

ATTACHMENT 1 – FINDINGS OF APPROVAL

1.0 CEQA FINDINGS

The Board of Supervisors finds that the project is ministerial for CEQA purposes because the land use entitlements, Case Nos. 19CUP-00000-00062, 20AMD-00000-00003, and 19CDP-00000-00157, have already been approved and under the County's Design Review ordinance, the Board of Supervisors lacks authority to address environmental impacts as part of the Preliminary Design Review appeal. Therefore, the project is exempt pursuant to State CEQA Guidelines Section 15268.

2.0 ADMINISTRATIVE FINDINGS – DESIGN REVIEW

A. Findings required for all Design Review applications for sites outside of the Montecito Community Plan area. In compliance with Section 35-184.6 of the Article II Coastal Zoning Ordinance, prior to the approval or conditional approval of an application for Design Review for sites outside of the Montecito Community Plan area, the decision-maker shall first make all of the following findings:

- 1. In areas designated as rural on the land use plan maps, the design, height, and scale of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.**

The Board of Supervisors finds that the design, height, and scale of the proposed structure will be compatible with the character of the surrounding environment and will be subordinate in appearance to natural landforms, will follow the natural contours of the landscape, and will be sited so as not to intrude into the skyline as seen from public viewing places. The subject property is surrounded by existing greenhouse development, agricultural fields, and low-density residential development. The design of the proposed processing building will be compatible with the existing agricultural development on site because it will use materials typical for agricultural buildings. It will be made of steel, consistent with the other buildings on the subject site and surrounding sites, and the roof color will be Desert Sand, consistent with the surrounding agricultural development. It will be similar in height to the existing greenhouses and warehouse, as it has a maximum height from existing grade of 24'-4 ¾" and four of the existing greenhouses have heights of 24'-6", one existing greenhouse has a height of 22', and the existing warehouse has a maximum height of 23'-4 1/8". The work site is relatively flat with a slope of approximately 2%, and the project will not substantially change the existing topography of the site. The processing building will be located at the rear of the parcel, approximately 750 feet from Foothill Road, and will not be visible from Foothill Road or Via Real due to distance as well as intervening landscaping and structures. Finally, the South

Board of Architecture (SBAR) reviewed the project and made the required Design Review findings for approval.

- 2. In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.**

The Board of Supervisors finds that the project site is not located in an urban area nor a designated rural neighborhood. The project site is located in a designated rural area, as discussed above.

- 3. Overall building shapes, as well as parts of any structure (buildings, walls, fences, screens, towers or signs) are in proportion to and in scale with other existing or permitted structures on the same site and in the area surrounding the property.**

The Board of Supervisors finds that overall building shapes are in proportion to and in scale with other existing or permitted structures on the same site and in the area surrounding the property. This area within the Carpinteria Valley is characterized by greenhouse development and agricultural structures. The existing greenhouses on site are between 67,230 and 77,190 square feet, and the existing warehouse is 16,800 square feet. The proposed cannabis processing building will be 25,000 square feet. The processing building is similar in height to the existing development on site as it has a maximum height from existing grade of 24'-4 ¾" and four of the existing greenhouses have heights of 24'-6", one existing greenhouse has a height of 22', and the existing warehouse has a maximum height of 23'-4 1/8". Greenhouses on surrounding sites are of similar size and scale to the greenhouses on the subject site. The SBAR reviewed the project and found that the project was in proportion with other structures on the site and in surrounding areas, and granted Preliminary Design Review approval.

- 4. Mechanical and electrical and equipment shall be well integrated in the total design concept.**

The Board of Supervisors finds that the mechanical and electrical equipment is well-integrated in the total design concept. The proposed chiller units will be located in front of the proposed cannabis processing building behind a concrete wall. The proposed heat pumps will be located on the side of the proposed processing building, approximately 56' from the property line. The equipment will not be visible from any public viewing areas, including Foothill Road and Via Real.

5. There shall be a harmony of material, color, and composition of all sides of a structure or building.

The Board of Supervisors finds that there will be a harmony of material, color, and composition on all sides of the building. All sides of the processing building will be steel with aluminum window frames, steel doors, and a corrugated steel roof, as is typical with agricultural processing buildings. The building will be coated with NUCOR PVDF Cool Coatings Dark Bronze with NUCOR PVDF Cool Coatings Desert Sand trim and roof. Matching exterior downward-facing, fully-shielded light fixtures will be mounted at all of points of ingress and egress, compliant with Building Code requirements. All four elevations of the building will be in harmony, and none of the building sides will be treated with a disparate material, color, or composition. The SBAR reviewed the proposed project materials and found that it was consistent with this finding, and granted Preliminary Design Review approval.

6. A limited number of materials will be on the exterior face of the building or structure.

The Board of Supervisors finds that there will be a limited number of materials on the exterior face of the processing building. The building will be made of steel and will include aluminum window frames, steel doors, and a steel roof. All exterior downward-facing, fully-shielded light fixtures will be matching.

7. There shall be a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.

The Board of Supervisors finds that there will be a harmonious relationship with existing and proposed adjoining developments. The project proposes a painted steel agricultural structure on an agriculturally-zoned site, surrounded by other agriculturally-zoned sites within the Carpinteria Agricultural Overlay. The proposed processing building is a similar height to the existing permitted greenhouses onsite. The subject property is surrounded by existing agricultural accessory structures, greenhouse development, agricultural fields, and low-density residential development. The design of the processing building will be compatible with the existing agricultural development on the project site and on adjacent sites. Additionally, the processing building will be located in the interior of the lot and will not be visible from adjacent public viewing areas.

8. Site layout, orientation, and location of structures, buildings, and signs are in an appropriate and well designed relationship to one another, and to the environmental qualities, open spaces, and topography of the property.

The Board of Supervisors finds that, as shown on the site plan (Attachment 7 of the Board Letter, dated July 1, 2025, and incorporated herein by reference), site layout, orientation, and location of structures and buildings are in an appropriate and well-designed relationship to one another, and to the environmental qualities, open spaces, and topography of the property. The original Development Plan, 82-DP-30, approved a greenhouse in the location of the proposed processing building. Case No. 20AMD-00000-00003 allowed the construction of the cannabis processing building in place of the greenhouse.

The processing building will be in the same orientation as the existing greenhouses on site. The proposed processing building will not impact the environmental qualities of the site as it will be constructed within a heavily disturbed location on the subject parcel and will be surrounded by existing development, including existing greenhouses, a warehouse, and a paved parking area. The maximum net lot coverage allowed for hothouses, greenhouses, and other plant protection structures in the AG-I Zone on lots of 10 acres or more is 65%. With the proposed processing building, the net lot coverage will be 62.8%. The work site is relatively flat with a slope of approximately 2%, and the project will not substantially change the existing topography of the site. Additionally, the processing building will be located in the interior of the lot and will not be visible from adjacent public viewing areas.

9. Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and landmark trees, existing vegetation, selection of planting which will be appropriate to the project, and adequate provisions for maintenance of all plantings.

The Board of Supervisors finds that the existing landscaping onsite will provide screening for the proposed processing building. The existing landscaping plan was reviewed and approved as part of Case No. 18CDP-00000-00077, and it includes trees along Foothill Road to screen the existing greenhouses that will be maintained for the life of the existing permitted cannabis cultivation operation. The processing building will be located in the rear of the lot behind the existing greenhouses on site, and will not be visible from a public road. The SBAR directed the Applicant to return for final approval with a landscape plan to improve the street frontage along Foothill Road to screen the site to the extent possible.

10. Signs, including their lighting, shall be well designed and shall be appropriate in size and location.

The Board of Supervisors finds that there are no signs proposed as part of the project.

11. The proposed development is consistent with any additional design standards as expressly adopted by the Board of Supervisors for a specific local community, area, or district pursuant to Section 35-144A of this Article II.

The Board of Supervisors finds that there are no additional design standards for the Toro Canyon Plan area, and this finding does not apply to the project.