

# **LAS VARAS RANCH PROJECT**

05TPM-00000-00002, 05LLA-00000-00005, 05LLA-00000-00006,  
07CUP-00000-00057, 07RZN-00000-00006, 07RZN-00000-  
00005, 11COC-00000-00001, 11CDP-00000-00078, 15CDP-  
00000-00026, 15CDP-00000-00027, 15CDP-00000-00028

**SANTA BARBARA COUNTY  
BOARD OF SUPERVISORS**

**September 1, 2015**

# Overview

- Background
- Project Description
- Planning Commission Recommendations
- Findings for Denial
- Rezones and Conditional Certificate of Compliance
- Recommended Actions

# Background

- After two hearings, in September 2014, PC voted 3-2 to recommend the BOS to:
  - Not certify the EIR
  - Require additional environmental review
- On February 17<sup>th</sup>, BOS concluded that no additional review is necessary aside from minor clarifications
- BOS directed staff to return to the PC for a recommendation on the project
- Applicant withdrew request for beach cabana on Lot 2 to simplify project review

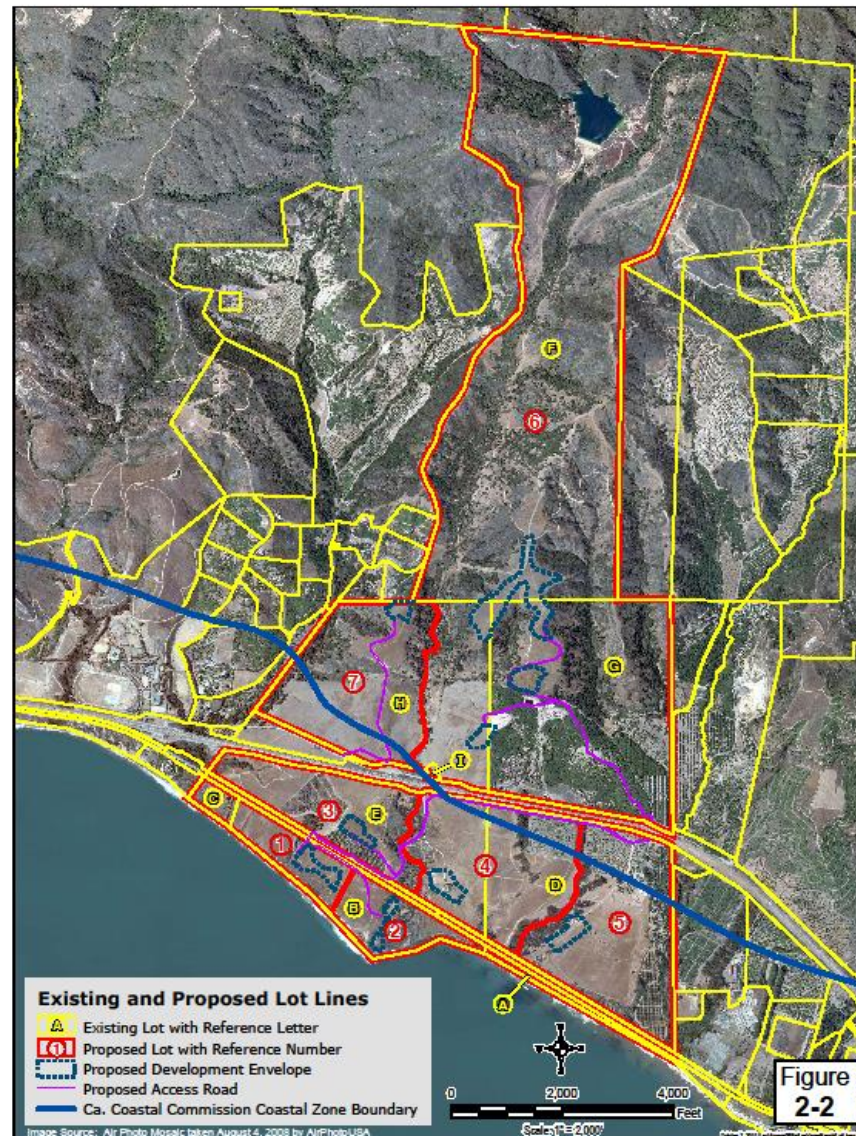
# Background

- Staff prepared EIR Revision Letter to address minor clarifications to EIR
- Project presented to PC on April 29, 2015
- PC recommended denial of TPM, LLAs, CUP and associated CDPs
- PC recommended approval of Rezones and COC

# Existing Ranch



# Project Site Plan



# SITE PLAN

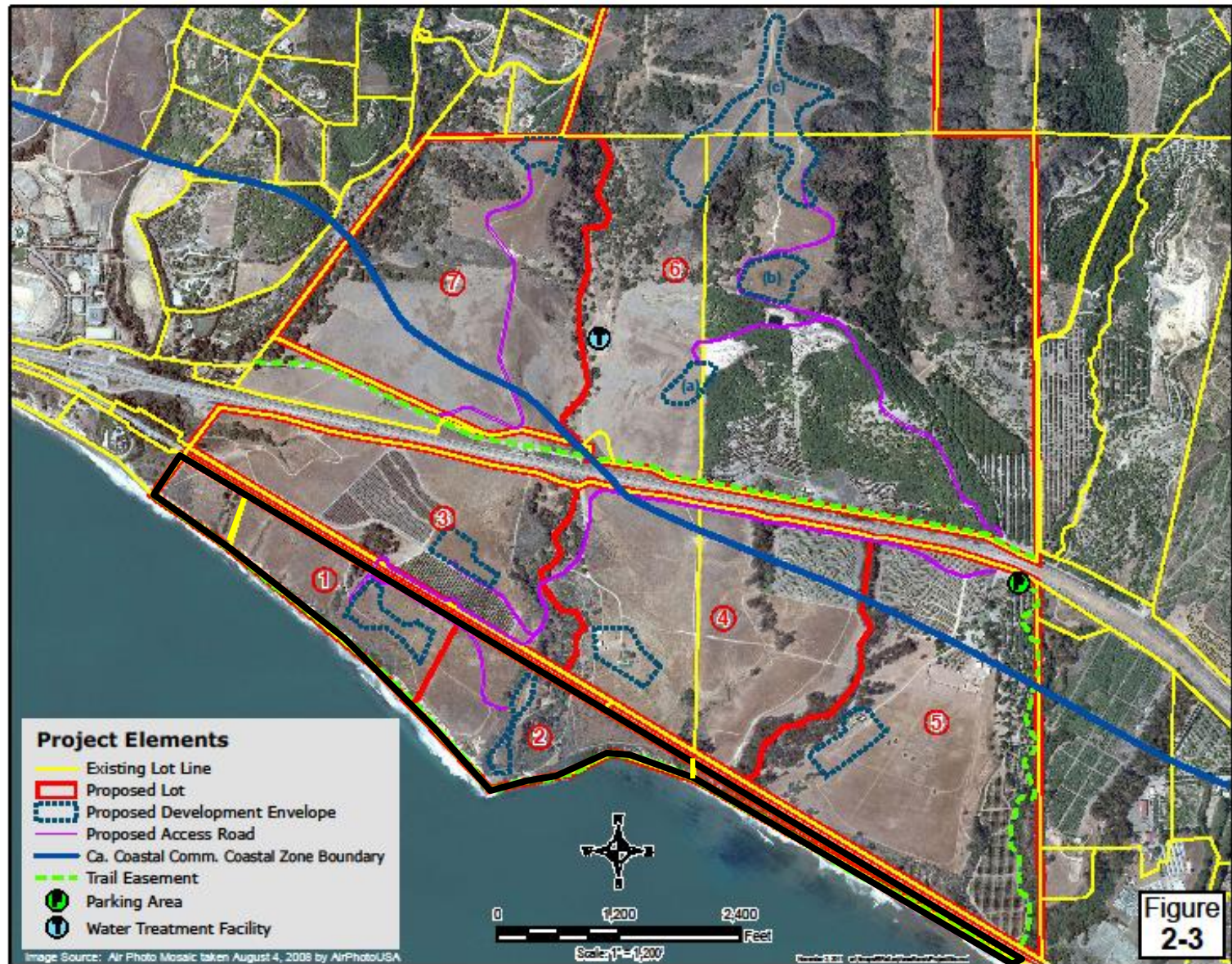
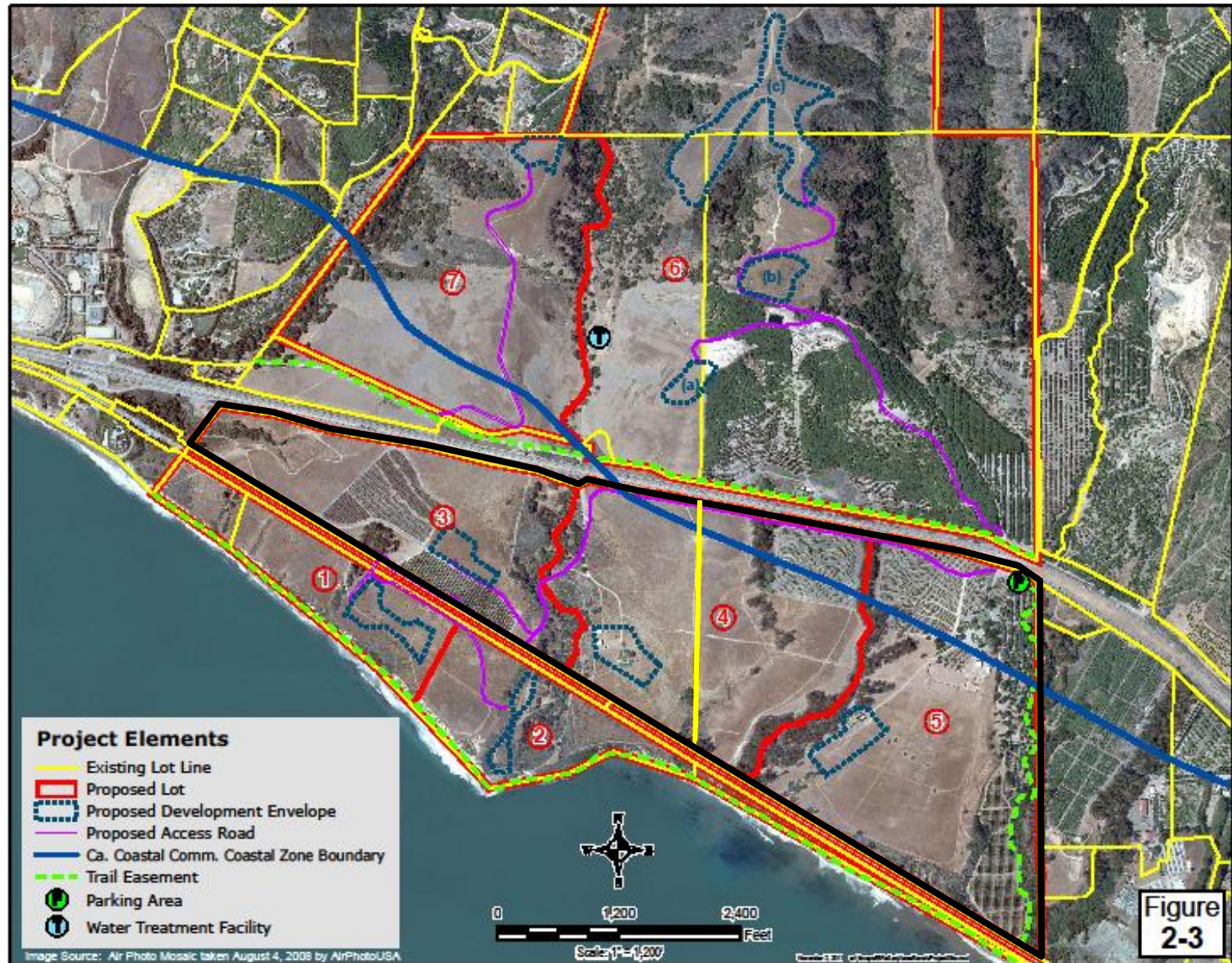


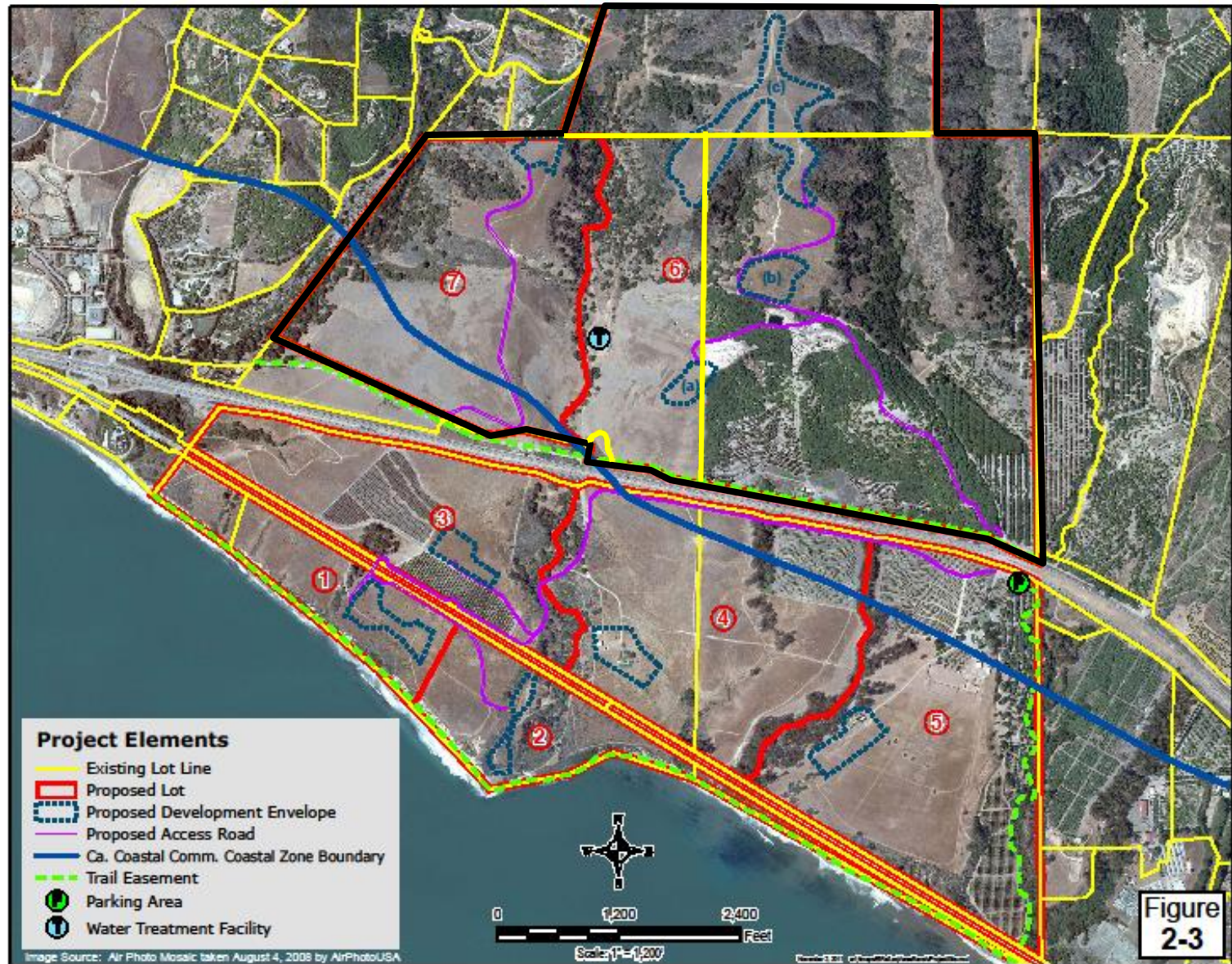
Image Source: Air Photo Mosaic taken August 4, 2008 by AirPhotoUSA

# SITE PLAN

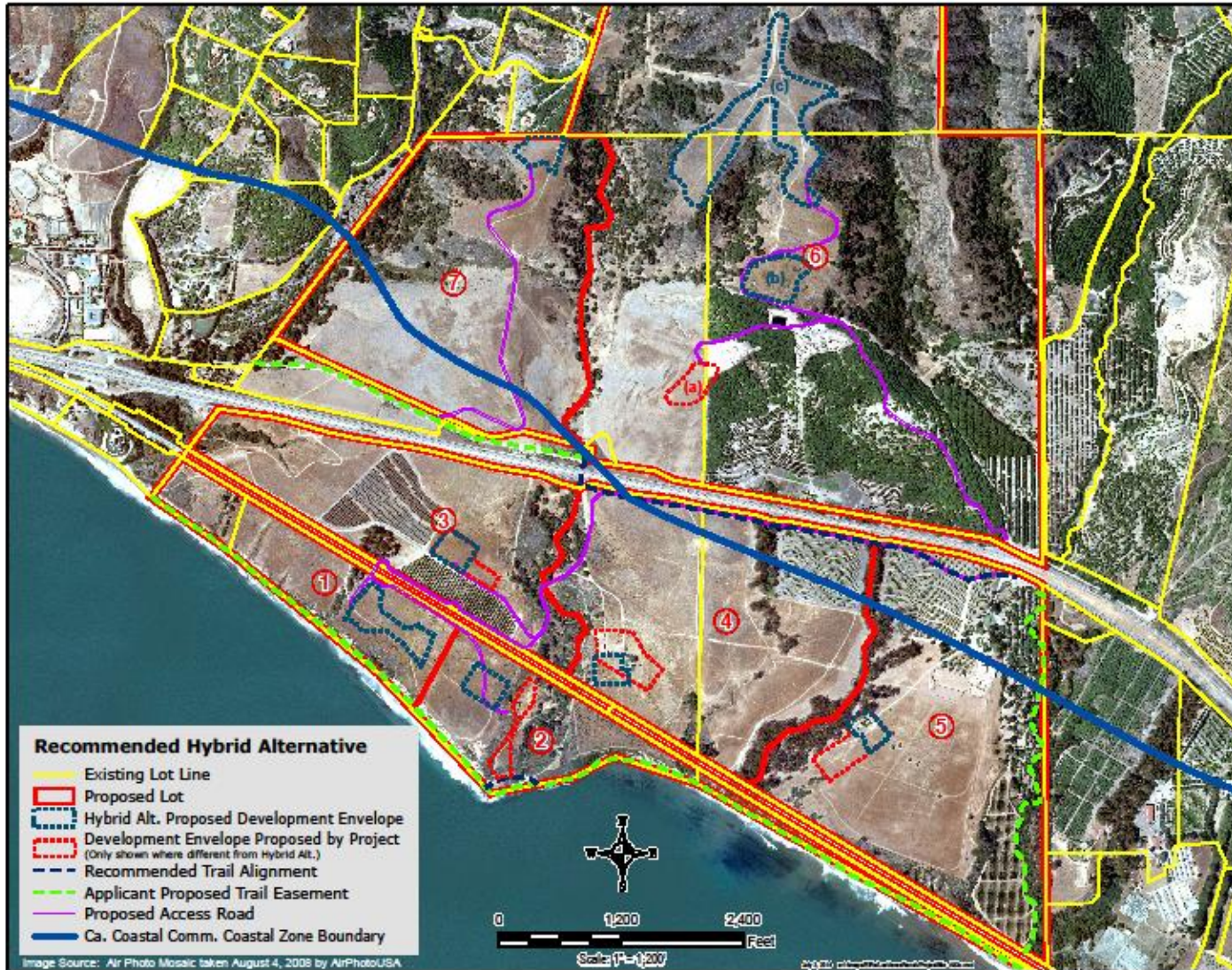




# SITE PLAN



# Hybrid Alternative



# Planning Commission

- PC voted 3-2 to recommend denial of TPM, LLAs, CUP, and associated CDPs
  - Based on project's inconsistency with County and State policies
  - Inadequate mitigation measures to reduce impacts to less than significant levels
- PC voted 5-0 to recommend approval of two Rezones and COC
  - Rezones are consistency rezones from Ordinance 661 to LUDC (AG-II-100)
  - State and local ordinances require issuance of a COC

# Findings for Denial

- Findings for denial prepared for TPM, each LLA, CUP for shared water system, and associated CDPs
- Findings for TPM and LLAs reflect project inconsistencies with various State and County policies
  - Agricultural preservation
  - Biological resources
  - Visual resources
  - Cultural resources

# Findings for Denial

- Findings for CUP denial:
  - Impacts from growth inducement associated with shared water system instead of individual well development
  - Impacts on biological and cultural resources from extensive water line distribution system, in conflict with resource protection policies

# Rezoning

- Inland portion of ranch still zoned under old Ordinance 661, which is obsolete
- Consistency rezoning to appropriate zone (AG-II-100) under LUDC, consistent with land use designation
- In interest of general community welfare and good zoning and planning practices

# Conditional Certificate of Compliance

- 94-acre blufftop parcel illegally created in 1960
- Current owners purchased parcel in 1969
- County must approve COC but can impose conditions
- Land use laws in effect at time of purchase guide conditioning of COC
- Minimum lot size in 1969 was 10 acres
- Any future development on lot would be conditioned to ensure policy consistency, ordinance compliance, and mitigation of impacts

# Recommended Actions for TPM/LLAs/CUP

- Make the required findings for denial of the project, including CEQA findings
- Determine that denial of the project is exempt from CEQA pursuant to CEQA Guideline Section 15270, included in the Notice of Exemption; and
- 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).



# Recommended Actions for Rezones/COC

- Make required findings for approval of the project, including CEQA findings;
- Approve and adopt an ordinance amending the zoning map for the subject parcels from Unlimited Agriculture under Ordinance 661 to AG-II-100
- 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; and
- 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.