

## **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 Section 15304. Please see Attachment C, Notice of Exemption.

### **2.0 ADMINISTRATIVE FINDINGS – LAND USE PERMITS**

#### **2.1 In compliance with Section 35.30.100.A of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Land Use Permit the review authority shall first find, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (e.g., water, sewer, roads) are available to serve the proposed development.**

The Board of Supervisors finds that adequate services are available to serve the proposed development. The Project is a request to grade a private road that will span 3,945 linear feet through an easement on an existing agricultural field. As discussed in Section 6.3 of the staff report dated July 2, 2024, and incorporated herein by reference, no new development requiring additional water, sanitation or sewer services is proposed. The Project was cleared by the Santa Barbara County Fire Department on January 17, 2024, who confirmed that the Project meets all of their requirements for fire access (Attachment 6). Public Works Transportation Division cleared the Project on January 26, 2024, and had no comments.

#### **2.1.1 In compliance with Subsection 35.82.110.E.1 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Land Use Permit the review authority shall first make all of the following findings:**

**1. The proposed development conforms:**

- a. To the applicable provisions of the Comprehensive Plan, including any applicable community or area plan.**
- b. With the applicable provisions of this Development Code or falls within the limited exception allowed in compliance with Chapter 35.101 (Nonconforming Uses, Structures, and Lots).**

The Board of Supervisors finds that, as discussed in Sections 6.3 and 6.4 of the staff report dated July 2, 2024, and incorporated herein by reference, the proposed development conforms to all applicable policies of the Comprehensive Plan and with all of the applicable provisions of the Land Use and Development Code (LUDC).

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

The Board of Supervisors finds that the proposed development is located on a legally created lot. The lot was created under a subdivision recorded in Book 99, Page 200 in the office of the County Clerk & Recorder and as such is a legally created parcel.

**3. The subject property is in compliance with all laws, regulations, and rules pertaining to uses, subdivisions, setbacks and any other applicable provisions of this Development Code, 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 Chapter 35.101 (Nonconforming Uses, Structures, and Lots).**

The Board of Supervisors finds that, as discussed in the staff report dated July 2, 2024, and incorporated herein by reference, 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 LUDC. All processing fees have been paid to date.