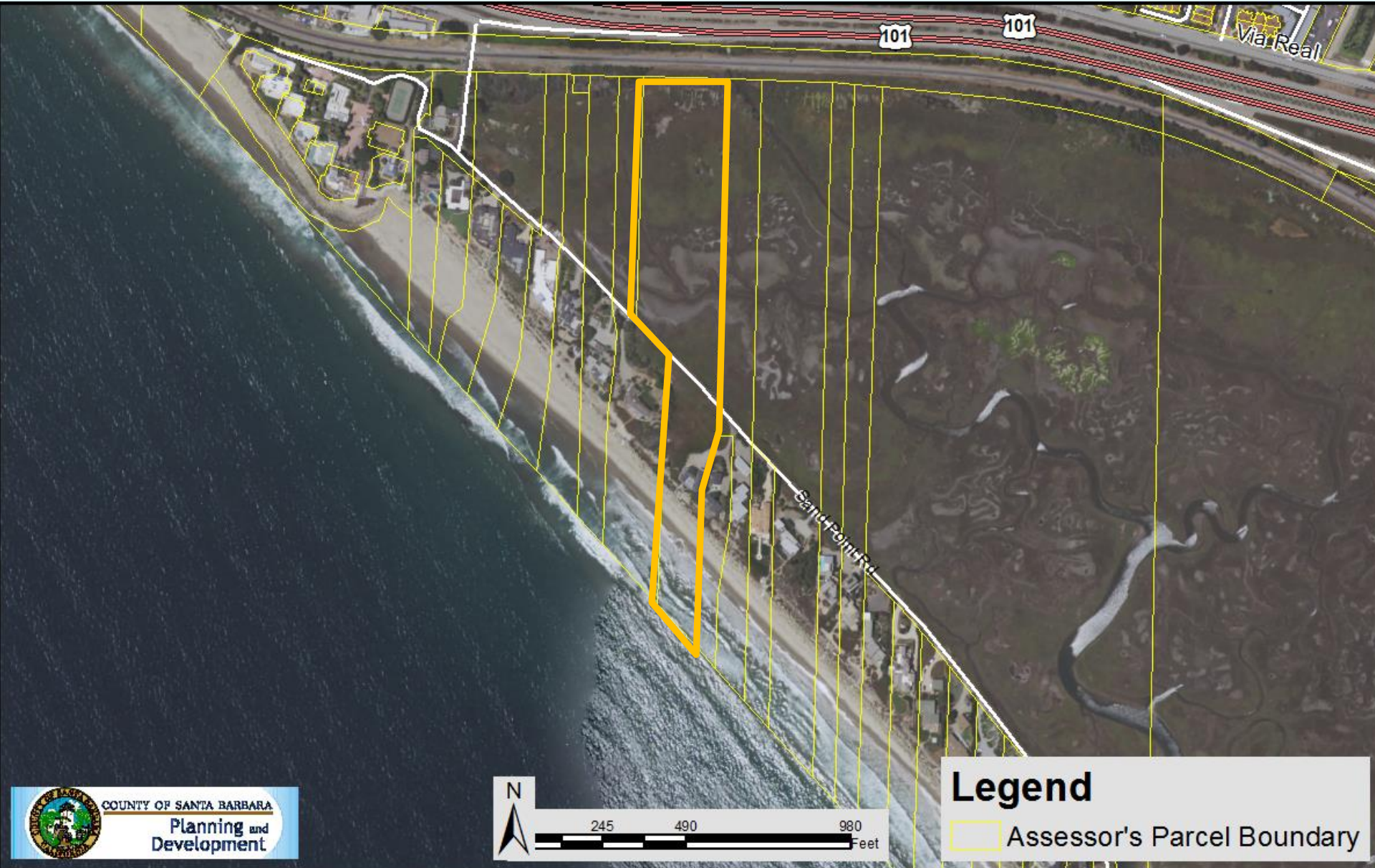


# County of Santa Barbara Board of Supervisors



Raemer Crest, LLC and Brilliant Projects, LLC Appeal  
of Feldman Residence

August 28, 2018





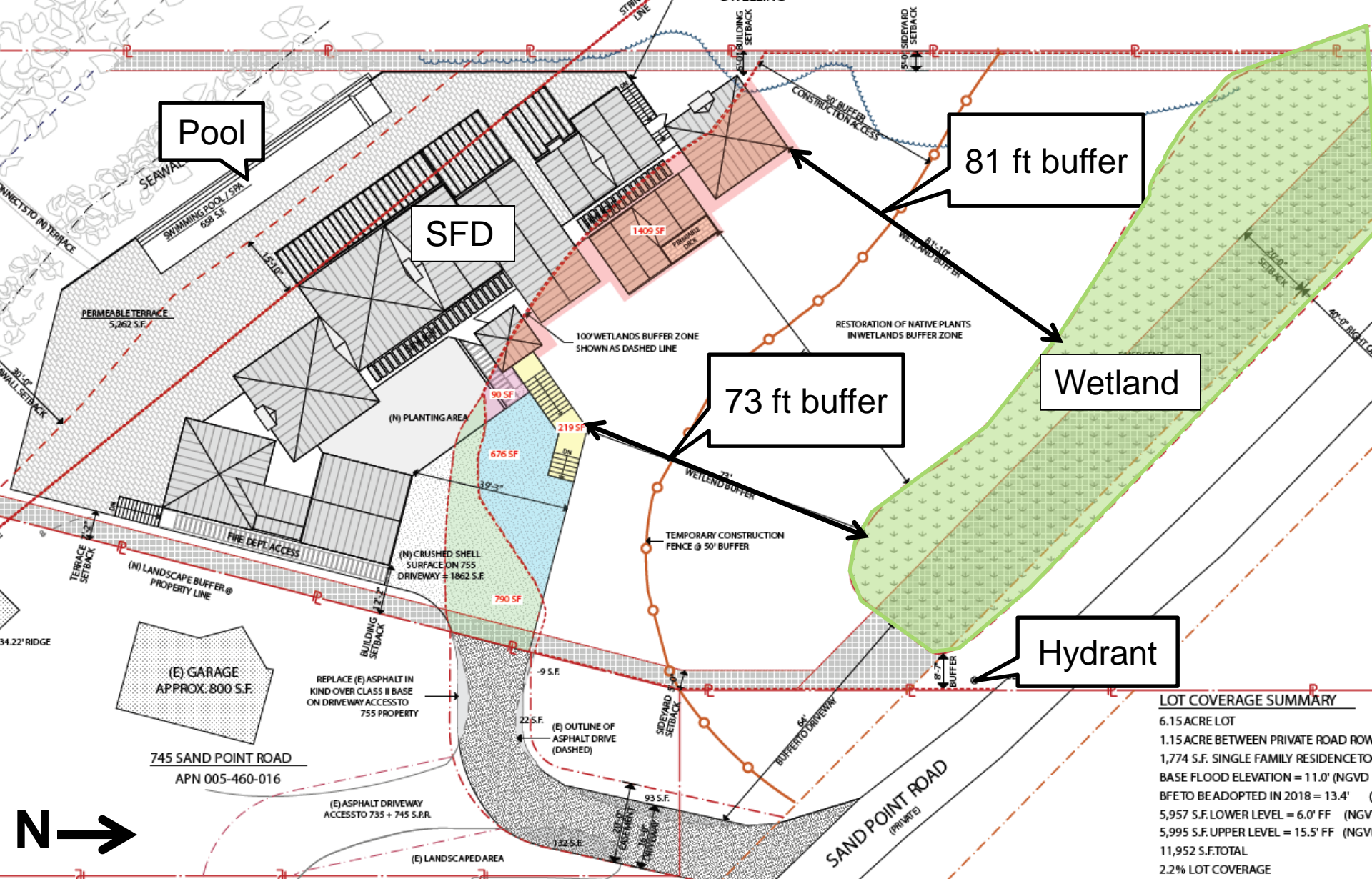


735

755

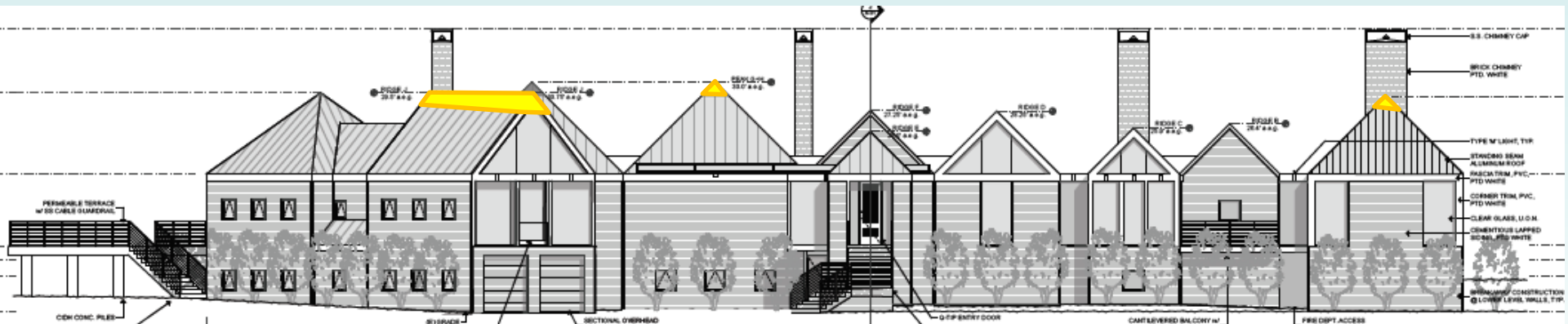
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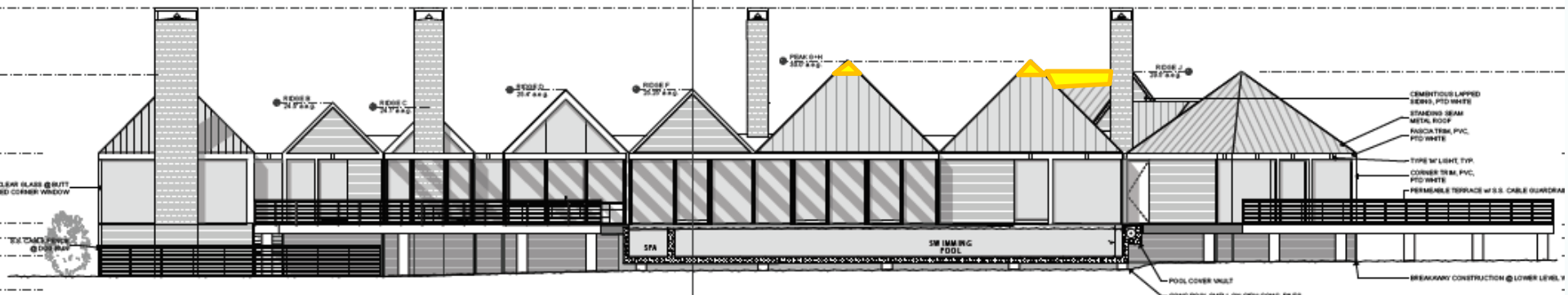
**LOT COVERAGE SUMMARY**

- 6.15 ACRE LOT
- 1.15 ACRE BETWEEN PRIVATE ROAD ROW
- 1,774 S.F. SINGLE FAMILY RESIDENCE TO
- BASE FLOOD ELEVATION = 11.0' (NGVD)
- BFETO BE ADOPTED IN 2018 = 13.4' (
- 5,957 S.F. LOWER LEVEL = 6.0' FF (NGV
- 5,995 S.F. UPPER LEVEL = 15.5' FF (NGV
- 11,952 S.F. TOTAL
- 2.2% LOT COVERAGE



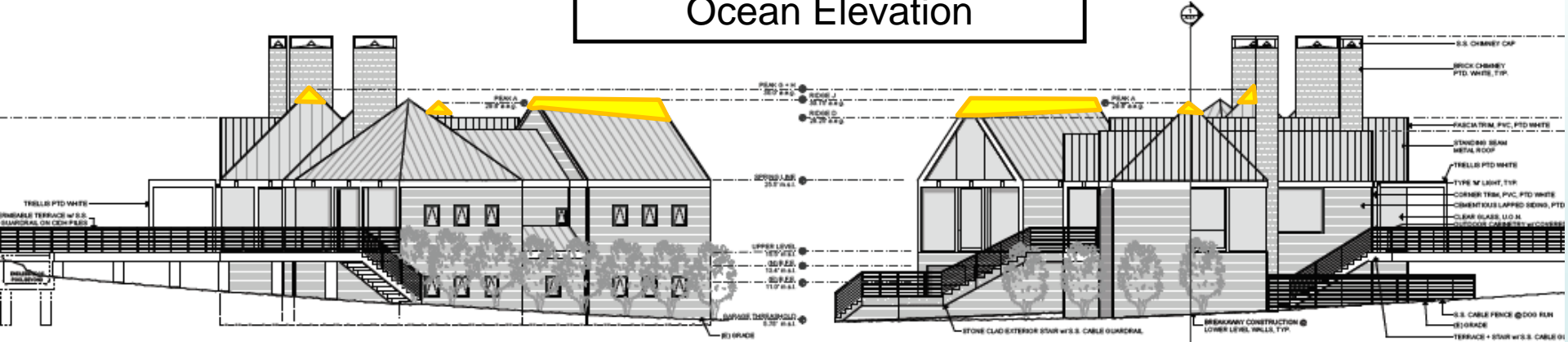
Sand Point Rd. Elevation

1 - MOUNTAIN ELEVATION - EA



Ocean Elevation

2 - OCEAN ELEVATION - WE



# Appeal Issue: Environmental Review

- Substantial evidence supports impact determinations; no EIR required
- Mitigation Measure Geo-01 ensures compliance with the geologic/coastal studies and structural safety even during extreme storm events
- Project's contribution to resource impacts is not cumulatively considerable; no potentially significant cumulative impact; no EIR required

# Appeal Issue: Coastal Hazards

- Wave Run-Up study found the site will not be permanently inundated; property will not become public trust land
- Storm surges and sea level rise are analyzed together
- Wave Run-Up study included analysis both with and without revetments; mitigation measures assumed no revetment
- Wave Run-Up Study follows CCC Sea Level Rise Policy Guidance; confirmed with CCC peer review

# Appeal Issue: Biological Resources

- Properties abutting Carpinteria slough are exempted from a 100 foot wetland buffer
- Project includes a minimum 73-81 foot buffer
- Restoration at a 3:1 restores non-native vegetation with native wetland vegetation
- Flood Control requires breakaway walls; only washed away during extreme storm events



# Appeal Issue: Visual Resources



# Appeal Issue: Visual Resources



# Appeal Issues

- **Cultural Resources.** Existing site is disturbed; Phase I Archaeological Study found no cultural resources on-site and low potential for undiscovered cultural resources
- **Revetment.** No CCC or County violation issued; proposed home would not conflict with revetment solutions
- **Policy Consistency.** Consistent with all applicable policies



# Staff Recommendation

1. Deny the appeal, Case No. 18APL-00000-00011
2. Make the required findings for approval of the project, including CEQA findings, as modified by the staff memo
3. Adopt the MND (15NGD-00000-00006) and adopt the mitigation monitoring program
4. Grant *de novo* approval of the project, subject to the conditions of approval