

BALLANTYNE APPEAL

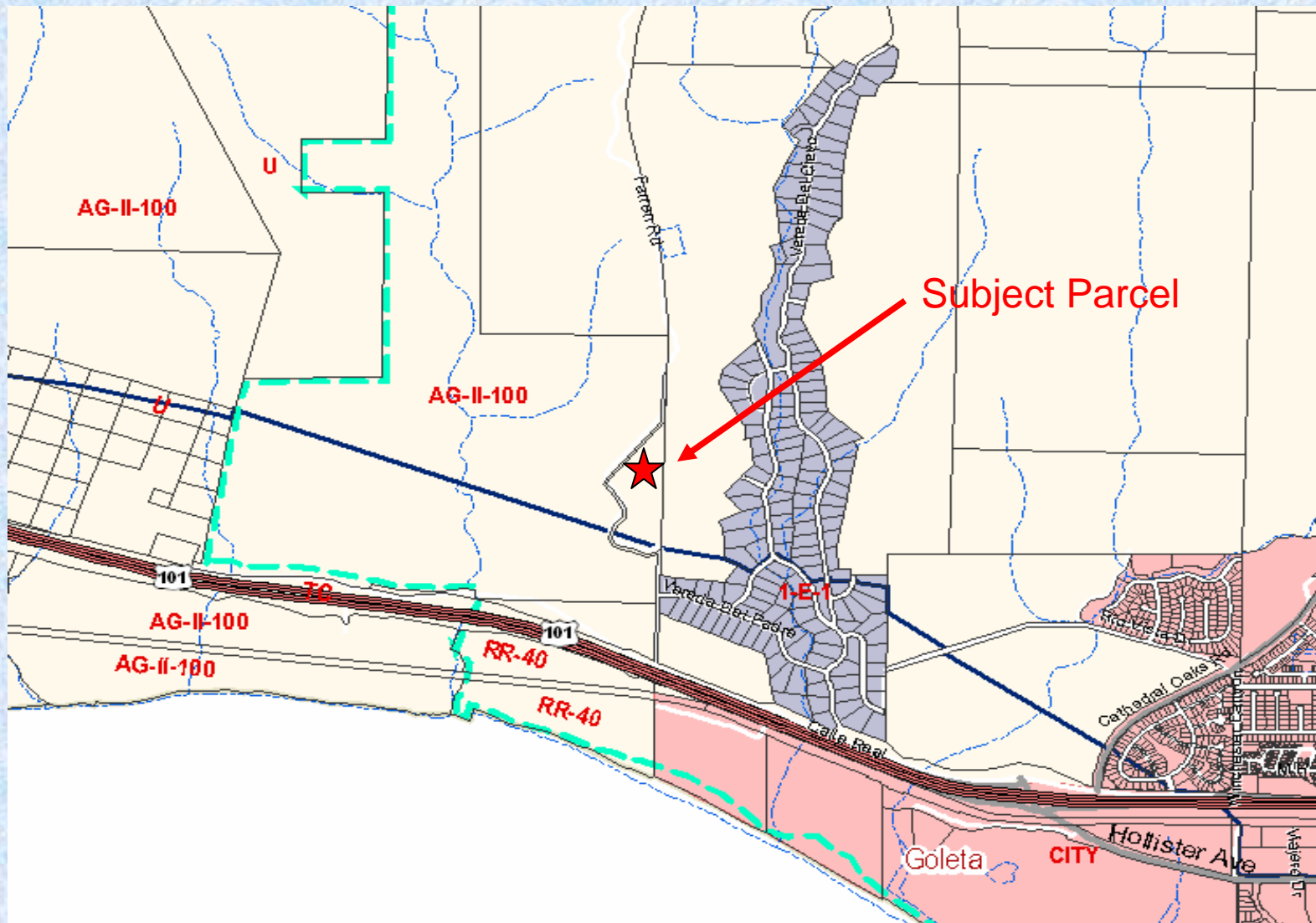
(06APL-00000-00045)

**APPEAL OF PLANNING COMMISSION'S
APPROVAL OF RESIDENCE**

Board of Supervisors

July 15, 2008

VICINITY MAP



SITE PLAN

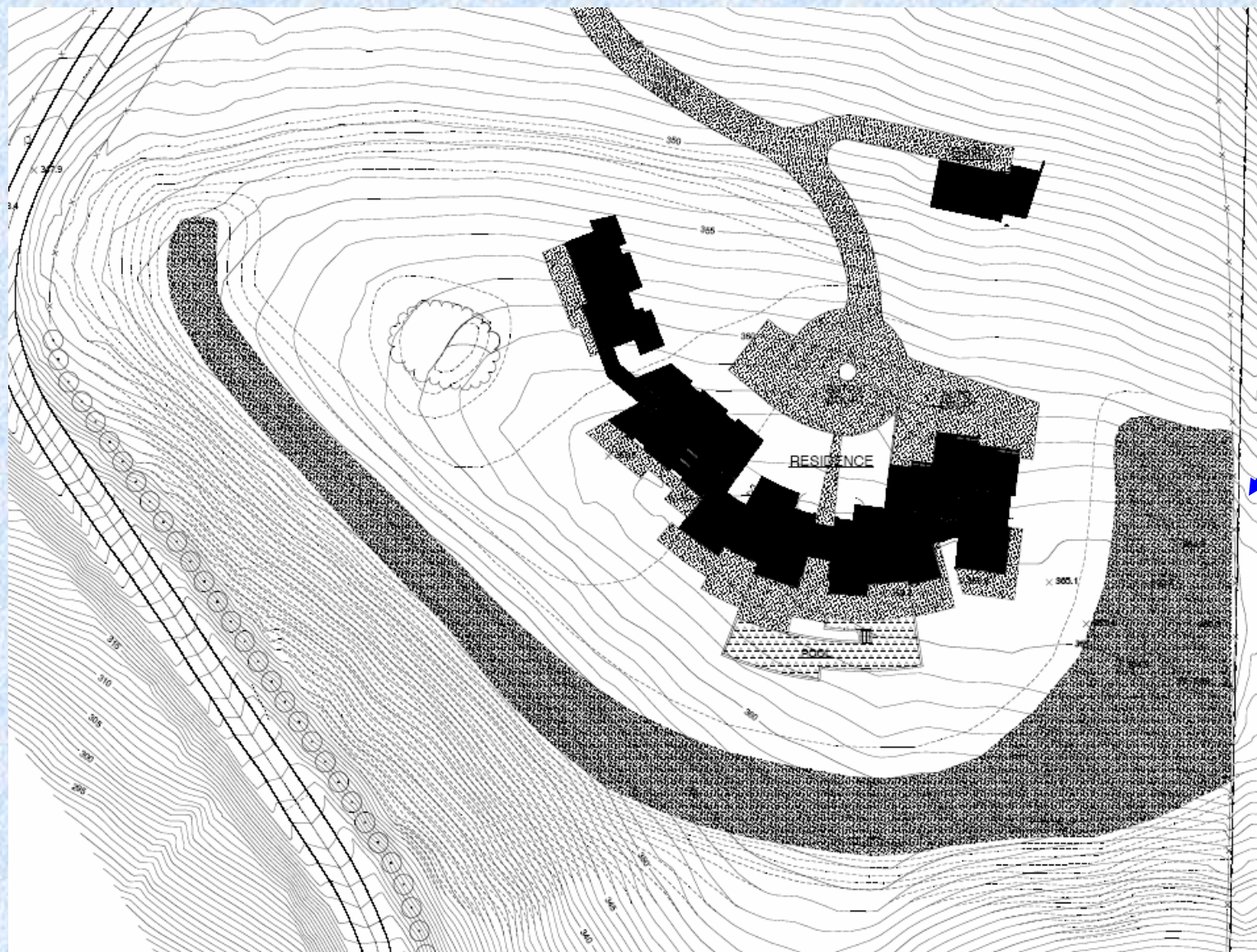


↑
North

PROJECT DESCRIPTION

- 13,333 SF Residence with Garage
- 1,268 SF Guest House with Garage
- 1,200 SF Barn
- 600-Foot Berm
- 8,900 CY Cut/8,100 CY Fill
- 17-Acre Parcel

SITE PLAN WITH BERM



Berm

JULY 15, 2008

BOARD AGENDA LETTER

- A. Mitigated Negative Declaration
- B. Approval Findings
- C. Denial Findings
- D. May 22, 2007 Board Letter
- E. Summary Timeline

RECOMMENDED ACTIONS

Option 1: Deny Appeal, Approve Project

Option 2: Approve Appeal, Deny Project

OPTION 1

DENY APPEAL, APPROVE PROJECT

1. Deny appeal and uphold PC's decision to approve project.
2. Adopt Proposed Final MND,
or
Refer back to staff for additional analysis.
3. If BOS adopts Proposed Final MND,
 - A. Adopt findings and conditions to approve project and incorporate mitigation for fire and noise,
or
 - B. Adopt findings and conditions to approve project subject to any revisions to project description or conditions (siting, design, scale) and incorporate mitigation for fire and noise.

OPTION 2

APPROVE APPEAL, DENY PROJECT

1. Grant appeal and reverse PC PC's decision to approve the project.
2. Adopt findings to deny project.