

## **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 December 23, 2020, 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 development does not conform to the Santa Ynez Valley Community Plan, as discussed in Section C of the Board Agenda Letter dated December 23, 2020, and incorporated herein by reference. The project is not consistent with the Santa Ynez Valley Community Plan Policy LUA-SYV-3, which requires that new development be compatible with adjacent agricultural lands. The project is substantially larger in scale and scope than anything within the vicinity is. The surrounding properties consist of single-family dwellings, personal equestrian facilities, and small accessory structures. There are no developments of a similar scale in the surrounding area, and the project is therefore incompatible with the adjacent agricultural lands.