

ATTACHMENT 7: FINDINGS

ARTICLE II COASTAL ZONING ORDINANCE, CASE NO. 12ORD-00000-00013

AGRICULTURAL BUFFER ORDINANCE

1.0. CEQA FINDINGS

1.1 CEQA Guidelines Exemption Findings

- 1.1.1** The Board of Supervisors finds that the proposed project, 12ORD-00000-00013, is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15265. Please see Attachment 13, Notice of Exemption.

2.0 ADMINISTRATIVE FINDINGS.

In compliance with Section 35-180.6 (Finding Required for Approval of Rezone or Ordinance Amendment) of the Santa Barbara County Article II Coastal Zoning Ordinance, the Board of Supervisors shall make the following findings in order to approve a text amendment to Article II:

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

The proposed ordinance amendment is in the interest of the general community welfare since the amendment will serve to implement existing Coastal Land Use Plan policies pertaining to agricultural buffers without compromising community values, environmental quality, or the public health and safety. The proposed ordinance amendment would provide clear direction on how to implement existing policies by establishing development standards for agricultural buffers. Agricultural buffers would benefit both agriculturalists that have operations adjacent to a proposed non-agricultural development project and to the residents and/or employees of such non-agricultural development by reducing potential land use conflicts.

2.2 The request is consistent with the Comprehensive Plan, the Coastal Land Use Plan, the requirements of State planning and zoning laws and this Article.

Adoption of the proposed ordinance will provide more effective implementation of the State planning and zoning laws by providing clearer and more efficient permit process that will benefit the public. The proposed ordinance implements existing Comprehensive Plan and Coastal Land Use Plan policies pertaining to agricultural buffers and land use conflicts between agricultural uses and new non-agricultural development and uses. Currently these issues are addressed on a case by case basis. The proposed ordinance establishes development standards for agricultural buffers that address applicability of agricultural buffers, widths of agricultural buffers, and allowable uses within agricultural buffers. The proposed ordinance will not result in any inconsistencies with the adopted policies and development standards of the Comprehensive Plan including the community

and area plans and the Coastal Land Use Plan. The proposed ordinance amendment is also consistent with the remaining portions of Article II that would not be revised by this ordinance. Therefore, this ordinance may be found consistent with the Comprehensive Plan including community and area plans, the Coastal Land Use Plan, the requirements of State Planning and Zoning Laws, and Article II.

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

The proposed ordinance is consistent with sound zoning and planning practices to regulate land uses for the overall protection of the environment and community values. It will provide for clearer permit processes and add new development standards pertaining to agricultural buffers that will serve to minimize potential land use conflicts between agricultural development and uses and non-agricultural development and uses. As discussed in Finding 2.2, above, the amendment is consistent with the Comprehensive Plan including community and area plans, the Coastal Land Use Plan and Article II.