



COASTAL DEVELOPMENT PERMIT

Case No.: 15CDP-00000-00028

Project Name: Las Varas Ranch Conditional Certificate of Compliance

Project Address: 10045 Calle Real

Assessor's Parcel No.: 079-080-013

Applicant Name: Paul Van Leer

The Board of Supervisors hereby approves this Coastal Development Permit for the development described below, based upon the required findings and subject to the attached terms and conditions.

Date of Approval: September 1, 2015

Associated Case Number(s): 11COC-00000-00001

Project Description Summary: Conditional Certificate of Compliance for existing parcel. No development included with project.

Project Specific Conditions: See Attachment A

Permit Compliance Case: ___ Yes X No;

Permit Compliance Case No.: _____

Appeals: The final action by the County on this Coastal Development Permit may be appealed to the California Coastal Commission after the appellant has exhausted all local appeals. Therefore a fee is not required to file an appeal of this Coastal Development Permit.

Terms of Permit Issuance:

- 1. Work Prohibited Prior to Permit Issuance.** No work, development, or use intended to be authorized pursuant to this approval shall commence prior to issuance of this Coastal Development Permit and/or any other required permit (e.g., Building Permit). **Warning! This is not a Building/Grading Permit.**
- 2. Date of Permit Issuance.** This Permit shall be deemed effective and issued after the California Coastal Commission's appeal period has ended and all prior to issuance conditions have been satisfied, provided an appeal of this approval has not been filed.
- 3. Time Limit.** The approval of this Coastal Development Permit shall be valid for one year from the date of approval. Failure to obtain a required construction, demolition, or grading permit and to lawfully commence development within two years of permit issuance shall render this Coastal Development Permit null and void.

NOTE: Approval and issuance of a Coastal Development Permit for this project does not allow construction or use outside of the project description, terms or conditions; nor shall it be construed to be an approval of a violation of any provision of any County Policy, Ordinance or other governmental regulation.

ATTACHMENT A: PROJECT SPECIFIC CONDITIONS

1. This Coastal Development Permit is based upon and limited to compliance with the project description, the exhibits, and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

A Coastal Development Permit to accompany Conditional Certificate of Compliance to legalize the creation of 94.25-acre parcel in compliance with Section 66499.35 of the State Subdivision Map Act in an area zoned AG-II-100 under the Article II Coastal Zoning Ordinance. The Certificate of Compliance would validate the existing undeveloped parcel for purposes of sale, lease or finance. The approval of the Certificate of Compliance does not grant any right to develop the parcel and no development is proposed as part of this approval. The property is a 94.25-acre parcel zoned AG-II-100 and shown as assessor parcel number 079-080-013, located at Edwards Point in Las Varas Ranch, Third Supervisorial District.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

2. **Proj Des-02 Project Conformity.** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.
3. **Rules-33 Indemnity and Separation.** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
4. **Special Condition-1.** Following expiration of the applicable appeal period of the final action by the Board of Supervisors, the owner/applicant shall apply to the County Surveyor for recordation of the Conditional Certificate of Compliance with the County Recorder.
5. **Special Condition-2.** Prior to issuance of a permit or other grant of approval for development of the subject parcel, the applicant must demonstrate that there are adequate services available to serve the development on the parcel, including water, sewer, access, and fire protection. Private sewage disposal and water supply installation to serve future development on the parcel shall be to

the satisfaction of the County Public Health Department, Division of Environmental Health Services. Access and fire protection shall be to the satisfaction of the County Fire Department.

6. **Special Condition-3.** Prior to issuance of a permit or other grant of approval for development of the subject parcel, erosion control planting and devices shall be implemented. Such erosion control measures shall be properly maintained throughout grading activities until the plantings are properly established and the erosion control devices are no longer required.
7. **Special Condition-4.** Prior to issuance of a permit or other grant of approval for development of the subject parcel, drainage facilities shall be constructed in order to properly convey runoff for the protection and use of roads and other development.
8. **Special Condition-5.** All utilities to serve future development of the subject parcel shall be installed underground unless it is demonstrated infeasible to do so.