



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning and
Development
Department No.: 053
For Agenda Of: June 20, 2017
Placement: Set hearing on 06/20/17
for 07/11/17
Estimated Tme: 2 hours on 07/11/17
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Glenn Russell, Ph.D., Director, Planning & Development
Director(s) (805) 568-2085
Contact Info: Jeff Wilson, Deputy Director, Development Review Division
(805) 568-2518

SUBJECT: Rancho La Laguna, LLC and La Laguna Ranch Company, LLC Appeal of the
County Planning Commission's Denial of the Rancho La Laguna Tract Map &
State Small Water System Project
Third & Fifth Supervisorial Districts

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence: N/A

Recommended Actions:

On June 20, 2017, set a hearing for July 11, 2017 to consider the appeal filed by Rancho La Laguna LLC, and La Laguna Ranch Company, LLC of the Planning Commission's May 31, 2017 denial of the Rancho La Laguna Tract Map & State Small Water System project, Case Nos. 06TRM-00000-00002/TM 14,709 and 16CUP-00000-00030.

On July 11, 2017, staff recommends that your Board take the following actions:

- a) Deny the appeal, Case No. 17APL-00000-00004;
- b) Make the required findings for denial of the project, including CEQA Findings;
- c) Determine that denial of the project (Case Nos. 06TRM-00000-00002/TM 14,709, 16CUP-00000-00030) is exempt from CEQA pursuant to CEQA Guidelines Section 15270;

d) Deny the project *de novo* (Case Nos. 06TRM-00000-00002/TM 14,709, 16CUP-00000-00030).

The project site is identified as Assessor Parcel Nos. 133-080-026, 133-080-036, and a portion of 133-080-037 located at the intersection of Alisos Canyon and Foxen Canyon Roads, approximately 7.5 miles northeast of Los Alamos, in the Third and Fifth Supervisorial Districts.

Background:

The Rancho La Laguna Vesting Tentative Tract Map and State Small Water System project is a request to subdivide 3,951-acres of agriculturally zoned land (AG-II-100, 100-acre minimum lot size) into 13 legal lots ranging in size from 160-acres to 605-acres. Each lot would have a residential development envelope (RDE) within which all future residential development would be confined, including residential accessory development. Domestic water would be provided by a proposed State Small Water System. The project was taken before the Planning Commission on January 25, 2017, March 29, 2017, April 26, 2017, and May 31, 2017. On May 31, 2017, the Planning Commission denied approval of the project. On June 9, 2017, the applicant submitted a timely appeal of the County Planning Commission's decision to deny the project, and the project will be before your Board for *de novo* review and decision.

The Subdivision Map Act states that hearings before an appeal board or legislative body shall be held within 30 days after the date of a request for a hearing is filed by the subdivider. (Cal. Gov. Code § 66452.5). If there is no regular meeting of the legislative body within the next 30 days for which notice can be given pursuant to Gov. Code § 66451.3, the appeal may be heard at the next regular meeting for which notice can be given, or within 60 days from the date of the receipt of the request, whichever period is shorter. (Id.) Because there is no regular meeting of the legislative body within the next 30 days for which notice can be given, Planning and Development is requesting that the appeal be held at the next regular meeting for which notice can be given, which is July 11, 2017.

Summary Text:

The analysis and relevant attachments related to this agenda item will be included within a separate Board Agenda Letter to be docketed for the July 11, 2017 hearing.

Special Instructions:

The Clerk of the Board shall publish a legal notice at least 10 days prior to the hearing on July 11, 2017. The notice shall appear in the Santa Barbara News Press (labels attached). The Clerk of the Board shall fulfill noticing requirements. A minute order of the hearing and copy of the notice and proof of publication shall be forwarded to the Planning and Development Department, Hearing Support, Attention: David Villalobos.

Authored by:

Dana Eady, Planner, 934-6266
Development Review Division, Planning and Development Department