

Vasquez Ranch Zoning Map Amendment & Agricultural Employee Dwellings

March 6, 2007
Board of Supervisors

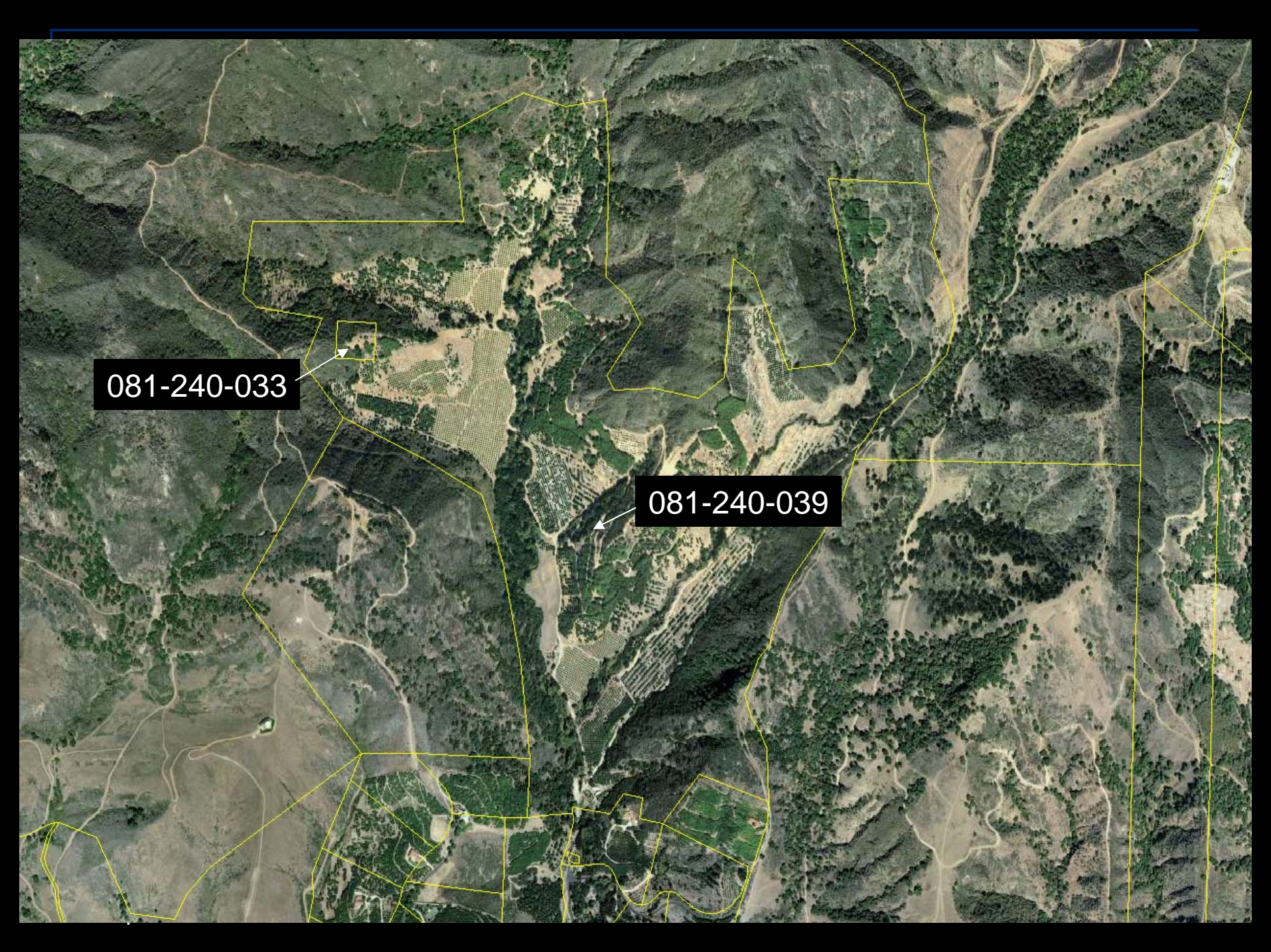
Request

Zoning Map Amendment

- Consistency Rezone
- Current Zone: U under Ord. 661
- Proposed Zone: AG-II-100 under LUDC

Minor Conditional Use Permit

- Three Ag Employee Dwellings

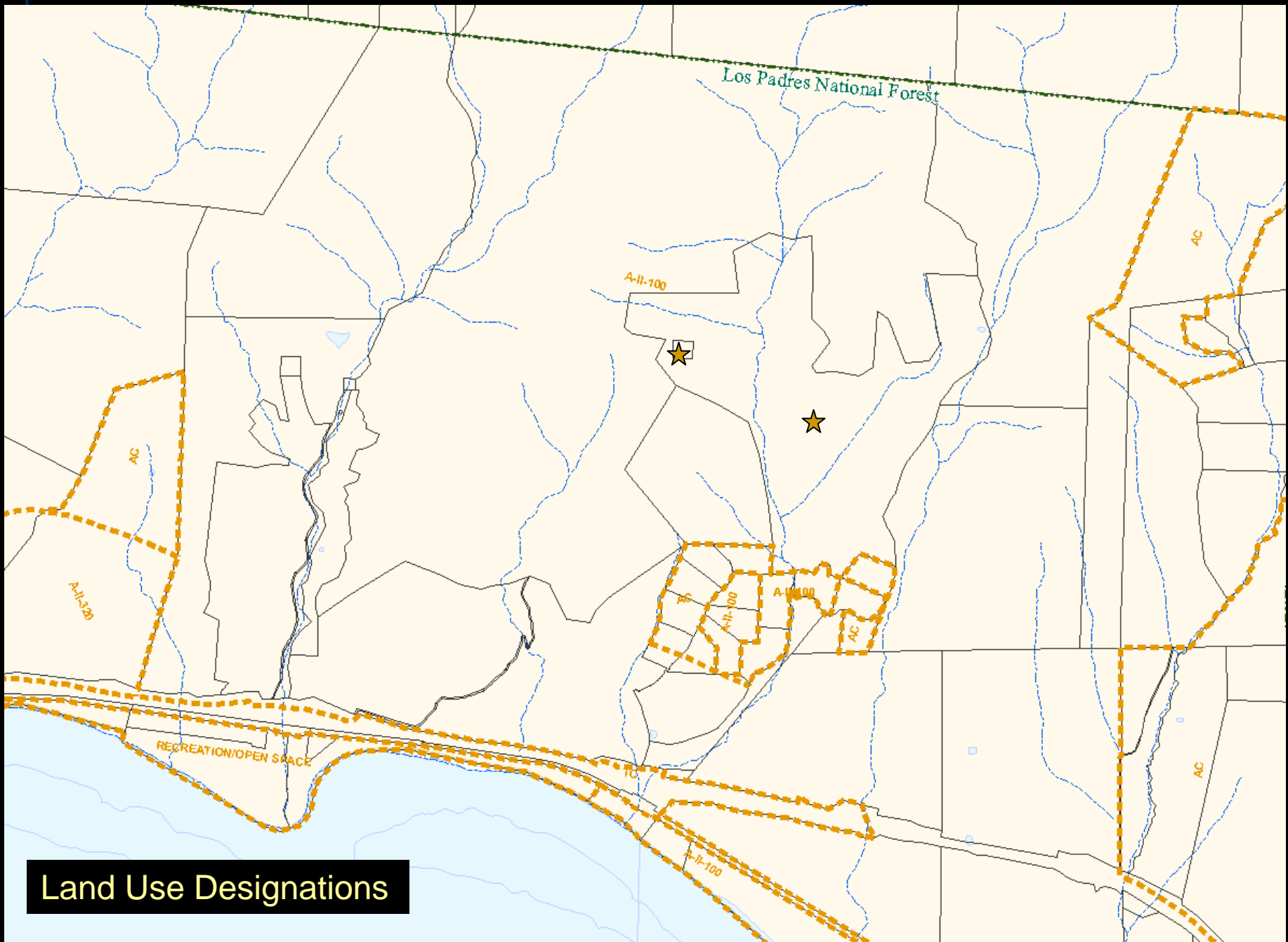
An aerial photograph of a rural landscape, likely in a mountainous region. The terrain is a mix of green vegetation and brownish, cleared or agricultural land. Yellow lines delineate various parcels of land. Two specific parcels are highlighted with black callout boxes containing white text and white arrows pointing to the parcels. The first callout box, labeled '081-240-033', points to a small parcel in the upper left quadrant. The second callout box, labeled '081-240-039', points to a larger parcel in the center-right area. The overall scene shows a complex pattern of land use and ownership.

081-240-033

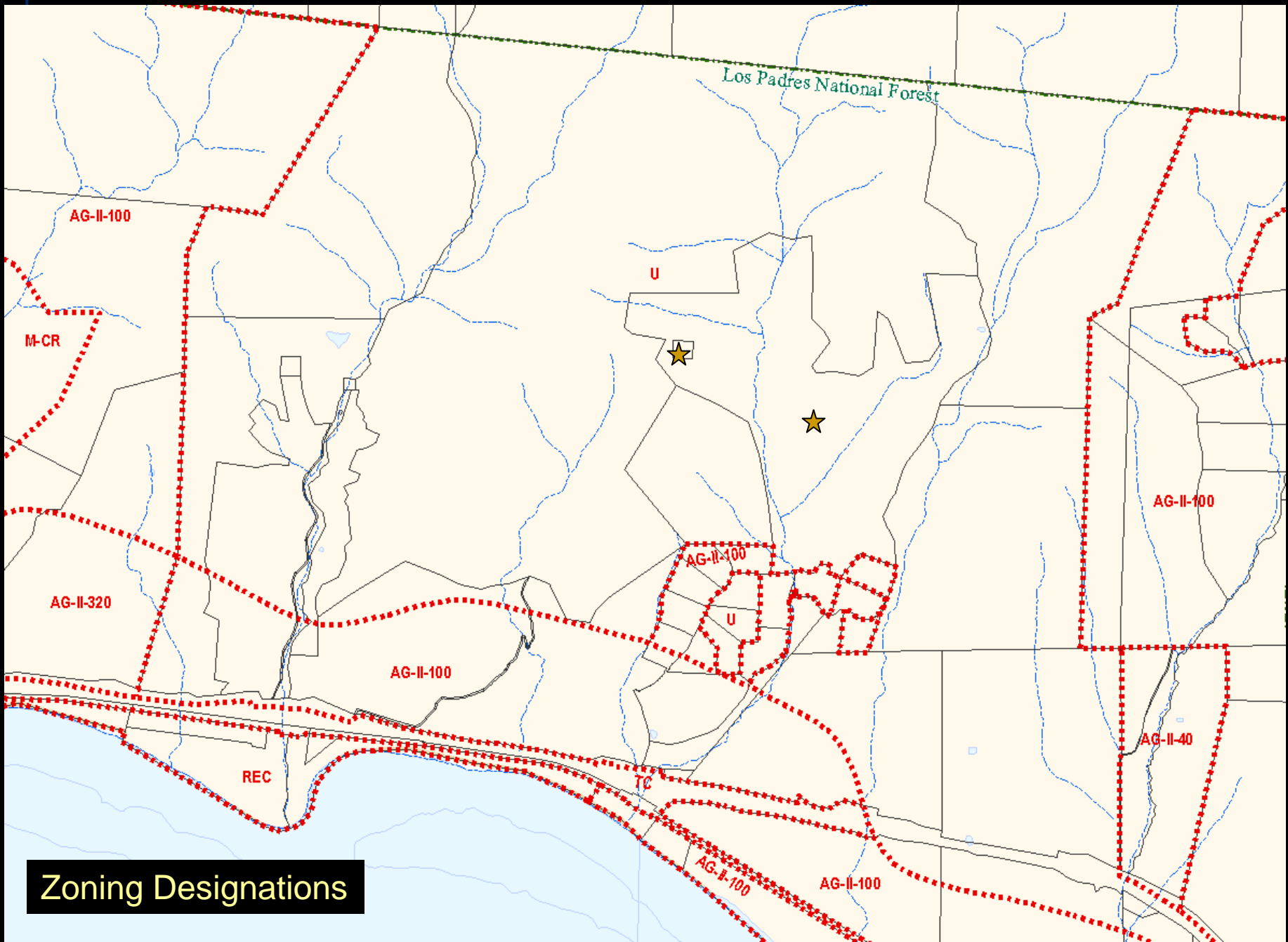
081-240-039

Rezone Information

- Site Size: ~418 acres on two lots
- Comp Plan Designation: A-II-100
- Surrounding Zoning: U and AG-II-100
- Use: Avocado and Lemon Orchards



Land Use Designations



CUP Information

- Applies to APN 081-240-039 only
- Proof of ag use and employment status provided
- Dwellings permitted under 88-CUP-110

Dwelling 1



North/East Corner



West Facade

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Dwelling 2



South Facade



North/West Corner

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Dwelling 3



West/North Corner



South/West Corner

Recommendations

- Adopt the findings for the Zoning Map Amendment & Conditional Use Permit
- Accept the CEQA Exemption
- Adopt a Zoning Map Amendment Ordinance
- Approve the Conditional Use Permit subject to Conditions



Supplemental Slides



Vicinity Map



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Rezone Findings

- In the interest of the general community welfare
- Consistent with Comp Plan, State Law, and LUDC
- Consistent with good zoning and planning practices
- CEQA Exempt Under §15061(b)(3)

CUP Findings

- Not detrimental to general welfare
- Consistent with the Comp Plan and the LUDC
- Compatible with and subordinate to the rural and scenic area
- CEQA Exempt Under §15301