



**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Supervisors

FROM: Glenn Russell, Ph.D., Director  
Planning & Development

DATE: August 20, 2015  
Board Hearing of September 1, 2015

RE: Las Varas Ranch Project

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A Board Agenda Letter (BAL) was prepared for the Las Varas Ranch project and submitted for the set hearing date of June 23, 2015. Since completion of the BAL for the project, Planning & Development staff have added information to several of the attachments to the BAL, namely the Findings for Denial (Attachment 1) and the Conditional Certificate of Compliance Conditions of Approval (Attachment 6). In addition, a minor change has been made to Finding 2.2 of Attachment 3 to correct a reference in the Findings for Approval of the Rezone and Conditional Certificate of Compliance, and the approval date for the Coastal Development Permit (Attachment 7) has been updated to reflect the continuance date to September 1, 2015. Text changes in these attachments are shown in ~~strike through~~ and underline. These updated attachments are included herein for your Board's consideration at the September 1, 2015 hearing on this project, along with the rest of the attachments contained in the original BAL.

The following Planning Commission recommendations for your Board have been updated to reflect the modified attachments:

1. For the Lot Line Adjustments, Tentative Parcel Map, Conditional Use Permit, and associated Coastal Development Permits (Case Nos. 05LLA-00000-00005, 05LLA-00000-00006, 05TPM-00000-00002, 07CUP-00000-00057, 11CDP-00000-00078, 15CDP-00000-00026, and 15CDP-00000-00027):
  - a. Make the required findings for denial of the project specified in Attachment 1 of the staff memorandum dated August 20, 2015, including CEQA findings;
  - b. Determine that denial of the project is exempt from CEQA pursuant to CEQA Guideline Section 15270, included in the Notice of Exemption (Attachment 2 of the staff memorandum dated August 20, 2015); and

- c. Deny the project (Case Nos. 05TPM-00000-00002, 05LLA-00000-00006, 05LLA-00000-00005, 07CUP-00000-00057, 11CDP-00000-00078, 15CDP-00000-00026, and 15CDP-00000-00027).
2. For the Rezones, Conditional Certificate of Compliance and associated Coastal Development Permit (Case Nos. 07RZN-00000-00006, 07RZN-00000-00007, 11COC-00000-00001, and 15CDP-00000-00028):
  - a. Make the required findings for approval of the project specified in Attachment 3 of the staff memorandum dated August 20, 2015, including CEQA findings;
  - b. Approve and adopt an ordinance amending the zoning map for the subject parcels from Unlimited Agriculture under Ordinance 661 to AG-II-100 (Attachment 5 of the staff memorandum dated August 20, 2015 – Ordinance for the Rezones);
  - c. Determine the rezones and conditional certificate of compliance exempt from CEQA pursuant to CEQA Guideline Sections 15061(b)(3) and 15305, included in the Notice of Exemption (Attachment 4 of the staff memorandum dated August 20, 2015); and
  - d. Approve the Rezones (07RZN-00000-00007 and 07RZN-00000-00006) and Conditional Certificate of Compliance and accompanying Coastal Development Permit (11COC-00000-00001 and 15CDP-00000-00028) subject to the Conditions of Approval contained in Attachments 6 and 7 of the staff memorandum dated August 20, 2015.

**Attachments:**

Attachment 1: Findings for Denial

Attachment 2: CEQA Exemption for Project Denial

Attachment 3: Findings for Approval of Rezone and COC

Attachment 4: CEQA Exemption for Rezone and COC

Attachment 5: Rezone Ordinance Amendment

Attachment 6: COC Conditions of Approval (11COC-00000-00001)

Attachment 7: COC Coastal Development Permit (15CDP-00000-00028)