

ATTACHMENT 1: FINDINGS

1.0 CEQA FINDINGS

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 15303 [New Construction or Conversion of Small Structures] and Section 15304 [Minor Alterations to Land] of the State CEQA Guidelines. For further details and discussion regarding this exemption, please see the Notice of Exemption, included as Attachment 3 to the Board Agenda Letter prepared for the May 17, 2022, Board of Supervisors meeting, and incorporated herein by reference.

2.0 ADMINISTRATIVE FINDINGS

2.1 FINDINGS REQUIRED FOR ALL LAND USE PERMITS

2.1.1 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 the Proposed Project is adequately served by public or private services and resources. As discussed in the Planning Commission staff report (Attachment 5 to the Board Agenda Letter prepared for the May 17, 2022 Board of Supervisors meeting), incorporated herein by reference, adequate public and private services are in place to serve the Proposed Project. Domestic water will be provided by a private well and single parcel water system and sewage disposal will be provided by a proposed onsite wastewater treatment system. Both systems have been reviewed preliminarily by Environmental Health Services (EHS) for feasibility, and EHS final approval of the single parcel water system and the onsite wastewater treatment system will be required prior to issuance of a building permit. The subject parcel will continue to be served by the Santa Barbara County Fire Department for fire protection services and by the Santa Barbara County Sheriff for public safety. Access to the site will continue to be provided from a private driveway off of Random Oaks Road, which is a non-exclusive easement that crosses over the subject parcel directly from Alamo Pintado Road. The portion of Random Oaks Road extending from Alamo Pintado Road to the proposed driveway will be widened to 20 feet to meet County Fire Department requirements, as discussed in Section C of the Board Agenda Letter prepared for the May 17, 2022 Board of Supervisors meeting, incorporated herein by reference.

2.1.2 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:

a. The proposed development conforms:

- (1) To the applicable provisions of the Comprehensive Plan, including any applicable community or area plan.**
- (2) 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 the proposed project conforms to the applicable provisions of the Comprehensive Plan, including the Santa Ynez Valley Community Plan, and applicable provisions of the County Land Use and Development Code. As discussed in the Board Agenda Letter prepared for the May 17, 2022, Board of Supervisors meeting, as well as the Planning Commission staff report (Attachment 5 to the Board Agenda Letter) and incorporated herein by reference, the proposed project will not have an impact on the character of the surrounding area and the project is consistent with the LUDC requirements for the AG-I-10 Zone District as they relate to permitted uses, building heights, setbacks and parking.

b. The proposed development is located on a legally created lot.

The Board of Supervisors finds that the proposed project is located on a legally created lot. The subject property is a legal lot granted a Certificate of Compliance on May 27, 2014. The lot is shown on the Assessor's Map Book 137, Pg. 02.

c. 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 conditioned, the subject property and proposed project is in compliance with all laws, regulations, and rules pertaining to uses, subdivisions, setbacks, and other applicable provisions of this Development Code for the AG-I Zone District. No zoning violation complaints have been filed and there are no open violation cases. Additionally, all processing fees have been paid to date.