

## **ATTACHMENT A: FINDINGS FOR APPROVAL**

### **Case No. 24ORD-00031**

#### **1.0. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS**

- 1.1 Case No. 24ORD-00031.** The Board of Supervisors find that the proposed amendment to the County Land Use and Development Code (LUDC) (Case No. 24ORD-00031), is exempt from environmental review pursuant to State CEQA Guidelines Section 15061(b)(3). Please see the Notice of Exemption (Attachment B, incorporated by reference) for more information.

#### **2.0 ADMINISTRATIVE FINDINGS**

In compliance with LUDC Section 35.104.060.A of the County Land Use and Development Code, prior to the approval or conditional approval of an application for an Amendment to the Development Code, the review authority shall first make all of the following findings:

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

The Board of Supervisors finds that the proposed amendments are in the interest of the general community welfare since the amendments will revise the LUDC to achieve the following:

- Facilitate community events such as artist, garden, and architectural tours within the Inland Area of the unincorporated county, which provide an important community resource and offer a way to celebrate the region's area's culture and creativity, and to increase awareness of the cultural richness and talent of the County's rural communities; and
- Streamline the permit process and increase opportunities for residents to conduct appropriately-scaled businesses, including artist studios, out of their homes, which helps to provide for a robust and diversified economy.

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

The Board of Supervisors finds that the proposed amendments are consistent with the Comprehensive Plan, the requirements of the State planning and zoning laws, and the Land Use and Development Code. The proposed amendments are consistent with the remaining portions of the LUDC that are not revised by these amendments. The amendments establish a new temporary use category that is similar in nature to other existing temporary uses and modify permit requirements consistent with other provisions of the zoning code. Any tour events conducted in accordance with the new allowance would be temporary in nature and not involve any development or activities that would have the potential to be inconsistent with policies of the Comprehensive Plan, including applicable Community Plans. Home occupations, including the use of artist studios, would continue to be subject to all applicable rules and regulations of the LUDC. Therefore, these amendments are consistent with the Comprehensive Plan and the LUDC.

**2.3 The request is consistent with good zoning and planning practices.**

The Board of Supervisors finds that the proposed amendments are consistent with sound zoning and planning practices to regulate land uses for the overall protection of the environment and community values since they will revise the LUDC to expand certain allowed uses for the overall benefit of the community, while establishing and clarifying standards to ensure neighborhood compatibility consistent with good zoning and planning practices. As discussed in Finding 2.2, above, the proposed amendments are consistent with the Comprehensive Plan, including applicable community and area plans, and LUDC.