

ATTACHMENT A

Findings for Approval

Disadvantaged Unincorporated Communities (DUC) - Land Use Element Amendment

1.0 CEQA FINDING

- 1.1 The Board of Supervisors finds the proposed project exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3). Please see Attachment B, Notice of Exemption.

2.0 ADMINISTRATIVE FINDINGS

Findings required for all amendments to the County Land Use and Development Code and the County Zoning Map. In compliance with County Land Use and Development Code (LUDC) Section 35.104.060.A, an application for an amendment to the Comprehensive Plan may be approved only if the review authority first makes all of the following findings, as applicable to the type of amendment.

2.1 COMPREHENSIVE PLAN FINDINGS

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

Disparities in access to safe affordable water, wastewater treatment services, stormwater drainage infrastructure, and structural fire protection persist within the county. An individual's income should not determine the individual's access to basic public services. Two of the seven DUCs lack access to public water and only three DUCs have access to public sewer. Structural fire protection continues to be a challenge for Cuyama, New Cuyama, and Ventucopa, despite the new fire station in New Cuyama. None of the DUCs have stormwater drainage systems. Although the proposed amendment does not authorize new infrastructural development, it documents current infrastructure needs or deficiencies and potential funding sources to help address these needs or deficiencies. Therefore, the proposed amendment is in the interest of the general community welfare and this finding can be made.

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

The proposed amendment is consistent with the applicable policies of the Santa Barbara County Comprehensive Plan, including the Land Use Element, and the applicable development standards of the County Land use and Development Code (LUDC) as discussed in Sections 5.2 and 6.3 of the County Planning Commission staff report, dated October 26, 2022, and incorporated herein by reference. For example, the proposed amendment does not include any substantive changes to any of the policies in the Comprehensive Plan and does not change currently allowed uses or development of land. Also, the proposed amendment would not change any existing text, zones, development standards, or other aspects of the LUDC.

The proposed amendment is consistent with State planning laws. Specifically, the proposed amendment is consistent with Government Code Section 65302.10 and includes current DUCs, infrastructure needs or deficiencies related to water, wastewater, stormwater drainage, and structural fire protection, and financing alternatives to increase services to DUCs.

Therefore, the proposed amendment is consistent with the Comprehensive Plan, State planning and zoning laws, and the LUDC, and this finding can be made.

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

The proposed amendment includes current DUCs, infrastructure needs or deficiencies related to water, wastewater, stormwater drainage, and structural fire protection, and financing alternatives that could make the extension of services to DUCs financially feasible as required by Government Code Section 65302.10. It does not include any changes to zoning regulations. The amendment does not raise policy, environmental, or other planning issues. Therefore, the proposed amendment is consistent with good zoning and planning practices and this finding can be made.

2.2 ADDITIONAL FINDING FOR COMPREHENSIVE PLAN AMENDMENTS

2.2.1 The request is deemed to be in the public interest.

The primary intent of SB 244 is to address financial and other barriers that contribute to regional inequity and infrastructure needs or deficiencies within DUCs. Ultimately, SB 244 requires an analysis of basic infrastructure services within each DUC, as well as an analysis of financing alternatives that could make the extension of services and facilities to DUCs financially feasible. State and federal grant funding is available to further address infrastructure needs or deficiencies within DUCs. Overall, it is in the public interest to adopt this amendment, as all residents of the county should have access to basic services. Therefore, this finding can be made.