

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, and 15304. Please see Attachment C, Notice of Exemption.

2.0 ADMINISTRATIVE FINDINGS

2.1 COASTAL DEVELOPMENT PERMIT FINDINGS

2.1.1 *Findings required for all Coastal Development Permits. In compliance with Section 35-60.5 of the Article II Coastal Zoning Ordinance, prior to issuance of a Coastal Development Permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and/or the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development.*

As discussed in the Planning Commission staff report, dated June 18, 2019 and incorporated herein by reference, adequate services are available to serve the proposed development. The site will continue to be served by the Carpinteria Valley Water District, Carpinteria-Summerland Fire Protection District, Santa Barbara County Sheriff's Department, and a private septic system. Therefore, this finding can be made.

2.1.2 *Findings required for Coastal Development Permit applications subject to Section 35-169.4.1. In compliance with Section 35-169.5.1 of the Article II Coastal Zoning Ordinance, prior to the approval or conditional approval of an application for a Coastal Development Permit subject to Section 35-169.4.1 the decision-maker shall first make all of the following findings:*

1. *The proposed development conforms:*

- a. *To the applicable policies of the Comprehensive Plan, including the Coastal Land Use Plan;***
- b. *With the applicable provisions of this Article or the project falls within the limited exceptions allowed under with Section 35-161 (Nonconforming Use of Land, Buildings, and Structures).***

As discussed in the Planning Commission staff report, dated June 18, 2019 and incorporated herein by reference, the development conforms to the applicable provisions of the Comprehensive Plan, including the Coastal Land Use Plan. In addition, the proposed development is consistent with the Article II requirements for the 1-E-1 zone district, as they relate to permitted uses, building heights, setbacks, and parking. Therefore, this finding can be made.

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

The subject lot is a 1 acre parcel that is shown as Lot C (Parcel "A") of Parcel Map 11,719 and is shown on Recorded Map Book 9, Page 100 of the County of Santa Barbara Maps and Surveys. Therefore, this finding can be made.

3. *The subject property and development on the property is in compliance with all laws, rules, and regulations pertaining to zoning uses, subdivisions, setbacks and any other applicable provisions of this Article, 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 Division 10 (Nonconforming Structures and Uses).

As conditioned, the subject property is, and the proposed project will be, in full compliance with all laws, rules and regulations pertaining to zoning uses, subdivisions, setbacks and all other applicable provisions of the Article II Zoning Ordinance, for the 1-E-1 zone district. Additionally, all processing fees have been paid to date. Therefore, this finding can be made.