

## ATTACHMENT 1: FINDINGS

### 1.0 CEQA FINDINGS

#### 1.1 CEQA EXEMPTION

The Board of Supervisors finds that the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(a). Please see Attachment 3, Notice of Exemption.

### 2.0 ADMINISTRATIVE FINDINGS

#### 2.1 LAND USE PERMIT FINDINGS

**In compliance with Section 35.30.100.A of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Land Use Permit the review authority shall first find, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (e.g., water, sewer, roads) are available to serve the proposed development.**

The Rancho Ynecita Mutual Water Company has issued a can and will serve letter dated October 24, 2014 verifying that water service will be provided for the proposed project. Sanitary services will be provided by a proposed septic system utilizing a dry well. Environmental Health Services has reviewed and approved the proposed septic system design. Access will be provided by an existing private driveway from Old Calzada Ridge Road. Police services will be provided by the Santa Barbara County Sheriff's Department and Fire protection will be provided by the Santa Barbara County Fire Department (station #32). Therefore the project is consistent with this finding.

#### 2.1.1 In compliance with Subsection 35.82.110.E.1 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Land Use Permit the review authority shall first make all of the following findings:

##### 1. The proposed development conforms:

##### a. To the applicable provisions of the Comprehensive Plan, including any applicable community or area plan.

As discussed in Attachment 3 of the Board Letter dated November 10, 2015, incorporated herein by reference, the project is consistent with the Santa Barbara County Comprehensive Plan, including the Santa Ynez Valley Community Plan. Therefore, the project is consistent with this finding.

##### b. With the applicable provisions of this Development Code or falls within the limited exception allowed in compliance with Chapter 35.101 (Nonconforming Uses, Structures, and Lots).

As discussed in section 6.4, Zoning - Land Use Development Code Compliance, of the Planning Commission staff report dated June 11, 2015, incorporated herein by reference, the

project is in conformance with the applicable requirements of the Santa Barbara County Land Use and Development Code. Therefore, the project is consistent with this finding.

**2. The proposed development is located on a legally created lot.**

The subject parcel was legally created as a part of Tract Map 11,880 which recorded on August 28, 1975 (book 91, pages 88-94). Therefore, the subject parcel is legally created and the project is consistent with this finding.

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**3. The subject property is in compliance with all laws, regulations, and rules pertaining to uses, subdivisions, setbacks and any other applicable provisions of this Development Code, and any applicable zoning violation enforcement fees and processing fees have been paid. This Subsection shall not be interpreted to impose new requirements on legal nonconforming uses and structures in compliance with Chapter 35.101 (Nonconforming Uses, Structures, and Lots).**

Upon issuance of the subject land use permit legalizing the as-built 864 sq. ft. agricultural storage barn, the subject property will be in compliance with all laws, rules, and regulations pertaining to zoning uses, subdivision, setback and any other applicable divisions of the Land Use and Development Code. No zoning violation enforcement/processing fees have been assessed. As discussed in Section 6.4, Zoning: Land Use and Development Code Compliance of the staff report dated June 11, 2015, incorporated herein by reference, the project is consistent with all of the requirements of the Santa Barbara County Land Use and Development Code. Therefore, the project is consistent with this finding.