

ATTACHMENT 1: FINDINGS

1.0 CEQA FINDINGS

The Board of Supervisors finds the proposed project exempt from environmental review pursuant to CEQA Guidelines Section 15061 (b)(3). CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The rezone is a legislative action that will replace an outdated agricultural zone district under Ordinance 661 with a comparable agricultural zone district under the Land Use and Development Code. The project does not involve any development and the subject parcel does not include environmental resources of critical concern. Please see Attachment 2, Notice of Exemption.

2.0 ADMINISTRATIVE FINDINGS

2.1 REZONE

A. In compliance with Section 35.104.060 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, Local Coastal Program, or Zoning Map the review authority shall first make all of the following findings:

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

The rezone is in the interest of the general community as it will preserve and protect existing agricultural land. By zoning the property to AG-II-100 it will allow the property to enter into the Agricultural Preserve Program and ensure that agricultural use will be maintained under the current zoning ordinance (Land Use and Development Code).

2.1.2 **The request is consistent with the Comprehensive Plan, the requirements of the State planning and zoning laws, and this Development Code. If the Amendment involves an Amendment to the Local Coastal Program, then the request shall also be found to be consistent with the Coastal Land Use Plan.**

Pursuant to the discussion in Sections 6.2 and 6.3 of the Planning Commission staff report dated September 16, 2014 (Attachment 8), herein incorporated by reference, the rezone is consistent with the Comprehensive Plan, the requirements of the Zoning Ordinance (Land Use and Development Code) and with State laws (Williamson Act). The rezone does not involve an amendment to the Local Coastal Program.

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

The rezone is consistent with good zoning and planning practice because it will ensure consistency with the size of many of the surrounding parcels and ensure the project's consistency with the Uniform Rules for Agricultural Preserves and Farmland Security Zones. The rezone also updates antiquated regulations and makes the zoning consistent with the surrounding properties.