

ATTACHMENT 1: FINDINGS FOR DENIAL

1.0 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The Board of Supervisors (Board) finds that denial of the proposed project is statutorily exempt from environmental review under the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15270(a). More specifically, a project is exempt from CEQA environmental review if the project will be rejected or disapproved by a public agency. As discussed in the Board Agenda Letter dated March 15, 2022, incorporated herein by reference, and in the administrative findings set forth below, the project is denied by the Board because certain findings cannot be made to approve the project.

2.0 ADMINISTRATIVE FINDINGS

In order for a Land Use Permit for new development to be approved, the proposed development must comply with all applicable requirements of the County Land Use and Development Code (LUDC) and policies of the County Comprehensive Plan, including any applicable community or area plan. The following required findings in the County LUDC cannot be made for this project. Only findings that cannot be made are discussed below:

2.1 FINDINGS FOR ALL LAND USE PERMITS

2.1.1 The proposed development conforms:

- (1) To the applicable provisions of the Comprehensive Plan including any applicable community or area plan; and**
- (2) With the applicable provisions of this Development Code or falls within the limited exception allowed in compliance with Chapter 35.101 (Nonconforming Uses, Structures, and Lots).**

The Board finds that the proposed Homestay is not compatible with surrounding uses and is not consistent with the Santa Ynez Valley Community Plan or the applicable provisions of the LUDC. As discussed in Section C of the Board Agenda Letter dated March 15, 2022, and incorporated herein by reference, and Sections 2.0 and 3.0 of the memorandum dated June 1, 2021, included as Attachment 6 to the Board Agenda Letter dated March 15, 2022, and incorporated herein by reference, due to the Homestay's proximity to the neighboring dwellings and noise generating activities, the proposed Homestay is incompatible with the surrounding area, out of character with the surrounding properties, and the Proposed Project is inconsistent with the requirements of the SYVCP to maintain the rural character of the Santa Ynez Valley. Additionally, the Proposed Project is inconsistent with the requirements of Section 35.42.193.D.11 Nuisance Response Plan because the Applicant has blocked the phone number of their neighbor and therefore is not able to answer calls as required.

