

ATTACHMENT B: REZONE FINDINGS

1.0 CEQA FINDINGS

Find that the project is exempt from environmental review pursuant to the CEQA General Rule Section 15061(b)(3). Attachment C, Notice of Exemption, is hereby incorporated by reference.

2.0 ADMINISTRATIVE FINDINGS

2.1 REZONE FINDINGS

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

The purpose of the proposed rezone is to bring the subject parcel into conformance with the County Land Use & Development Code (LUDC). The rezone would not change the fundamental intent of the current zone district. The subject parcel is currently zoned for agricultural use and would remain zoned for agricultural use. All types of agriculture allowed under the current zoning district (100-AG) would be allowed under the proposed zoning district (AG-II-100). Rezoning the parcel would also facilitate permitting for new agricultural or other types of development. Therefore, the project is in the interest of the general community welfare.

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.

State law requires zoning ordinances to be consistent with the comprehensive plan. The subject parcel is designated Agriculture II, 100-acre minimum lot area (A-II-100) under the County Comprehensive Plan. The request would rezone the subject parcel from the antiquated 100-AG zoning district under Ordinance 661 to the modern AG-II-100 zoning district under the LUDC. The AG-II-100 zoning district is consistent with the objectives, policies and general land uses in the A-II-100 plan designation. Therefore, the proposed rezone is consistent with this finding.

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

The subject parcel is currently zoned under Ordinance 661. In 1983, the County replaced Ordinance 661 with Article III, which was replaced with the County Land Use & Development Code in 2007. However, the subject parcel and numerous other parcels in rural areas are still subject to the outdated Ordinance 661.

The request would replace the existing antiquated zoning in Ordinance 661 with the modern zoning in the LUDC. This will help implement a uniform and up-to-date zoning ordinance throughout the inland area. The benefits of the proposed rezone include simplifying the zoning and permitting process and reducing permitting costs and time delays. In addition, the property owner would enjoy full use of the parcel consistent with similar parcels in other areas of the county that are already subject to the LUDC. Therefore, the proposed rezone is consistent with this finding.