



## Legislation Details (With Text)

<b>File #:</b>	15-00548	<b>Version:</b>	3
<b>Type:</b>	Agenda Item	<b>Status:</b>	Passed
<b>File created:</b>		<b>In control:</b>	BOARD OF SUPERVISORS
<b>On agenda:</b>	9/1/2015	<b>Final action:</b>	9/1/2015
<b>Title:</b>	<p>HEARING - Consider the Planning Commission's recommendations regarding the Las Varas Ranch Project (Case Nos. 05TPM-00000-00002, 05LLA-00000-00005, 05LLA-00000-00006, 07RZN-00000-00006, 07RZN-00000-00007, 07CUP-00000-00057, 11COC-00000-00001, 11CDP-00000-00078, 15CDP-00000-00026, 15CDP-00000-00027, and 15CDP-00000-00028), APNs. 079-080-001, -002, -009, -012, -013, -014, -022, and 081-240-049 [total of 1,784 acres] located at 10045 Calle Real in the Gaviota area, Third District, as follows: (EST. TIME: 1 HR. 30 MIN.)</p> <p>a) Consider recommendations regarding 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), as follows:</p> <p>i) Make the required findings for denial of the project, including California Environmental Quality Act (CEQA) findings;</p> <p>ii) Determine that denial of the project is exempt from CEQA pursuant to CEQA Guideline Section 15270, included in the Notice of Exemption; and</p> <p>iii) 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); and</p> <p>b) Consider recommendations regarding 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), as follows:</p> <p>i) Make the required findings for approval of the project, including CEQA findings;</p> <p>ii) Consider the adoption of an Ordinance amending the zoning map for the subject parcels from Unlimited Agriculture under Ordinance 661 to AG-II-100;</p> <p>iii) 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</p> <p>iv) 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 the staff memorandum dated August 20, 2015.</p> <p>COUNTY EXECUTIVE OFFICER'S RECOMMENDATION: POLICY</p>		
<b>Sponsors:</b>	PLANNING AND DEVELOPMENT DEPARTMENT		
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>	1. Board Letter, 2. Attachment 1 - Findings for Denial, 3. Attachment 2 - CEQA Exemption, 4. Attachment 3 - Findings for Approval RZN COC, 5. Attachment 4 - CEQA Exemption RZN COC, 6. Attachment 5 - Rezone Ordinance Amendment, 7. Attachment 6 - COC Conditions of Approval, 8.		

Attachment 7 - COC Coastal Development Permit, 9. Attachment 8 - PC Memo, 10. Attachment 9 - PC Action Letter, 11. Public Comment - Group 1, 12. Public Comment - Bell, 13. Continuance Memo, 14. Board Memorandum - 9/1/2015, 15. Attachment 1 - September 2015, 16. Attachment 2 - July 2015, 17. Attachment 3 - September 2015, 18. Attachment 4 - July 2015, 19. Attachment 5 - September 2015, 20. Attachment 6 - September 2015, 21. Attachment 7 - September 2015, 22. Public Comment - Ag Advisory Committee, 23. Public Comment - Group 2, 24. Public Comment - Group 3, 25. Public Comment - Group 4, 26. Public Comment - Group 5, 27. Public Comment - Group 6, 28. 15-00548pc Public Comment - Group 6.pdf, 29. Public Comment - Briarcliff Trust Comment Letter, 30. Public Comment - Brownstein Hyatt Farber Schreck, LLP, 31. Public Comment - Marc Chytilo, 32. Public Comment - Brownstein Hyatt Farber Schreck Board of Supervisors Hearings, 33. Public Comment - Brownstein Hyatt Farber Schreck Planning Commission Hearings, 34. Public Comment - Brownstein Hyatt Farber Schreck Technical Reports Vol 1 of 4, 35. Public Comment - Brownstein Hyatt Farber Schreck Technical Reports Vol 2 of 4, 36. Public Comment - Brownstein Hyatt Farber Schreck Technical Reports Vol 3 of 4, 37. Public Comment - Brownstein Hyatt Farber Schreck Technical Reports Vol 4 of 4, 38. Presentation

Date	Ver.	Action By	Action	Result
9/1/2015	3	BOARD OF SUPERVISORS	Acted on as follows:	Pass
9/1/2015	3	BOARD OF SUPERVISORS	Acted on as follows:	Pass
7/7/2015	2	BOARD OF SUPERVISORS	Continued, as follows:	Pass
6/23/2015	1	BOARD OF SUPERVISORS	Set for a hearing, as follows:	Pass

HEARING - Consider the Planning Commission's recommendations regarding the Las Varas Ranch Project (Case Nos. 05TPM-00000-00002, 05LLA-00000-00005, 05LLA-00000-00006, 07RZN-00000-00006, 07RZN-00000-00007, 07CUP-00000-00057, 11COC-00000-00001, 11CDP-00000-00078, 15CDP-00000-00026, 15CDP-00000-00027, and 15CDP-00000-00028), APNs. 079-080-001, -002, -009, -012, -013, -014, -022, and 081-240-049 [total of 1,784 acres] located at 10045 Calle Real in the Gaviota area, Third District, as follows: (EST. TIME: 1 HR. 30 MIN.)

a) Consider recommendations regarding 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), as follows:

i) Make the required findings for denial of the project, including California Environmental Quality Act (CEQA) findings;

ii) Determine that denial of the project is exempt from CEQA pursuant to CEQA Guideline Section 15270, included in the Notice of Exemption; and

iii) 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); and

b) Consider recommendations regarding 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), as follows:

i) Make the required findings for approval of the project, including CEQA findings;

ii) Consider the adoption of an Ordinance amending the zoning map for the subject parcels from Unlimited Agriculture under Ordinance 661 to AG-II-100;

iii) 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

iv) 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 the staff memorandum dated August 20, 2015.

COUNTY EXECUTIVE OFFICER'S RECOMMENDATION: POLICY