor to the county's economy and plays a vital role in statewide agricultural production. High labor demand and the countywide housing shortage have created a significant need for affordable housing for agricultural employees and their families. Agricultural employee housing can provide a low-cost housing option to employees and their families who would otherwise stay in hotels or other short-term accommodations. The proposed Article II amendment is in the interest of the general community welfare because it helps satisfy this local housing need. By streamlining and clarifying the permit process for certain AEDs, the proposed amendment removes governmental barriers and enable applicants to more easily and affordably develop AEDs. Thus, the proposed Article II amendment encourages the development of safe and affordable housing for agricultural employees and their families.

### **2.2 The request is consistent with the Comprehensive Plan, the requirements of State planning and zoning laws, and Article II.**

As discussed in the Environmental Review section of the Board Agenda Letter dated June 2, 2020, herein incorporated by reference, the proposed Article II amendment is consistent with the Comprehensive Plan because it implements two Housing Element programs. The Housing Element is a mandatory element of the Comprehensive Plan that contains 37 programs to carry out the County's housing goals and policies. The Board adopted the Housing Element after making a finding that it was in conformity with other mandatory and optional elements of the Comprehensive Plan. Thus, the proposed Article II amendment is consistent with the Comprehensive Plan, including the Housing Element.

Programs 1.4 and 2.4 direct the County to encourage the development of unit types that are affordable by design and increase opportunities for and streamline the permit process for farmworker housing, respectively. Accordingly, the proposed Article II amendment streamlines the permit process for AEDs in the Agriculture I (AG-I) and Agriculture II (AG-II) zones by (1) allowing certain AEDs with a Coastal Development Permit (CDP) in the Coastal Zone, (2) increasing the number of employees allowed to occupy AEDs at each permit level, and (3) modifying the AED employment location within certain zones and permit levels. The proposed

amendments also clarify that AEDs may include mobile homes, manufactured homes, and park trailers that comply with the California Code of Regulations, Title 25, Division 1, Housing and Community Development.

By implementing Housing Element Programs 1.4 and 2.4 and clarifying regulations related to the use of mobile homes, manufactured homes, and park trailers in accordance with State law, the proposed amendment is consistent with the Comprehensive Plan, including the Housing Element, and the requirements of State planning and zoning laws.

Furthermore, the proposed Article II amendment does not allow new land uses, increase permitted densities, or alter the purpose and intent of any policies or development standards of Article II or the Comprehensive Plan, including the Coastal Land Use Plan. Rather, the proposed amendment reduces and clarifies the permit requirements for development that is already allowed in certain zones. In order for County decision-makers to approve a project based on these proposed amendments, the decision-makers would need to determine that the project is consistent with the policies and development standards of the zoning ordinances and the Comprehensive Plan. As part of this process, Planning and Development staff would perform a policy consistency analysis during the review of the application, and County decision-makers would not approve the project unless they can determine it is consistent with applicable policies and the findings required for approval. Therefore, the proposed amendment is also consistent with Article II in addition to the Comprehensive Plan.

**The request is consistent with good zoning and planning practice.**

- 2.3** The proposed Article II amendment, as analyzed in the Board Agenda Letter dated June 2, 2020, incorporated by reference, is consistent with sound zoning and planning practices to regulate land uses for the overall protection of the environment and community values. The proposed amendment reduces the permit requirements for development that is already allowed in specific zones and clarify that mobile homes, manufactured homes, and park trailers may be used as AEDs. In addition, the proposed amendment does not allow new land uses, increase permitted densities, or alter the purpose and intent of any policies or development standards of the Comprehensive Plan, including the Coastal Land Use Plan. Rather, the proposed amendment will remove barriers to the development of affordable AEDs and help facilitate their production through increased flexibility and reduced permit costs and time. Therefore, similar to Finding 2.2, above, the proposed Article II amendment is consistent with the Comprehensive Plan, Article II, and good zoning and planning practice.