

**ATTACHMENT A: FINDINGS FOR APPROVAL**  
**Case Nos. 24ORD-00011 and -00012**

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

**1.1 CEQA GUIDELINES EXEMPTION FINDINGS PURSUANT TO SECTION 15265 ADOPTION OF COASTAL PLANS AND PROGRAMS**

CEQA Guidelines Section 15265 statutorily exempts local government activities involving the preparation and adoption of local coastal program amendments from environmental review. The proposed Coastal Zoning Ordinance (Article II) amendment affects portions of the County within the Coastal Zone and constitutes an amendment to the County's Local Coastal Program. Therefore, the proposed Article II amendment is statutorily exempt from environmental review pursuant to CEQA Guidelines Section 15265.

Please see the Notice of Exemption (Attachment B-1 to this Board Letter, dated March 18, 2025) for more information.

**1.2 SUBSEQUENT ACTIVITIES WITHIN THE SCOPE OF THE PROGRAM ENVIRONMENTAL IMPACT REPORT**

**FINDINGS PURSUANT TO PUBLIC RESOURCES CODE SECTION 21081 AND THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTIONS 15162 AND 15168:**

**CONSIDERATION OF SUBSEQUENT ACTIVITIES IN THE PROGRAM**

The County Planning Commission considered the previously certified PEIR for the Cannabis Land Use Ordinance and Licensing Program, 17EIR00000-00003 (State Clearinghouse No. 2017071016) (Link to the PEIR provided in Attachment B-2 to the Board Agenda Letter, dated March 18, 2025, and incorporated herein by reference) along with the proposed County Land Use and Development Code (LUDC) and Article II amendments (Proposed Project), which are an activity within the scope of the PEIR. Establishing a cannabis odor threshold and revising existing development standards for odor control will not have any environmental impacts, and no new environmental document is required pursuant to CEQA Guidelines Section 15162. The proposed revisions to the existing OAP requirements, establishing an odor threshold, and clarifying the odor complaint and operator violation processes provides the County decision makers, and Planning and Development Department staff with additional tools to more efficiently identify, evaluate, and enforce cannabis-related nuisance odors in the inland area and Coastal zone.

The Proposed Project is within the scope of the PEIR, and the effects of the Proposed Project were examined in the PEIR. Additionally, the PEIR examined Odor Abatement Plans, treatment technologies, and the potential implementation of carbon filtration and other similar technologies. Therefore, on the basis of the whole record, the previously certified PEIR, and any public comments received, the Planning Commission finds that the Proposed Project will not

create any new significant effects or a substantial increase in the severity of previously identified significant effects on the environment, and there is no new information of substantial importance pursuant to State CEQA Guidelines Section 15162 warranting the preparation of a new environmental document for the Proposed Project.

### **1.3 LOCATION OF DOCUMENTS**

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Clerk of the Board located at 123 East Anapamu Street, Santa Barbara, CA 93101. The Final PEIR is located online at <https://www.countyofsb.org/1358/Zoning-Permitting>

### **2.0 ADMINISTRATIVE FINDINGS**

**In compliance with Section 35.104.060 of the County LUDC, the following findings shall be adopted by the Board of Supervisors (Board) in order to approve a text amendment to the County LUDC:**

**In compliance with Article II Section 35-180.6, the Coastal Zoning Ordinance, the following findings shall be adopted by the Board in order to approve a text amendment to Article II:**

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

The Board finds that the Proposed Project is in the interest of the general community welfare because the amendments will require additional measures to more efficiently identify, evaluate and enforce cannabis-related odors for all commercial cannabis cultivation in the Coastal Zone and indoor cannabis operations in the inland area. Establishing a cannabis odor threshold, revising existing OAP requirements, and clarifying the odor complaint and operator violation processes provides the County decision makers, and Planning and Development Department staff with additional tools to more efficiently identify, evaluate, and enforce cannabis-related nuisance odors in the inland and Coastal Zone. The clarifications to the existing OAP regulations will improve permit compliance procedures and provide operators with a streamlined permit process to improve their odor abatement technologies with minor revisions to existing Coastal Development Permit in the Coastal Zone and Conditional Use Permit /Land Use Permit in the inland area. Further, the proposed changes to Article II will clarify the violation process for cannabis odor threshold exceedance and improve the odor complaint process to help staff better identify odor nuisances through a revised complaint form. The proposed changes to the inland area will clarify existing OAP regulations and incorporate development standards to improve odor nuisances. Therefore, this ordinance is consistent with the Coastal Land Use Plan and the Comprehensive Plan, including the Community Plans, the requirements of State planning and zoning Laws, the LUDC and Article II.

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

The Board adopted the LUDC and Article II cannabis regulations to establish standards that are designed to protect the public health, safety, and welfare, enact strong and effective regulatory and enforcement controls, as a result of, and in compliance with, State law, protect neighborhood character, and minimize potential for negative impacts on people, communities, and the environment, by establishing minimum land use requirements for medicinal and adult-use cannabis activities including cultivation, processing, distribution, manufacturing, testing, and sales.

As further discussed in the County Planning Commission Staff Memo, dated February 12, 2025, and Board Agenda Letter, dated March 18, 2025, the Board finds that the proposed ordinance amendments are consistent with adopted policies and development standards of the Comprehensive Plan, including the Community Plans. The proposed ordinance amendments are also consistent with the remaining portions of Article II, the Coastal Zoning Ordinance that these ordinance amendments would not be revising. Therefore, the Proposed Project would be consistent with the Comprehensive Plan including the Community Plans, the requirements of State Planning and Zoning Laws, the LUDC and Article II.

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

The Board finds the proposed ordinance amendments are consistent with good zoning and planning practices because the amendments provide additional tools and clarifications to existing regulations that will improve cannabis odor control systems, which serves to minimize potential adverse impacts on people, communities, and the environment. As discussed in Finding 2.2, above, the ordinance amendments are consistent with the Comprehensive Plan, LUDC, Article II, and good zoning and planning practice. Therefore, the proposed ordinances amendments are consistent with sound zoning and planning practices to regulate land uses.