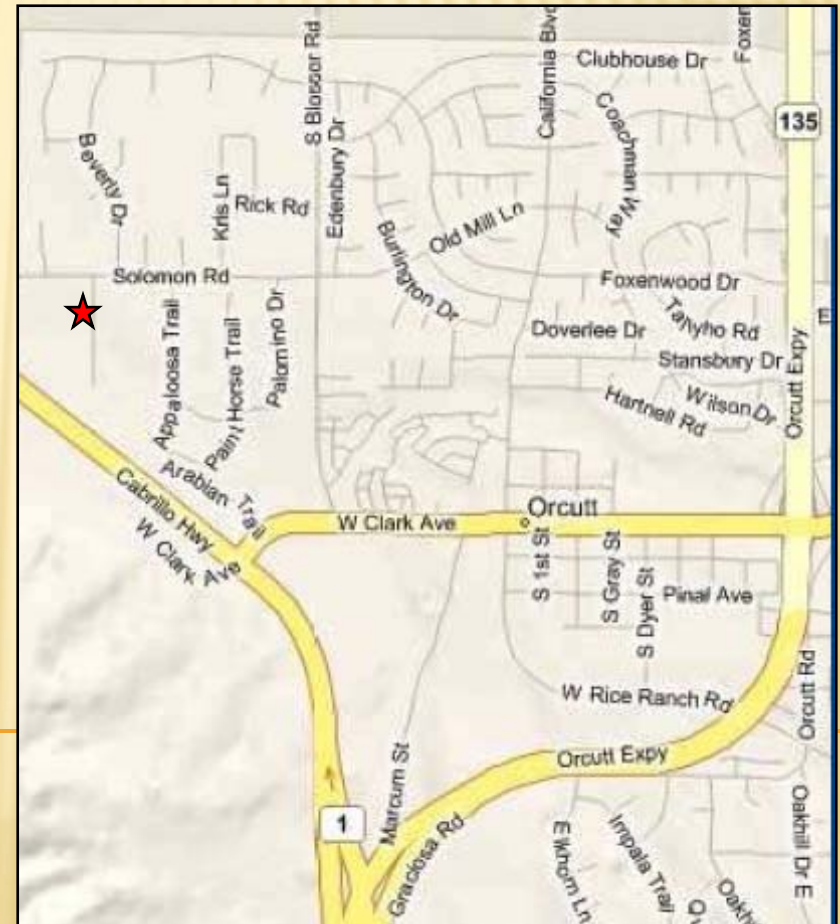




VANDER MEULEN APPEAL OF CONLEY LOT SPLIT

Santa Barbara County
Board of Supervisors

February 12, 2008

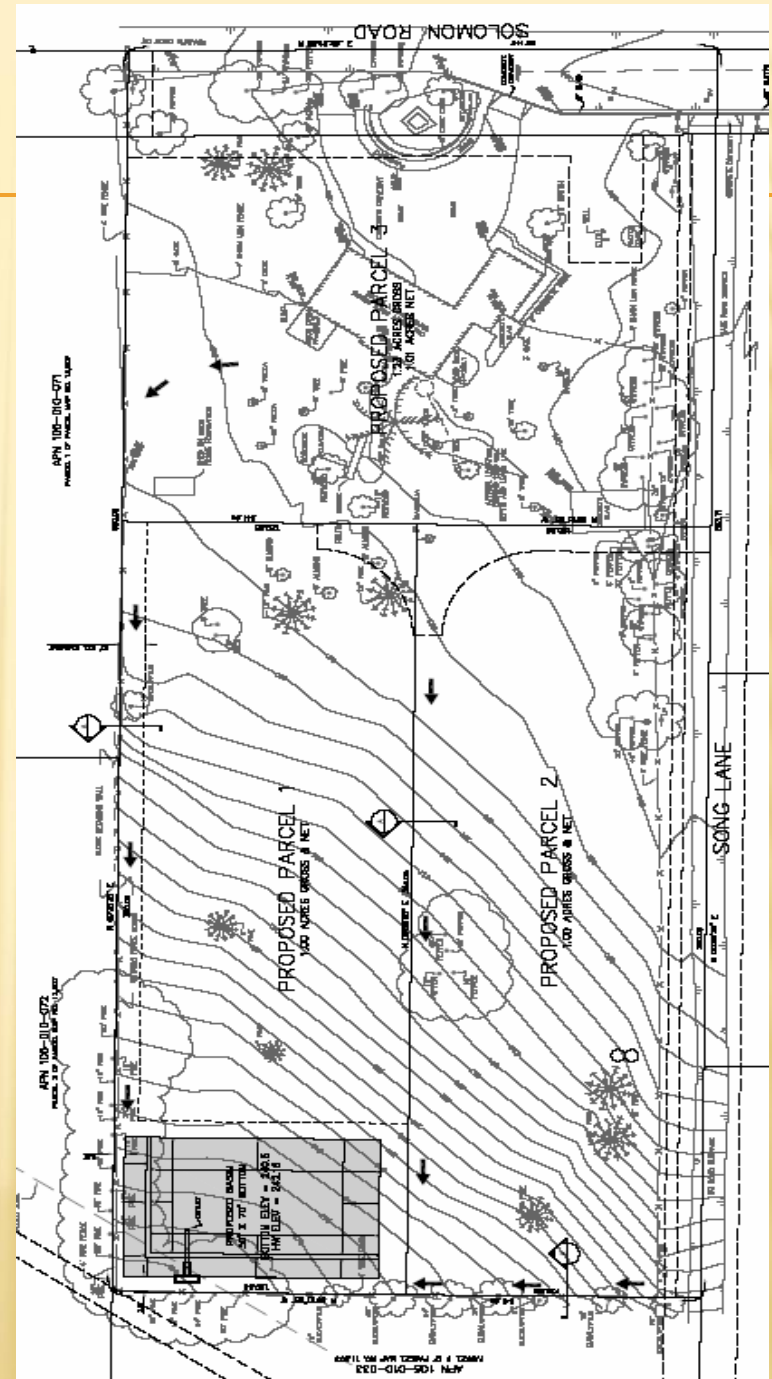


PROJECT LOCATION



SITE INFORMATION AND PROPOSED PROJECT

- ✘ 3.23 ac zoned 1-E-1, Orcutt Key Site D
- ✘ Proposed three-way lot split
- ✘ Currently developed with one single family dwelling on Proposed Parcel 3

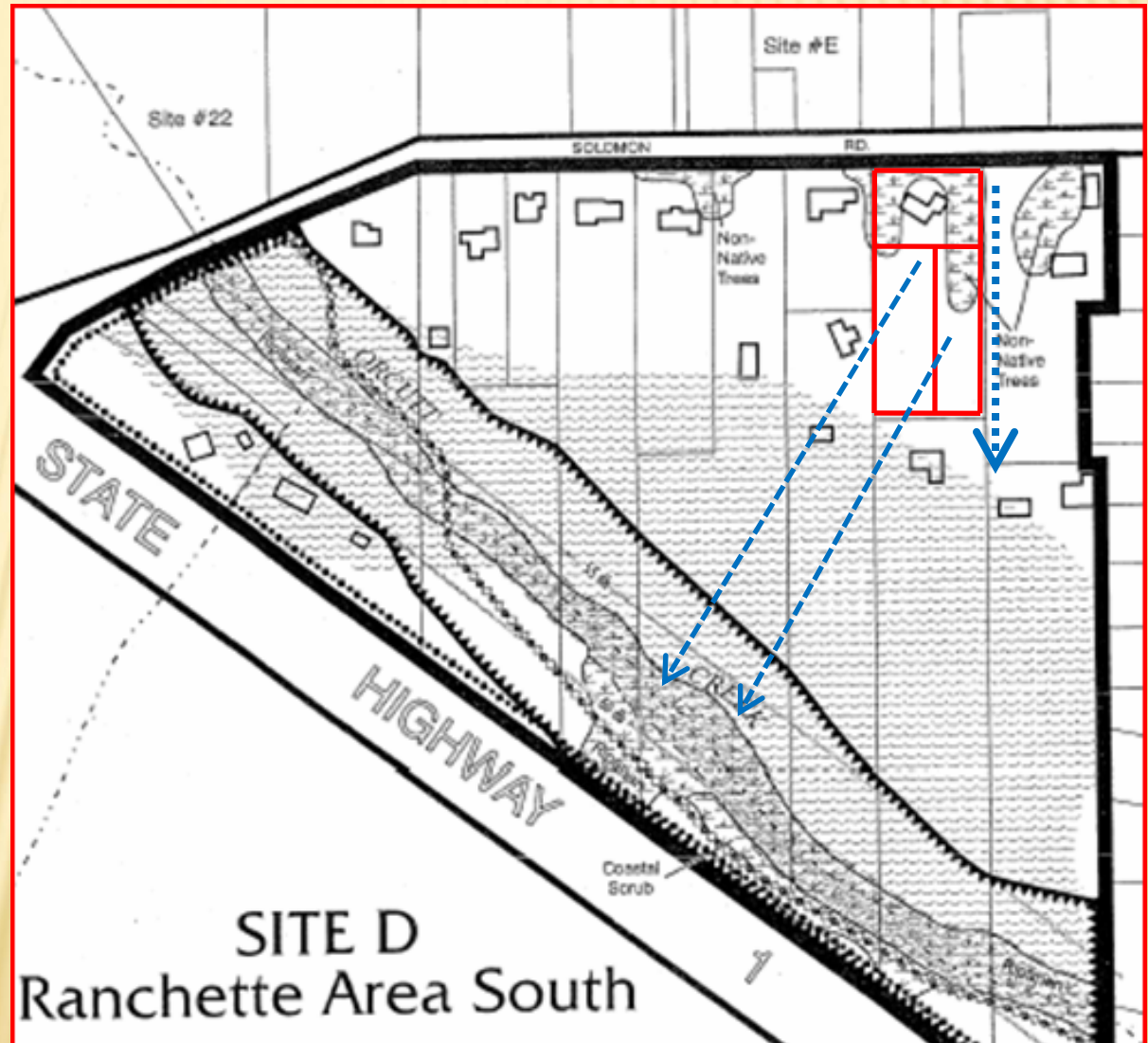


PROJECT ANALYSIS

- ✘ CEQA Exempt – Minor Land Divisions
- ✘ Consistent with Comprehensive Plan and County LUDC (with inclusion of standard TPM and Departmental Conditions)
- ✘ Consistent with Orcutt Community Plan and Key Site D Policies

ISSUE SUMMARY

- ✘ Parcels drain to Orcutt Creek
- ✘ Appellants' parcel is downhill from project, within flood zone
- ✘ Retardation basin exceeds requirements



APPEAL ISSUES

Flooding resulting from post-development runoff

Erosion resulting from basin overspill

Well Contamination resulting from basin overspill



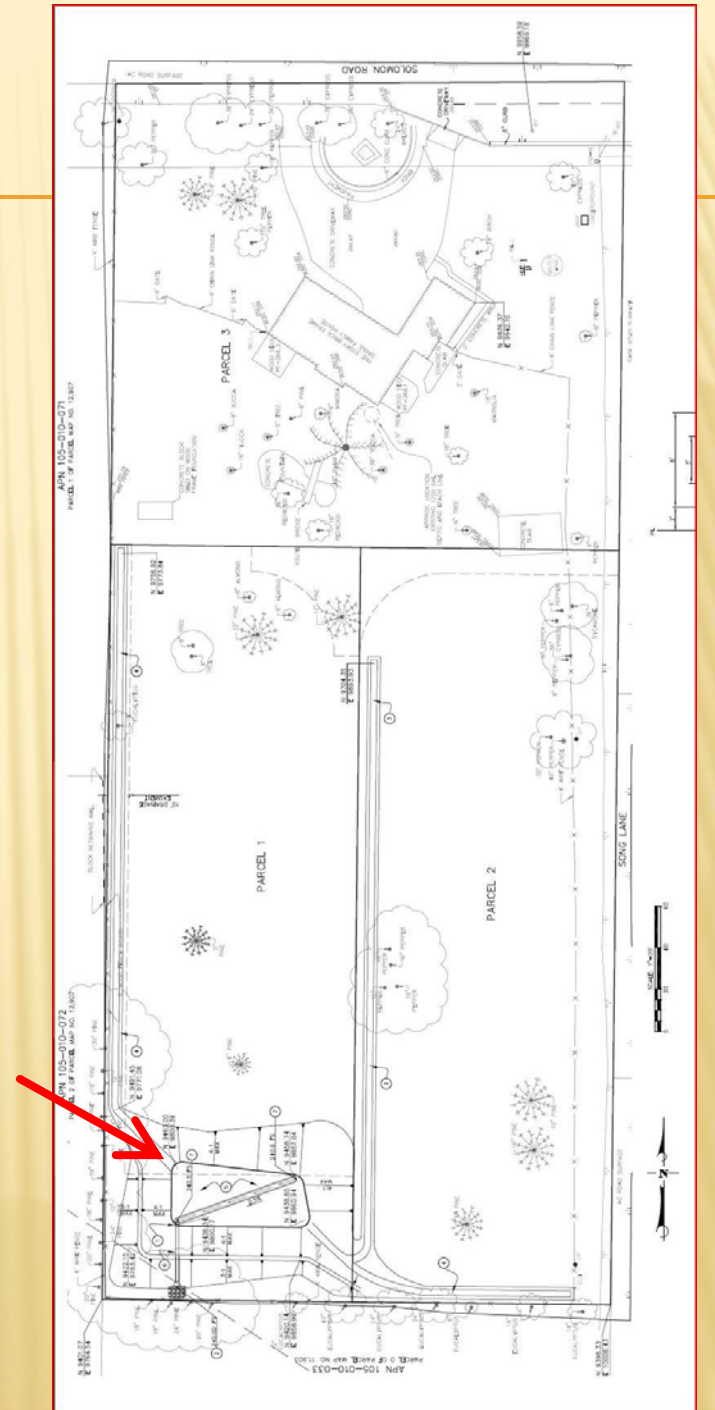
STAFF RESPONSE: FLOODING AND EROSION

Retardation basin is based
on grading & drainage
study and engineered for
100-year storm event

In the event of overspill,
sheet runoff would not
cause erosion

Basin would reduce runoff
below historic volumes

Basin

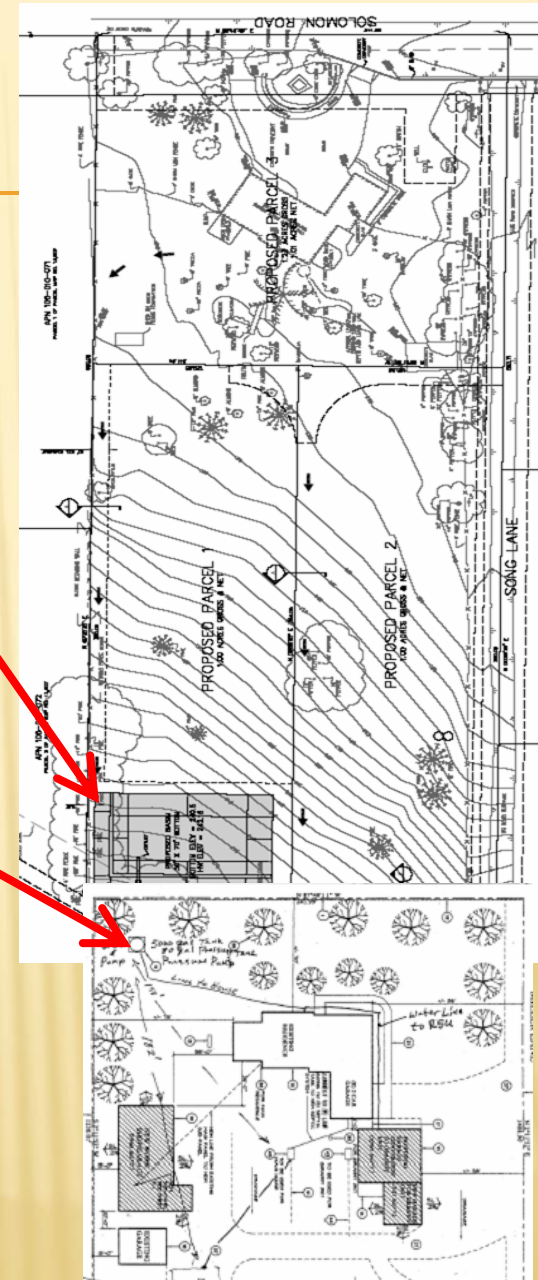


STAFF RESPONSE: WELL CONTAMINATION

- ✘ Basin design makes standing water unlikely
- ✘ Well has 50 ft annular seal, precluding contamination from water pooled at well head
- ✘ Runoff is not sewage; no separation between basin and well is required

Basin

Well



SUMMARY

- ✘ County conditions ensure that post-development runoff does not exceed pre-development runoff
- ✘ Applicant's drainage design & oversized basin will reduce runoff further to less than historic levels
- ✘ Flooding, erosion and well contamination from future development are not expected

STAFF RECOMMENDATIONS

1. Adopt the required findings for 06TPM-000000-000003 including the CEQA Exemption
2. Deny the appeal and uphold the ZA's and PC's approvals of 06TPM-000000-000003
3. Grant *de novo* approval of 06TPM-000000-000003 (TPM 14,693)