

ATTACHMENT 1

FINDINGS FOR APPROVAL

File Number A08 – 0002

1.0 CEQA FINDINGS

- 1.1 A Negative Declaration for the amendment to General Plan Policy 8.1.3.1 is appropriate for compliance with CEQA, pursuant to 14 CCR §15070. The initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the proposed amendment to Policy 8.1.3.1 may have a significant effect on the environment.
- 1.2 The proposed amendment to Policy 8.1.3.1 may result in the creation of more parcels than permitted under current policy, however, there will be no more than the potential number of lots analyzed in the 2004 General Plan EIR because the effect of this policy on limiting the number of potential lots was not included in the either the 2025 forecast or the buildout land use absorption and growth forecasting prepared for the General Plan.
- 1.3 The creation of new residential parcels is a discretionary act, subject to subsequent environmental analysis; therefore, potential impacts associated with individual projects will be analyzed and mitigated at such time as development projects are submitted for review to the County.

2.0 GENERAL PLAN FINDINGS

- 2.1 The proposed amendment will encourage infill development within the urbanized areas identified as Community Regions and Rural Centers, consistent with the land use patterns established by the 2004 General Plan.
- 2.2 All other policies relating to agricultural protection such as minimum setbacks, right-to-farm provisions, Agricultural Commission review, and Agricultural Districts will still apply, thereby protecting important agricultural resources in the county.
- 2.3 Establishment of specific criteria for use by the Agricultural Commission, Planning Commission, and Board of Supervisors for determining the appropriate application of the proposed amendment will ensure that productive agricultural land outside of the urban boundaries will be protected from incompatible land uses.