

# COUNTY OF SANTA BARBARA CALIFORNIA

## PLANNING COMMISSION

COUNTY ENGINEERING BUILDING  
123 E. ANAPAMU ST.  
SANTA BARBARA, CALIF. 93101-2058  
PHONE: (805) 568-2000  
FAX: (805) 568-2030

September 4, 2007

John & Michelle Vander Meulen  
1386 Solomon Road  
Orcutt, CA 93455

PLANNING COMMISSION  
HEARING OF AUGUST 22, 2007

***RE: Vander Meulen Appeal of Conley Lot Split, 07APL-00000-00013***

Hearing on the request of John and Michelle Vander Meulen, appellants, to consider Case No. 07APL-00000-00013 [appeal filed on April 19, 2007], of the Zoning Administrator's decision to approve 06TPM-00000-00003/TPM 14,693 for a three way land division under County Code Chapter 21, to divide 3.23 acres gross (3.01 acres net) into three lots of approximately 1.0 acres (gross and net), 1.01 acres (gross and net), and 1.23 acres gross (1.01 acres net) on property zoned 1-E-1; and to accept the Exemption pursuant to Section 15315 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 105-010-032, located at 1390 Solomon Road, in the Orcutt area, Fourth Supervisorial District.

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Dear Mr. and Mrs. Vander Meulen:

At the Planning Commission hearing of August 22, 2007, Commissioner Valencia moved, seconded by Commissioner Blough and that carried by a vote of 5-0 to:

1. Adopt the required findings for the project, specified as Attachment A of the Zoning Administrator's staff report dated July 18, 2007, including the CEQA Exemption;
2. Deny the appeal, 07APL-00000-00013 upholding the Zoning Administrator's approval of 06TPM-00000-00003; and
3. Grant *de novo* approval of Case No. 06TPM-00000-00003 (TPM 14,693) subject to the Conditions included as Attachment C of the Zoning Administrator's staff report dated July 18, 2007, as revised at the hearing of August 22, 2007.

***The attached findings and conditions reflect the Planning Commission's actions of August 22, 2007.***

Decisions of the Planning Commission may be appealed to the Board of Supervisors by the applicant or any interested person adversely affected by such decision. Appeal applications may be obtained at the Clerk of the Board's office. The appeal form must be filed along with any attachments to the Clerk of the Board. In addition to the appeal form a concise summary of fifty words or less, stating the reasons for the appeal, must be submitted with the appeal. The summary statement will be used for public noticing of your appeal before the Board of Supervisors. The appeal, which shall be in writing together with the accompanying applicable fee must be filed with the Clerk of the Board of Supervisors

within ten (10) calendar days of the date of the Planning Commission's decision. **The appeal period for this project ends on Tuesday September 4, 2007 at 5:00 p.m.**

If this decision is appealed, the filing fee for both non-applicant and applicant is \$443 and must be delivered to the Clerk of the Board Office at 105 East Anapamu Street, Room 407, Santa Barbara, CA.

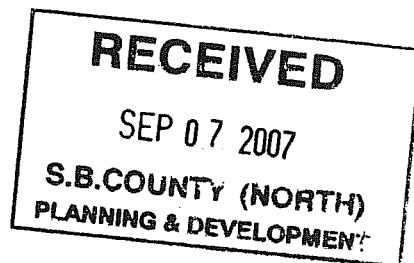
If this action is appealed, this letter or a copy should be taken to the Clerk of the Board of Supervisors in order to determine that the appeal is filed within the allowed appeal period and to collect the required appeal fee.

Sincerely,



Dianne M. Black  
Secretary to the Planning Commission

cc: Case File: 07APL-00000-00013  
Planning Commission File  
Records Management  
Address File: 1390 Solomon Road, Santa Maria, CA 93455  
Owner: Robert & Sharon Conley, 1390 Solomon Road, Orcutt, CA 93455  
Agent: Jessica Kinnehan, Penfield & Smith, 111 E. Victoria Street, Santa Barbara 93101  
County Chief Appraiser  
County Surveyor  
Fire Department  
Flood Control  
Park Department  
Public Works  
Environmental Health Services  
APCD  
Joni Gray, Fourth District Supervisor  
Joe Valencia, Fourth District Commissioner  
David Allen, Deputy County Counsel  
✓ Joyce Gerber, Planner



**Attachments: Attachment A – Findings  
Attachment C – Conditions of Approval**

DMB/cnm

## ATTACHMENT A: FINDINGS

### 1.0 CEQA FINDINGS

Accept the exemption for this project pursuant to CEQA Guidelines Section 15315, Minor Land Divisions. The section exempts minor land divisions within urbanized areas, where slopes do not exceed an average of 20% and all services and access are available. The tentative parcel map will not have an impact on the surrounding environment and is consistent with this categorical exemption based on the discussion in Section 6.2 of the Zoning Administrator's staff report dated January 19, 2007.

### 2.0 ADMINISTRATIVE FINDINGS

#### 2.1 SUBDIVISION MAP ACT FINDINGS

Pursuant to the Subdivision Map Act, the Zoning Administrator shall deny 06TPM-00000-00003/TPM 14,693 if any of the following Subdivision Map Act Findings can be made:

**2.1.1 *State Government Code §66473.5. No local agency shall approve a tentative map, or a parcel map for which a tentative map was not required, unless the legislative body finds that the proposed subdivision, together with the provisions for its design and improvement is consistent with the general plan required by Article 5 (commencing with §65300) of Chapter 3 of Division 1 or any specific plan adopted pursuant to Article 8 (commencing with §65450) of Chapter 3 of Division 1.***

The proposed lots of 1.23 acres gross/1.0 acre net (proposed Parcel 1), 1.00 acre gross/net (proposed Parcel 2), and 1.00 acre gross/net (proposed Parcel 3) and the configuration of the parcel map are consistent with the property's Comprehensive Plan Designation of Urban, Residential, one acre minimum parcel size. The proposed project is consistent with all applicable policies of the Comprehensive Plan (see discussion in Section 6.2 of the Zoning Administrator's Staff Report, dated January 19, 2006). Therefore, consistency with this finding can be made.

**2.2 *State Government Code §66474. The following findings shall be cause for disapproval of a Tentative Parcel Map/Tract Map:***

**2.2.1 *The proposed map is not consistent with applicable general and specific plans as specified in §66451.***

The proposed project is consistent with the County Land Use and Development Code and Chapter 21, Subdivision Regulations, based upon the project description and proposed conditions of approval (see discussions in Sections 6.2 and 6.3 of the Zoning Administrator's Staff Report, dated January 19, 2007). Therefore, consistency with this finding can be made.

**2.2.3 *The design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.***

The design and improvements of the proposed land division and future development are consistent with the Comprehensive Plan based on specific conditions placed on the map. The lot size, lot configuration and lot dimensions are consistent with the Zoning Ordinance and the Comprehensive Plan. The map also meets all the requirements of the Subdivision Ordinance (see discussions in Sections 6.2 and 6.3 of the Zoning Administrator's Staff Report, dated January 19, 2007). Therefore, consistency with this finding can be made.

**2.2.4 *The site is not physically suitable for the type of development proposed.***

The site is currently developed with a single family dwelling on proposed Parcel 3. The dwelling is accessed from Solomon Road and is served by a private well and septic/leach field system. The site is surrounded by existing single family residential development within E-1 zones. The proposed lot split will not physically affect the ongoing residential use except that it will be connected to the public sewer system. Proposed Parcels 1 and 2 will take access from the private Song Lane. The site contains slopes of less than 15 percent. Therefore consistency with this finding can be made.

**2.2.5 *The site is not physically suited for the proposed density of development.***

The design and improvements of the proposed land division and future development will be consistent with the Comprehensive Plan. The lot size, lot configuration and lot dimensions are consistent with the LUDC and the Comprehensive Plan which allow for one acre minimum lot size. The proposed land division would create three lots of 1.23 gross/1.0 net acres, 1.0 gross/net acre and 1.0 gross/net acre, which would meet the minimum lot size of one acre. The map also meets all the requirements of the Subdivision Ordinance (see discussion in Sections 6.2 of the Zoning Administrator's Staff Report, dated January 19, 2007). Therefore, consistency with this finding can be made.

**2.2.6 *The design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.***

An exemption pursuant to CEQA Section 15315, Minor Land Divisions has been prepared for this project. Future residential development will not adversely impact any sensitive environmental resources because none are known on the site. The existing residential use on proposed Parcel 3 will not change. Water and sanitary services for future development will be provided by public utilities. A drainage plan will be reviewed by the Flood Department prior to map recordation. The tentative parcel map is consistent with this categorical exemption. Therefore, consistency with this finding can be made.

**2.2.7 *The design of the subdivision or type of improvements is likely to cause serious public health problems.***

No public health problems will result from the approval of this parcel map or from subsequent development of the project site. Proposed Parcel 3 is currently served by an existing water well and private septic system but will connect to the public sewer system as part of the project. Future development on proposed Parcels 1 and 2 will be served by Golden State Water subject to a supplemental water agreement, and by Laguna Sanitation District. These services will be adequate to serve the proposed project subject to compliance with project conditions.

**2.2.8 *The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.***

The project will not conflict with any public easements or public use of the site.

**2.2.9 *State Government Code §66474.4. The legislative body of a county shall deny approval of a tentative map or parcel map if it finds that the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 and that either the resulting parcels following a subdivision of that land would be too small to sustain their agricultural use or the***

*subdivision will result in residential development not incidental to the commercial agricultural use of the land.*

The proposed land division is not subject to the Williamson Act (Agricultural Preserve).

**2.2.10 State Government Code §66474.6. *The governing body of any local agency shall determine whether discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with §13000) of the Water Code.***

Proposed Parcel 3 is currently served by an existing water well and private septic system. Future development on proposed Parcels 1 and 2 are conditioned to require a “can and will serve” letter from the Laguna Sanitation District. The existing septic system on proposed Parcel 3 will be abandoned and the development will be required to connect to the public sewer system as part of the project. Therefore consistency with this finding can be made.

## ATTACHMENT C: CONDITIONS OF APPROVAL

### Conley Tentative Parcel Map 06TPM-00000-00003/TPM 14,693

1. This Tentative Parcel Map is based upon and limited to compliance with the project description, the Zoning Administrator's hearing exhibits marked Exhibit 1 dated January 8, 2007, and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

The project description is as follows:

**The proposed project involves the division of a 3.23 acres gross (3.01 acres net) lot into three lots of 1.0 net (proposed Parcel 1), 1.0 net (proposed Parcel 2) and 1.23 gross/1.01 net acres (proposed Parcel 3). Water would continue to be provided by private water well for proposed Parcel 3. Water would be provided by Golden State Water for Proposed Parcels 1 and 2. Sanitary services for proposed Parcels 1 and 2 would be provided by Laguna Sanitation. Sanitary service to proposed Parcel 3 is currently provided by private septic system but would be connected to Laguna Sanitation at the time of connection for proposed Parcels 1 and 2. Existing development on proposed Parcel 3 consists of a single family dwelling, attached garage, and a shed. Access to proposed Parcels 1 and 2 would be from Song Lane. Access to proposed Parcel 3 would continue to be from Solomon Road.**

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

### STANDARD CONDITIONS FOR TENTATIVE PARCEL MAPS

2. Prior to recordation of the tentative map and subject to P&D approval as to form and content, the applicant shall include all of the mitigation measures, conditions, agreements and specific plans associated with or required by this project approval on a separate informational sheet to be recorded with the Parcel Map. All applicable conditions and mitigation measures of the project shall be printed on grading and/or building plans and shall be graphically illustrated where feasible. If Land Use Permits are obtained prior to recordation, Tentative Map conditions will not apply retroactively to the previously issued Land Use Permit. For any subsequent development on any parcels created by the project, each set of plans accompanying a Land Use Permit shall contain these conditions.
3. If the proposed parcel map is revised from the approved Tentative Map or if changes to conditions are sought, approval shall be in the same manner as for the originally approved tentative map.
4. Two copies of the map to finalize the tentative map and required review fees in effect at the time, shall be submitted to Planning and Development (P & D) for compliance review of P & D conditions before P & D will issue Parcel Map clearance to the County Surveyor. The map shall show statistics for net lot area and any open space ( net = gross less any public road right of way).

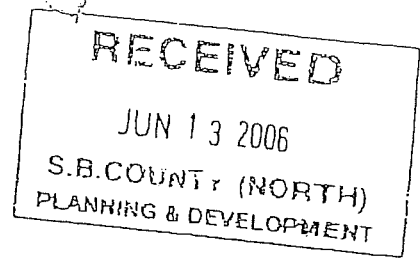
5. The parcel map shall include an access easement over Parcel 2 in favor of Parcel 1 at the time of conveyance of either parcel. This agreement is to be recorded with the Parcel Map.
- 5a. Grading and drainage plans will be submitted for review prior to land use clearance for parcels 1 and 2. The plans shall demonstrate sufficient capacity and onsite detention basins to ensure that off site runoff after development does not exceed off site runoff before development. All runoff from the site shall be conveyed to the onsite detention basin(s).
- 5b. Applicants shall give written notice to owners of APN Parcels 105-010-031 and 105-010-033 that a preliminary grading/drainage plan has been submitted for review and approval by P&D and Flood Control District to comply with Flood Control standard conditions. **Plan Requirements/Timing:** Applicant shall submit the proof of notice to P&D prior to recordation.
- 5c. Applicant shall submit preliminary grading and drainage plan. **Plan Requirements/Timing:** Prior to map recordation, applicant shall submit a preliminary grading/drainage plan for review and approval by P&D and Flood Control District. The plan shall demonstrate that there will be no net rate of increase in runoff onto adjacent parcels from subdivision development in excess of current conditions or, if there is, that adequate mitigation measures approved by Flood Control District to protect adjacent parcels shall be implemented.

## COUNTY RULES & REGULATIONS/LEGAL REQUIREMENTS

6. Compliance with Departmental Letters Required as Follows:
  - a. Park Department letter dated June 7, 2006
  - b. Public Works, Roads Division letter, March 21, 2007
  - c. Environmental Health Services letter dated December 11, 2006
  - d. Air Pollution Control District letter dated February 16, 2006
  - e. Surveyor's Office letter dated March 20, 2006
  - f. Public Works, Flood Control letter dated August 8, 2007
  - g. Fire Department letter dated March 8, 2006
7. Prior to recordation, the applicant shall pay all applicable P & D permit processing fees in full.
8. All applicable development fees shall be paid as specified in the Orcutt Development Impact Fee Ordinances and Resolutions.
9. Developer shall defend, indemnify and hold harmless the County or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of the Tentative Parcel Map. In the event that the County fails promptly to notify the applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
10. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought in the time period provided for in *State Government Code* §66499.37, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the Zoning Administrator and no approval shall be issued unless substitute feasible mitigation conditions/measures are imposed.

11. **Additional Permits Required.** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Land Use Permit and Building Permit from Planning and Development. The Permit is required by ordinance and is necessary to ensure implementation of conditions required by the Zoning Administrator. Before any Permit will be issued by Planning and Development, the applicant must obtain written clearance from all department having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available in Planning and Development.
12. Prior to recordation of the tentative map and subject to P&D approval as to form and content, the applicant shall include all of the mitigation measures, conditions, agreements and specific plans associated with or required by this project approval on a separate informational sheet to be recorded with the Final Map. All applicable conditions and mitigation measures of the project shall be printed on grading and/or building plans and shall be graphically illustrated where feasible. If Land Use Permits are obtained prior to recordation, Tentative Map conditions will not apply retroactively to the previously issued Land Use Permit. For any subsequent development on any parcels created by the project, each set of plans accompanying a Land Use Permit shall contain these conditions.
13. If the proposed map is revised from the approved tentative map, or if changes to conditions are sought, approval shall be in the same manner as for the originally approved tentative map.
14. The Tentative Map shall expire three years after approval or conditional approval by the final review authority unless otherwise provided in the Subdivision Map Act, Government Code §66452.6.
15. **Additional Permits Required:** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Land Use and Building Permit from Planning and Development. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Commission. Before any Permit will be issued by Planning and Development, the applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
16. **Indemnity and Separation Clauses:** Developer shall defend, indemnify and hold harmless the County or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of the Tentative Parcel Map. In the event that the County fails promptly to notify the applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
17. **Legal Challenge:** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the County and substitute conditions may be imposed.





Jason Stllwell  
Director of Parks  
(805) 568-2461

Michael Gibson  
Business Manager  
(805) 568-2477

Coleen Lund  
Project Manager  
(805) 568-2470

June 7, 2006

TO: Frances Romero, Planner  
Planning & Development

FROM: Claude Garciacelay, Park Planner *MG*

RE: TPM 14,693 (06TPM-003) Conley Map  
APN 105-010-032

County Parks recommends the following condition(s) to the approval of the above referenced project:

1) Pursuant to the provisions of Santa Barbara County Ordinance 4317 (Quimby Ordinance) and the appurtenant fee resolution for the recreational demand area, the applicant will be required to pay a fee for each generated lot or dwelling unit for the purpose of providing park and recreational facilities within the recreational demand area.

Based on the current fee schedule, the total fee for the proposed project would be \$6712.00 (\$3356 x 2 lot(s)/dwelling unit(s)). Fees are due prior to recordation of final map. The actual fee shall be based on the fee schedule in effect when paid and fee schedules are subject to adjustment on an annual basis. Please phone this office prior to payment if unsure as to the final fee required. This office will not accept or process a payment prior to project approval by the decision maker.

Fees are payable to the COUNTY OF SANTA BARBARA, and may be paid in person or mailed to: Santa Barbara County Parks, Rocky Nook Park, 610 Mission Canyon Road, Santa Barbara, CA 93105; or in the North County at Waller Park, 300 Goodwin Road, Santa Maria, CA 93455.

c: County Surveyor  
Owner:  
Robert & Sharon Conley, 1390 Solomon Rd., Santa Maria CA 93455  
Agent:  
Jessica Kinnahan, P&S Engineers, PO Box 98, Santa Barbara CA 93101

Jim Isaac

South County Deputy Director  
Tel: (805) 681-5651  
Fax: (805) 681-5657

Jeff Stone

North County Deputy Director  
Tel: (805) 934-6145  
Fax: (805) 934-6213

610 Mission Canyon Road  
Santa Barbara, CA 93105

Tel: (805) 568-2461

Fax: (805) 568-2459

administration@sbparks.org

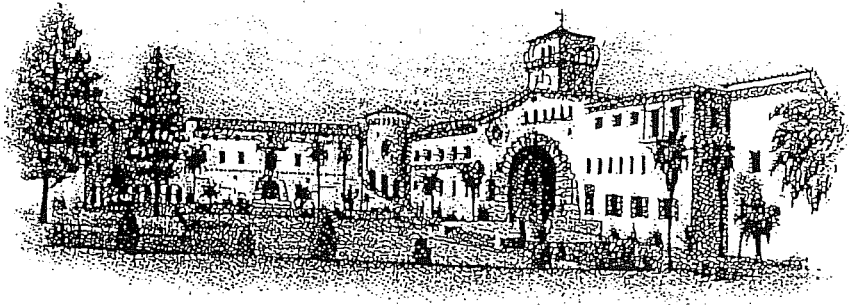
www.sbparks.org

Reservations:

(805) 568-2460

Equal Opportunity Employer

COUNTY OF SANTA BARBARA  
PUBLIC WORKS DEPARTMENT  
123 East Anapamu Street  
Santa Barbara, California 93101  
805/568-3232 FAX 805/568-3222



March 21, 2007

TO: Joyce Gerber, Planner  
Development Review

FROM: William Robertson, Transportation Planner  
Public Works, Transportation Division

SUBJECT: **Revised Conditions of Approval (2 pages)**

*Conley Tentative Parcel Map*

**06TPM-00000-00003; TPM 14,693**  
**APN: 105-010-032 / Orcutt**  
**2 New Residential Lots, 1390 Solomon Road**

*Traffic Mitigation Fees*

1. Pursuant to Ordinance No. 4270 regarding Transportation Impact Fees, the applicant will be required to pay a fee for each new peak hour trip (PHT), for the purpose of funding transportation facilities within the Orcutt Planning Area of the County.

Based on the current fee schedule, the total estimated fee for the proposed project is \$7,024 (2 new residential lots x (\$2,941 Traffic Fee + \$307 Landscape Median Fee + \$264 Area Bikeway Fee). The Transportation Impact Mitigation Fee Program is designed to collect fees from any project that generates more than one additional peak hour trip. Fees are due prior to map recordation and shall be based on the fee schedule in effect when paid. This office will not accept payment or process a check received prior to project approval.

Fees are payable to the County of Santa Barbara, and may be paid in person or mailed to: Santa Barbara County Transportation Division, 123 E. Anapamu St., 2<sup>nd</sup> Floor, Santa Barbara, CA 93101 or Santa Barbara County Transportation Division North, 620 West Foster Road, Santa Maria, CA 93455. Please phone this office prior to payment if unsure as to the final fee required.

Frontage Improvements

2. Prior to Final Map recordation, the applicant shall engineer and post a security for the construction of standard roadway improvements along the entire project fronting Solomon Road.

7. Prior to occupancy, all signs shall be installed, and prior to final clearance, the County may require the developer to add traffic safety devices, such as signing and striping, the need for which are not apparent at time of plan approval but which are warranted due to actual field conditions. The developer shall install the traffic safety devices prior to final clearance.

If you have any questions, please contact me at 739-8785.

Sincerely,



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William T. Robertson

cc: 06TPM-00000-00003, TPM 14,693  
Bret Stewart, Transportation Manager, County of Santa Barbara, Public Works Department  
J:\Group\Traffic\Winword\Planning\Orcutt\Conley Tentative Parcel Map 06TPM-RevCond.doc

# PUBLIC Health DEPARTMENT

Environmental Health Services

2125 S. Centerpointe Pkwy, #333 • Santa Maria, CA 93455-1340  
805/346-8460 • FAX 805/346-8485

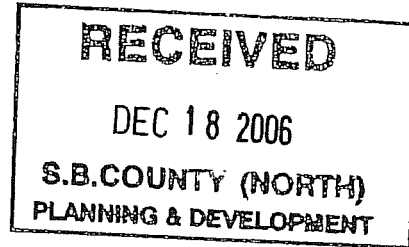
Elliot Schulman Director/Health Officer  
Earl Lynch, MD, Medical Director

TO: Joyce Gerber, Planner  
Planning & Development Department  
Development Review Division

FROM: Paul Jenzen  
Environmental Health Services

DATE: December 11, 2006

SUBJECT: Case No. 06TPM-00000-00003/TPM 14,693



Orcutt Area

Applicant: Robert & Sharon Conley  
1390 Solomon Road  
Santa Maria, CA. 93455

Property Location: Assessor's Parcel No. 105-010-032, zoned 1-E-1, and located at 1390 Solomon Road.

Case No. 06TPM-00000-00003/TPM 14,693 represents a request to subdivide a 3.23-acre parcel into three parcels, two each of 1-acre and one 1.23-acres. The existing development, which consists of a single-family dwelling, is wholly contained on proposed parcel three. No new development is contemplated with this project.

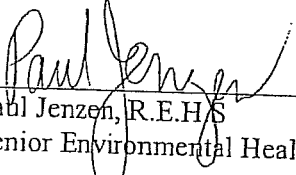
Domestic water supply is proposed to be provided by the Golden State Water Company. The existing single-family residence currently utilizes a private water system and has indicated that they continue using. The Golden State Water Company will serve the new parcels.

Sewage disposal is proposed to be provided by the Laguna County Sanitation District. The applicant has indicated that the existing single-family residence will be connected to the sewer as part of this project as well as the new parcels.

Providing the Zoning Administrator grants approval of the applicant's request, Environmental Health Services recommends the following be included as Conditions of Approval:

1. Prior to Recordation, Environmental Health Services shall approve written notice from the Golden State Water Company indicating that said company can and will provide domestic water service upon demand and without exception.
2. Prior to Recordation, Environmental Health Services shall approve written notice from the Laguna County Sanitary District indicating that said sanitary district can and will provide municipal sewage collection and disposal upon demand and without exception.
3. Concurrent to Connection to the Sewer, the septic system serving the existing residence will be abandoned under permit and inspection from Environmental Health Services.

4. Prior to Recordation, a copy of the final map shall be provided to Environmental Health Services.

  
\_\_\_\_\_  
Paul Jenzen, R.E.H.S.  
Senior Environmental Health Specialist

cc: Applicant  
Agent, Ray Severn, Penfield & Smith  
Golden State Water Company  
Martin Wilder, Laguna County Sanitation District  
Mark Matson, Planning & Development Dept., Building Div., Santa Maria  
Kathy Cardiel, Environmental Health Services

LU-4670

Santa Barbara County  
Air Pollution Control District

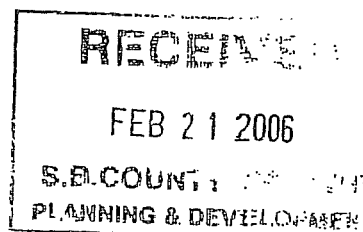
TO: County Planning and Development  
ATTN: Frances Romero  
FROM: Vijaya Jammalamadaka *VJ*  
DATE: February 16, 2006  
CASE #: 06TPM-00000-00003 Conley Tentative Parcel Map  
(APN 105-010-032)

The Air Pollution Control District has reviewed the referenced case and offers the following:

- The APCD has no comment on this project at this time.
- Applicant must be issued an APCD permit prior to construction or operation of this project.
- Applicant must apply for an APCD permit exemption prior to land use clearance.
- The applicant should determine whether the structure(s) proposed for demolition contains asbestos that is friable or has the potential to become friable during demolition or disposal. If the structure does contain friable asbestos, the asbestos should be removed by a contractor that is state certified for asbestos removal.
- Applicant is required to complete the attached "Asbestos Demolition/Renovation Notification" form. The completed form should be mailed to the Santa Barbara APCD and EPA Region IX no later than the date specified in number 2 of the instructions.
- Standard dust mitigation measures (dated September 1996) are recommended for all construction and/or grading activities. The name and telephone number of an on site contact person must be provided to the APCD prior to issuance of land use clearance.

cc:

Jessica Kinnahan, Agent  
Project File  
TEA Chron File



SANTA BARBARA COUNTY  
AIR POLLUTION CONTROL DISTRICT  
STANDARD DUST CONTROL REQUIREMENTS

1. Dust generated by the development activities shall be retained onsite and kept to a minimum by following the dust control measures listed below. Reclaimed water shall be used whenever possible.
  - a. During clearing, grading, earth moving or excavation, water trucks or sprinkler systems are to be used in sufficient quantities, after each day's activities cease, to prevent dust from leaving the site and to create a crust.
  - b. After clearing, grading, earth moving or excavation is completed the disturbed area must be treated by watering or revegetating; or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
  - c. During construction, water trucks or sprinkler systems are to be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.

2. Importation, Exportation and Stockpiling of Fill Material:

Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

Trucks transporting fill material to and from the site shall be tarped from the point of origin.

If the construction site is greater than five acres, gravel pads must be installed at all access points to minimize tracking of mud on to public roads.

3. Activation of Increased Dust Control Measures:

The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.

4. Recordation of Mitigation Measures:

Prior to land use clearance the applicant shall include, as a note on a separate informational sheet to be recorded with map, these dust control requirements. All requirements shall be shown on grading and building plans.

COUNTY OF SANTA BARBARA  
PUBLIC WORKS DEPARTMENT  
NORTH COUNTY OFFICE  
123 East Anapamu Street  
Santa Barbara, CA 93101  
805\568-3000 FAX 805\568-3019



PHILLIP M. DEMERY  
Director

March 20, 2006

County Subdivision Committee  
123 East Anapamu Street  
Santa Barbara, CA 93101

RE: Tentative Parcel Map No. 14,693 (06TPM-00000-00003)

Owner : Robert and Sharon Conley  
Address: 1390 Solomon Road,  
Santa Maria, CA 93455

**Requirements of the County Surveyor's Office**

Pursuant to Section 66448 of the State Subdivision Map Act and County Subdivision Regulations Chapter 21, Section 21-9, the Parcel Map shall be based upon a field survey made in conformity with the Professional Land Surveyors Act. Furthermore, property lines shall be monumented in accordance with Section 21-16 of said County Code.

Very truly yours,

For: Michael B. Emmons  
County Surveyor

pl4693subreview.doc

AA/EEO Employer

Thomas D. Fayram, Deputy Director

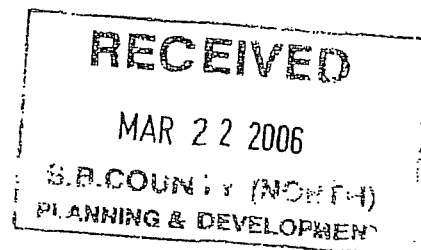
Scott D. McGolpin, Deputy Director

Rochelle Camozzi, Chief Financial Officer

Michael B. Emmons, County Surveyor

Mark A. Schleich, Deputy Director

www.publicworkssb.org







Santa Barbara County Public Works Department  
Flood Control & Water Agency

August 8, 2007

Planning Commission  
County of Santa Barbara  
123 E. Anapamu Street  
Santa Barbara, CA 93101

Re: **06TPM-00000-00003; Conley TPM**  
**APN: 105-010-032/Orcutt**

**Note: This letter supersedes our previous letter dated March 16, 2006**

Dear Commissioners:

This District recommends that approval of the above referenced project be subject to the following conditions:

1. Prior to Recordation, the applicant shall comply with the Flood Control Standard Conditions of Approval.
2. Prior to Recordation, the applicant shall submit drainage plans and a drainage study to the District for review. Said plans shall provide drainage improvements per District Standards which adequately mitigate for increased runoff due to development, and which adequately convey runoff to an acceptable watercourse or drainage facility in a non-erosive manner. The Parcel Map shall provide private drainage easements on downstream parcels in favor of upstream parcels. Off-site drainage easements may also be necessary, and the cost of which shall be borne by the applicant. The applicant shall enter into a maintenance agreement with the District to ensure perpetual maintenance of the private drainage improvements required for the development, including the basin, by the applicant and/or successors.
3. All drainage improvements required as part of the above conditions shall be constructed in accordance with approved plans and certified by a Registered Civil Engineer prior to recordation.
4. The applicant will be required to pay the current plan check fee deposit at the time the plans are submitted for District review and approval.

Sincerely,

A handwritten signature in black ink, appearing to read "Dale W. Weber".

Dale W. Weber, P.E.  
Development Engineer

cc: Joyce Gerber, Planning & Development  
Robert & Sharon Conley, 1390 Solomon Road, Santa Maria, CA 93455  
Penfield & Smith, P.O. Box 98, Santa Barbara, CA 93101

# Memorandum

Date: March 8, 2006  
To: Frances Romero  
Planning & Development  
Santa Maria



From: David Willy, Inspector  
Fire Department

A handwritten signature in black ink, appearing to read "DW", is written over the name "David Willy, Inspector".

Subject: APN: 105-010-032; Case #: 06TPM-00003/TPM 14,693; Site: 1390 Solomon Rd.  
Project Description: Lot Split

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The above project is located within the jurisdiction of the Santa Barbara County Fire Department. To comply with the established standards, we submit the following with the understanding that the Fire Protection Certificate application may involve modifications, which may determine additional conditions.

**PRIOR TO MAP RECORDATION, THE FOLLOWING CONDITIONS MUST BE MET:**

1. All access ways (public or private) shall be installed and made serviceable. Roadway plans, acceptable to the fire department, shall be submitted for approval prior to any work being undertaken.

Access to this project shall conform to Santa Barbara County Private Road and Driveway Standard #1. Dead end access roads shall terminate with a fire department approved turnaround.

Access ways shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building.

A minimum of 13 feet 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.

The roadway shall have a minimum width of 24 feet and shall be paved. Concrete curb and gutter shall also be installed.

2. One (1) fire hydrant shall be installed. The hydrant shall be located per fire department specifications and shall flow 750 gallons per minute at a 20 psi residual pressure. Prior to installation, plans showing locations, size and type of hydrant, valves, main lines and lateral lines shall be approved by the fire department.

RECEIVED

MAR 09 2006

S.B. COUNTY (NORTH)  
PLANNING & DEVELOPMENT

**PRIOR TO OCCUPANCY CLEARANCE THE FOLLOWING CONDITIONS MUST BE MET:**

3. A road name will be required for this project. Please contact the County of Santa Barbara Planning and Development Department at (805) 568-2000 for application information.
4. When access ways are gated, a fire department approved locking system shall be installed.

The following information is advisory only and will apply if future development is proposed for these parcels:

Driveways serving one residential dwelling are required to have a minimum width of 12 feet. Driveways serving two residential dwellings are required to have a minimum width of 16 feet. Driveways serving three to nine residential dwellings are required to have a minimum width of 20 feet. If any future development is planned for this parcel or will be served by this driveway, the applicant is encouraged to coordinate these standards into their plans and with other interested parties.

These conditions apply to the project as currently described. Future changes, including but not limited to further division, change of occupancy, intensification of use, or increase in hazard classification, may require additional mitigation to comply with applicable development standards in effect at the time of change.

As always, if you have any questions or require further information please call 681-5500.

DW:reb

c: Robert Conley, 1390 Solomon Road, Santa Maria, CA 93455  
APN/Chron

# SANTA BARBARA COUNTY PLANNING COMMISSION

## Staff Report for Vander Meulen Appeal of Conley Lot Split

Hearing Date: August 8, 2007

Staff Report Date: July 18, 2007

Case No.: 07APL-00000-00013 of 06TPM-00000-00003/TPM 14,693

Environmental Document: Notice of Exemption

(CEQA Guidelines Section 15315, Minor Land Divisions)

Deputy Director: Zoraida Abresch

Division: Development Review

Staff: Contact: Joyce Gerber

Supervising Planner: Gary Kaiser

Planner's Phone: 934-6265

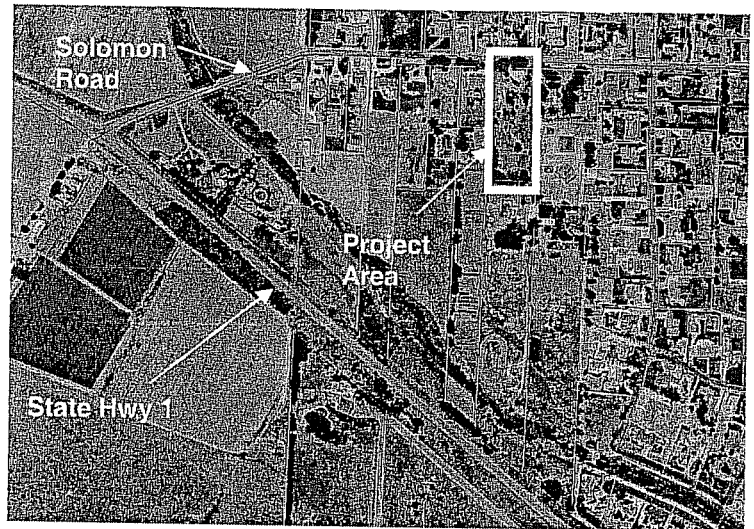
### VICINITY MAP

#### APPELLANTS:

John and Michelle Vander Meulen  
1386 Solomon Road  
Orcutt, CA 93455  
805-937-8584

#### OWNERS:

Mr. and Mrs. Robert and Sharon Conley  
1390 Solomon Road  
Orcutt, CA 93455  
805-937-3049



TPM Approved: April 9, 2007  
Appeal Filed: April 19, 2007  
Processing Deadline: N/A

This site is identified as Assessor Parcel Number 105-010-032, located on the southwest intersection of Solomon Road and Song Lane (formerly known as Miller Lane), known as 1390 Solomon Road, Santa Maria, Fourth Supervisorial District.

## 1.0 REQUEST

Hearing on the request of John and Michelle Vander Meulen, appellants, to consider Case No. 07APL-00000-00013 [appeal filed on April 19, 2007], of the Zoning Administrator's decision to approve 06TPM-00000-00003/TPM 14,693 for a three way land division under County Code Chapter 21, to divide 3.23 acres gross (3.01 acres net) into three lots of approximately 1.0 acres (gross and net), 1.01 acres (gross and net), and 1.23 acres gross (1.01 acres net) on property zoned 1-E-1; and to accept the Exemption pursuant to Section 15315 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 105-010-032, located at 1390 Solomon Road, in the Orcutt area, Fourth Supervisorial District.

## 2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and deny the appeal (Case No. 07APL-00000-00013) by adopting a motion including the following:

1. Adopt the required findings for the project, as adopted by the Zoning Administrator on April 9, 2007 (Attachment A), including the CEQA Exemption (Attachment C);
2. Deny the appeal and uphold the Zoning Administrator's approval of 06TPM-00000-00003 (TPM 14,693), based on the Conditions adopted by the Zoning Administrator on April 9, 2007 (Attachment B); and,
4. Grant *de novo* approval of Case No. 06TPM-00000-00003 (TPM 14,693).

Refer back to staff if the Planning Commission takes other than the recommended action for appropriate findings and conditions.

## 3.0 JURISDICTION

This project is being considered by the County Planning Commission based on Section 35-102.040 (A)(3) of the Land Use Development Code (LUDC), which states that decisions of the Zoning Administrator, outside of the Montecito Coastal Zone, may be appealed to the Planning Commission.

## 4.0 ISSUE SUMMARY

On April 9, 2007, the Zoning Administrator approved the subject Tentative Parcel Map allowing division of an approximately three acre parcel into three (3) approximately one acre parcels. On April 19, 2007, this decision was appealed. As presented in Section 7.0 of this staff report, the appellant is primarily concerned that the project could increase storm water runoff onto downstream properties and, in turn, could exacerbate flooding and result in potential erosion and well contamination. These issues were raised at the Zoning Administrator hearings. At the request of the appellants, the applicant accepted additional grading and drainage conditions. The applicant also agreed to submit grading and drainage plans for approval prior to map recordation and to notify the down slope parcel owners of that final drainage and grading plan submittal. These conditions have been incorporated in to Zoning Administrator's final action (Conditions 5a, 5b and 5c).

Pursuant to these additional conditions imposed by the Zoning Administrator, a grading and drainage plan has been prepared for the site. The plan was prepared by a licensed civil engineer and includes

a detention basin on proposed Parcel 1. The basin would be sized to ensure that off site runoff after development does not exceed off site runoff before development.

After development of the grading and drainage plan, the appellants still had concerns about potential runoff from the subject parcel. A pre-appeal meeting was conducted that included the applicant, applicant's agent, appellants, and a representative from County Public Works, Flood Control Department. The appellants had the opportunity to review the plans and discuss them with the other meeting attendees. The possibility of an off site drainage easement was discussed at the meeting; however, this issue was not resolved. The appellants requested that each proposed parcel contain its own detention basin and that runoff from each parcel be zero. The applicant agreed to a condition that would ensure no increased runoff from the site but could not agree to a condition to ensure no runoff from the site.

## 5.0 PROJECT INFORMATION

### 5.1 Site Information

<u>Site Information</u>	
Comprehensive Plan Designation	Urban, Single Family Residential Orcutt Community Plan, Key Site D
Ordinance, Zone	County Land Use & Development Code, 1-E-1, one acre minimum lot size
Site Size	3.23 acres gross/3.01 acres net
Present Use & Development	Residential/single family dwelling
Surrounding Uses/Zone(s)	<i>North:</i> 1-E-1, Residential <i>South:</i> 3-E-1, Residential <i>East:</i> 1-E-1, Residential <i>West:</i> 1-E-1 and 3-E-1, Residential
Access	Song Lane (proposed Parcels 1 and 2); Solomon Road (proposed Parcel 3)
Other Site Information	The current 3.23 acres gross (3.01 acres net) lot was legally created as lot C of Parcel Map 11,903 which recorded on June 10, 1975. On June 9, 1977, a land use permit was approved for the single family house that has since been constructed. The applicants live on the property.
Public Services	<u>Water Supply:</u> Private Well (proposed Parcel 3); Golden

<b><u>Site Information</u></b>	
	<p>State Water Company (proposed Parcels 1 and 2)</p> <p><u>Sewage</u>: Private septic to be converted to Laguna Sanitation District (proposed Parcel 3) and Laguna Sanitation District (proposed Parcels 1 and 2)</p> <p><u>Fire</u>: Santa Barbara County Fire Department</p> <p><u>Schools</u>: Orcutt Union Elementary School District and Santa Maria Joint Union High School District</p>

## 5.2 Setting – Key Site D

The proposed project is located within the area designed in the Orcutt Community Plan as Key Site D. Key Site D consists of 15 separate parcels and was identified as an infill area connecting the urban areas of the Orcutt urban core to the east and north with the more rural components located to the west and south. The Key Site provides a blend of densities involving one acre and larger lots contrasting with the smaller lots to the east. The site is identified as a predominantly rural area; development standards are designed to protect these qualities and Orcutt Creek, while ensuring suitable urban infrastructure where appropriate.

## 5.3 Project Description

On February 8<sup>th</sup>, 2006, the Conleys submitted an application for approval of a lot split to divide the subject 3.23 acre property into a total of three lots. Proposed Parcels 1 and 2 would be 1.0 acre (net and gross) each. Proposed Parcel 3 would be 1.23 acres gross and 1.01 acres net.

The subject parcel is currently developed with one single family dwelling, attached garage, and shed. This development would be located on proposed Parcel 3 as a result of the proposed 3-way lot split. Proposed Parcels 2 and 3 would not contain any structures but would be available for future residential use.

Water service for future development on proposed Parcels 1 and 2 would be served by Golden State Water Company subject to a Supplemental Water Purchase Agreement with the City of Santa Maria. An existing private well provides water for the existing single family dwelling on proposed Parcel 3.

Waste disposal for the existing development is provided by an existing septic system. This system would be abandoned and the existing development would be served by the Laguna Sanitation District. Future development on proposed Parcels 1 and 2 would also be served by Laguna Sanitation.

Access to the residence on proposed Parcel 3 is from Solomon Road, a public road. Access to proposed Parcels 1 and 2 would be from Song (formerly Miller) Lane, a private road, via Solomon Road.

## 6.0 PROJECT ANALYSIS

### 6.1 Environmental Review

The Zoning Administrator determined that the project is exempt from environmental review pursuant to Section 15315 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). This section allows categorical exemptions for the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years and the parcel does not have an average slope greater than 20 percent. The proposed project meets all these required criteria.

While the proposed lot split would allow for the future full build out of two single family dwellings, the project under consideration proposes no new development at this time. Nevertheless, ultimate build-out of the proposed parcels would result in no substantial adverse environmental effects pertaining to traffic, biological resources, cultural resources, flooding, grading or other environmental issues. An initial field assessment for California tiger salamanders conducted by Vince Semonsen in March 2007 concluded that there is a low probability of California tiger salamanders using the site. No other sensitive biological or cultural resources are located on the site.

The southerly extent of proposed Parcel 1 is located approximately 1000 feet north of Orcutt (Solomon) Creek, outside of the mapped boundaries of the Creek's floodway or floodway fringe. The majority of the site has gentle slopes and thus, minimal site grading would be required upon development. The project area was reviewed as part of Key Site D in the previously certified Final Environmental Impact Report (Case No. 95-EIR-01) for the Orcutt Community Plan. Policies and Development Standards were adopted for Key Site area, as a result of the OCP EIR. The pertinent development standards would be incorporated into the proposed projects Conditions of Approval (Attachment B).

The three proposed lots would be served by Laguna County Sanitation District. Water would be provided by the City of Santa Maria through a Supplemental Water Agreement serviced through Golden State Water. Construction of a storm water detention basin on proposed Parcel 1 would ensure that post-development runoff would not exceed pre-development levels. All other issues associated with development of the two proposed lots would be addressed by standard regulatory practices as indicated in letters received from the various agencies with jurisdiction over this project.



## **6.2 Comprehensive Plan Consistency**

The proposed project is consistent with all the applicable policies of the Santa Barbara County Comprehensive Plan, including those of the Orcutt Community Plan (also see Section 6.2.1, below). A more detailed discussion of the project's consistency with individual policies of the Comprehensive Plan can be found in the ZA Staff Report dated January 19, 2007 (Attachment F).

### **6.2.1 Orcutt Community Plan, Key Site D**

As stated in Section 5.2, the subject parcel is within Key Site D as designated by the Orcutt Community Plan. This site consists of 15 parcels under separate ownership, ranging in size from one acre to 8.38 acres for a combined area of 60.99 acres. The triangle-shaped key site is located approximately 1,600 feet west of Blosser Road. It is bounded by Solomon Road, low density residential development (Key Site E), and agricultural land (Key Site 22) to the north; Highway 1 and rural agricultural land to the south; and the Westrails Estates subdivision to the east. The Orcutt Community Plan projected development of an additional 14 single family residences at total build-out, including maximum build-out of the subject parcel, given the Key Site D's one to three-acre minimum parcel size.

The development standards developed for Key Site D focus mainly on the parcels associated with Orcutt Creek, which is located approximately 1,000 feet south of the southern boundary of the subject parcel. The other major issues regarding the development of the project site were the requirement of sewer access to limit septic expansion and availability of a long term supplemental supply of water in accordance with the requirements of WAT-O-2. The proposed project is conditioned to require public sewer connections and the applicant has procured a supplemental water supply via an outside user's agreement with the City of Santa Maria. The project is essentially infill development, consistent with surrounding development and the Orcutt Community Plan.

## **6.3 Zoning Ordinance Compliance**

The property is zoned 1-E-1. Based on the size and configuration of the proposed lots, future development would be able to meet all zone district requirements as set forth in the Santa Barbara County Land Use and Development Code.

## **6.4 Subdivision/Development Review Committee**

The Subdivision/Development Review Committee (SDRC) reviewed the project on March 6, 2006 and August 17, 2006. Departments having conditions included County Parks; Public Works, Roads Division; Environmental Health Services; Air Pollution Control District; Surveyor's Office; Public Works, Flood Control; and County Fire. Condition letters from County Departments are included in the attached conditions of approval (Attachment B).

## **6.5 Board of Architectural Review**

This project was not required to be reviewed by the BAR.

## 6.6 Agricultural Preserve Advisory Committee

This lot is not an Agricultural Preserve under the Williamson Act.

## 7.0 APPEAL ISSUES

### 7.1 Reason for Appeal

The April 19, 2007 appeal letter states the reason or grounds for appeal as follows:

*"The decision is not supported by the evidence presented for consideration. Evidence presented at previous hearings showed significant potential impacts to the down slope parcels unmitigated by the decision as it stands. Water quality impact minimizations, erosion controls and flood controls are insufficient and inconsistent with the provisions and purposes of County Codes and Zoning Ordinance. Including, but not limited to, those defined in Sec 9A-9, Chapter 14, Chapter 21, Sec 21-13, Article 35 and Sec 35.30.180."*

The primary issues raised at the Zoning Administrator hearings, and at the subsequent meeting between the applicant and the appellant, are listed below.

1. Flooding. Future development on the Conley property will cause increased water runoff onto down slope parcels. Such runoff would cause flooding around the single family dwelling and second unit located on the down slope parcel.
2. Erosion. Runoff from future development and the resulting impervious surfaces would cause erosion. Also, the appellants are concerned that if retardation basin is placed near their property line then any overspill from the banks will cause erosion on their property.
3. Well Contamination. Future development will cause flooding and standing water on the down slope parcel. Standing water would cause contamination of the domestic water well located near the proposed location of the retardation basin.

## **7.2 Staff Response**

The conditions placed on the project were designed to ensure that water runoff after future development of the proposed parcels would not exceed the current runoff amounts before any additional development. Because of the appellant's concerns about the County's failure to enforce conditions, additional conditions regarding notification have been accepted by the applicants. These conditions, together with compliance with the standard Flood Control Conditions, would ensure that the proposed project would not adversely affect the down slope neighbors. Specific issues are addressed below.

### **7.2.1 Flooding and Erosion**

Condition of Approval 5a (Attachment B) requires that prior to the issuance of a land use permit for development on proposed Parcels 1 and 2, grading and drainage plans must be submitted to the County. The plans must demonstrate that detention basin(s) are sufficient in capacity to ensure that off site runoff after development does not exceed off site runoff before development. This condition further stipulates that all runoff from the site shall be conveyed to the onsite basin(s).

The applicants conducted a preliminary site hydrology and detention basin analysis. The analysis, which was conducted by a qualified engineer, quantified the site hydrology and determined preliminary basin sizing. The basin would have outflow metered per the requirements of the Santa Barbara County Flood Control District. In this particular area, a peak discharge of 0.07 cubic feet per second per developed acre is the standard.

Specifications of the basin are as follows:

- Water will be conveyed to the basin through earthen drainage swales that are three feet wide at the bottom and have a 3:1 side slope.
- The dimensions of the basin are 30 feet x 70 feet. The bottom elevation is 240.5 feet. The high water elevation is 242.16 feet.
- The water will exit the basin through an 18 inch pipe (minimum allowed per Flood Control standards) with a three inch orifice plate. The water will enter into a six inch high trough that is 10 feet long. In the event that the basin is filled, the water would spill over the edge of the trough and flow off the site in the form of sheet flow that would not have the potential to cause significant erosion.

The proposed basin sizing was determined adequate to attenuate flows from a 100-year storm event, which would actually reduce runoff below historic volumes.

### **7.2.2 Well Contamination**

The applicants are concerned about contamination of their domestic water well, which is located adjacent to the southerly boundary of the project site, near the proposed detention basin. The concern is that standing water from the project site, or from the detention basin outflow, might enter the drinking water.

County Environmental Health and Safety Division (EHS) records indicate that the appellants' well has a 50-foot annular seal, which would prevent contamination from standing water. Since runoff from the basin is not sewage, there is no required separation between the basin and the well. In addition, because of the design of the basin described in Section 7.1.1 above, it is unlikely that any standing water in the well area would be the result of development on proposed Parcels 1 and 2.

## **8.0 APPEALS PROCEDURE**

The action of the Planning Commission may be appealed to the Board of Supervisors within 10 calendar days of said action: The appeal fee to the Board of Supervisors is \$443.

### **ATTACHMENTS**

- A. Findings for Approval
- B. Conditions of Approval with attached Departmental letters
- C. Notice of Exemption
- D. Appeal Letter, dated April 9, 2007
- E. Zoning Administrator Action letter, dated April 11, 2007
- F. Zoning Administrator Staff Report, dated January 19, 2007
- G. Proposed Tentative Parcel Map



## ATTACHMENT A: FINDINGS

### 1.0 CEQA FINDINGS

Accept the exemption for this project pursuant to CEQA Guidelines Section 15315, Minor Land Divisions. The section exempts minor land divisions within urbanized areas, where slopes do not exceed an average of 20% and all services and access are available. The tentative parcel map will not have an impact on the surrounding environment and is consistent with this categorical exemption based on the discussion in Section 6.2 of the Zoning Administrator's staff report dated January 19, 2007.

### 2.0 ADMINISTRATIVE FINDINGS

#### 2.1 SUBDIVISION MAP ACT FINDINGS

Pursuant to the Subdivision Map Act, the Zoning Administrator shall deny 06TPM-00000-00003/TPM 14,693 if any of the following Subdivision Map Act Findings can be made:

**2.1.1 State Government Code §66473.5. *No local agency shall approve a tentative map, or a parcel map for which a tentative map was not required, unless the legislative body finds that the proposed subdivision, together with the provisions for its design and improvement is consistent with the general plan required by Article 5 (commencing with §65300) of Chapter 3 of Division 1 or any specific plan adopted pursuant to Article 8 (commencing with §65450) of Chapter 3 of Division 1.***

The proposed lots of 1.23 acres gross/1.0 acre net (proposed Parcel 1), 1.00 acre gross/net (proposed Parcel 2), and 1.00 acre gross/net (proposed Parcel 3) and the configuration of the parcel map are consistent with the property's Comprehensive Plan Designation of Urban, Residential, one acre minimum parcel size. The proposed project is consistent with all applicable policies of the Comprehensive Plan (see discussion in Section 6.2 of the Zoning Administrator's Staff Report, dated January 19, 2006). Therefore, consistency with this finding can be made.

**2.2 State Government Code §66474. *The following findings shall be cause for disapproval of a Tentative Parcel Map/Tract Map:***

**2.2.1 *The proposed map is not consistent with applicable general and specific plans as specified in §66451.***

The proposed project is consistent with the County Land Use and Development Code and Chapter 21, Subdivision Regulations, based upon the project description and proposed conditions of approval (see discussions in Sections 6.2 and 6.3 of the Zoning Administrator's Staff Report, dated January 19, 2007). Therefore, consistency with this finding can be made.

**2.2.3 *The design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.***

The design and improvements of the proposed land division and future development are consistent with the Comprehensive Plan based on specific conditions placed on the map. The lot size, lot configuration and lot dimensions are consistent with the Zoning Ordinance and the Comprehensive Plan. The map also meets all the requirements of the Subdivision Ordinance (see discussions in Sections 6.2 and 6.3 of the Zoning Administrator's Staff Report, dated January 19, 2007). Therefore, consistency with this finding can be made.

**2.2.4 *The site is not physically suitable for the type of development proposed.***

The site is currently developed with a single family dwelling on proposed Parcel 3. The dwelling is accessed from Solomon Road and is served by a private well and septic/leach field system. The site is surrounded by existing single family residential development within E-1 zones. The proposed lot split will not physically affect the ongoing residential use except that it will be connected to the public sewer system. Proposed Parcels 1 and 2 will take access from the private Song Lane. The site contains slopes of less than 15 percent. Therefore consistency with this finding can be made.

**2.2.5 *The site is not physically suited for the proposed density of development.***

The design and improvements of the proposed land division and future development will be consistent with the Comprehensive Plan. The lot size, lot configuration and lot dimensions are consistent with the LUDC and the Comprehensive Plan which allow for one acre minimum lot size. The proposed land division would create three lots of 1.23 gross/1.0 net acres, 1.0 gross/net acre and 1.0 gross/net acre, which would meet the minimum lot size of one acre. The map also meets all the requirements of the Subdivision Ordinance (see discussion in Sections 6.2 of the Zoning Administrator's Staff Report, dated January 19, 2007). Therefore, consistency with this finding can be made.

**2.2.6 *The design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.***

An exemption pursuant to CEQA Section 15315, Minor Land Divisions has been prepared for this project. Future residential development will not adversely impact any sensitive environmental resources because none are known on the site. The existing residential use on proposed Parcel 3 will not change. Water and sanitary services for

future development will be provided by public utilities. A drainage plan will be reviewed by the Flood Department prior to map recordation. The tentative parcel map is consistent with this categorical exemption. Therefore, consistency with this finding can be made.

**2.2.7 *The design of the subdivision or type of improvements is likely to cause serious public health problems.***

No public health problems will result from the approval of this parcel map or from subsequent development of the project site. Proposed Parcel 3 is currently served by an existing water well and private septic system but will connect to the public sewer system as part of the project. Future development on proposed Parcels 1 and 2 will be served by Golden State Water subject to a supplemental water agreement, and by Laguna Sanitation District. These services will be adequate to serve the proposed project subject to compliance with project conditions.

**2.2.8 *The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.***

The project will not conflict with any public easements or public use of the site.

**2.2.9 *State Government Code §66474.4. The legislative body of a county shall deny approval of a tentative map or parcel map if it finds that the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 and that either the resulting parcels following a subdivision of that land would be too small to sustain their agricultural use or the subdivision will result in residential development not incidental to the commercial agricultural use of the land.***

The proposed land division is not subject to the Williamson Act (Agricultural Preserve).

**2.2.10 *State Government Code §66474.6. The governing body of any local agency shall determine whether discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with §13000) of the Water Code.***

Proposed Parcel 3 is currently served by an existing water well and private septic system. Future development on proposed Parcels 1 and 2 are conditioned to require a "can and will serve" letter from the Laguna Sanitation District. The existing septic system on proposed Parcel 3 will be abandoned and the development will be required to connect to the public sewer system as part of the project. Therefore consistency with this finding can be made.





## ATTACHMENT B: CONDITIONS OF APPROVAL

### **Conley Tentative Parcel Map 06TPM-00000-00003/TPM 14,693**

1. This Tentative Parcel Map is based upon and limited to compliance with the project description, the Zoning Administrator's hearing exhibits marked Exhibit 1 dated January 8, 2007, and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

The project description is as follows:

**The proposed project involves the division of a 3.23 acres gross (3.01 acres net) lot into three lots of 1.0 net (proposed Parcel 1), 1.0 net (proposed Parcel 2) and 1.23 gross/1.01 net acres (proposed Parcel 3). Water would continue to be provided by private water well for proposed Parcel 3. Water would be provided by Golden State Water for Proposed Parcels 1 and 2. Sanitary services for proposed Parcels 1 and 2 would be provided by Laguna Sanitation. Sanitary service to proposed Parcel 3 is currently provided by private septic system but would be connected to Laguna Sanitation at the time of connection for proposed Parcels 1 and 2. Existing development on proposed Parcel 3 consists of a single family dwelling, attached garage, and a shed. Access to proposed Parcels 1 and 2 would be from Song Lane. Access to proposed Parcel 3 would continue to be from Solomon Road.**

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

### **STANDARD CONDITIONS FOR TENTATIVE PARCEL MAPS**

2. Prior to recordation of the tentative map and subject to P&D approval as to form and content, the applicant shall include all of the mitigation measures, conditions, agreements and specific plans associated with or required by this project approval on a separate informational sheet to be recorded with the Parcel Map. All applicable conditions and mitigation measures of the project shall be printed on grading and/or building plans and shall be graphically illustrated where feasible. If Land Use Permits are obtained prior to

recordation, Tentative Map conditions will not apply retroactively to the previously issued Land Use Permit. For any subsequent development on any parcels created by the project, each set of plans accompanying a Land Use Permit shall contain these conditions.

3. If the proposed parcel map is revised from the approved Tentative Map or if changes to conditions are sought, approval shall be in the same manner as for the originally approved tentative map.
4. Two copies of the map to finalize the tentative map and required review fees in effect at the time, shall be submitted to Planning and Development (P & D) for compliance review of P & D conditions before P & D will issue Parcel Map clearance to the County Surveyor. The map shall show statistics for net\* lot area and any open space (\* net = gross less any public road right of way).
5. The parcel map shall include an easement over Parcel 2 in favor of Parcel 1 at the time of conveyance of either parcel. This agreement is to be recorded with the Parcel Map.
- 5a. Grading and drainage plans will be submitted for review prior to land use clearance for parcels 1 and 2. The plans shall demonstrate sufficient capacity and onsite ~~detention~~ retardation basins to ensure that off site runoff after development does not exceed off site runoff before development. All runoff from the site shall be conveyed to the onsite retardation basin(s).
- 5b. Applicants shall give written notice to owners of APN Parcels 105-010-031 and 105-010-033 that a preliminary grading/drainage plan has been submitted for review and approval by P&D and Flood Control District to comply with Flood Control standard conditions. **Plan Requirements/Timing:** Applicant shall submit the proof of notice to P&D prior to recordation.
- 5c. Applicant shall submit preliminary grading and drainage plan. **Plan Requirements/Timing:** Prior to map recordation, applicant shall submit a preliminary grading/drainage plan for review and approval by P&D and Flood Control District. The plan shall demonstrate that there will be no net rate of increase in runoff onto adjacent parcels from subdivision development in excess of current conditions or, if there is, that adequate mitigation measures approved by Flood Control District to protect adjacent parcels shall be implemented.

## COUNTY RULES & REGULATIONS/LEGAL REQUIREMENTS

6. Compliance with Departmental Letters Required as Follows:
  - a. Park Department letter dated June 7, 2006
  - b. Public Works, Roads Division letter, March 21, 2007
  - c. Environmental Health Services letter dated December 11, 2006
  - d. Air Pollution Control District letter dated February 16, 2006
  - e. Surveyor's Office letter dated March 20, 2006

- f. Public Works, Flood Control letter dated March 16, 2006
  - g. Fire Department letter dated March 8, 2006
7. Prior to recordation, the applicant shall pay all applicable P & D permit processing fees in full.
  8. All applicable development fees shall be paid as specified in the Orcutt Development Impact Fee Ordinances and Resolutions.
  9. Developer shall defend, indemnify and hold harmless the County or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of the Tentative Parcel Map. In the event that the County fails promptly to notify the applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
  10. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought in the time period provided for in *State Government Code* §66499.37, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the Zoning Administrator and no approval shall be issued unless substitute feasible mitigation conditions/measures are imposed.
  11. Additional Permits Required. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Land Use Permit and Building Permit from Planning and Development. The Permit is required by ordinance and is necessary to ensure implementation of conditions required by the Zoning Administrator. Before any Permit will be issued by Planning and Development, the applicant must obtain written clearance from all department having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available in Planning and Development.
  12. Prior to recordation of the tentative map and subject to P&D approval as to form and content, the applicant shall include all of the mitigation measures, conditions, agreements and specific plans associated with or required by this project approval on a separate informational sheet to be recorded with the Final Map. All applicable conditions and mitigation measures of the project shall be printed on grading and/or building plans and shall be graphically illustrated where feasible. If Land Use Permits are obtained prior to recordation, Tentative Map conditions will not apply retroactively to the previously

issued Land Use Permit. For any subsequent development on any parcels created by the project, each set of plans accompanying a Land Use Permit shall contain these conditions.

13. If the proposed map is revised from the approved tentative map, or if changes to conditions are sought, approval shall be in the same manner as for the originally approved tentative map.
14. The Tentative Map shall expire three years after approval or conditional approval by the final review authority unless otherwise provided in the Subdivision Map Act, Government Code §66452.6.
15. **Additional Permits Required:** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Land Use and Building Permit from Planning and Development. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Commission. Before any Permit will be issued by Planning and Development, the applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
16. **Indemnity and Separation Clauses:** Developer shall defend, indemnify and hold harmless the County or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of the Tentative Parcel Map. In the event that the County fails promptly to notify the applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
17. **Legal Challenge:** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the County and substitute conditions may be imposed.



RECEIVED  
JUN 13 2006  
S.B. COUNTY (NORTH)  
PLANNING & DEVELOPMENT

Jason Stilwell

Director of Parks  
(805) 568-2461

Michael Gibson

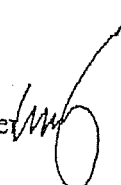
Business Manager  
(805) 568-2477

Coleen Lund

Project Manager  
(805) 568-2470

June 7, 2006

TO: Frances Romero, Planner  
Planning & Development

FROM: Claude Garciacelay, Park Planner 

RE: TPM 14,693 (06TPM-003) Conley Map  
APN 105-010-032

County Parks recommends the following condition(s) to the approval of the above referenced project:

1) Pursuant to the provisions of Santa Barbara County Ordinance 4317 (Quimby Ordinance) and the appurtenant fee resolution for the recreational demand area, the applicant will be required to pay a fee for each generated lot or dwelling unit for the purpose of providing park and recreational facilities within the recreational demand area.

Based on the current fee schedule, the total fee for the proposed project would be \$6712.00 (\$3356 x 2 lot(s)/dwelling unit(s)). Fees are due prior to recording of final map. The actual fee shall be based on the fee schedule in effect when paid and fee schedules are subject to adjustment on an annual basis. Please phone this office prior to payment if unsure as to the final fee required. This office will not accept or process a payment prior to project approval by the decision maker.

Fees are payable to the COUNTY OF SANTA BARBARA, and may be paid in person or mailed to: Santa Barbara County Parks, Rocky Nook Park, 610 Mission Canyon Road, Santa Barbara, CA 93105; or in the North County at Waller Park, 300 Goodwin Road, Santa Maria, CA 93455.

C: County Surveyor  
Owner:  
Robert & Sharon Conley, 1390 Solomon Rd., Santa Maria CA 93455  
Agent:  
Jessica Kinnahan, P&S Engineers, PO Box 98, Santa Barbara CA 93101

Jim Isaac

South County Deputy Director  
Tel: (805) 681-5651  
Fax: (805) 681-5657

Jeff Stone

North County Deputy Director  
Tel: (805) 934-6145  
Fax: (805) 934-6213

610 Mission Canyon Road  
Santa Barbara, CA 93105  
Tel: (805) 568-2461

Fax: (805) 568-2459

administration@sbparks.org

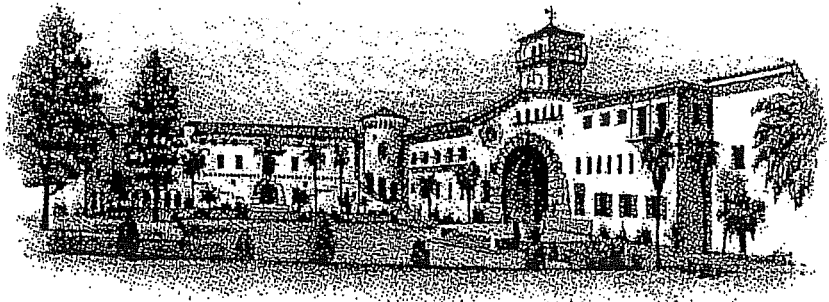
www.sbparks.org

Reservations:

(805) 568-2460

Equal Opportunity Employer





COUNTY OF SANTA BARBARA  
PUBLIC WORKS DEPARTMENT  
123 East Anapamu Street  
Santa Barbara, California 93101  
805/568-3232 FAX 805/568-3222

---

March 21, 2007

TO: Joyce Gerber, Planner  
Development Review

FROM: William Robertson, Transportation Planner  
Public Works, Transportation Division

SUBJECT: **Revised Conditions of Approval (2 pages)**

*Conley Tentative Parcel Map*

06TPM-00000-00003; TPM 14,693  
APN: 105-010-032 / Orcutt  
2 New Residential Lots, 1390 Solomon Road

***Traffic Mitigation Fees***

1. Pursuant to Ordinance No. 4270 regarding Transportation Impact Fees, the applicant will be required to pay a fee for each new peak hour trip (PHT), for the purpose of funding transportation facilities within the Orcutt Planning Area of the County.

Based on the current fee schedule, the total estimated fee for the proposed project is \$7,024 (2 new residential lots x (\$2,941 Traffic Fee + \$307 Landscape Median Fee + \$264 Area Bikeway Fee). The Transportation Impact Mitigation Fee Program is designed to collect fees from any project that generates more than one additional peak hour trip. **Fees are due prior to map recordation and shall be based on the fee schedule in effect when paid.** This office will not accept payment or process a check received prior to project approval.

Fees are payable to the County of Santa Barbara, and may be paid in person or mailed to: Santa Barbara County Transportation Division, 123 E. Anapamu St., 2<sup>nd</sup> Floor, Santa Barbara, CA 93101 or Santa Barbara County Transportation Division North, 620 West Foster Road, Santa Maria, CA 93455. Please phone this office prior to payment if unsure as to the final fee required.

**Frontage Improvements**

2. Prior to Final Map recordation, the applicant shall engineer and post a security for the construction of standard roadway improvements along the entire project fronting Solomon Road.



7. Prior to occupancy, all signs shall be installed, and prior to final clearance, the County may require the developer to add traffic safety devices, such as signing and striping, the need for which are not apparent at time of plan approval but which are warranted due to actual field conditions. The developer shall install the traffic safety devices prior to final clearance.

If you have any questions, please contact me at 739-8785.

Sincerely,



---

William T. Robertson

cc: 06TPM-00000-00003, TPM 14,693

Bret Stewart, Transportation Manager, County of Santa Barbara, Public Works Department  
J:\Group\Traffic\Winword\Planning\Orcutt\Conley Tentative Parcel Map 06TPM-RevCond.doc

# PUBLIC Health DEPARTMENT

Environmental Health Services

2125 S. Centerpointe Pkwy, #333 • Santa Maria, CA 93455-1340  
805/346-8460 • FAX 805/346-8485

*Elliot Schulman Director/Health Officer  
Earl Lynch, MD, Medical Director*

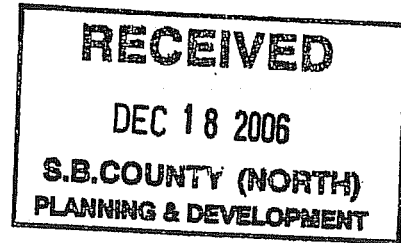
TO: Joyce Gerber, Planner  
Planning & Development Department  
Development Review Division

FROM: Paul Jenzen  
Environmental Health Services

DATE: December 11, 2006

SUBJECT: Case No. 06TPM-00000-00003/TPM 14,693

Orcutt Area



Applicant: Robert & Sharon Conley  
1390 Solomon Road  
Santa Maria, CA. 93455

Property Location: Assessor's Parcel No. 105-010-032, zoned 1-E-1, and located at 1390 Solomon Road.

Case No. 06TPM-00000-00003/TPM 14,693 represents a request to subdivide a 3.23-acre parcel into three parcels, two each of 1-acre and one 1.23-acres. The existing development, which consists of a single-family dwelling, is wholly contained on proposed parcel three. No new development is contemplated with this project.

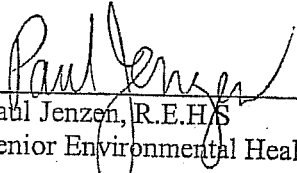
Domestic water supply is proposed to be provided by the Golden State Water Company. The existing single-family residence currently utilizes a private water system and has indicated that they continue using. The Golden State Water Company will serve the new parcels.

Sewage disposal is proposed to be provided by the Laguna County Sanitation District. The applicant has indicated that the existing single-family residence will be connected to the sewer as part of this project as well as the new parcels.

Providing the Zoning Administrator grants approval of the applicant's request, Environmental Health Services recommends the following be included as Conditions of Approval:

1. Prior to Recordation, Environmental Health Services shall approve written notice from the Golden State Water Company indicating that said company can and will provide domestic water service upon demand and without exception.
2. Prior to Recordation, Environmental Health Services shall approve written notice from the Laguna County Sanitary District indicating that said sanitary district can and will provide municipal sewage collection and disposal upon demand and without exception.
3. Concurrent to Connection to the Sewer, the septic system serving the existing residence will be abandoned under permit and inspection from Environmental Health Services.

4. Prior to Recordation, a copy of the final map shall be provided to Environmental Health Services.

  
\_\_\_\_\_  
Paul Jenzen, R.E.H.S.  
Senior Environmental Health Specialist

cc: Applicant  
Agent, Ray Severn, Penfield & Smith  
Golden State Water Company  
Martin Wilder, Laguna County Sanitation District  
Mark Matson, Planning & Development Dept, Building Div., Santa Maria  
Kathy Cardiel, Environmental Health Services

LU-4670



**Santa Barbara County  
Air Pollution Control District**

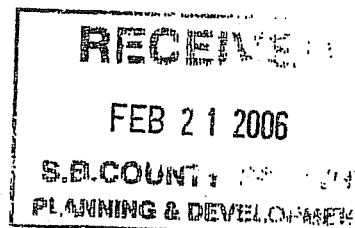
TO: County Planning and Development  
ATTN: Frances Romero  
FROM: Vijaya Jammalamadaka *VJ*  
DATE: February 16, 2006  
CASE #: 06TPM-00000-00003 Conley Tentative Parcel Map  
(APN 105-010-032)

The Air Pollution Control District has reviewed the referenced case and offers the following:

- The APCD has no comment on this project at this time.
- Applicant must be issued an APCD permit prior to construction or operation of this project.
- Applicant must apply for an APCD permit exemption prior to land use clearance.
- The applicant should determine whether the structure(s) proposed for demolition contains asbestos that is friable or has the potential to become friable during demolition or disposal. If the structure does contain friable asbestos, the asbestos should be removed by a contractor that is state certified for asbestos removal.
- Applicant is required to complete the attached "Asbestos Demolition/Renovation Notification" form. The completed form should be mailed to the Santa Barbara APCD and EPA Region IX no later than the date specified in number 2 of the instructions.
- Standard dust mitigation measures (dated September 1996) are recommended for all construction and/or grading activities. The name and telephone number of an on site contact person must be provided to the APCD prior to issuance of land use clearance.

cc:

Jessica Kinnahan, Agent  
Project File  
TEA Chron File



**SANTA BARBARA COUNTY  
AIR POLLUTION CONTROL DISTRICT  
STANDARD DUST CONTROL REQUIREMENTS**

1. Dust generated by the development activities shall be retained onsite and kept to a minimum by following the dust control measures listed below. Reclaimed water shall be used whenever possible.
  - a. During clearing, grading, earth moving or excavation, water trucks or sprinkler systems are to be used in sufficient quantities, after each day's activities cease, to prevent dust from leaving the site and to create a crust.
  - b. After clearing, grading, earth moving or excavation is completed the disturbed area must be treated by watering or revegetating; or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
  - c. During construction, water trucks or sprinkler systems are to be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.

2. Importation, Exportation and Stockpiling of Fill Material:

Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

Trucks transporting fill material to and from the site shall be tarped from the point of origin.

If the construction site is greater than five acres, gravel pads must be installed at all access points to minimize tracking of mud on to public roads.

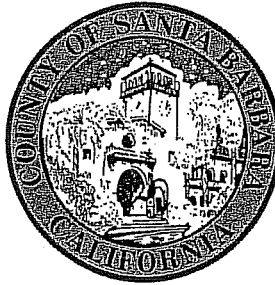
3. Activation of Increased Dust Control Measures:

The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.

4. Recordation of Mitigation Measures:

Prior to land use clearance the applicant shall include, as a note on a separate informational sheet to be recorded with map, these dust control requirements. All requirements shall be shown on grading and building plans.

COUNTY OF SANTA BARBARA  
PUBLIC WORKS DEPARTMENT  
NORTH COUNTY OFFICE  
123 East Anapamu Street  
Santa Barbara, CA 93101  
805568-3000 FAX 805568-3019



PHILLIP M. DEMERY  
Director

March 20, 2006

County Subdivision Committee  
123 East Anapamu Street  
Santa Barbara, CA 93101

**RE:** Tentative Parcel Map No. 14,693 (06TPM-00000-00003)

**Owner :** Robert and Sharon Conley  
**Address:** 1390 Solomon Road,  
Santa Maria, CA 93455

**Requirements of the County Surveyor's Office**

Pursuant to Section 66448 of the State Subdivision Map Act and County Subdivision Regulations Chapter 21, Section 21-9, the Parcel Map **shall be based upon a field survey** made in conformity with the Professional Land Surveyors Act. Furthermore, property lines **shall be monumented** in accordance with Section 21-16 of said County Code.

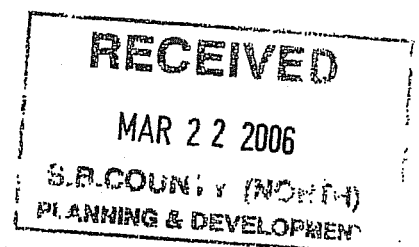
Very truly yours,

*Edmund R. Villa*

*FOR:* Michael B. Emmons  
County Surveyor

p14693subreview.doc

AA /EEO Employer



Thomas D. Fayram, Deputy Director

Rochelle Camozzi, Chief Financial Officer

Scott D. McGolpin, Deputy Director

Michael B. Emmons, County Surveyor

Mark A. Schleich, Deputy Director

[www.publicworkssb.org](http://www.publicworkssb.org)



RECEIVED

MAR 17 2006

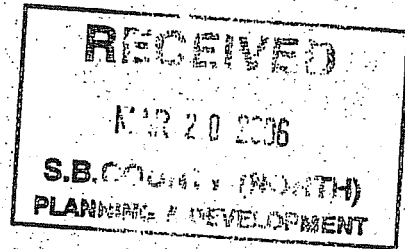
S.B. COUNTY  
PLANNING & DEVELOPMENT



Santa Barbara County Public Works Department  
Flood Control & Water Agency

March 16, 2006

Planning Commission  
County of Santa Barbara  
123 E. Anapamu Street  
Santa Barbara, CA 93101



Re: **06TPM-00000-00003; Conley TPM**  
**APN: 105-010-032/Orcutt**

Dear Commissioners:

This District recommends that approval of the above referenced project be subject to the following conditions:

1. Prior to Recordation, the applicant shall comply with the Flood Control Standard Conditions of Approval.
2. Prior to Recordation, the applicant shall submit drainage plans and a drainage study to the District for review. Said plans shall provide drainage improvements per District Standards which adequately mitigate for increased runoff due to development, and which adequately convey runoff to an acceptable watercourse or drainage facility in a non-erosive manner. The Parcel Map shall provide private drainage easements on downstream parcels in favor of upstream parcels. Off-site drainage easements may also be necessary, the cost of which shall be borne by the applicant. The applicant shall pay the current Orcutt Regional Drainage Facility Development Impact Fees, and the applicant shall participate in the Orcutt Community Facilities District (CFD).
3. All drainage improvements required as part of the above conditions shall be constructed in accordance with approved plans and certified by a Registered Civil Engineer prior to recordation, unless otherwise approved by the District.
4. The applicant will be required to pay the current plan check fee deposit at the time the plans are submitted for District review and approval.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dale W. Weber".

Dale W. Weber, P.E.  
Development Engineer

cc: Frances Romero, Planning & Development  
Robert & Sharon Conley, 1390 Solomon Road, Santa Maria, CA 93455  
Penfield & Smith, P.O. Box 98, Santa Barbara, CA 93101





# Memorandum

Date: March 8, 2006  
To: Frances Romero  
Planning & Development  
Santa Maria



From: David Willy, Inspector  
Fire Department

A handwritten signature in dark ink, appearing to be "DW", is written over the "From:" line.

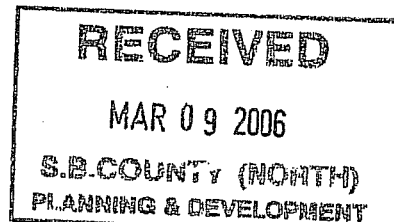
Subject: APN: 105-010-032; Case #: 06TPM-00003/TPM 14,693; Site: 1390 Solomon Rd.  
Project Description: Lot Split

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The above project is located within the jurisdiction of the Santa Barbara County Fire Department. To comply with the established standards, we submit the following with the understanding that the Fire Protection Certificate application may involve modifications, which may determine additional conditions.

**PRIOR TO MAP RECORDATION, THE FOLLOWING CONDITIONS MUST BE MET:**

1. All access ways (public or private) shall be installed and made serviceable. Roadway plans, acceptable to the fire department, shall be submitted for approval prior to any work being undertaken.  
Access to this project shall conform to Santa Barbara County Private Road and Driveway Standard #1. Dead end access roads shall terminate with a fire department approved turnaround.  
Access ways shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building.  
A minimum of 13 feet 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.  
The roadway shall have a minimum width of 24 feet and shall be paved. Concrete curb and gutter shall also be installed.
2. One (1) fire hydrant shall be installed. The hydrant shall be located per fire department specifications and shall flow 750 gallons per minute at a 20 psi residual pressure. Prior to installation, plans showing locations, size and type of hydrant, valves, main lines and lateral lines shall be approved by the fire department.



**PRIOR TO OCCUPANCY CLEARANCE THE FOLLOWING CONDITIONS MUST BE MET:**

3. A road name will be required for this project. Please contact the County of Santa Barbara Planning and Development Department at (805) 568-2000 for application information.
4. When access ways are gated, a fire department approved locking system shall be installed.

The following information is advisory only and will apply if future development is proposed for these parcels:

Driveways serving one residential dwelling are required to have a minimum width of 12 feet. Driveways serving two residential dwellings are required to have a minimum width of 16 feet. Driveways serving three to nine residential dwellings are required to have a minimum width of 20 feet. If any future development is planned for this parcel or will be served by this driveway, the applicant is encouraged to coordinate these standards into their plans and with other interested parties.

These conditions apply to the project as currently described. Future changes, including but not limited to further division, change of occupancy, intensification of use, or increase in hazard classification, may require additional mitigation to comply with applicable development standards in effect at the time of change.

As always, if you have any questions or require further information please call 681-5500.

DW:reb

c: Robert Conley, 1390 Solomon Road, Santa Maria, CA 93455  
APN/Chron

**ATTACHMENT C: NOTICE OF EXEMPTION**



**NOTICE OF EXEMPTION**

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Joyce Gerber, Planner

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County Guidelines for the implementation of CEQA.

APN(s) : 105-010-032 Case No.: 06TPM-00000-00003/TPM 14,693

Location: 1390 Solomon Road, Santa Maria, CA

*(Include street address and cross street (if urbanized area) or attach specific location map)*

Project Title: Conley Tentative Parcel Map

Project Description: Request to divide 3.23 gross/3.01 net acres into three lots of 1.0 acre (proposed Parcel 1), 1.0 acre (proposed Parcel 2) and 1.23 gross/1.01 net acres (proposed Parcel 3) in the 1-E-1 zone district under the Santa Barbara County Land Use & Development Code and Chapter 21 Subdivision Regulations.

*(Include nature, purpose, and beneficiaries of project)*

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Agency Carrying Out Project: Planning and Development

Exempt Status: (Check one)

- Ministerial
- Statutory Exemption
- Categorical Exemption
- Emergency Project
- Declared Emergency

Cite specific CEQA and/or CEQA Guideline Section: Section 15315 Minor Land Divisions

Reasons to support exemption findings (attach additional material, if necessary)

This lot split is consistent with the existing zoning on the lot. The lots have under 14 percent slope and do not contain environmentally sensitive resources. No significant impacts would occur as a result of this lot split.

Lead Agency Contact Person: Joyce Gerber Phone #: (805) 934-6265

Department/Division Representative: Gary Kaiser Date: 12/8/07

Acceptance Date: \_\_\_\_\_

Note: A copy of this form must be posted at P&D 6 days prior to a decision on the project. Upon project approval, this form must be filed with the County Clerk of the Board and posted by the Clerk of the Board for a period of 30 days to begin a 35 day statute of limitations on legal challenges.

distribution:      Hearing Support Staff  
                         Project file (when P&D permit is required)

Date Filed by County Clerk

**ATTACHMENT D: APPEAL LETTER**







PLANNING & DEVELOPMENT  
PERMIT APPLICATION

SITE ADDRESS: 1390 Solomon Road, Orcutt, CA 93455

ASSESSOR PARCEL NUMBER: 105-010-032

PARCEL SIZE (acres/sq.ft.): Gross 3.23 Net 3.01

COMPREHENSIVE/COASTAL PLAN DESIGNATION: \_\_\_\_\_ ZONING: \_\_\_\_\_

Are there previous permits/applications? no yes numbers: \_\_\_\_\_  
(include permit# & lot # if tract)

Are there previous environmental (CEQA) documents? no yes numbers: \_\_\_\_\_

1. **Appellant:** John & Michelle Vander Meulen Phone: 805-937-8584 FAX: \_\_\_\_\_

Mailing Address: 1386 Solomon Road, Orcutt, CA 93455 E-mail: \_\_\_\_\_  
Street City State Zip

2. **Aggrieved Party:** John & Michelle Vander Meulen Phone: 805-937-8584 FAX: \_\_\_\_\_

Mailing Address: 1386 Solomon Road, Orcutt, CA 93455 E-mail \_\_\_\_\_  
Street City State Zip

3. **Owner:** \_\_\_\_\_ Phone: \_\_\_\_\_ FAX: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Street City State Zip

4. **Agent:** \_\_\_\_\_ Phone: \_\_\_\_\_ FAX: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Street City State Zip

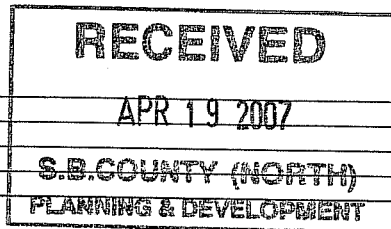
5. **Attorney:** \_\_\_\_\_ Phone: \_\_\_\_\_ FAX: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ E-mail \_\_\_\_\_  
Street City State Zip

COUNTY USE ONLY

Case Number: 07APL-00000-00013 of 06TPM-00000-  
Supervisorial 1 00003  
Applicable Zon Vander Meulen Appeal of Conley Map  
Project Planne: 1390 Solomon Road  
Zoning Design: 1-E-1  
Planner: Joyce Gerber

Companion Case Number: \_\_\_\_\_  
Submittal Date: \_\_\_\_\_  
Receipt Number: \_\_\_\_\_  
Accepted for Processing \_\_\_\_\_  
Comp. Plan Designation \_\_\_\_\_



# COUNTY OF SANTA BARBARA APPEAL TO THE :

BOARD OF SUPERVISORS

PLANNING COMMISSION:  COUNTY  MONTECITO

RE: Project Title Conley Tentative Parcel Map

Case No. 06TPM-00000-00003

Date of Action April 9, 2007

I hereby appeal the  approval  approval w/conditions  denial of the:

Board of Architectural Review – Which Board? \_\_\_\_\_

Coastal Development Permit decision

Land Use Permit decision

Planning Commission decision – Which Commission? \_\_\_\_\_

Planning & Development Director decision

Zoning Administrator decision

**Is the appellant the applicant or an aggrieved party?**

Applicant

Aggrieved party – if you are not the applicant, provide an explanation of how you are and "aggrieved party" as defined on page two of this appeal form:

We are neighbors at the adjacent downslope parcel indentified as 105-010-033. We appeared in person at previous public hearings in connection with the decision.

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Reason of grounds for the appeal – Write the reason for the appeal below or submit 8 copies of your appeal letter that addresses the appeal requirements listed on page two of this appeal form:

- A clear, complete and concise statement of the reasons why the decision or determination is inconsistent with the provisions and purposes of the County’s Zoning Ordinances or other applicable law; and
- Grounds shall be specifically stated if it is claimed that there was error or abuse of discretion, or lack of a fair and impartial hearing, or that the decision is not supported by the evidence presented for consideration, or that there is significant new evidence relevant to the decision which could not have been presented at the time the decision was made.

The decision is not supported by the evidence presented for consideration. Evidence presented at previous hearings showed significant potential impacts to the downslope parcels unmitigated by the decision as it stands. Water quality impact minimizations, erosion controls and flood controls are insufficient and inconsistent with the provisions and purposes of County Codes and Zoning Ordinances, including, but not limited to, those defined in Sec. 9A-9, Chapter 14, Chapter 21, Sec 21-13, Article 35 and Sec. 35.30.180.

**Specific conditions imposed which I wish to appeal are (if applicable):**

- a. \_\_\_\_\_
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_

Please include any other information you feel is relevant to this application.

**CERTIFICATION OF ACCURACY AND COMPLETENESS** Signatures must be completed for each line. If one or more of the parties are the same, please re-sign the applicable line.

**Applicant's signature authorizes County staff to enter the property described above for the purposes of inspection.**

*I hereby declare under penalty of perjury that the information contained in this application and all attached materials are correct, true and complete. I acknowledge and agree that the County of Santa Barbara is relying on the accuracy of this information and my representations in order to process this application and that any permits issued by the County may be rescinded if it is determined that the information and materials submitted are not true and correct. I further acknowledge that I may be liable for any costs associated with rescission of such permits.*

John & Michelle Vander Meulen

*[Handwritten Signature]* *Michelle Vander Meulen* 4/19/07

Print name and sign - Firm

Michelle Vander Meulen

*Michelle Vander Meulen* Date 4/19/07

Print name and sign - Preparer of this form

John & Michelle Vander Meulen

*[Handwritten Signature]* *Michelle Vander Meulen* Date 4/19/07

Print name and sign - Applicant

Jack Brady

*[Handwritten Signature]* Date

Print name and sign - Agent

John Vander Meulen

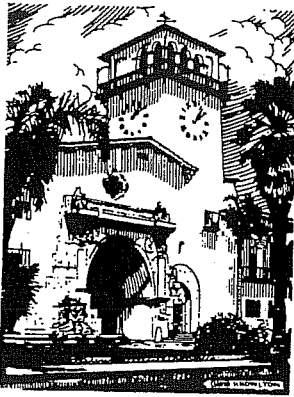
*[Handwritten Signature]* Date 4/19/07

Print name and sign - Landowner

Date

**ATTACHMENT E: ZONING ADMINISTRATOR ACTION  
LETTER**





COURT HOUSE

# COUNTY OF SANTA BARBARA CALIFORNIA

## ZONING ADMINISTRATOR

COUNTY ENGINEERING BUILDING  
123 E. ANAPAMU STREET  
SANTA BARBARA, CALIFORNIA 93101-2058  
PHONE: (805) 568-2000

April 11, 2007

Robert and Sharon Conley  
1390 Solomon Road  
Santa Maria, CA 93455

ZONING ADMINISTRATOR  
HEARING OF APRIL 9, 2007

**RE: Conley Tentative Parcel Map, 06TPM-00000-00003**

Hearing on the request of Robert and Sharon Conley, owners, to consider Case No. 06TPM-00000-00003 [application filed on February 8, 2006] for approval under County Code Chapter 21 to divide 3.23 gross 3.01 net acres into three parcels of 1.0, 1.0, and 1.23 gross 1.01 net acres in the 1-E-1 Zone; and to accept the Exemption pursuant to Section 15315 of the State Guidelines for Implementation of the California Environmental Quality Act. The property is identified as AP No. 105-010-032, located at 1390 Solomon Road in the Orcutt area, Fourth Supervisorial District. (Continued from 02/05/07 & 3/26/07)

Dear Mr. and Ms. Conley:

At the regular hearing of the Santa Barbara County Zoning Administrator on April 9, 2007, Case No. 06TPM-00000-00003 marked "Officially Accepted, County of Santa Barbara April 9, 2007, Zoning Administrator Exhibit #1" was conditionally approved, based upon the project's consistency with the Comprehensive Plan and based on the ability to make the required findings. The Zoning Administrator also took the following action:

1. Adopted the required findings for the project specified in Attachment A of the staff report, dated January 19, 2007, including CEQA findings;
2. Accepted the Exemption, included in Attachment B of the staff report dated January 19, 2007, pursuant to CEQA Section 15315 ; and
3. Approved the project subject to the conditions included in Attachment C of the staff report as revised at the hearing of April 9, 2007.

### REVISIONS TO THE CONDITIONS OF APPROVAL

*Condition 5a, 5b and 5c are added:*

- 5a. Grading and drainage plans will be submitted for review prior to land use clearance for parcels 1 and 2. The plans shall demonstrate sufficient capacity and onsite detention retardation basins to ensure that offsite runoff after development does not exceed offsite runoff before development. All runoff from the site shall be conveyed to the onsite retardation basin(s).



5b. Applicants shall give written notice to owners of APN Parcels 105-010-031 and 105-010-033 that a preliminary grading/drainage plan has been submitted for review and approval by P&D and Flood Control District to comply with Flood Control standard conditions. **Plan Requirements/Timing:** Applicant shall submit the proof of notice to P&D prior to recordation.

5c. Applicant shall submit preliminary grading and drainage plan. **Plan Requirements/Timing:** Prior to map recordation, applicant shall submit a preliminary grading/drainage plan for review and approval by P&D and Flood Control District. The plan shall demonstrate that there will be no net rate of increase in runoff onto adjacent parcels from subdivision development in excess of current conditions or, if there is, that adequate mitigation measures approved by Flood Control District to protect adjacent parcels shall be implemented.

*The Findings and the Conditions of Approval reflect the action of the Zoning Administrator and are included in this letter as Attachment A and Attachment C.*

Action of the Zoning Administrator is final unless appealed in writing to the Santa Barbara County Board of Supervisors within ten (10) days following action by the Zoning Administrator. If this decision is appealed, there is a \$443; fee for both non-applicant and applicant appeals, and must be delivered to the Clerk of the Board at 105 East Anapamu Street, Room 407, Santa Barbara, California. **THE APPEAL PERIOD EXPIRES ON THURSDAY, APRIL 19, 2007 at 5 p.m.**

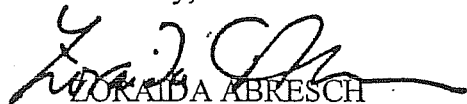
If this action is appealed, a public hearing must be set within 30 days of the fining of the appeal unless the applicant submits in writing a waiver consenting to a time extension pursuant to Government Code Section 66452.5(d).

If your project is approved, your right to divide the property is subject to compliance with the various departmental conditions. It is the responsibility of the applicant to take the necessary steps to satisfy all of the conditions and provide for payment of taxes prior to recordation unless the condition states otherwise.

Approval to divide the property expires thirty-six months from the date of approval if the applicant has not recorded a Parcel Map prepared by a registered civil engineer or licensed land surveyor. Approval to divide the property expires on **April 19, 2010**. However, a time extension totaling no more than five years may be granted by the Zoning Administrator if before the expiration date an application is filed along with the required filing fee with the Planning and Development Department.

The California Subdivision Map Act and County Code Chapter 21 prohibits the sale, lease or financing of any parcel approved on the tentative parcel map, until a Parcel Map is recorded.

Sincerely,

  
ZORAIDA ABRESCH  
Zoning Administrator

xc: Case File: 06TPM-00000-00003  
Hearing Support Zoning Administrator File  
Petra Leyva  
Records Management  
Engineer: Justin Height, Penfield & Smith, P.O. Box 98, Santa Barbara, CA 93101  
Agent: Ray Severn, Penfield & Smith, P.O. Box 98, Santa Barbara, CA 93101  
Address File: 1390 Solomon Road, Santa Maria, CA 93455  
County Parks Department  
County Public Works, Road Division  
Environmental Health Services

County Air Pollution Control District  
County Works, Flood Control  
County Fire Department  
County Surveyor's Office  
Supervisor Gray, Fourth District  
Joyce Gerber, Planner

**Attachments:**            **Attachment A – Findings**  
                                 **Attachment C – Conditions of Approval**

ZA:ah

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**ATTACHMENT F: STAFF REPORT FOR  
CASE NO. 06TPM-00000-00003/TPM 14,693**



**SANTA BARBARA COUNTY ZONING ADMINISTRATOR**

**Staff Report for Conley Tentative Parcel Map**

**Hearing Date: February 5, 2007**  
**Staff Report Date: January 19, 2007**  
**Case No.: 06TPM-00000-00003/TPM 14,693**  
**Environmental Document: Exempt, CEQA Guidelines Sec. 15315 Minor Land Divisions**

**Supervisorial District: Fourth**  
**Staff: Joyce Gerber**  
**Phone #: 934-6265**

OWNER

Mr. and Mrs. Robert and Sharon Conley  
1390 Solomon Road  
Santa Maria, CA 93455  
805-937-3049

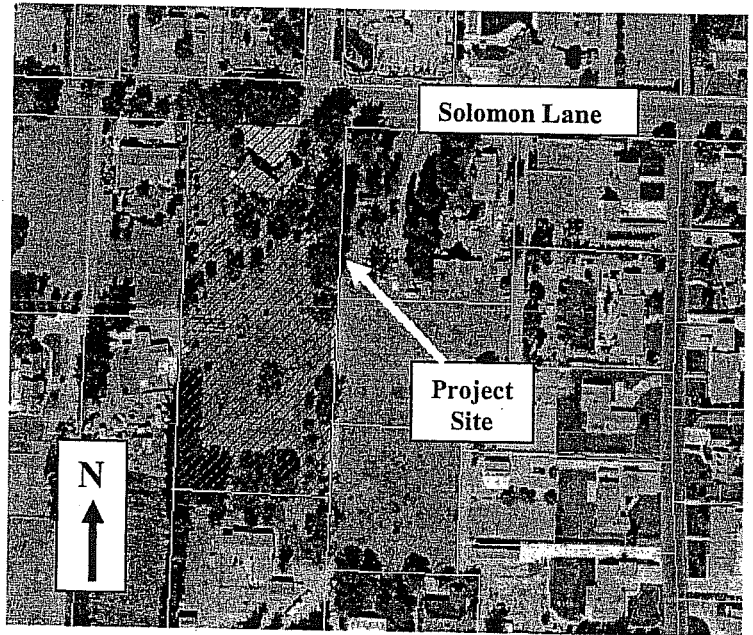
AGENT

Ray Severn  
Penfield & Smith  
210 E. Enos Drive  
Santa Maria, CA 93454  
805-925-2345

ENGINEER

Justin Height  
Penfield & Smith  
P O Box 98  
Santa Barbara, CA 93101

VICINITY MAP



Assessor Parcel Number 105-010-032, located on the southwest intersection of Solomon Road and Song Lane (formerly known as Miller Lane), known as 1390 Solomon Road, Santa Maria, Fourth Supervisorial District.

Application Filed:  
Application Complete:  
Processing Deadline:

February 8, 2006  
March 24, 2006  
60 days from NOE

**1.0 REQUEST**

Hearing on the request of Robert and Sharon Conley, applicants, to consider case No. 06TPM-00000-00003/TPM 14,693 [application filed on February 8, 2006] for approval of a Tentative Parcel Map in Compliance with County Code Chapter 21 to divide 3.23 acres gross/3.01 acres net into three lots of approximately 1.0 acres gross and net, 1.01 acres gross and net, and 1.23 acres gross/1.01 acres net on property zoned 1-E-1; and to accept the Exemption pursuant to Section 15315 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 105-010-032, located at 1390 Solomon Road, in the Santa Maria area, Fourth Supervisorial District.

## **2.0 RECOMMENDATION AND PROCEDURES**

Follow the procedures outlined below and conditionally approve Case No. 06TPM-00000-00003/TPM 14,693 marked "Officially Accepted, County of Santa Barbara (February 5, 2007) Zoning Administrator Attachment 1," based upon the project's consistency with the Comprehensive Plan and based on the ability to make the required findings.

The Zoning Administrator's action should include the following:

1. Adopt the required findings for the project specified in Attachment A of this staff report, including CEQA findings.
2. Accept the exemption, included as Attachment B pursuant to CEQA Section 15315.
3. Approve the project subject to the conditions included as Attachment C.

Refer to staff if the Zoning Administrator takes other than the recommended action for appropriate findings and conditions.

## **3.0 JURISDICTION**

This project is being considered by the Zoning Administrator based upon County Code Chapter 21 (Subdivision Regulations) and the County Land Use and Development Code (Zoning Regulations) which state that the Zoning Administrator is the review authority for all tentative subdivision maps that have been determined to be exempt from the requirements of the California Environmental Quality Act (CEQA).

## **4.0 ISSUE SUMMARY**

Staff has analyzed the project and has determined that it is consistent with all applicable policies of the Comprehensive Plan, including the Orcutt Community Plan, and all applicable subdivision and zoning regulations.

## 5.0 PROJECT INFORMATION

### 5.1 Site Information

<u>Site Information</u>	
Comprehensive Plan Designation	Urban, Single Family Residential Orcutt Community Plan, Key Site D
Ordinance, Zone	County LUDC, one acre minimum lot size
Site Size	3.23 acres gross/3.01 acres net
Present Use & Development	Residential/single family dwelling
Surrounding Uses/Zone(s)	<i>North:</i> 1-E-1, Residential <i>South:</i> 3-E-1, Residential <i>East:</i> 1-E-1, Residential <i>West:</i> 1-E-1 and 3-E-1, Residential
Access	Solomon Road
Other Site Information	
Public Services	Water Supply: Private Well (proposed Parcel 3); Golden State Water Company (proposed Parcels 1 and 2) Sewage: Private septic to be converted to Laguna Sanitation District (proposed Parcel 3) and Laguna Sanitation District (proposed Parcels 1 and 2) Fire: Santa Barbara County Fire Department Station #22 (Tiffany Park) Schools: Orcutt Union Elementary School District and Santa Maria Joint Union High School District

### 5.2 Background Information

The current 3.23 acres gross (3.01 acres net) lot was legally created as lot C of Parcel Map 11,903 which recorded on June 10, 1975. On June 9, 1977 a land use permit was approved for the single family house that has since been constructed. The applicants live on the property.



### 5.3 Project Description

The applicants are requesting approval of a lot split to divide the property into a total of three lots. Proposed Parcels 1 and 2 would be 1.0 acre each. Proposed Parcel 3 would be 1.23 acres gross (1.01 acres net).

Proposed Parcel 3 is currently developed with one single family dwelling, attached garage, and shed. The existing single family dwelling would be located on proposed Parcel 3 as a result of the proposed 3-way lot split. Proposed Parcels 2 and 3 would not contain any structures but would be available for future residential use.

Water service for future development on proposed Parcels 1 and 2 would be served by Golden State Water Company subject to a Supplemental Water Purchase Agreement with the City of Santa Maria. An existing private well provides water for the existing single family dwelling on proposed Parcel 3.

Waste disposal for the existing development is provided by an existing septic system. This system will be abandoned and the existing development will be served by the Laguna Sanitation District. Future development on proposed Parcels 1 and 2 would also be served by Laguna Sanitation.

The existing access to the residence on proposed Parcel 3 is from Solomon Road, a public road. Access to proposed Parcels 1 and 2 would be from Song (formerly Miller) Lane via Solomon Road.

## 6.0 PROJECT ANALYSIS

### 6.1 Environmental Review

The project is exempt from environmental review pursuant to Section 15315 (minor land divisions) of the State CEQA Guidelines.

### 6.2 Comprehensive Plan Consistency

#### 6.2.1 Land Use Element

- *Land Use Designation: Single Family Residential; one acre minimum lot size*

**Consistent:** The proposed lot split would result in parcels that are approximately one acre in size, which would be consistent with the current one acre minimum parcel size requirement.

- *Land Use Development Policy 2: The densities specified in the Land Use Plan are maximums and may be reduced if it is determined that such reduction is warranted by conditions specifically applicable to a site, such as topography, geologic or flood hazards,*

*habitat areas, or steep slopes. However, density may be increased under programs of the Housing Element.*

**Consistent:** The proposed project would result in parcels that meet the minimum one acre specified by the Comprehensive Plan. There are no physical constraints that would dictate a reduced density.

- *Land Use Development Policy 3: No urban development shall be permitted beyond boundaries of land designated for urban uses except in neighborhoods in rural areas.*

**Consistent:** The project site is located within the urban area of Orcutt.

- *Land Use Development Policy 4: Prior to issuance of a use permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e. water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.*
- *Land Use Development Policy 5: Within designated urban areas, new development other than that for agricultural purposes shall be serviced by the appropriate public sewer and water district or an existing mutual water company, if such service is available.*

**Consistent:** Water: Proposed Parcel 3 is currently served by a domestic water well. Future development on proposed Parcels 1 and 2 would be served by Golden State Water Company subject to a Supplemental Water Purchase Agreement with the City of Santa Maria dated September 25, 2006.

Sewer: Sanitary services would be provided Laguna Sanitation for proposed Parcels 1, 2 and 3. The existing septic system must be abandoned.

Roads: Access to the existing residence located on proposed Parcel 3 would continue via Solomon Road, a public road. Song (formerly Miller) Lane will provide access to proposed Parcels 1 and 2. Proposed access to both lots is shown on the Tentative Parcel Map. A long-term maintenance agreement is required. The project's Solomon Road frontage must be improved to County standards, which will require widening.

- *Hillside and Watershed Protection Policy 1: Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.*
- *Hillside and Watershed Protection Policy 2: All developments shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be*

*oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.*

**Consistent:** Proposed Parcels 1 and 2 are relatively flat along their north margin but slope gently to the south at five to 13 percent. The proposed access drive to these lots from Song Lane is along the northern border of the lots, which is nearly flat. Minimal over-excavation and re-compaction would be required to prepare the site for residential structures and access driveways. Grading for building pads and an access driveway would not require extensive amounts of cut or fill and would not cause permanent changes in topography.

- *Flood Policy 1: All development, including construction, excavation, and grading, except for flood control projects and non-structural agricultural uses, shall be prohibited in the floodway unless off-setting improvements in accordance with HUD regulations are provided. If the proposed development falls within the floodway fringe, development may be permitted, provided creek setback requirements are met and finish floor elevations are above the projected 100-year flood elevation, as specified in the Flood Plain Management Ordinance.*
- *Flood Policy 2: Permitted development shall not cause or contribute to flood hazards or lead to expenditure of public funds for flood control work, i.e., dams, stream channelizations, etc.*

**Consistent:** The project site is not located within a 100-year flood plain. The proposed project would be required to meet conditions required by the Flood Control District in their letter dated March 16, 2006. Therefore, the proposed project would be consistent with this policy.

- *Visual Resource Policy 3: In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.*

**Consistent:** The project site is in an urban area. Future development on the new one-acre parcels must be found consistent and compatible with the scale and character of the existing community.

#### 6.2.2 Circulation Element

- *A project that would contribute ADTs to a roadway where the Estimated Future Volume does not exceed the policy capacity and/or PHTs to intersections operating at a LOS C or better is considered consistent.*

**Consistent:** The proposed parcel map would create the potential for development of two single-family residences. Single-family residences are assumed to generate 10 average daily vehicle trips

(ADT) and one peak-hour trip during morning/evening work traffic (total 20 ADT, 2 PHT). This would not result in a significant impact on area roadways, intersections or traffic levels, based on the County thresholds of significance (an increase of greater than 0.10 in volume-to-capacity ratio at nearby intersections or use of a substantial portion of remaining roadway capacity). This small addition to traffic represents an incremental contribution to cumulative traffic in the area, and pursuant to County ordinance, traffic mitigation fees would be required to offset the project's contribution to cumulative traffic. Therefore, the proposed project would be consistent with this policy.

### 6.2.3 Orcutt Community Plan

#### *Key Site D*

The subject parcel is within Key Site D as designated by the Orcutt Community Plan. This site consists of 15 parcels under separate ownership, ranging in size from 1 acre to 8.38 acres for a combined area of 60.99 acres. The triangle-shaped key site is located approximately 1,600 feet west of Blosser Road. It is bounded by Solomon Road, low density residential development (Key Site E), and agricultural land (Key Site 22) to the north; Highway 1 and rural agricultural land to the south; and the Westrails Estates subdivision to the east. The Orcutt Community Plan projected development of an additional 14 single family residences at total build-out, including maximum build-out of the subject parcel, given the 1 to 3-acre minimum parcel size.

- *Policy KSD-1: Key Site D is designated Residential 1.0 and zoned 1-E-1 on APNs 015-010-28, -32, -40, -41, -71, and -74, and designated Residential 0.3 and zoned 3-E-1 on APNs 105-010-29, -31, -33, -36, -37, -38, -39, -43, and 72. Any proposed development on Key Site D shall comply with the following development standards.*

**DevStd KSD-4:** Future development<sup>1</sup> of lands planned and zoned for residential densities of 0.33 or more units per acre (e.g., 1-E-1 and 3-E-1) shall be served by public sewers. An exception to this standard may be granted where the County can make all of the following findings:

- i. The application is for the two-way division of a lot legally created prior to March 2, 1987, and both resultant lots would contain a gross area of at least one acre;

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<sup>1</sup> For the purpose of this Standard, "development" does not include the construction of a primary single family dwelling on a lot legally created prior to March 2, 1987, nor to development which can be accommodated by an existing private sewage disposal (septic) system and permitted by the County without discretionary action, in compliance with applicable regulations and policies.

- ii. Public sewer service to the property would not be feasible<sup>2</sup> during the time legally allowed for map recordation, including any permissible time extension(s);
- iii. All septic systems on the property shall comply with all customary County requirements and standards, to the satisfaction of County Environmental Health Services Division.

In any case where this exception is granted, the project shall be conditioned such that: no further division of the property shall be permitted until such time as a public sewer service becomes feasible; and, all existing and new structures served by septic systems shall be required to connect to public sewers as soon as service becomes feasible.

Consistent: All three of the proposed parcels would be served by the Laguna Sanitation District. The existing septic system would be abandoned. Therefore, the proposed project is consistent with DevStd KSD-4.

- *Policy LU-O-3: The County shall require that adequate resources and service capacity are available to accommodate the growth identified within this Plan.*

Consistent: As described in the discussion section for LUDP #4 above, the project site would have adequate service capacity. Therefore, the proposed project would be consistent with this policy.

- *DevStd FIRE-O-2.2: The County shall require two routes of ingress and egress for development unless waived by the Fire Department.*

Consistent: The Fire Department determined that the project would be adequately served with only one route of ingress and egress. Therefore, the proposed project would consistent with this policy.

- *DevStd LIB-O-1.2: The County shall require a library mitigation fee on development to fund the cost of acquisition by purchase or lease, construction, and furnishing of a new library facility. The fee shall be determined upon completion of an infrastructure financing program. All development approved after adoption of the OCP shall be subject to this fee, which shall be paid prior to issuance of Building Permits or as determined by the infrastructure financing program.*

- *DevStd LIB-O-1.4: If Mello Roos Community Facilities Districts are formed in the Orcutt Planning Area to fund operation and maintenance of a library, prior to*

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<sup>2</sup> For the purpose of the Development Standards, "feasible" means "capable of being accomplished in a successful manner, taking into account economic, environmental, legal, and technological factors." The Orcutt "Ranchette Area" is within the Laguna County Sanitation District, and it is the responsibility of the project applicant to provide a compelling factual demonstration that service would not be "feasible" under finding e.ii.

*discretionary project approval of projects which impact libraries, all applicants in the planning area must either agree to participate in the District's funding mechanisms for library services or otherwise demonstrate that the project is fully mitigating the increase in demand for library services caused by the project.*

- *DevStd OS-O-7.3: If a Mello Roos District is formed in the Orcutt Planning Area to fund operations and maintenance of parks, recreation, open space and trails, prior to discretionary project approval of projects which impact open space, all applicants in the planning area must either agree to participate in the Mello Roos District, or provide other mitigation of the project's impact on these services and demonstrate that a Homeowner's Association will be formed which will generate adequate revenues to provide long term operations and maintenance of any private services.*

**Consistent:** The project would be conditioned to pay all required fees in effect at the time of project approval including a Library fee and a Parks fee in order to mitigate for impacts to the public library and public parks in the Orcutt area. Therefore, the proposed project would be consistent with this policy.

- *Policy CIRC-O-3: The County shall maintain a minimum Level of Service (LOS) C or better on roadways and intersections within the Orcutt Planning Area, except that Minimum Level of Service for the Foster Road/Hwy 135 and Lakeview/Skyway Dr. intersections and Stillwell and Lakeview Roads shall be LOS D.*

**Consistent:** As described previously in 6.2, the project would not cause roadways and intersections to operate at Levels of Service below the standards set in this policy. Therefore, the proposed project would be consistent with this policy.

- *Policy WAT-O-2: The County may approve development under the OCP as long as there are existing or permanent entitlement backed long-term supplemental water supplies (i.e., not continued overdraft of the groundwater basin) adequate to meet the water demand, as determined by County staff, of such development. Development beyond that which can be served by existing or permanent entitlement backed long-term water supplies shall not be approved, consistent with Land Use Element LUDP 4. Long term supplemental supplies are defined as lasting as long as the defined optimal life of a project (i.e., 75 years). If the water purveyor(s) is not purchasing State Water entitlements (is in fact entering into a contract for water), the County retains the right to review the contract to ensure that the terms fulfill the definition of a long-term supplemental supply. This policy only applies to discretionary projects, as well as single family homes.*

- *DevStd WAT-O-2.1: Prior to development plan approval, the developer must provide a draft of an agreement for County review and approval identifying the long-term source of water to be used to serve the project. Prior to land use clearance, the developer must provide a final contract for the provision of long-term water sufficient to serve the project.*

**Consistent:** A private well provides water for the existing development on proposed Parcel 3. Future development on proposed Parcels 1 and 2 would be served by Golden State Water Service subject to a Supplemental Water Purchase Agreement with the City of Santa Maria dated September 25, 2006.

- *Policy AQ-O-2: Significant fugitive dust and PM<sub>10</sub> emissions shall be reduced through implementation of appropriate construction restrictions and control measures, consistent with standards adopted by the Board.*

**Consistent:** Adherence to Air Pollution Control District conditions as identified in the APCD letter dated February 16, 2006 would ensure consistency with this policy.

- *DevStd GEO-O-2.2: Development shall be prohibited on slopes greater than 30% unless this would prevent reasonable development of a property. In areas of unstable soils, highly erosive soils or on slopes between 20% and 30% development shall not be allowed, unless an evaluation by a qualified professional (e.g., soils engineer, geologist, etc.) establishes that the proposed project will not result in unstable slopes or severe erosion or this would prevent reasonable development of a property.*

**Consistent:** The entire project site has slopes less than 15%; therefore, the project would be consistent with this policy.

- *Policy-FSCL-O-1: The County shall ensure that adequate funding is available for the construction of public infrastructure and facilities as identified in the Orcutt Community Plan and the Public Infrastructure Financing Program.*
- *Policy-FSCL-O-2: The County shall strive to ensure that funding is available for the operation and maintenance of public facilities in the community of Orcutt.*

**Consistent:** The proposed project would be required to pay road fees and development impact fees based on the size of the structures and the number of units. Therefore, the proposed project would be consistent with these policies.

- *DevStd KSF-3: In order to minimize grading, development should utilize existing and/or shared access roads where feasible.*

**Consistent:** Access would be provided by the existing Solomon Road and Song (formerly Miller) Lane. Proposed Parcels 1 and 2 would share an access drive with a Fire Department-approved turnaround as shown on the Parcel Map.

### 6.3 Ordinance Compliance

The property is zoned 1-E-1. Based on the size and configuration of the proposed lots, future development would be able to meet all zone district requirements.

#### 6.4 Subdivision/Development Review Committee

The Subdivision/Development Review Committee (SDRC) reviewed the project on March 6, 2006 and August 17, 2006. The issues discussed included the Fire Department requirement for private road naming; Miller Lane has been renamed Song Name (ZA Action Letter dated June 7, 2006) Condition letters from County Departments are included in the attached conditions of approval (Attachment C).

#### 6.5 Board of Architectural Review

This project was not required to be reviewed by the BAR.

#### 6.6 Agricultural Preserve Advisory Committee

This lot is not an Agricultural Preserve under the Williamson Act.

#### 6.7 Development Impact Mitigation Fees

A series of ordinances and resolutions adopted by the County Board of Supervisors require the payment various development impact mitigation fees. This project is subject to the fees as shown in the following table. The amounts shown are estimates only. The actual amounts will be calculated in accordance with the fee resolutions in effect when the fees are paid.

The developer of a project that is required to pay development impact mitigation fees may appeal to the Board of Supervisors for a reduction, adjustment or waiver of any of those fees based on the absence of a reasonable relationship between the impacts of the proposed project and the fee category for which fees have been assessed. The appeal must be in writing and must state the factual basis on which the particular fee or fees should be reduced, adjusted or waived. The appeal must be submitted to the director(s) of the relevant departments within 15 calendar days following the determination of the fee amount(s). For a discretionary project, the date of determination of fee amounts is the date on which the review authority adopts the conditions of approval and approves the project.

<b>Estimated Orcutt Development Plan Impact Mitigation Fees</b>			
<b>Fee Program</b>	<b>Base Fee (per unit or 1,000 sf)</b>	<b>Estimated Fee</b>	<b>Fee due at</b>
Recreation (Parks) Quimby Develop. Mitigation Comm. & Industrial	\$3,356/unit	\$6,712	Map Recordation
Transportation Roadway	\$2,941/unit	\$7,204	Map Recordation



Bikeways	\$264		
Landscape Medians	\$307		
Regional Drainage		0	Final Inspection
Fire		0	Final Inspection
Countywide(\$0.20/sf)			Final Inspection
Orcutt Area			
Library		0	Final Inspection
Public Administration		0	Final Inspection
Sheriff		0	Final Inspection

## 7.0 APPEALS PROCEDURE

The action of the Zoning Administrator may be appealed to the Planning Commission within ten (10) calendar days following the date of the Zoning Administrator's decision by the applicant or an aggrieved person. The appeal fee to the Planning Commission is \$403.

### ATTACHMENTS

- A. Findings
- B. Notice of Exemption
- C. Conditions of Approval with attached Departmental letters

## ATTACHMENT A: FINDINGS

### 1.0 CEQA FINDINGS

Accept the exemption for this project pursuant to CEQA Guidelines Section 15315, Minor Land Division. The section exempts minor land divisions within urbanized areas, where slopes do not exceed an average of 20% and all services and access are available. The tentative parcel map will not have an impact on the surrounding environment and is consistent with this categorical exemption based on the discussion in Section 6.2 of the staff report dated January 19, 2007.

### 2.0 ADMINISTRATIVE FINDINGS

#### 2.1 SUBDIVISION MAP ACT FINDINGS

Pursuant to the Subdivision Map Act, the Zoning Administrator shall deny 06TPM-00000-00003/TPM 14,693 if any of the following Subdivision Map Act Findings can be made:

**2.1.1 *State Government Code §66473.5. No local agency shall approve a tentative map, or a parcel map for which a tentative map was not required, unless the legislative body finds that the proposed subdivision, together with the provisions for its design and improvement is consistent with the general plan required by Article 5 (commencing with §65300) of Chapter 3 of Division 1 or any specific plan adopted pursuant to Article 8 (commencing with §65450) of Chapter 3 of Division 1.***

The proposed lots of 1.23 acres gross/1.0 acre net (proposed Parcel 1), 1.00 acre gross/net (proposed Parcel 2), and 1.00 acre gross/net (proposed Parcel 3) and the configuration of the parcel map are consistent with the property's Comprehensive Plan Designation of Urban, Residential, one acre minimum parcel size. The proposed project is consistent with all applicable policies of the Comprehensive Plan (see discussion in Section 6.2 of this Staff Report, dated January 19, 2006). Therefore, consistency with this finding can be made.

**2.2 *State Government Code §66474. The following findings shall be cause for disapproval of a Tentative Parcel Map/Tract Map:***

**2.2.1 *The proposed map is not consistent with applicable general and specific plans as specified in §66451.***

The proposed project is consistent with the County Land Use and Development Code and Chapter 21, Subdivision Regulations, based upon the project description and proposed

conditions of approval (see discussions in Sections 6.2 and 6.3 of this Staff Report, dated January 19, 2007). Therefore, consistency with this finding can be made.

**2.2.3 *The design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.***

The design and improvements of the proposed land division and future development are consistent with the Comprehensive Plan based on specific conditions placed on the map. The lot size, lot configuration and lot dimensions are consistent with the Zoning Ordinance and the Comprehensive Plan. The map also meets all the requirements of the Subdivision Ordinance (see discussions in Sections 6.2 and 6.3 of this Staff Report, dated January 19, 2007). Therefore, consistency with this finding can be made.

**2.2.4 *The site is not physically suitable for the type of development proposed.***

The site is currently developed with a single family dwelling on proposed Parcel 3. The dwelling is accessed from Solomon Road and is served by a private well and septic/leach field system. The site is surrounded by existing single family residential development within E-1 zones. The proposed lot split will not physically affect the ongoing residential use except that it will be connected to the public sewer system. Proposed Parcels 1 and 2 will take access from the private Song Lane. The site contains slopes of less than 15 percent. Therefore consistency with this finding can be made.

**2.2.5 *The site is not physically suited for the proposed density of development.***

The design and improvements of the proposed land division and future development will be consistent with the Comprehensive Plan. The lot size, lot configuration and lot dimensions are consistent with the LUDC and the Comprehensive Plan which allow for one acre minimum lot size. The proposed land division would create three lots of 1.23 gross/1.0 net acres, 1.0 gross/net acre and 1.0 gross/net acre, which would meet the minimum lot size of one acre. The map also meets all the requirements of the Subdivision Ordinance (see discussion in Sections 6.2 of this Staff Report, dated January 19, 2007). Therefore, consistency with this finding can be made.

**2.2.6 *The design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.***

An exemption pursuant to CEQA Section 15315, Minor Land Divisions has been prepared for this project. Future residential development will not adversely impact any sensitive environmental resources because none are known on the site. The existing residential use on proposed Parcel 3 will not change. Water and sanitary services for future development will be provided by public utilities. A drainage plan will be reviewed

by the Flood Department prior to map recordation. The tentative parcel map is consistent with this categorical exemption. Therefore, consistency with this finding can be made.

**2.2.7 *The design of the subdivision or type of improvements is likely to cause serious public health problems.***

No public health problems will result from the approval of this parcel map or from subsequent development of the project site. Proposed Parcel 3 is currently served by an existing water well and private septic system but will connect to the public sewer system as part of the project. Future development on proposed Parcels 1 and 2 will be served by Golden State Water subject to a supplemental water agreement, and by Laguna Sanitation District. These services will be adequate to serve the proposed project subject to compliance with project conditions.

**2.2.8 *The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.***

The project will not conflict with any public easements or public use of the site.

**2.2.9 *State Government Code §66474.4. The legislative body of a county shall deny approval of a tentative map or parcel map if it finds that the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 and that either the resulting parcels following a subdivision of that land would be too small to sustain their agricultural use or the subdivision will result in residential development not incidental to the commercial agricultural use of the land.***

The proposed land division is not subject to the Williamson Act (Agricultural Preserve).

**2.2.10 *State Government Code §66474.6. The governing body of any local agency shall determine whether discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with §13000) of the Water Code.***

Proposed Parcel 3 is currently served by an existing water well and private septic system. Future development on proposed Parcels 1 and 2 are conditioned to require a "can and will serve" letter from the Laguna Sanitation District. The existing septic system on proposed Parcel 3 will be abandoned and the development will be required to connect to the public sewer system as part of the project. Therefore consistency with this finding can be made.



## ATTACHMENT C: CONDITIONS OF APPROVAL

### **Conley Tentative Parcel Map 06TPM-00000-00003/TPM 14,693**

1. This Tentative Parcel Map is based upon and limited to compliance with the project description, the hearing exhibits marked Exhibit 1 dated January 8, 2007, and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

The project description is as follows:

**The proposed project involves the division of a 3.23 acres gross (3.01 acres net) lot into three lots of 1.0 net (proposed Parcel 1), 1.0 net (proposed Parcel 2) and 1.23 gross/1.01 net acres (proposed Parcel 3). Water would continue to be provided by private water well for proposed Parcel 3. Water would be provided by Golden State Water for Proposed Parcels 1 and 2. Sanitary services for proposed Parcels 1 and 2 would be provided by Laguna Sanitation. Sanitary service to proposed Parcel 3 is currently provided by private septic system but would be connected to Laguna Sanitation at the time of connection for proposed Parcels 1 and 2. Existing development on proposed Parcel 3 consists of a single family dwelling, attached garage, and a shed. Access to proposed Parcels 1 and 2 would be from Song Lane. Access to proposed Parcel 3 would continue to be from Solomon Road.**

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

### **STANDARD CONDITIONS FOR TENTATIVE PARCEL MAPS**

2. Prior to recordation of the tentative map and subject to P&D approval as to form and content, the applicant shall include all of the mitigation measures, conditions, agreements and specific plans associated with or required by this project approval on a separate informational sheet to be recorded with the Parcel Map. All applicable conditions and mitigation measures of the project shall be printed on grading and/or building plans and

shall be graphically illustrated where feasible. If Land Use Permits are obtained prior to recordation, Tentative Map conditions will not apply retroactively to the previously issued Land Use Permit. For any subsequent development on any parcels created by the project, each set of plans accompanying a Land Use Permit shall contain these conditions.

3. If the proposed parcel map is revised from the approved Tentative Map or if changes to conditions are sought, approval shall be in the same manner as for the originally approved tentative map.
4. Two copies of the map to finalize the tentative map and required review fees in effect at the time, shall be submitted to Planning and Development (P & D) for compliance review of P & D conditions before P & D will issue Parcel Map clearance to the County Surveyor. The map shall show statistics for net\* lot area and any open space (\* net = gross less any public road right of way).
5. The parcel map shall include an easement over Parcel 2 in favor of Parcel 1 at the time of conveyance of either parcel. This agreement is to be recorded with the Parcel Map.

#### **COUNTY RULES & REGULATIONS/LEGAL REQUIREMENTS**

6. Compliance with Departmental Letters Required as Follows:
  - a. Park Department letter dated June 7, 2006
  - b. Public Works, Roads Division letter, December 14, 2006
  - c. Environmental Health Services letter dated December 11, 2006
  - d. Air Pollution Control District letter dated February 16, 2006
  - e. Surveyor's Office letter dated March 20, 2006
  - f. Public Works, Flood Control letter dated March 16, 2006
  - g. Fire Department letter dated March 8, 2006
7. Prior to recordation, the applicant shall pay all applicable P & D permit processing fees in full.
8. All applicable development fees shall be paid as specified in the Orcutt Development Impact Fee Ordinances and Resolutions.
9. Developer shall defend, indemnify and hold harmless the County or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of the Tentative Parcel Map. In the event that the County fails promptly to notify the applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.

10. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought in the time period provided for in *State Government Code §66499.37*, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the Zoning Administrator and no approval shall be issued unless substitute feasible mitigation conditions/measures are imposed.
11. **Additional Permits Required.** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Land Use Permit and Building Permit from Planning and Development. The Permit is required by ordinance and is necessary to ensure implementation of conditions required by the Zoning Administrator. Before any Permit will be issued by Planning and Development, the applicant must obtain written clearance from all department having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available in Planning and Development.
12. Prior to recordation of the tentative map and subject to P&D approval as to form and content, the applicant shall include all of the mitigation measures, conditions, agreements and specific plans associated with or required by this project approval on a separate informational sheet to be recorded with the Final Map. All applicable conditions and mitigation measures of the project shall be printed on grading and/or building plans and shall be graphically illustrated where feasible. If Land Use Permits are obtained prior to recordation, Tentative Map conditions will not apply retroactively to the previously issued Land Use Permit. For any subsequent development on any parcels created by the project, each set of plans accompanying a Land Use Permit shall contain these conditions.
13. If the proposed map is revised from the approved tentative map, or if changes to conditions are sought, approval shall be in the same manner as for the originally approved tentative map.
14. The Tentative Map shall expire three years after approval or conditional approval by the final review authority unless otherwise provided in the Subdivision Map Act, Government Code §66452.6.
15. **Additional Permits Required:** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Land Use and Building Permit from Planning and Development. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Commission. Before any Permit will be issued by Planning and Development, the applicant must obtain



written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.

16. **Indemnity and Separation Clauses:** Developer shall defend, indemnify and hold harmless the County or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of the [insert permit type]. In the event that the County fails promptly to notify the applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
  
17. **Legal Challenge:** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the County and substitute conditions may be imposed.

**ATTACHMENT G:  
PROPOSED TENTATIVE PARCEL MAP  
TPM 14,693**







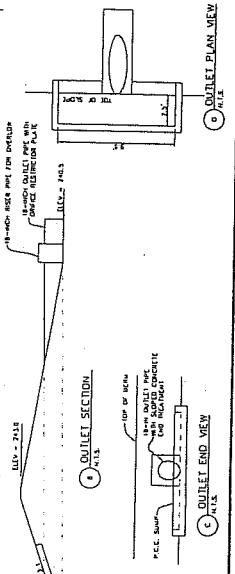
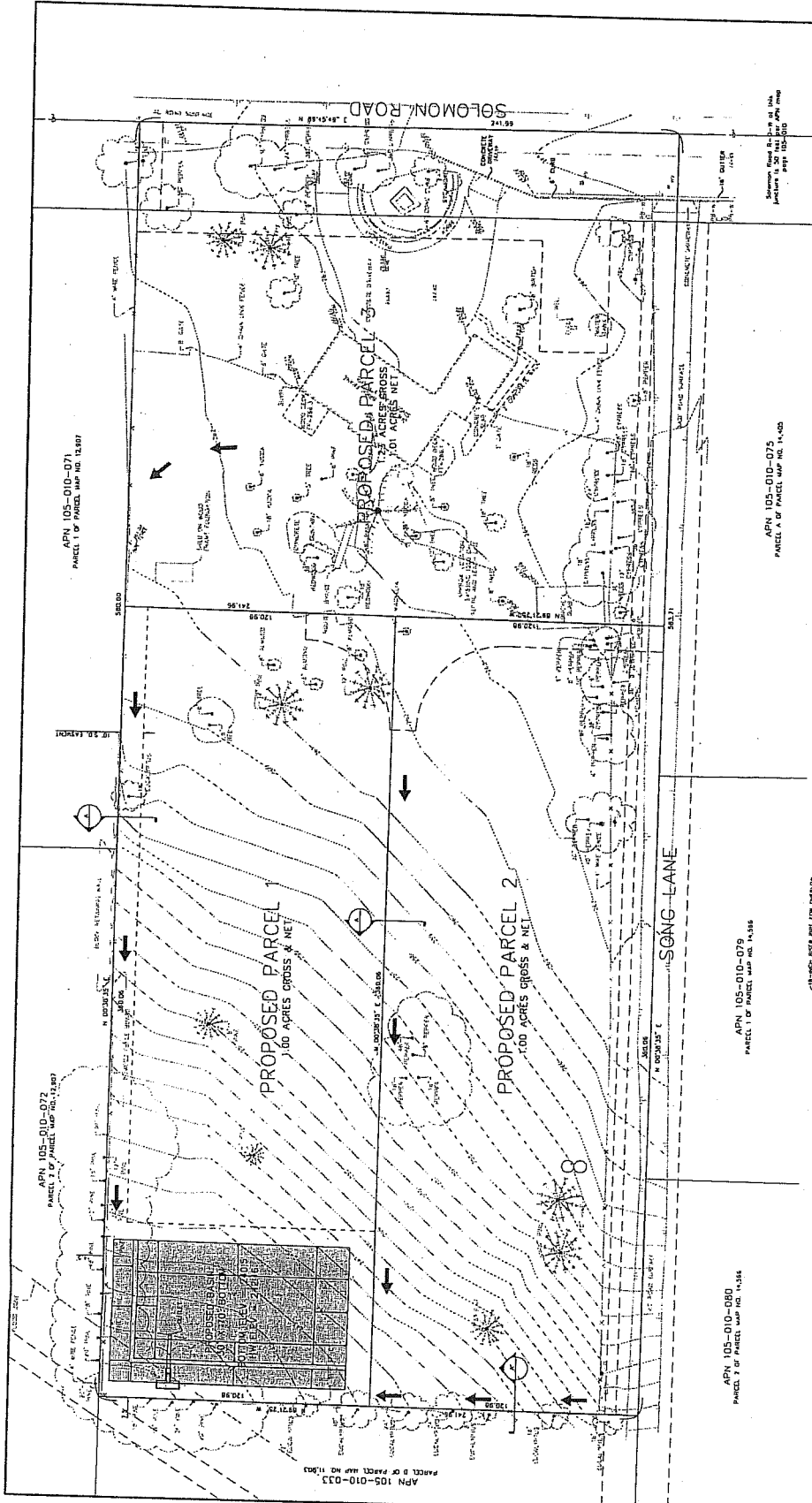
CONCEPTUAL DRAINAGE PLAN  
TPM 14.693  
ORCUTT, CA

PREPARED BY/DATE

DATE: 11/20/01  
PROJECT: 14.693  
SHEET: 1 OF 1



**NOTES:**  
1. THIS PLAN IS A CONCEPTUAL DRAINAGE PLAN AND IS NOT TO BE USED FOR PERMITS OR AS A BASIS FOR CONSTRUCTION.  
2. THE PROPOSED DRAINAGE SYSTEM IS BASED ON THE ASSUMPTIONS LISTED BELOW.  
3. THE PROPOSED DRAINAGE SYSTEM IS SUBJECT TO CHANGE WITHOUT NOTICE.  
4. THE PROPOSED DRAINAGE SYSTEM IS SUBJECT TO THE APPROVED DRAINAGE SYSTEM.  
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**Perthel & Smith**  
Civil Engineers  
11100 N. Main Street  
Orcutt, CA 95361  
TEL: (925) 738-1111





PLANNING & DEVELOPMENT
PERMIT APPLICATION

SITE ADDRESS: 1390 Solomon Road, Orcutt, CA 93455

ASSESSOR PARCEL NUMBER: 105-010-032

PARCEL SIZE (acres/sq.ft.): Gross 3.23 Net 3.01

COMPREHENSIVE/COASTAL PLAN DESIGNATION: Res 1.0 ZONING: 1-E-1

Are there previous permits/applications? no yes numbers: 06TPM-03, 07APL-13
(include permit# & lot # if tract)

Are there previous environmental (CEQA) documents? no yes numbers:

1. Appellant: John & Michelle Vander Meulen Phone: 805-937-8584 FAX:

Mailing Address: 1386 Solomon Road, Orcutt, CA 93455 E-mail:
Street City State Zip

2. Aggrieved Party: John & Michelle Vander Meulen Phone: 805-937-8584 FAX:

Mailing Address: 1386 Solomon Road, Orcutt, CA 93455 E-mail:
Street City State Zip

3. Owner: Phone: FAX:

Mailing Address: E-mail:
Street City State Zip

4. Agent: Phone: FAX:

Mailing Address: E-mail:
Street City State Zip

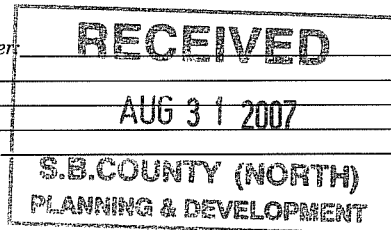
5. Attorney: Phone: FAX:

Mailing Address: E-mail:
Street City State Zip

Case Num 07APL-00000-00027 of 07APL-00013
Supervisor Vander Meulen Appeal of Conley TPM
Applicable 1390 Solomon Road
Project Plan 105-010-032
Zoning Des 1-E-1
Planner: Joyce Gerber

COUNTY USE ONLY

Companion Case Number
Submittal Date:
Receipt Number:
Accepted for Processing
Comp. Plan Designation





# COUNTY OF SANTA BARBARA APPEAL TO THE :

BOARD OF SUPERVISORS

PLANNING COMMISSION:  COUNTY  MONTECITO

RE: Project Title Conley Tentative Parcel Map

Case No. 06TPM-00000-00003 & 07APL-00000-00013

Date of Action August 22, 2007

I hereby appeal the  approval  approval w/conditions  denial of the:

Board of Architectural Review – Which Board? \_\_\_\_\_

Coastal Development Permit decision

Land Use Permit decision

Planning Commission decision – Which Commission? County

Planning & Development Director decision

Zoning Administrator decision

### Is the appellant the applicant or an aggrieved party?

Applicant

Aggrieved party – if you are not the applicant, provide an explanation of how you are and “aggrieved party” as defined on page two of this appeal form:

We are neighbors at the adjacent downslope parcel indentified as 105-010-033. We appeared in person at previous public hearings in connection with the decision.

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Reason of grounds for the appeal – Write the reason for the appeal below or submit 8 copies of your appeal letter that addresses the appeal requirements listed on page two of this appeal form:

- A clear, complete and concise statement of the reasons why the decision or determination is inconsistent with the provisions and purposes of the County’s Zoning Ordinances or other applicable law; and
- Grounds shall be specifically stated if it is claimed that there was error or abuse of discretion, or lack of a fair and impartial hearing, or that the decision is not supported by the evidence presented for consideration, or that there is significant new evidence relevant to the decision which could not have been presented at the time the decision was made.

The decision is not supported by the evidence presented for consideration. Evidence presented at previous hearings showed significant potential impacts to the downslope parcels unmitigated by the decision as it stands. Water quality impact minimizations, erosion controls and flood controls are insufficient and inconsistent with the provisions and purposes of County Codes and Zoning Ordinances, including, but not limited to, those defined in Sec. 9A-9, Chapter 14, Chapter 21, Sec 21-13, Article 35 and Sec. 35.30.180.

**Specific conditions imposed which I wish to appeal are (if applicable):**

- a. \_\_\_\_\_
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_

Please include any other information you feel is relevant to this application.

**CERTIFICATION OF ACCURACY AND COMPLETENESS** Signatures must be completed for each line. If one or more of the parties are the same, please re-sign the applicable line.

**Applicant's signature authorizes County staff to enter the property described above for the purposes of inspection.**

*I hereby declare under penalty of perjury that the information contained in this application and all attached materials are correct, true and complete. I acknowledge and agree that the County of Santa Barbara is relying on the accuracy of this information and my representations in order to process this application and that any permits issued by the County may be rescinded if it is determined that the information and materials submitted are not true and correct. I further acknowledge that I may be liable for any costs associated with rescission of such permits.*

John & Michelle Vander Meulen Michelle Vander Meulen 8/30/07

Print name and sign - Firm  
Michelle Vander Meulen Michelle Vander Meulen 8/30/07 Date

Print name and sign - Preparer of this form  
John & Michelle Vander Meulen Michelle Vander Meulen 8/30/07 Date

Print name and sign - Applicant  
Jack Brady Michelle Vander Meulen 8/30/07 Date

Print name and sign - Agent  
John Vander Meulen John Vander Meulen 8/30/07 Date

Print name and sign - Landowner  
John Vander Meulen John Vander Meulen 8/30/07 Date

**TPM 14693**

Orcutt, CA

# Final Hydrology and Detention Basin Analysis Report

**Bob and Sharon Conley**

W.O. 14753.01

PREPARED BY:

Project Manager: Jessica Kinnahan  
Project Engineer: Thomas O. Rowe, P.E.

November 16, 2007



**Penfield & Smith**

210 E. Enos Drive  
Suite A  
Santa Maria, CA 93454

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fax 805-925-1539

[www.penfieldsmith.com](http://www.penfieldsmith.com)



## **PURPOSE OF REPORT**

This report quantifies site hydrology and preliminary basin sizing for the proposed Parcel Map, TPM 14,693. Peak on-site flows for the 25-year event were used for basin criteria.

## **LOCATION**

The approximate 3-acre property is located in Orcutt, CA, bounded by Solomon Road to the north, Song Lane to the east, and large residential lots on the west and south. The site is currently has one single family residence.

## **BACKGROUND**

It is proposed to develop the site to accommodate three 1 acre parcels for residential development, with the existing house to remain, and for the future expansion of two single family homes.

The existing site generally slopes south to southwest and drains primarily to the westerly and southerly property lines. Due to existing area topography the site accepts negligible offsite runoff.

### **Runoff Mitigation Concept**

It is proposed to direct surface runoff to a drainage basin located at the site's southerly end. The proposed basin will be considered as a detention basin with outflow metered to meet the criteria as determined by the Santa Barbara County Flood Control District, and in this particular area an allowable peak discharge of 0.07 cfs per developed acre is the standard protocol.

## **METHOD OF ANALYSIS**

Site hydrology and preliminary basin sizing were analyzed using the HydroCad v.8.00 modeling application.

### **Hydrologic Model Parameters**

Site runoff was calculated assuming a 25-year interval, 24-hour rainfall event. Hydrologic model parameters were determined as follows:

1. Drainage Subareas. The site was not divided into subareas and was considered as one contiguous 3 acre drainage basin.
2. Time of concentrations (Tc): Tc was determined using anticipated flow conditions based on the current site configuration and assumed a sheet flow for a distance of approximately 200 feet, with the remaining distance approximated



as shallow concentrated flow. Existing site topography was used to determine the slope across the site.

3. Curve Number (CN Number) CN numbers were based on proposed improvements, as well as information derived from *U.S. Department of Agriculture Soil Conservation Service, Soil Survey of Northern Santa Barbara Area, California, July 1972.*
4. Runoff Calculation. The 25-year runoff hydrographs were calculated using the SBUH method, assuming a 24-hour, Type I storm duration, with a 3.61" 24-hour rainfall total, and a 2.0 Antecedent Moisture Condition.
5. Routing Calculation. Pond routing was calculated per the Storage Indication Method.
6. Basin Configuration. Approximate rectangular shape 28-ft by 64-ft with 4:1 internal side slopes at a depth of 3 feet. Outlet structure is 18-inch pipe with a 2.5-inch orifice restrictor plate to limit flows to below the 0.07 cfs/acre requirement for a 25-yr event.

**Model Results**

The following tables summarize modeled results for the 5-, 10-, 25-, 50- and 100-yr storm events for pre and post developed condition:

**Table I: Peak Flow for Various Rainfall Events**

Rainfall Event	Pre-Developed Peak Flow [cfs]	Post-Developed Peak Flow (cfs)	Attenuated Post-Developed Peak Flow [cfs]
5-yr	0.28	0.47	0.14
10-yr	0.42	0.63	0.17
25-yr	0.68	0.92	0.21
50-yr	0.92	1.18	0.23
100-yr	1.18	1.43	0.33

**Table II: Model Output, Drainage Basin Requirements**

Basin Configuration	Required Storage Volume [ac-ft]	Available Storage Volume [ac-ft]	Maximum Water Depth [ft]	Outflow [cfs]
Detention (25-yr)	0.104	0.286	1.73	0.23
Detention (100-yr)	0.173	0.286	2.52	0.33

**CONCLUSIONS**



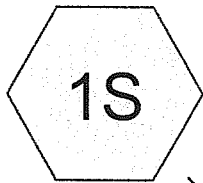


The proposed basin sizing is adequate to attenuate flows for the 25-yr event as well as the 100-yr event to below the historical site peak discharge, and meets the 0.07 cfs/acre discharge requirement for the 25-year event.

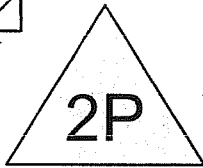
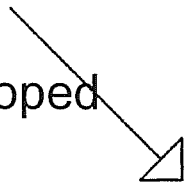


## CALCULATIONS AND ATTACHMENTS

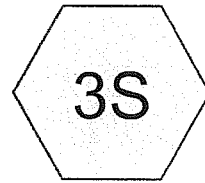




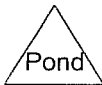
Post-Developed



Conley Pond



Pre-developed Site  
Condition



**Area Listing (all nodes)**

Area (acres)	CN	Description (subcatchment-numbers)
3.000	65	2 acre lots, 12% imp, HSG B (3S)
3.000	68	1 acre lots, 20% imp, HSG B (1S)

**Soil Listing (all nodes)**

Area (acres)	Soil Goup	Subcatchment Numbers
0.000	HSG A	
6.000	HSG B	1S, 3S
0.000	HSG C	
0.000	HSG D	
0.000	Other	



Time span=0.00-24.00 hrs, dt=0.10 hrs, 241 points  
Runoff by SBUH method, Split Pervious/Imperv.  
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

**Subcatchment 1S: Post-Developed**

Runoff Area=3.000 ac 20.00% Impervious Runoff Depth>0.65"  
Flow Length=660' Tc=33.4 min CN=61/98 Runoff=0.47 cfs 0.164 af

**Subcatchment 3S: Pre-developed Site**

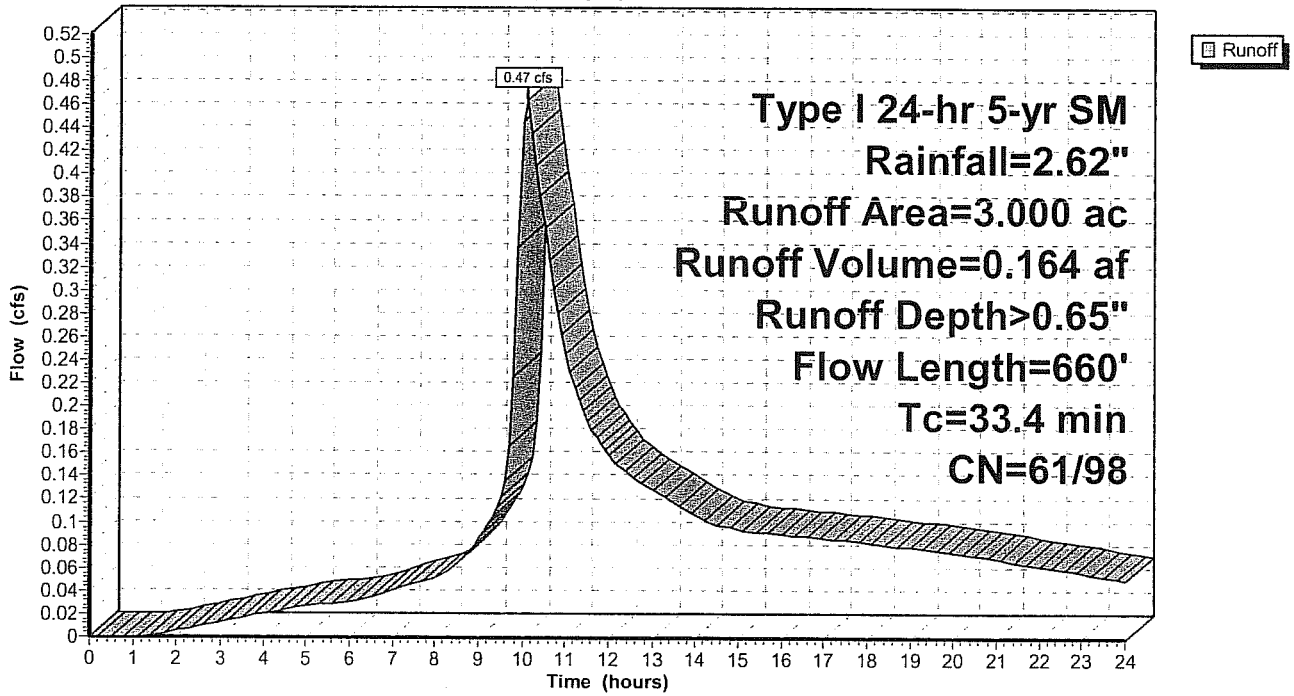
Runoff Area=3.000 ac 12.00% Impervious Runoff Depth>0.48"  
Flow Length=660' Tc=33.4 min CN=61/98 Runoff=0.28 cfs 0.121 af

**Pond 2P: Conley Pond**

Peak Elev=241.34' Storage=0.042 af Inflow=0.47 cfs 0.164 af  
Outflow=0.14 cfs 0.150 af

### Subcatchment 1S: Post-Developed

Hydrograph

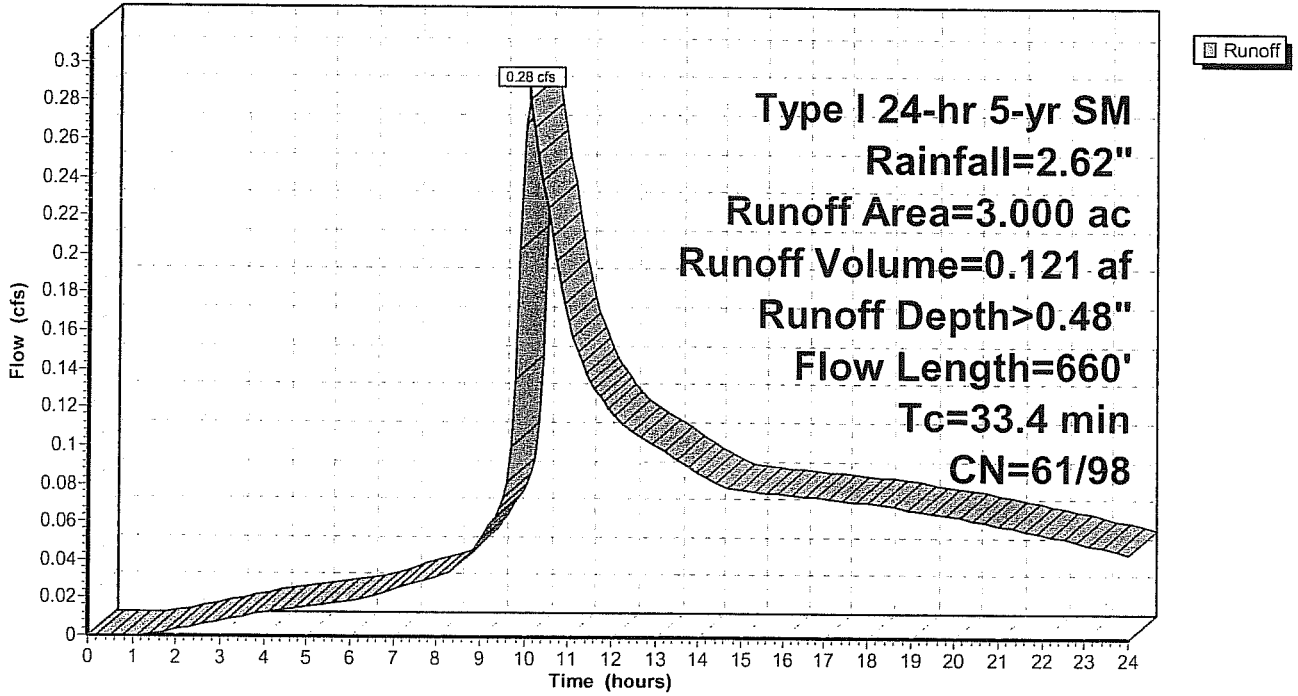


**Hydrograph for Subcatchment 1S: Post-Developed**

Time (hours)	Precip. (inches)	Perv.Excess (inches)	Imp.Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	0.00
0.50	0.02	0.00	0.00	0.00
1.00	0.05	0.00	0.00	0.00
1.50	0.07	0.00	0.00	0.00
2.00	0.09	0.00	0.01	0.01
2.50	0.12	0.00	0.02	0.01
3.00	0.14	0.00	0.03	0.01
3.50	0.17	0.00	0.05	0.02
4.00	0.20	0.00	0.07	0.02
4.50	0.23	0.00	0.09	0.02
5.00	0.26	0.00	0.11	0.03
5.50	0.29	0.00	0.14	0.03
6.00	0.33	0.00	0.17	0.03
6.50	0.36	0.00	0.20	0.03
7.00	0.41	0.00	0.24	0.04
7.50	0.46	0.00	0.28	0.05
8.00	0.51	0.00	0.33	0.05
8.50	0.57	0.00	0.39	0.06
9.00	0.67	0.00	0.47	0.09
9.50	0.79	0.00	0.59	0.12
10.00	1.35	0.00	1.13	<b>0.45</b>
10.50	1.53	0.01	1.31	<b>0.35</b>
11.00	1.63	0.02	1.41	0.25
11.50	1.72	0.03	1.49	0.19
12.00	1.79	0.04	1.57	0.16
12.50	1.86	0.05	1.63	0.14
13.00	1.92	0.06	1.69	0.13
13.50	1.97	0.07	1.75	0.12
14.00	2.02	0.08	1.79	0.11
14.50	2.06	0.09	1.83	0.10
15.00	2.10	0.09	1.87	0.09
15.50	2.14	0.10	1.91	0.09
16.00	2.18	0.11	1.95	0.09
16.50	2.22	0.12	1.99	0.09
17.00	2.25	0.13	2.03	0.09
17.50	2.29	0.14	2.06	0.09
18.00	2.32	0.15	2.09	0.08
18.50	2.35	0.15	2.13	0.08
19.00	2.38	0.16	2.16	0.08
19.50	2.41	0.17	2.18	0.08
20.00	2.44	0.18	2.21	0.07
20.50	2.47	0.19	2.24	0.07
21.00	2.49	0.19	2.27	0.07
21.50	2.52	0.20	2.29	0.07
22.00	2.54	0.21	2.31	0.06
22.50	2.56	0.21	2.33	0.06
23.00	2.58	0.22	2.35	0.06
23.50	2.60	0.23	2.37	0.05
24.00	<b>2.62</b>	<b>0.23</b>	<b>2.39</b>	0.05

### Subcatchment 3S: Pre-developed Site Condition

Hydrograph

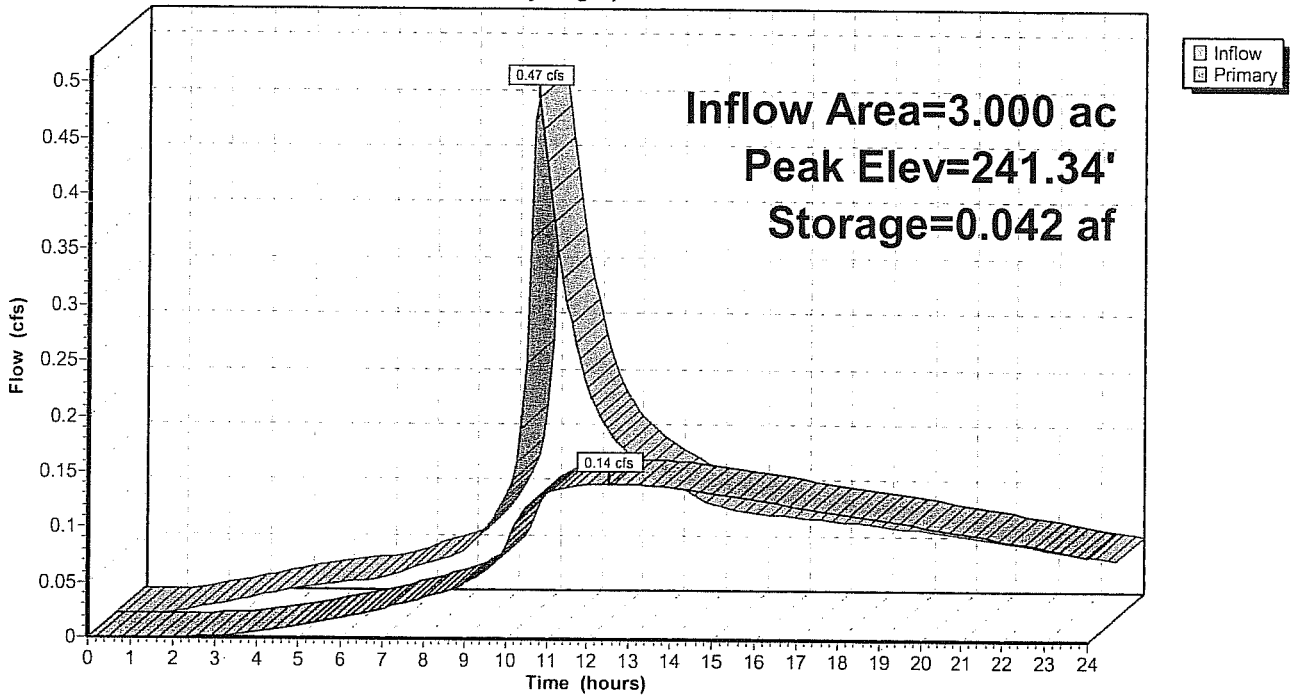


**Hydrograph for Subcatchment 3S: Pre-developed Site Condition**

Time (hours)	Precip. (inches)	Perv.Excess (inches)	Imp.Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	0.00
0.50	0.02	0.00	0.00	0.00
1.00	0.05	0.00	0.00	0.00
1.50	0.07	0.00	0.00	0.00
2.00	0.09	0.00	0.01	0.00
2.50	0.12	0.00	0.02	0.01
3.00	0.14	0.00	0.03	0.01
3.50	0.17	0.00	0.05	0.01
4.00	0.20	0.00	0.07	0.01
4.50	0.23	0.00	0.09	0.01
5.00	0.26	0.00	0.11	0.02
5.50	0.29	0.00	0.14	0.02
6.00	0.33	0.00	0.17	0.02
6.50	0.36	0.00	0.20	0.02
7.00	0.41	0.00	0.24	0.02
7.50	0.46	0.00	0.28	0.03
8.00	0.51	0.00	0.33	0.03
8.50	0.57	0.00	0.39	0.04
9.00	0.67	0.00	0.47	0.05
9.50	0.79	0.00	0.59	0.07
10.00	1.35	0.00	1.13	<b>0.27</b>
10.50	1.53	0.01	1.31	<b>0.22</b>
11.00	1.63	0.02	1.41	0.17
11.50	1.72	0.03	1.49	0.13
12.00	1.79	0.04	1.57	0.12
12.50	1.86	0.05	1.63	0.11
13.00	1.92	0.06	1.69	0.10
13.50	1.97	0.07	1.75	0.09
14.00	2.02	0.08	1.79	0.09
14.50	2.06	0.09	1.83	0.08
15.00	2.10	0.09	1.87	0.08
15.50	2.14	0.10	1.91	0.08
16.00	2.18	0.11	1.95	0.08
16.50	2.22	0.12	1.99	0.07
17.00	2.25	0.13	2.03	0.07
17.50	2.29	0.14	2.06	0.07
18.00	2.32	0.15	2.09	0.07
18.50	2.35	0.15	2.13	0.07
19.00	2.38	0.16	2.16	0.07
19.50	2.41	0.17	2.18	0.07
20.00	2.44	0.18	2.21	0.06
20.50	2.47	0.19	2.24	0.06
21.00	2.49	0.19	2.27	0.06
21.50	2.52	0.20	2.29	0.06
22.00	2.54	0.21	2.31	0.05
22.50	2.56	0.21	2.33	0.05
23.00	2.58	0.22	2.35	0.05
23.50	2.60	0.23	2.37	0.05
24.00	<b>2.62</b>	<b>0.23</b>	<b>2.39</b>	0.04

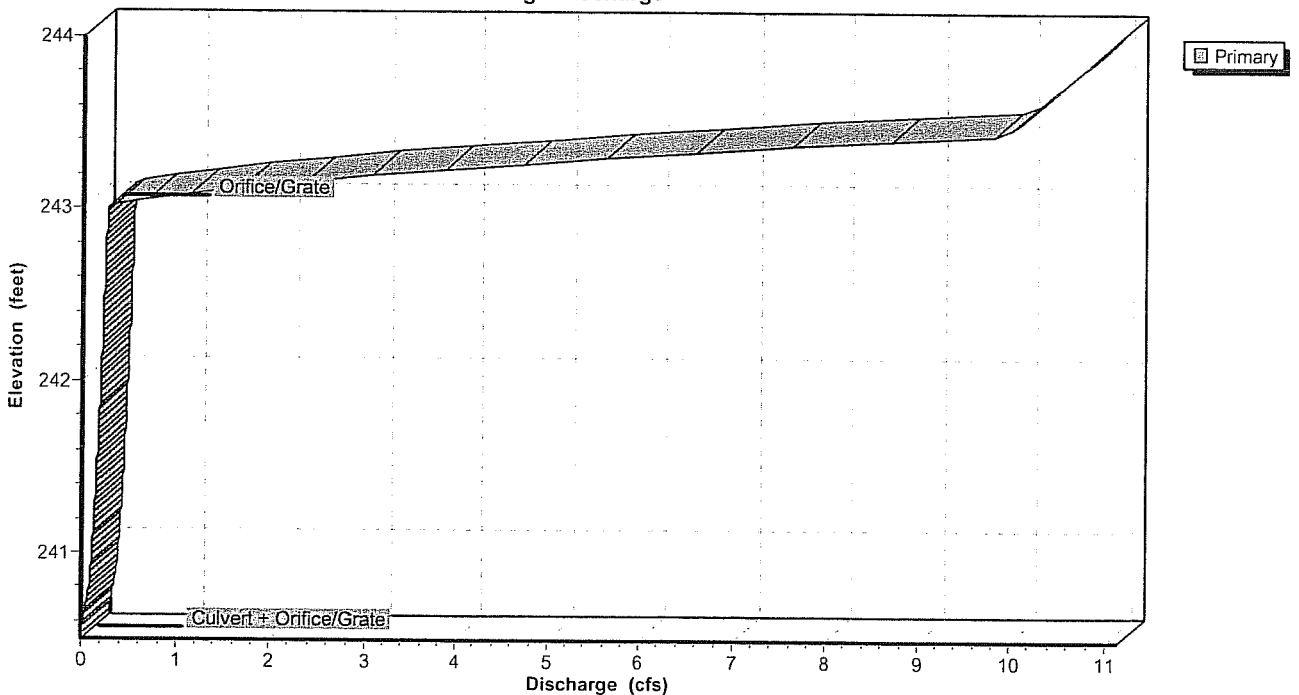
### Pond 2P: Conley Pond

Hydrograph



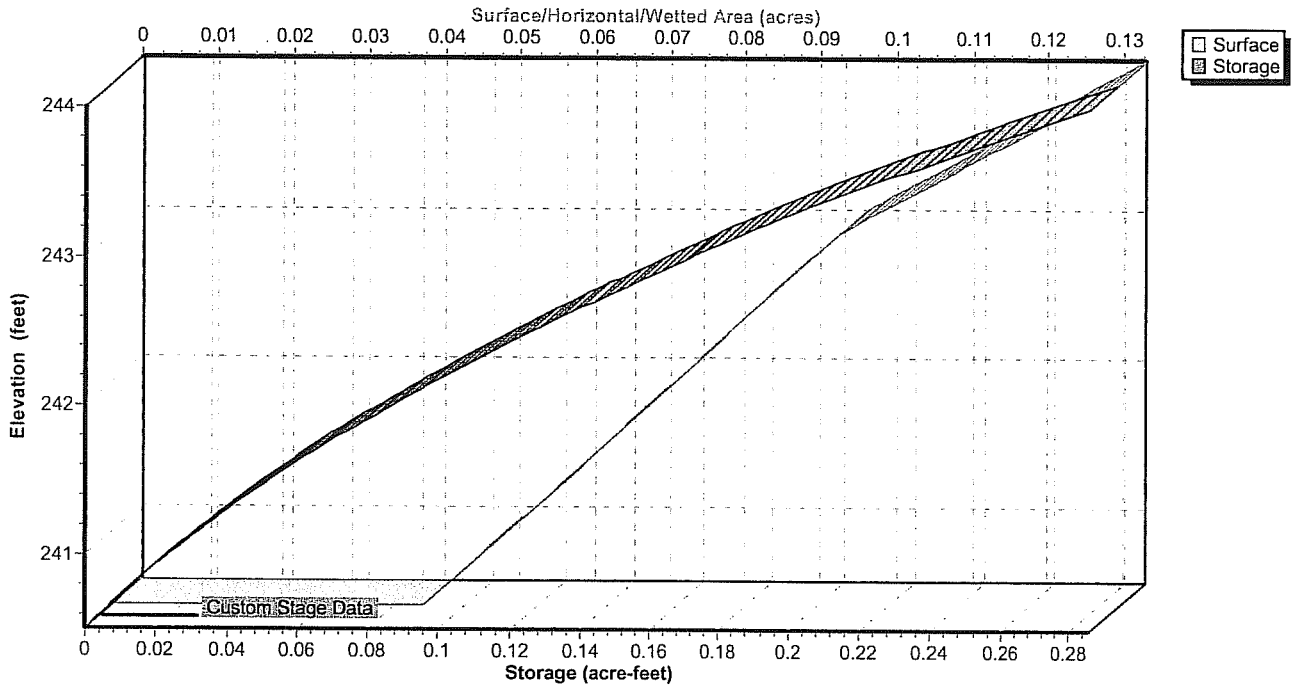
### Pond 2P: Conley Pond

Stage-Discharge



### Pond 2P: Conley Pond

#### Stage-Area-Storage



## Hydrograph for Pond 2P: Conley Pond

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.000	240.50	0.00
0.50	0.00	0.000	240.50	0.00
1.00	0.00	0.000	240.50	0.00
1.50	0.00	0.000	240.50	0.00
2.00	0.01	0.000	240.50	0.00
2.50	0.01	0.000	240.51	0.00
3.00	0.01	0.001	240.52	0.00
3.50	0.02	0.001	240.54	0.00
4.00	0.02	0.002	240.55	0.01
4.50	0.02	0.003	240.57	0.01
5.00	0.03	0.003	240.58	0.01
5.50	0.03	0.004	240.59	0.02
6.00	0.03	0.004	240.61	0.02
6.50	0.03	0.005	240.62	0.02
7.00	0.04	0.005	240.63	0.03
7.50	0.05	0.006	240.64	0.03
8.00	0.05	0.007	240.66	0.04
8.50	0.06	0.007	240.67	0.04
9.00	0.09	0.009	240.70	0.05
9.50	0.12	0.011	240.74	0.06
10.00	<b>0.45</b>	0.017	240.88	0.09
10.50	<b>0.35</b>	0.030	241.13	0.12
11.00	0.25	0.037	241.25	0.13
11.50	0.19	0.040	241.31	0.14
12.00	0.16	0.042	241.33	0.14
12.50	0.14	<b>0.042</b>	<b>241.34</b>	<b>0.14</b>
13.00	0.13	0.042	241.33	0.14
13.50	0.12	0.041	241.32	0.14
14.00	0.11	0.040	241.30	0.14
14.50	0.10	0.039	241.28	0.13
15.00	0.09	0.037	241.25	0.13
15.50	0.09	0.035	241.22	0.13
16.00	0.09	0.034	241.20	0.13
16.50	0.09	0.032	241.17	0.12
17.00	0.09	0.031	241.15	0.12
17.50	0.09	0.030	241.12	0.12
18.00	0.08	0.028	241.10	0.12
18.50	0.08	0.027	241.07	0.11
19.00	0.08	0.026	241.05	0.11
19.50	0.08	0.025	241.02	0.11
20.00	0.07	0.023	241.00	0.10
20.50	0.07	0.022	240.98	0.10
21.00	0.07	0.021	240.95	0.10
21.50	0.07	0.020	240.93	0.09
22.00	0.06	0.019	240.91	0.09
22.50	0.06	0.017	240.89	0.09
23.00	0.06	0.016	240.86	0.08
23.50	0.05	0.015	240.84	0.08
24.00	0.05	0.014	240.82	0.08



## Stage-Area-Storage for Pond 2P: Conley Pond

Elevation (feet)	Surface (acres)	Storage (acre-feet)	Elevation (feet)	Surface (acres)	Storage (acre-feet)
240.50	0.041	0.000	243.10	0.100	0.181
240.55	0.042	0.002	243.15	0.102	0.186
240.60	0.043	0.004	243.20	0.103	0.191
240.65	0.044	0.006	243.25	0.105	0.196
240.70	0.045	0.009	243.30	0.107	0.202
240.75	0.047	0.011	243.35	0.109	0.207
240.80	0.048	0.013	243.40	0.111	0.213
240.85	0.049	0.016	243.45	0.113	0.218
240.90	0.050	0.018	243.50	0.114	0.224
240.95	0.051	0.021	243.55	0.116	0.230
241.00	0.052	0.023	243.60	0.118	0.236
241.05	0.053	0.026	243.65	0.120	0.241
241.10	0.054	0.029	243.70	0.122	0.248
241.15	0.055	0.031	243.75	0.124	0.254
241.20	0.056	0.034	243.80	0.126	0.260
241.25	0.057	0.037	243.85	0.127	0.266
241.30	0.059	0.040	243.90	0.129	0.273
241.35	0.060	0.043	243.95	0.131	0.279
241.40	0.061	0.046	244.00	<b>0.133</b>	<b>0.286</b>
241.45	0.062	0.049			
241.50	0.063	0.052			
241.55	0.064	0.055			
241.60	0.065	0.058			
241.65	0.066	0.062			
241.70	0.067	0.065			
241.75	0.069	0.068			
241.80	0.070	0.072			
241.85	0.071	0.075			
241.90	0.072	0.079			
241.95	0.073	0.083			
242.00	0.074	0.086			
242.05	0.075	0.090			
242.10	0.076	0.094			
242.15	0.077	0.098			
242.20	0.078	0.101			
242.25	0.080	0.105			
242.30	0.081	0.109			
242.35	0.082	0.113			
242.40	0.083	0.118			
242.45	0.084	0.122			
242.50	0.085	0.126			
242.55	0.086	0.130			
242.60	0.087	0.135			
242.65	0.088	0.139			
242.70	0.089	0.143			
242.75	0.091	0.148			
242.80	0.092	0.152			
242.85	0.093	0.157			
242.90	0.094	0.162			
242.95	0.095	0.166			
243.00	0.096	0.171			
243.05	0.098	0.176			

Time span=0.00-24.00 hrs, dt=0.10 hrs, 241 points  
Runoff by SBUH method, Split Pervious/Imperv.  
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

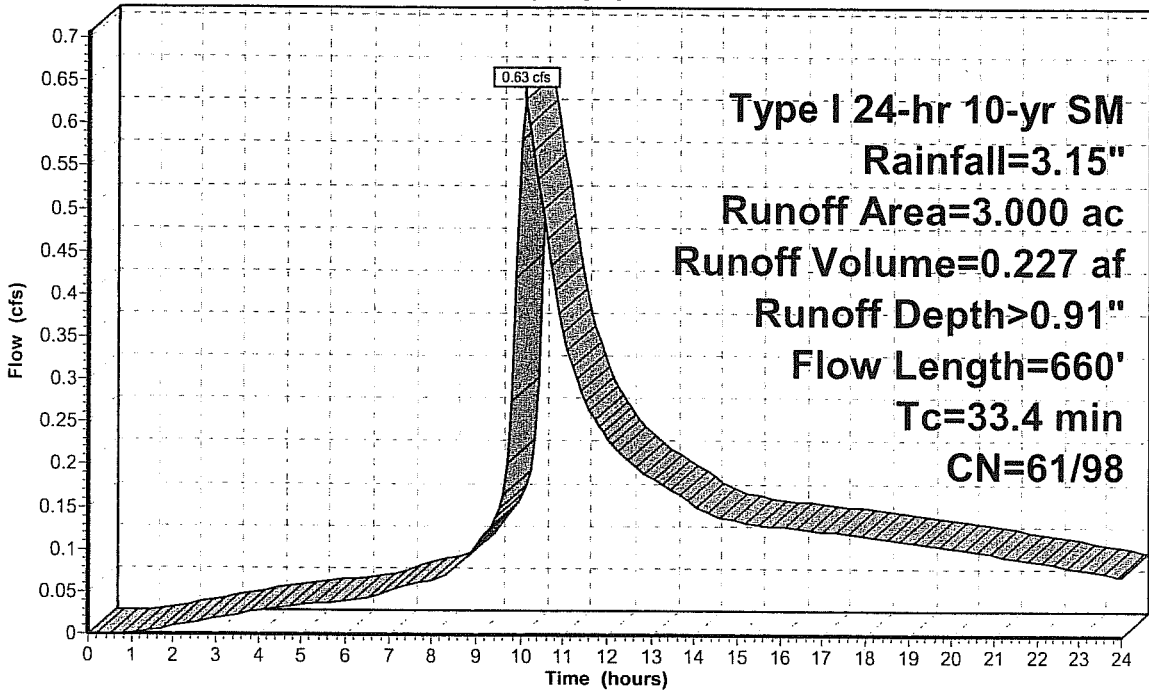
**Subcatchment 1S: Post-Developed**      Runoff Area=3.000 ac   20.00% Impervious   Runoff Depth>0.91"  
Flow Length=660'   Tc=33.4 min   CN=61/98   Runoff=0.63 cfs   0.227 af

**Subcatchment 3S: Pre-developed Site**      Runoff Area=3.000 ac   12.00% Impervious   Runoff Depth>0.71"  
Flow Length=660'   Tc=33.4 min   CN=61/98   Runoff=0.42 cfs   0.178 af

**Pond 2P: Conley Pond**      Peak Elev=241.70'   Storage=0.065 af   Inflow=0.63 cfs   0.227 af  
Outflow=0.17 cfs   0.197 af

**Subcatchment 1S: Post-Developed**

Hydrograph

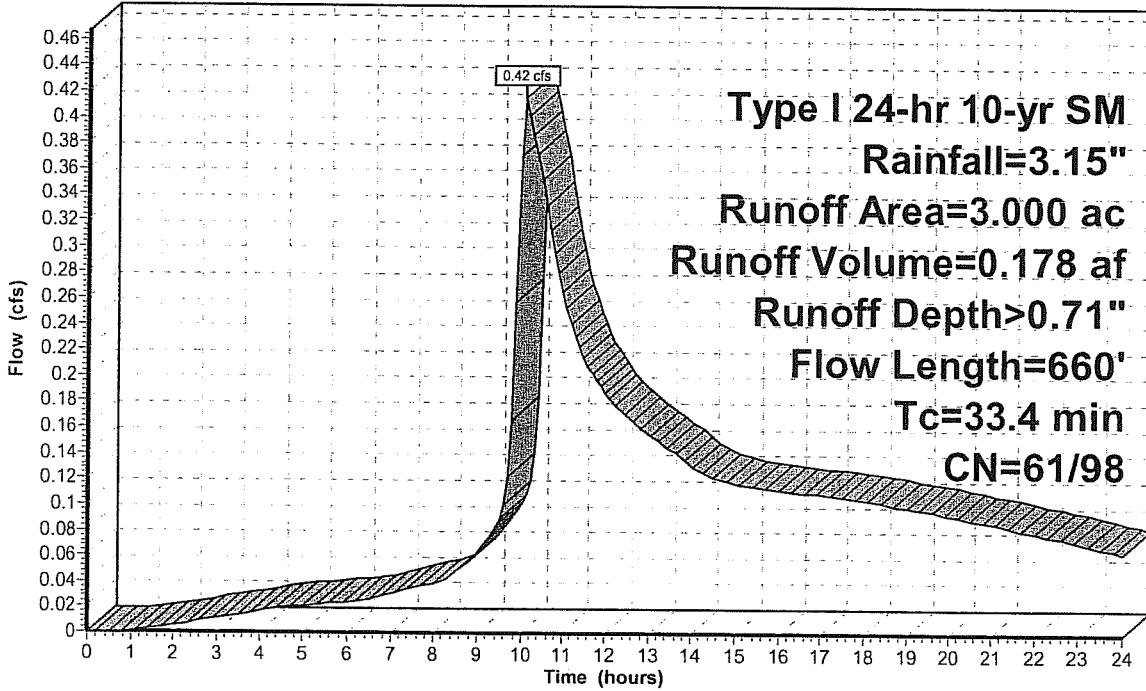


## Hydrograph for Subcatchment 1S: Post-Developed

Time (hours)	Precip. (inches)	Perv.Excess (inches)	Imp.Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	0.00
0.50	0.03	0.00	0.00	0.00
1.00	0.05	0.00	0.00	0.00
1.50	0.08	0.00	0.01	0.00
2.00	0.11	0.00	0.02	0.01
2.50	0.14	0.00	0.03	0.01
3.00	0.17	0.00	0.05	0.02
3.50	0.20	0.00	0.07	0.02
4.00	0.24	0.00	0.10	0.03
4.50	0.28	0.00	0.13	0.03
5.00	0.31	0.00	0.16	0.03
5.50	0.35	0.00	0.19	0.04
6.00	0.39	0.00	0.22	0.04
6.50	0.44	0.00	0.26	0.04
7.00	0.49	0.00	0.31	0.05
7.50	0.55	0.00	0.36	0.06
8.00	0.61	0.00	0.42	0.06
8.50	0.69	0.00	0.49	0.08
9.00	0.80	0.00	0.60	0.11
9.50	0.95	0.00	0.75	0.15
10.00	1.62	0.02	1.40	<b>0.58</b>
10.50	1.84	0.04	1.61	<b>0.50</b>
11.00	1.96	0.07	1.74	0.36
11.50	2.06	0.09	1.84	0.28
12.00	2.15	0.11	1.93	0.23
12.50	2.23	0.12	2.01	0.20
13.00	2.31	0.14	2.08	0.19
13.50	2.37	0.16	2.14	0.17
14.00	2.43	0.17	2.20	0.15
14.50	2.48	0.19	2.25	0.14
15.00	2.53	0.20	2.30	0.13
15.50	2.57	0.22	2.34	0.13
16.00	2.62	0.23	2.39	0.13
16.50	2.67	0.25	2.44	0.13
17.00	2.71	0.26	2.48	0.12
17.50	2.75	0.28	2.52	0.12
18.00	2.79	0.29	2.56	0.12
18.50	2.83	0.30	2.60	0.11
19.00	2.87	0.32	2.64	0.11
19.50	2.90	0.33	2.67	0.11
20.00	2.94	0.34	2.70	0.10
20.50	2.97	0.35	2.74	0.10
21.00	3.00	0.36	2.77	0.10
21.50	3.03	0.38	2.80	0.09
22.00	3.06	0.39	2.82	0.09
22.50	3.08	0.40	2.85	0.08
23.00	3.11	0.41	2.87	0.08
23.50	3.13	0.42	2.90	0.07
24.00	<b>3.15</b>	<b>0.42</b>	<b>2.92</b>	0.07

### Subcatchment 3S: Pre-developed Site Condition

Hydrograph

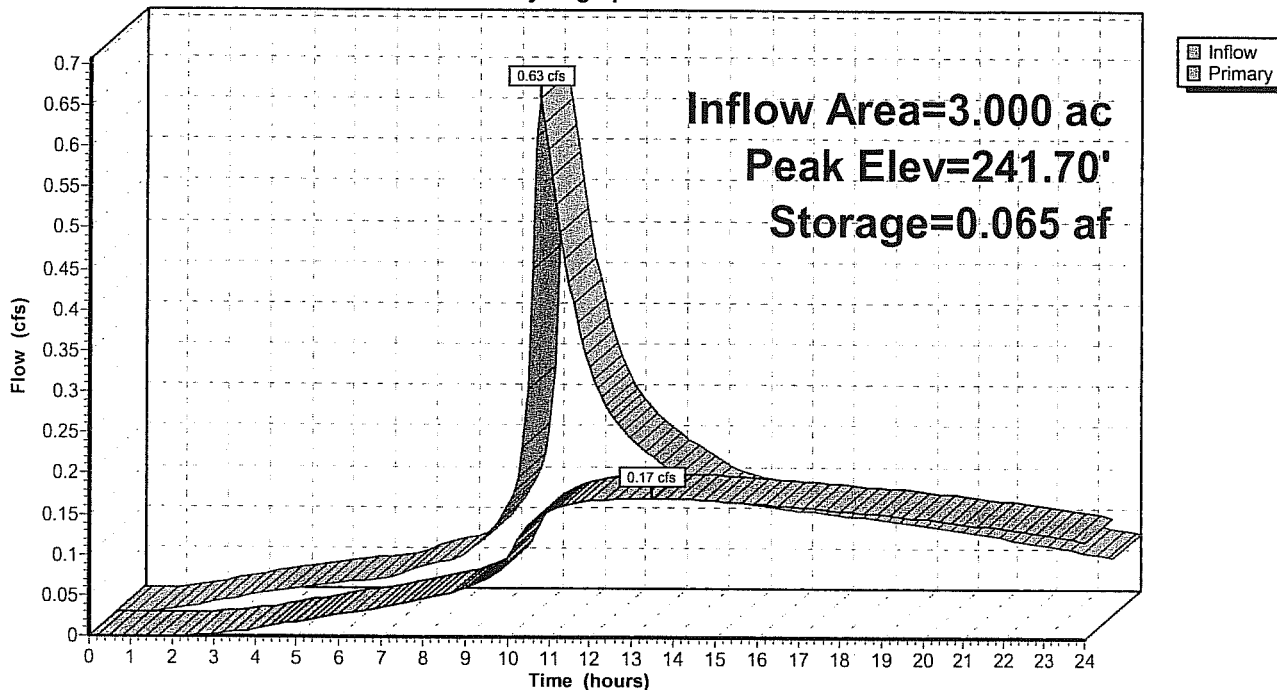


**Hydrograph for Subcatchment 3S: Pre-developed Site Condition**

Time (hours)	Precip. (inches)	Perv.Excess (inches)	Imp.Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	0.00
0.50	0.03	0.00	0.00	0.00
1.00	0.05	0.00	0.00	0.00
1.50	0.08	0.00	0.01	0.00
2.00	0.11	0.00	0.02	0.01
2.50	0.14	0.00	0.03	0.01
3.00	0.17	0.00	0.05	0.01
3.50	0.20	0.00	0.07	0.01
4.00	0.24	0.00	0.10	0.02
4.50	0.28	0.00	0.13	0.02
5.00	0.31	0.00	0.16	0.02
5.50	0.35	0.00	0.19	0.02
6.00	0.39	0.00	0.22	0.02
6.50	0.44	0.00	0.26	0.03
7.00	0.49	0.00	0.31	0.03
7.50	0.55	0.00	0.36	0.04
8.00	0.61	0.00	0.42	0.04
8.50	0.69	0.00	0.49	0.05
9.00	0.80	0.00	0.60	0.06
9.50	0.95	0.00	0.75	0.09
10.00	1.62	0.02	1.40	<b>0.37</b>
10.50	1.84	0.04	1.61	<b>0.35</b>
11.00	1.96	0.07	1.74	0.27
11.50	2.06	0.09	1.84	0.22
12.00	2.15	0.11	1.93	0.19
12.50	2.23	0.12	2.01	0.17
13.00	2.31	0.14	2.08	0.16
13.50	2.37	0.16	2.14	0.14
14.00	2.43	0.17	2.20	0.13
14.50	2.48	0.19	2.25	0.12
15.00	2.53	0.20	2.30	0.12
15.50	2.57	0.22	2.34	0.11
16.00	2.62	0.23	2.39	0.11
16.50	2.67	0.25	2.44	0.11
17.00	2.71	0.26	2.48	0.11
17.50	2.75	0.28	2.52	0.11
18.00	2.79	0.29	2.56	0.10
18.50	2.83	0.30	2.60	0.10
19.00	2.87	0.32	2.64	0.10
19.50	2.90	0.33	2.67	0.10
20.00	2.94	0.34	2.70	0.09
20.50	2.97	0.35	2.74	0.09
21.00	3.00	0.36	2.77	0.09
21.50	3.03	0.38	2.80	0.08
22.00	3.06	0.39	2.82	0.08
22.50	3.08	0.40	2.85	0.08
23.00	3.11	0.41	2.87	0.07
23.50	3.13	0.42	2.90	0.07
24.00	<b>3.15</b>	<b>0.42</b>	<b>2.92</b>	0.06

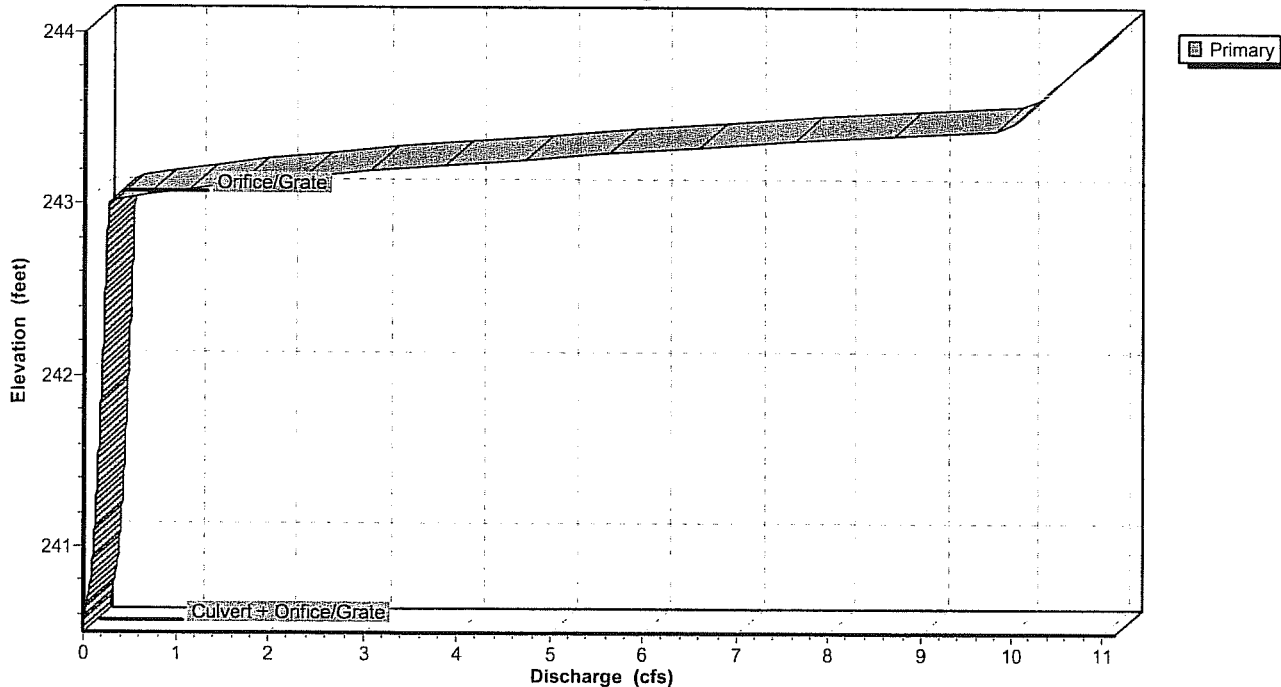
### Pond 2P: Conley Pond

Hydrograph



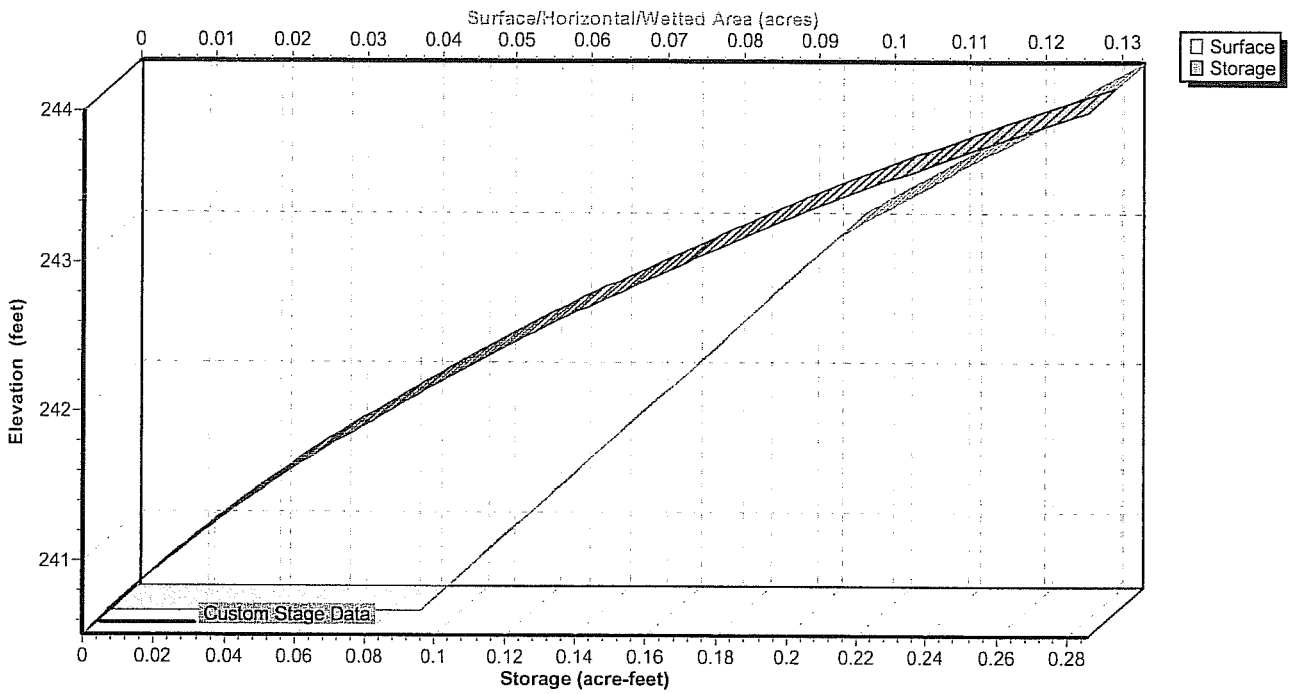
### Pond 2P: Conley Pond

Stage-Discharge



### Pond 2P: Conley Pond

#### Stage-Area-Storage





## Hydrograph for Pond 2P: Conley Pond

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.000	240.50	0.00
0.50	0.00	0.000	240.50	0.00
1.00	0.00	0.000	240.50	0.00
1.50	0.00	0.000	240.50	0.00
2.00	0.01	0.000	240.51	0.00
2.50	0.01	0.001	240.52	0.00
3.00	0.02	0.001	240.53	0.00
3.50	0.02	0.002	240.55	0.01
4.00	0.03	0.003	240.57	0.01
4.50	0.03	0.004	240.59	0.01
5.00	0.03	0.004	240.60	0.02
5.50	0.04	0.005	240.62	0.02
6.00	0.04	0.006	240.63	0.03
6.50	0.04	0.006	240.64	0.03
7.00	0.05	0.007	240.65	0.04
7.50	0.06	0.007	240.67	0.04
8.00	0.06	0.008	240.69	0.05
8.50	0.08	0.009	240.71	0.05
9.00	0.11	0.010	240.74	0.06
9.50	0.15	0.013	240.79	0.07
10.00	<b>0.58</b>	0.021	240.96	0.10
10.50	<b>0.50</b>	0.040	241.31	0.14
11.00	0.36	0.052	241.49	0.15
11.50	0.28	0.058	241.59	0.16
12.00	0.23	0.061	241.65	0.17
12.50	0.20	0.063	241.68	0.17
13.00	0.19	<b>0.064</b>	<b>241.69</b>	<b>0.17</b>
13.50	0.17	<b>0.065</b>	<b>241.70</b>	<b>0.17</b>
14.00	0.15	0.064	241.69	0.17
14.50	0.14	0.063	241.67	0.17
15.00	0.13	0.062	241.66	0.17
15.50	0.13	0.061	241.63	0.17
16.00	0.13	0.059	241.61	0.16
16.50	0.13	0.058	241.59	0.16
17.00	0.12	0.056	241.56	0.16
17.50	0.12	0.054	241.54	0.16
18.00	0.12	0.053	241.51	0.16
18.50	0.11	0.051	241.49	0.15
19.00	0.11	0.050	241.46	0.15
19.50	0.11	0.048	241.43	0.15
20.00	0.10	0.046	241.40	0.15
20.50	0.10	0.044	241.37	0.14
21.00	0.10	0.042	241.34	0.14
21.50	0.09	0.040	241.31	0.14
22.00	0.09	0.039	241.28	0.13
22.50	0.08	0.037	241.24	0.13
23.00	0.08	0.035	241.21	0.13
23.50	0.07	0.033	241.17	0.12
24.00	0.07	0.031	241.14	0.12

**Stage-Area-Storage for Pond 2P: Conley Pond**

Elevation (feet)	Surface (acres)	Storage (acre-feet)	Elevation (feet)	Surface (acres)	Storage (acre-feet)
240.50	0.041	0.000	243.10	0.100	0.181
240.55	0.042	0.002	243.15	0.102	0.186
240.60	0.043	0.004	243.20	0.103	0.191
240.65	0.044	0.006	243.25	0.105	0.196
240.70	0.045	0.009	243.30	0.107	0.202
240.75	0.047	0.011	243.35	0.109	0.207
240.80	0.048	0.013	243.40	0.111	0.213
240.85	0.049	0.016	243.45	0.113	0.218
240.90	0.050	0.018	243.50	0.114	0.224
240.95	0.051	0.021	243.55	0.116	0.230
241.00	0.052	0.023	243.60	0.118	0.236
241.05	0.053	0.026	243.65	0.120	0.241
241.10	0.054	0.029	243.70	0.122	0.248
241.15	0.055	0.031	243.75	0.124	0.254
241.20	0.056	0.034	243.80	0.126	0.260
241.25	0.057	0.037	243.85	0.127	0.266
241.30	0.059	0.040	243.90	0.129	0.273
241.35	0.060	0.043	243.95	0.131	0.279
241.40	0.061	0.046	244.00	<b>0.133</b>	<b>0.286</b>
241.45	0.062	0.049			
241.50	0.063	0.052			
241.55	0.064	0.055			
241.60	0.065	0.058			
241.65	0.066	0.062			
241.70	0.067	0.065			
241.75	0.069	0.068			
241.80	0.070	0.072			
241.85	0.071	0.075			
241.90	0.072	0.079			
241.95	0.073	0.083			
242.00	0.074	0.086			
242.05	0.075	0.090			
242.10	0.076	0.094			
242.15	0.077	0.098			
242.20	0.078	0.101			
242.25	0.080	0.105			
242.30	0.081	0.109			
242.35	0.082	0.113			
242.40	0.083	0.118			
242.45	0.084	0.122			
242.50	0.085	0.126			
242.55	0.086	0.130			
242.60	0.087	0.135			
242.65	0.088	0.139			
242.70	0.089	0.143			
242.75	0.091	0.148			
242.80	0.092	0.152			
242.85	0.093	0.157			
242.90	0.094	0.162			
242.95	0.095	0.166			
243.00	0.096	0.171			
243.05	0.098	0.176			

Time span=0.00-24.00 hrs, dt=0.10 hrs, 241 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

**Subcatchment 1S: Post-Developed**

Runoff Area=3.000 ac 20.00% Impervious Runoff Depth>1.27"  
Flow Length=660' Tc=33.4 min CN=61/98 Runoff=0.92 cfs 0.318 af

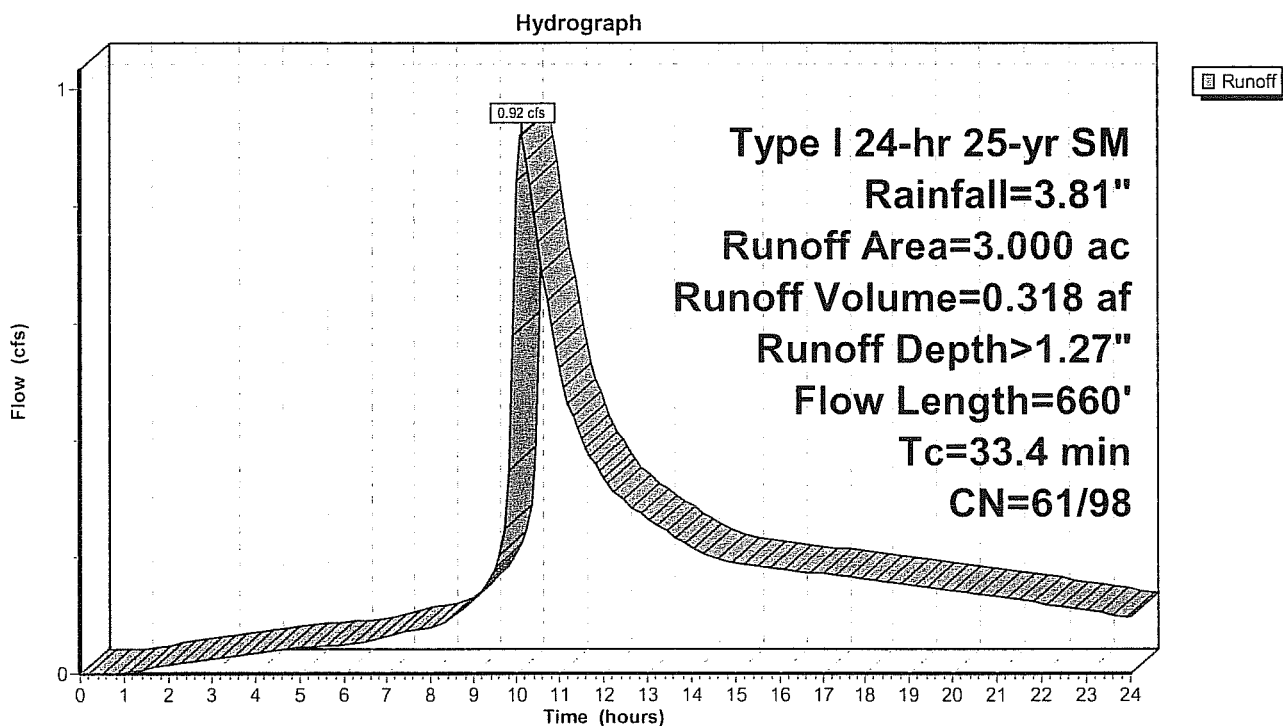
**Subcatchment 3S: Pre-developed Site**

Runoff Area=3.000 ac 12.00% Impervious Runoff Depth>1.04"  
Flow Length=660' Tc=33.4 min CN=61/98 Runoff=0.68 cfs 0.261 af

**Pond 2P: Conley Pond**

Peak Elev=242.23' Storage=0.104 af Inflow=0.92 cfs 0.318 af  
Outflow=0.21 cfs 0.252 af

### Subcatchment 1S: Post-Developed

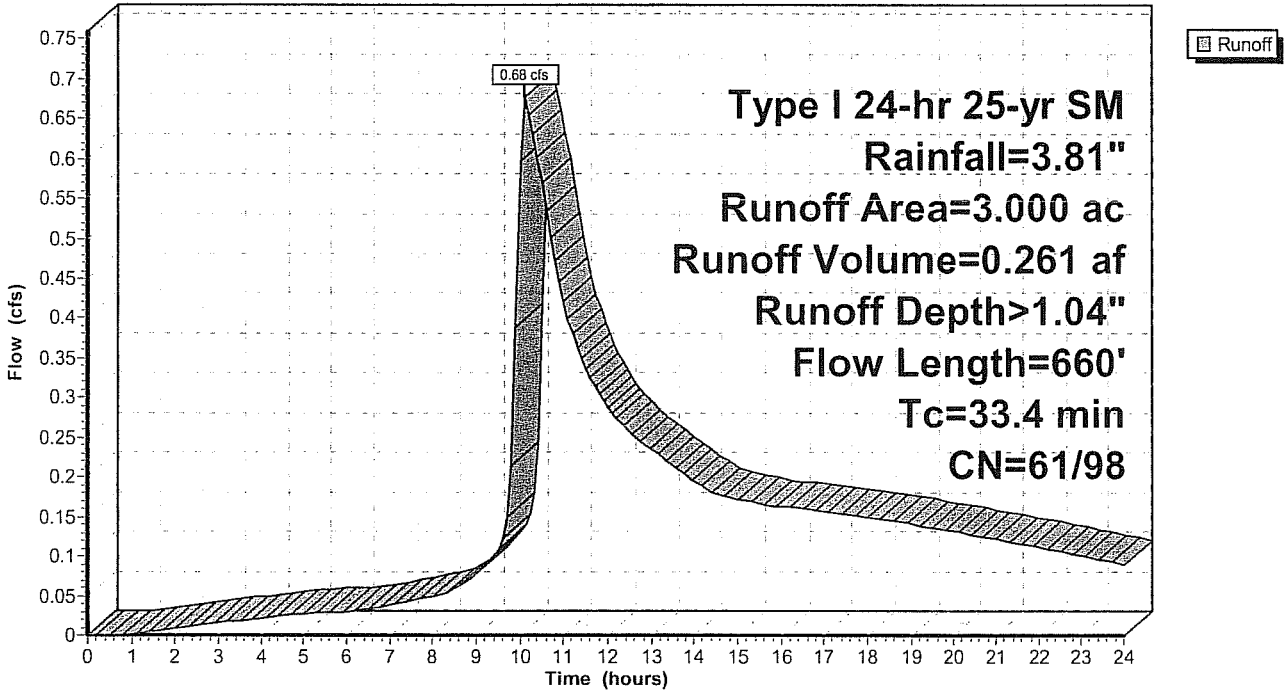


**Hydrograph for Subcatchment 1S: Post-Developed**

Time (hours)	Precip. (inches)	Perv.Excess (inches)	Imp.Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	0.00
0.50	0.03	0.00	0.00	0.00
1.00	0.07	0.00	0.00	0.00
1.50	0.10	0.00	0.01	0.01
2.00	0.13	0.00	0.03	0.01
2.50	0.17	0.00	0.05	0.02
3.00	0.21	0.00	0.07	0.03
3.50	0.25	0.00	0.10	0.03
4.00	0.29	0.00	0.14	0.04
4.50	0.33	0.00	0.17	0.04
5.00	0.38	0.00	0.21	0.04
5.50	0.43	0.00	0.25	0.05
6.00	0.48	0.00	0.30	0.05
6.50	0.53	0.00	0.35	0.06
7.00	0.59	0.00	0.40	0.06
7.50	0.67	0.00	0.47	0.07
8.00	0.74	0.00	0.54	0.08
8.50	0.83	0.00	0.63	0.10
9.00	0.97	0.00	0.76	0.13
9.50	1.15	0.00	0.94	0.18
10.00	1.96	0.07	1.74	<b>0.84</b>
10.50	2.22	0.12	1.99	<b>0.74</b>
11.00	2.37	0.16	2.15	0.52
11.50	2.50	0.20	2.27	0.40
12.00	2.61	0.23	2.38	0.34
12.50	2.70	0.26	2.47	0.30
13.00	2.79	0.29	2.56	0.27
13.50	2.87	0.32	2.63	0.24
14.00	2.93	0.34	2.70	0.22
14.50	3.00	0.36	2.76	0.20
15.00	3.06	0.39	2.82	0.19
15.50	3.11	0.41	2.88	0.18
16.00	3.17	0.43	2.94	0.18
16.50	3.22	0.45	2.99	0.18
17.00	3.28	0.48	3.04	0.17
17.50	3.33	0.50	3.09	0.17
18.00	3.38	0.52	3.14	0.16
18.50	3.42	0.54	3.19	0.16
19.00	3.47	0.56	3.23	0.15
19.50	3.51	0.58	3.28	0.15
20.00	3.55	0.60	3.32	0.14
20.50	3.59	0.61	3.36	0.14
21.00	3.63	0.63	3.39	0.13
21.50	3.66	0.65	3.43	0.13
22.00	3.70	0.66	3.46	0.12
22.50	3.73	0.68	3.49	0.11
23.00	3.76	0.69	3.52	0.11
23.50	3.78	0.71	3.55	0.10
24.00	<b>3.81</b>	<b>0.72</b>	<b>3.58</b>	0.10

### Subcatchment 3S: Pre-developed Site Condition

Hydrograph

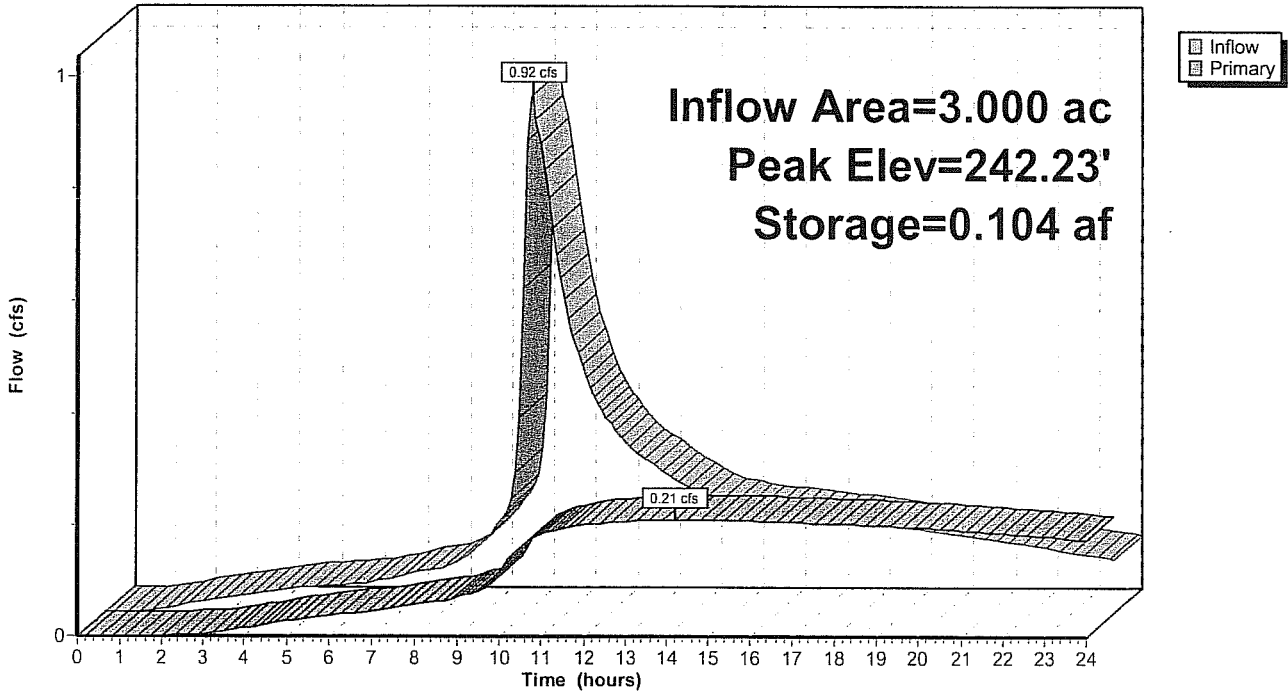


**Hydrograph for Subcatchment 3S: Pre-developed Site Condition**

Time (hours)	Precip. (inches)	Perv.Excess (inches)	Imp.Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	0.00
0.50	0.03	0.00	0.00	0.00
1.00	0.07	0.00	0.00	0.00
1.50	0.10	0.00	0.01	0.00
2.00	0.13	0.00	0.03	0.01
2.50	0.17	0.00	0.05	0.01
3.00	0.21	0.00	0.07	0.02
3.50	0.25	0.00	0.10	0.02
4.00	0.29	0.00	0.14	0.02
4.50	0.33	0.00	0.17	0.02
5.00	0.38	0.00	0.21	0.03
5.50	0.43	0.00	0.25	0.03
6.00	0.48	0.00	0.30	0.03
6.50	0.53	0.00	0.35	0.03
7.00	0.59	0.00	0.40	0.04
7.50	0.67	0.00	0.47	0.04
8.00	0.74	0.00	0.54	0.05
8.50	0.83	0.00	0.63	0.06
9.00	0.97	0.00	0.76	0.08
9.50	1.15	0.00	0.94	0.11
10.00	1.96	0.07	1.74	<b>0.60</b>
10.50	2.22	0.12	1.99	<b>0.57</b>
11.00	2.37	0.16	2.15	0.42
11.50	2.50	0.20	2.27	0.34
12.00	2.61	0.23	2.38	0.29
12.50	2.70	0.26	2.47	0.26
13.00	2.79	0.29	2.56	0.23
13.50	2.87	0.32	2.63	0.21
14.00	2.93	0.34	2.70	0.19
14.50	3.00	0.36	2.76	0.18
15.00	3.06	0.39	2.82	0.17
15.50	3.11	0.41	2.88	0.17
16.00	3.17	0.43	2.94	0.16
16.50	3.22	0.45	2.99	0.16
17.00	3.28	0.48	3.04	0.16
17.50	3.33	0.50	3.09	0.15
18.00	3.38	0.52	3.14	0.15
18.50	3.42	0.54	3.19	0.14
19.00	3.47	0.56	3.23	0.14
19.50	3.51	0.58	3.28	0.14
20.00	3.55	0.60	3.32	0.13
20.50	3.59	0.61	3.36	0.13
21.00	3.63	0.63	3.39	0.12
21.50	3.66	0.65	3.43	0.12
22.00	3.70	0.66	3.46	0.11
22.50	3.73	0.68	3.49	0.11
23.00	3.76	0.69	3.52	0.10
23.50	3.78	0.71	3.55	0.09
24.00	<b>3.81</b>	<b>0.72</b>	<b>3.58</b>	0.09

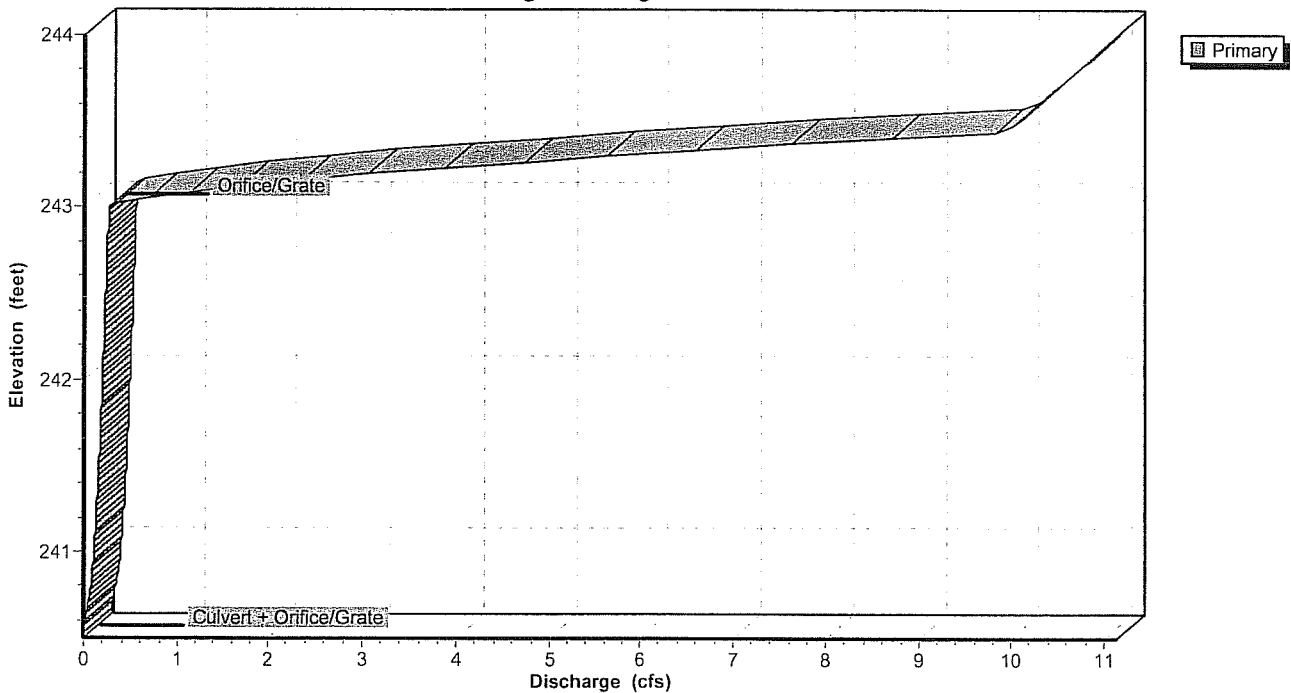
### Pond 2P: Conley Pond

Hydrograph



### Pond 2P: Conley Pond

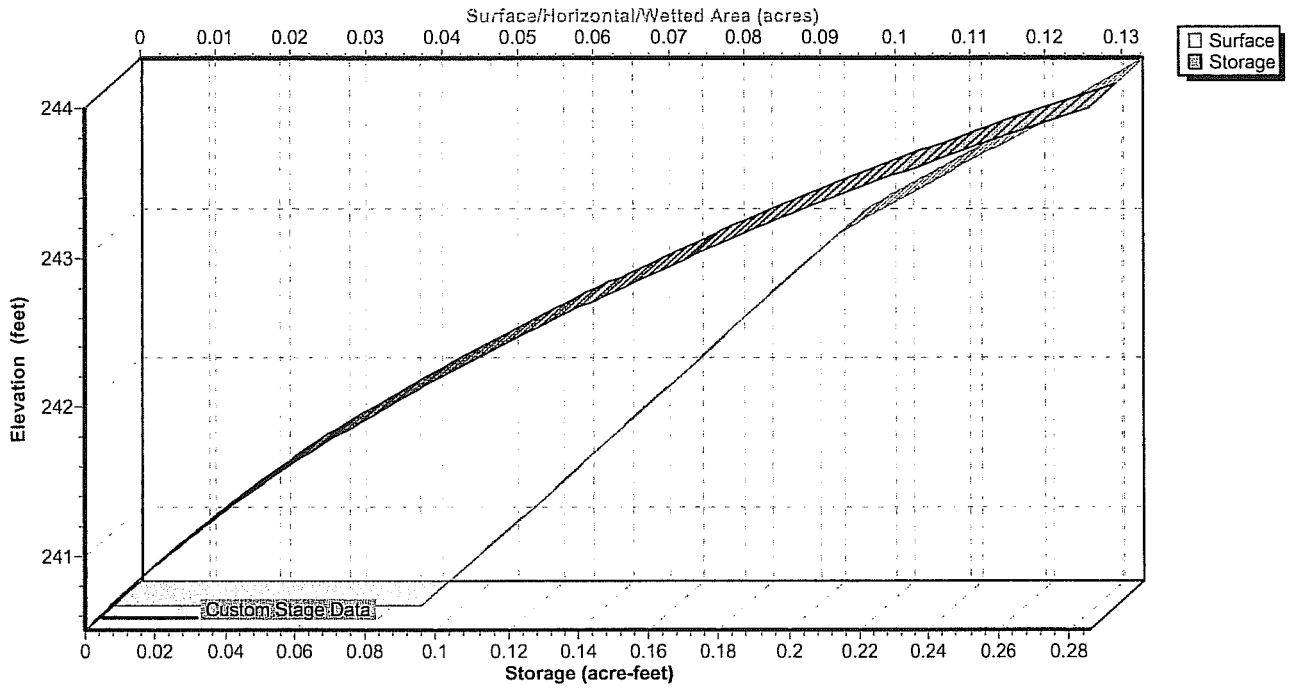
Stage-Discharge





### Pond 2P: Conley Pond

#### Stage-Area-Storage



## Hydrograph for Pond 2P: Conley Pond

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.000	240.50	0.00
0.50	0.00	0.000	240.50	0.00
1.00	0.00	0.000	240.50	0.00
1.50	0.01	0.000	240.51	0.00
2.00	0.01	0.001	240.52	0.00
2.50	0.02	0.001	240.53	0.00
3.00	0.03	0.002	240.55	0.01
3.50	0.03	0.003	240.57	0.01
4.00	0.04	0.004	240.59	0.02
4.50	0.04	0.005	240.61	0.02
5.00	0.04	0.006	240.63	0.03
5.50	0.05	0.006	240.64	0.03
6.00	0.05	0.007	240.66	0.04
6.50	0.06	0.007	240.67	0.04
7.00	0.06	0.008	240.68	0.05
7.50	0.07	0.009	240.70	0.05
8.00	0.08	0.010	240.72	0.06
8.50	0.10	0.011	240.75	0.06
9.00	0.13	0.013	240.79	0.07
9.50	0.18	0.016	240.86	0.08
10.00	<b>0.84</b>	0.028	241.09	0.11
10.50	<b>0.74</b>	0.057	241.58	0.16
11.00	0.52	0.075	241.85	0.18
11.50	0.40	0.086	242.00	0.19
12.00	0.34	0.093	242.09	0.20
12.50	0.30	0.098	242.16	0.20
13.00	0.27	0.101	242.19	0.21
13.50	0.24	0.103	242.22	0.21
14.00	0.22	<b>0.104</b>	<b>242.23</b>	<b>0.21</b>
14.50	0.20	<b>0.104</b>	<b>242.23</b>	<b>0.21</b>
15.00	0.19	0.103	242.22	0.21
15.50	0.18	0.102	242.21	0.21
16.00	0.18	0.101	242.20	0.21
16.50	0.18	0.100	242.18	0.21
17.00	0.17	0.099	242.16	0.21
17.50	0.17	0.097	242.15	0.20
18.00	0.16	0.096	242.13	0.20
18.50	0.16	0.094	242.10	0.20
19.00	0.15	0.092	242.08	0.20
19.50	0.15	0.090	242.05	0.20
20.00	0.14	0.088	242.02	0.20
20.50	0.14	0.086	241.99	0.19
21.00	0.13	0.083	241.96	0.19
21.50	0.13	0.081	241.93	0.19
22.00	0.12	0.078	241.89	0.19
22.50	0.11	0.076	241.85	0.18
23.00	0.11	0.073	241.81	0.18
23.50	0.10	0.070	241.77	0.18
24.00	0.10	0.066	241.72	0.17

**Stage-Area-Storage for Pond 2P: Conley Pond**

Elevation (feet)	Surface (acres)	Storage (acre-feet)	Elevation (feet)	Surface (acres)	Storage (acre-feet)
240.50	0.041	0.000	243.10	0.100	0.181
240.55	0.042	0.002	243.15	0.102	0.186
240.60	0.043	0.004	243.20	0.103	0.191
240.65	0.044	0.006	243.25	0.105	0.196
240.70	0.045	0.009	243.30	0.107	0.202
240.75	0.047	0.011	243.35	0.109	0.207
240.80	0.048	0.013	243.40	0.111	0.213
240.85	0.049	0.016	243.45	0.113	0.218
240.90	0.050	0.018	243.50	0.114	0.224
240.95	0.051	0.021	243.55	0.116	0.230
241.00	0.052	0.023	243.60	0.118	0.236
241.05	0.053	0.026	243.65	0.120	0.241
241.10	0.054	0.029	243.70	0.122	0.248
241.15	0.055	0.031	243.75	0.124	0.254
241.20	0.056	0.034	243.80	0.126	0.260
241.25	0.057	0.037	243.85	0.127	0.266
241.30	0.059	0.040	243.90	0.129	0.273
241.35	0.060	0.043	243.95	0.131	0.279
241.40	0.061	0.046	244.00	<b>0.133</b>	<b>0.286</b>
241.45	0.062	0.049			
241.50	0.063	0.052			
241.55	0.064	0.055			
241.60	0.065	0.058			
241.65	0.066	0.062			
241.70	0.067	0.065			
241.75	0.069	0.068			
241.80	0.070	0.072			
241.85	0.071	0.075			
241.90	0.072	0.079			
241.95	0.073	0.083			
242.00	0.074	0.086			
242.05	0.075	0.090			
242.10	0.076	0.094			
242.15	0.077	0.098			
242.20	0.078	0.101			
242.25	0.080	0.105			
242.30	0.081	0.109			
242.35	0.082	0.113			
242.40	0.083	0.118			
242.45	0.084	0.122			
242.50	0.085	0.126			
242.55	0.086	0.130			
242.60	0.087	0.135			
242.65	0.088	0.139			
242.70	0.089	0.143			
242.75	0.091	0.148			
242.80	0.092	0.152			
242.85	0.093	0.157			
242.90	0.094	0.162			
242.95	0.095	0.166			
243.00	0.096	0.171			
243.05	0.098	0.176			

Time span=0.00-24.00 hrs, dt=0.10 hrs, 241 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

**Subcatchment 1S: Post-Developed**

Runoff Area=3.000 ac 20.00% Impervious Runoff Depth>1.56"  
Flow Length=660' Tc=33.4 min CN=61/98 Runoff=1.18 cfs 0.390 af

**Subcatchment 3S: Pre-developed Site**

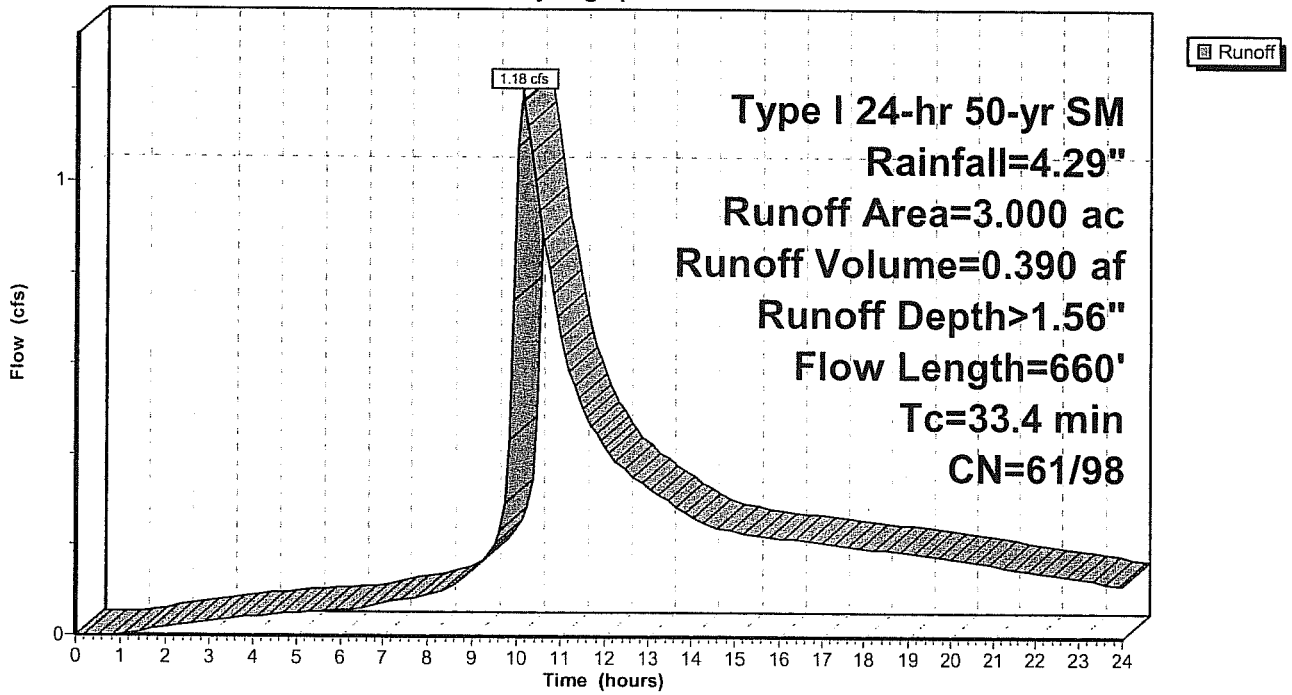
Runoff Area=3.000 ac 12.00% Impervious Runoff Depth>1.32"  
Flow Length=660' Tc=33.4 min CN=61/98 Runoff=0.92 cfs 0.329 af

**Pond 2P: Conley Pond**

Peak Elev=242.65' Storage=0.139 af Inflow=1.18 cfs 0.390 af  
Outflow=0.23 cfs 0.288 af

### Subcatchment 1S: Post-Developed

Hydrograph

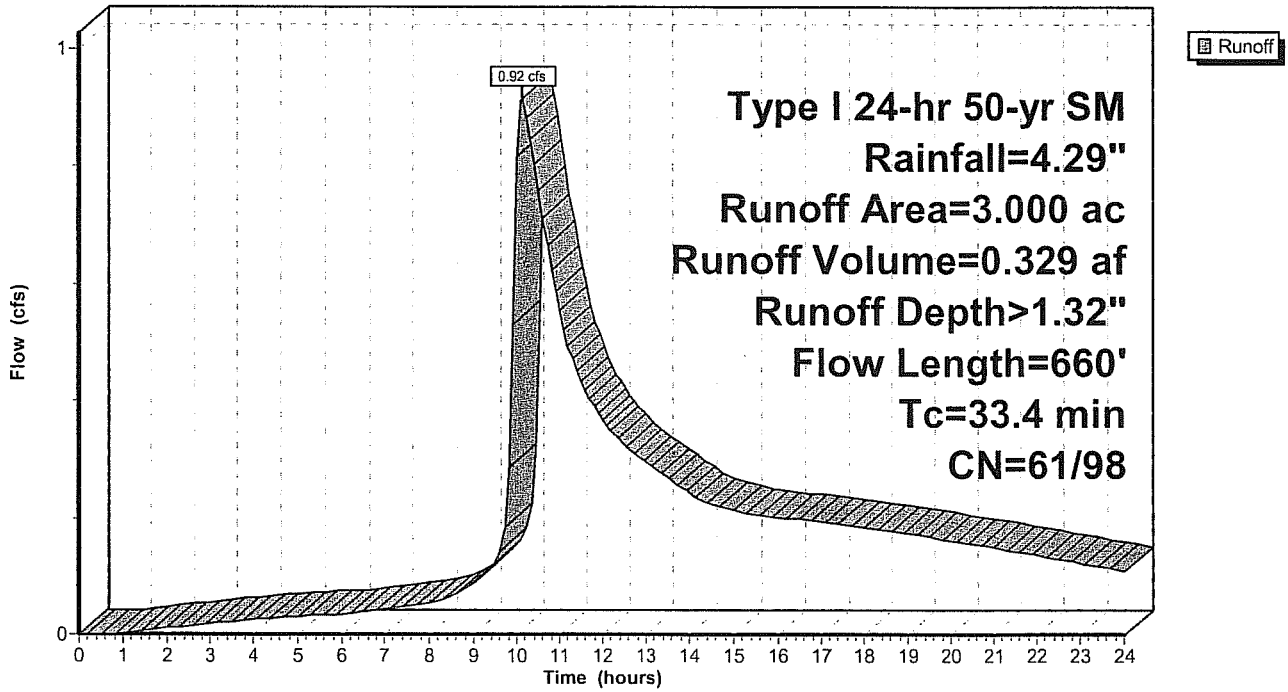


## Hydrograph for Subcatchment 1S: Post-Developed

Time (hours)	Precip. (inches)	Perv.Excess (inches)	Imp.Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	0.00
0.50	0.04	0.00	0.00	0.00
1.00	0.07	0.00	0.00	0.00
1.50	0.11	0.00	0.02	0.01
2.00	0.15	0.00	0.04	0.02
2.50	0.19	0.00	0.06	0.02
3.00	0.23	0.00	0.09	0.03
3.50	0.28	0.00	0.13	0.04
4.00	0.33	0.00	0.17	0.04
4.50	0.38	0.00	0.21	0.05
5.00	0.43	0.00	0.25	0.05
5.50	0.48	0.00	0.30	0.06
6.00	0.54	0.00	0.35	0.06
6.50	0.60	0.00	0.41	0.06
7.00	0.67	0.00	0.47	0.07
7.50	0.75	0.00	0.55	0.08
8.00	0.83	0.00	0.63	0.09
8.50	0.94	0.00	0.73	0.11
9.00	1.09	0.00	0.88	0.15
9.50	1.30	0.00	1.08	0.21
10.00	2.21	0.12	1.98	<b>1.08</b>
10.50	2.50	0.20	2.27	<b>0.94</b>
11.00	2.67	0.25	2.44	0.66
11.50	2.81	0.30	2.58	0.50
12.00	2.93	0.34	2.70	0.42
12.50	3.04	0.38	2.81	0.37
13.00	3.14	0.42	2.91	0.33
13.50	3.23	0.46	2.99	0.30
14.00	3.30	0.49	3.07	0.27
14.50	3.37	0.52	3.14	0.24
15.00	3.44	0.55	3.21	0.23
15.50	3.51	0.58	3.27	0.23
16.00	3.57	0.60	3.34	0.22
16.50	3.63	0.63	3.40	0.21
17.00	3.69	0.66	3.46	0.21
17.50	3.75	0.69	3.51	0.20
18.00	3.80	0.71	3.57	0.20
18.50	3.85	0.74	3.62	0.19
19.00	3.90	0.76	3.67	0.19
19.50	3.95	0.79	3.72	0.18
20.00	4.00	0.81	3.76	0.17
20.50	4.04	0.83	3.81	0.17
21.00	4.08	0.86	3.85	0.16
21.50	4.12	0.88	3.89	0.15
22.00	4.16	0.90	3.93	0.15
22.50	4.20	0.91	3.96	0.14
23.00	4.23	0.93	3.99	0.13
23.50	4.26	0.95	4.03	0.12
24.00	<b>4.29</b>	<b>0.96</b>	<b>4.05</b>	0.12

### Subcatchment 3S: Pre-developed Site Condition

Hydrograph



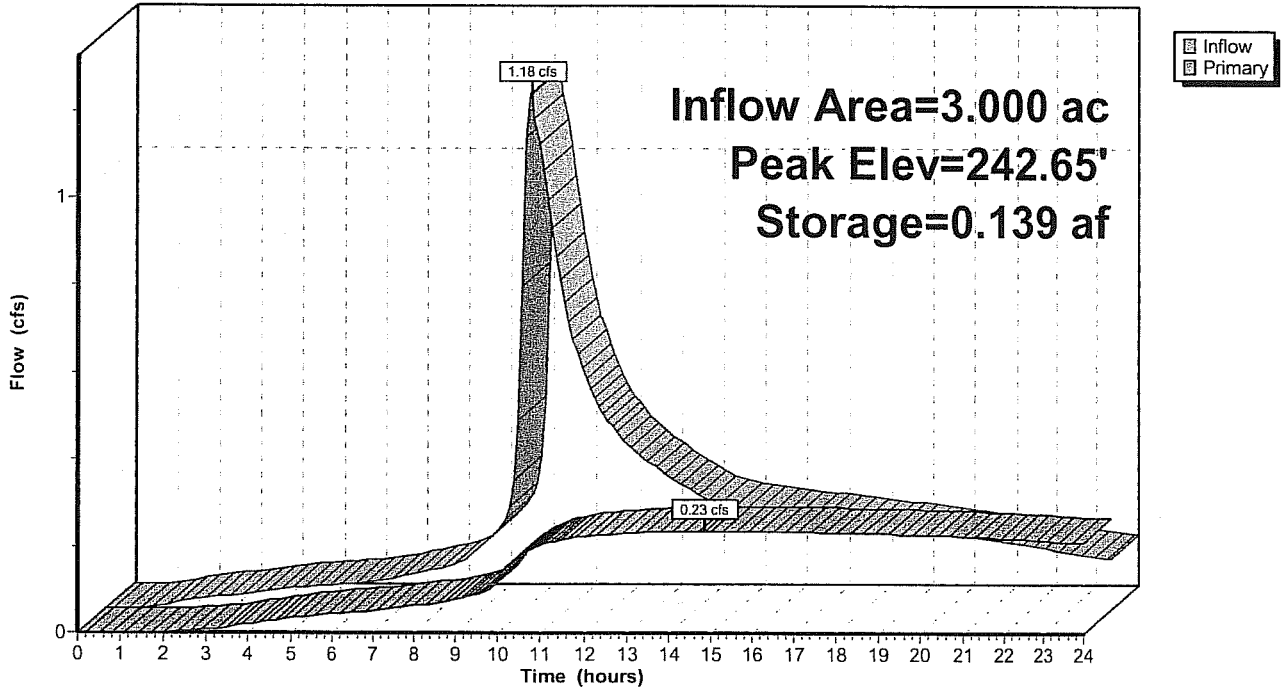
### Hydrograph for Subcatchment 3S: Pre-developed Site Condition

Time (hours)	Precip. (inches)	Perv.Excess (inches)	Imp.Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	0.00
0.50	0.04	0.00	0.00	0.00
1.00	0.07	0.00	0.00	0.00
1.50	0.11	0.00	0.02	0.01
2.00	0.15	0.00	0.04	0.01
2.50	0.19	0.00	0.06	0.01
3.00	0.23	0.00	0.09	0.02
3.50	0.28	0.00	0.13	0.02
4.00	0.33	0.00	0.17	0.03
4.50	0.38	0.00	0.21	0.03
5.00	0.43	0.00	0.25	0.03
5.50	0.48	0.00	0.30	0.03
6.00	0.54	0.00	0.35	0.03
6.50	0.60	0.00	0.41	0.04
7.00	0.67	0.00	0.47	0.04
7.50	0.75	0.00	0.55	0.05
8.00	0.83	0.00	0.63	0.05
8.50	0.94	0.00	0.73	0.07
9.00	1.09	0.00	0.88	0.09
9.50	1.30	0.00	1.08	0.12
10.00	2.21	0.12	1.98	<b>0.82</b>
10.50	2.50	0.20	2.27	<b>0.76</b>
11.00	2.67	0.25	2.44	0.55
11.50	2.81	0.30	2.58	0.43
12.00	2.93	0.34	2.70	0.37
12.50	3.04	0.38	2.81	0.33
13.00	3.14	0.42	2.91	0.30
13.50	3.23	0.46	2.99	0.27
14.00	3.30	0.49	3.07	0.24
14.50	3.37	0.52	3.14	0.22
15.00	3.44	0.55	3.21	0.21
15.50	3.51	0.58	3.27	0.21
16.00	3.57	0.60	3.34	0.20
16.50	3.63	0.63	3.40	0.20
17.00	3.69	0.66	3.46	0.19
17.50	3.75	0.69	3.51	0.19
18.00	3.80	0.71	3.57	0.18
18.50	3.85	0.74	3.62	0.18
19.00	3.90	0.76	3.67	0.17
19.50	3.95	0.79	3.72	0.17
20.00	4.00	0.81	3.76	0.16
20.50	4.04	0.83	3.81	0.16
21.00	4.08	0.86	3.85	0.15
21.50	4.12	0.88	3.89	0.14
22.00	4.16	0.90	3.93	0.14
22.50	4.20	0.91	3.96	0.13
23.00	4.23	0.93	3.99	0.12
23.50	4.26	0.95	4.03	0.12
24.00	<b>4.29</b>	<b>0.96</b>	<b>4.05</b>	0.11



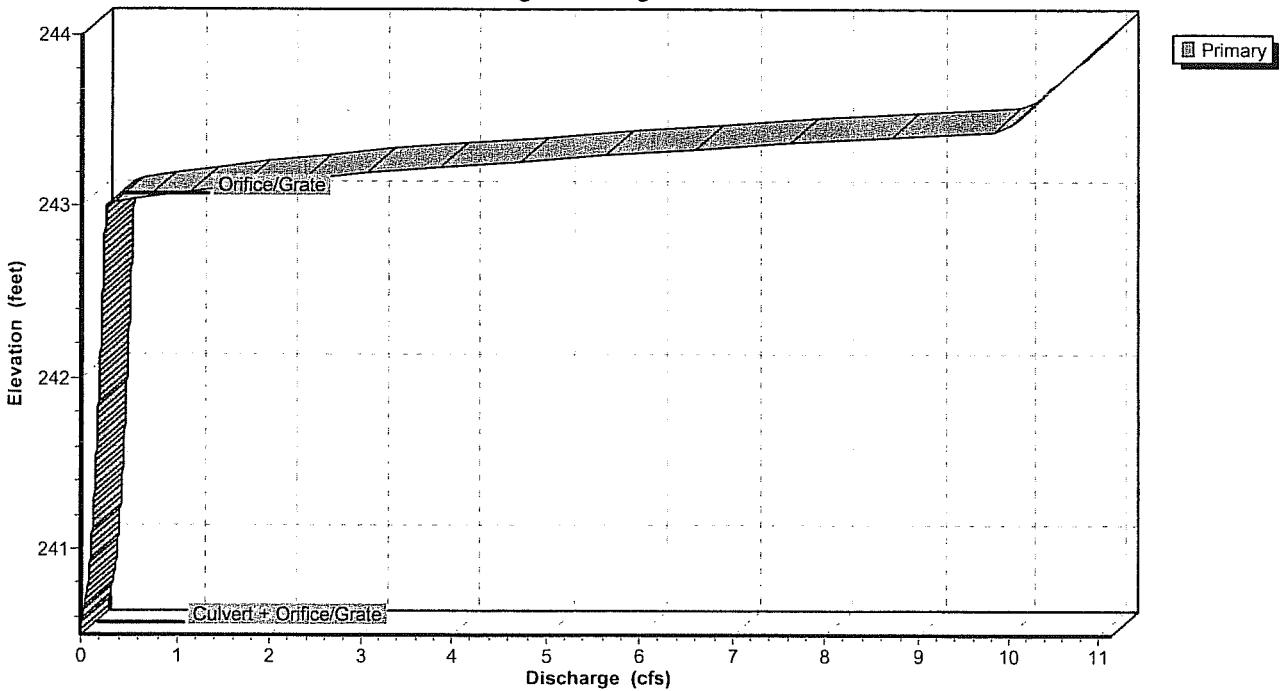
### Pond 2P: Conley Pond

Hydrograph

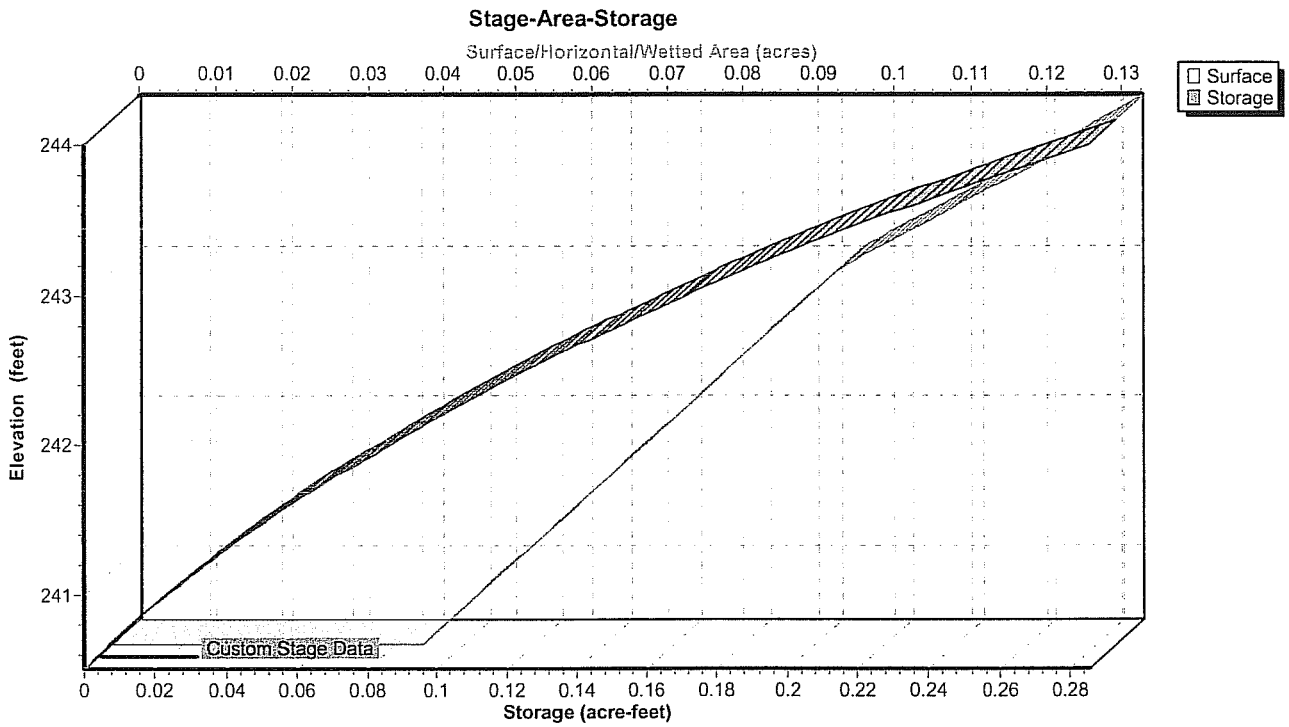


### Pond 2P: Conley Pond

Stage-Discharge



### Pond 2P: Conley Pond



## Hydrograph for Pond 2P: Conley Pond

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.000	240.50	0.00
0.50	0.00	0.000	240.50	0.00
1.00	0.00	0.000	240.50	0.00
1.50	0.01	0.000	240.51	0.00
2.00	0.02	0.001	240.52	0.00
2.50	0.02	0.002	240.54	0.00
3.00	0.03	0.003	240.56	0.01
3.50	0.04	0.004	240.59	0.01
4.00	0.04	0.005	240.61	0.02
4.50	0.05	0.006	240.63	0.03
5.00	0.05	0.006	240.65	0.03
5.50	0.06	0.007	240.66	0.04
6.00	0.06	0.008	240.68	0.04
6.50	0.06	0.008	240.69	0.05
7.00	0.07	0.009	240.71	0.05
7.50	0.08	0.010	240.73	0.06
8.00	0.09	0.011	240.75	0.06
8.50	0.11	0.012	240.78	0.07
9.00	0.15	0.015	240.83	0.08
9.50	0.21	0.018	240.91	0.09
10.00	<b>1.08</b>	0.034	241.19	0.13
10.50	<b>0.94</b>	0.072	241.80	0.18
11.00	0.66	0.096	242.13	0.20
11.50	0.50	0.111	242.32	0.22
12.00	0.42	0.121	242.44	0.22
12.50	0.37	0.128	242.52	0.23
13.00	0.33	0.133	242.58	0.23
13.50	0.30	0.136	242.62	0.23
14.00	0.27	0.138	242.64	0.23
14.50	0.24	<b>0.139</b>	<b>242.65</b>	<b>0.23</b>
15.00	0.23	<b>0.139</b>	<b>242.65</b>	<b>0.23</b>
15.50	0.23	0.139	242.65	0.23
16.00	0.22	0.138	242.64	0.23
16.50	0.21	0.138	242.64	0.23
17.00	0.21	0.137	242.63	0.23
17.50	0.20	0.136	242.61	0.23
18.00	0.20	0.134	242.60	0.23
18.50	0.19	0.133	242.58	0.23
19.00	0.19	0.131	242.56	0.23
19.50	0.18	0.129	242.54	0.23
20.00	0.17	0.127	242.51	0.23
20.50	0.17	0.125	242.49	0.23
21.00	0.16	0.122	242.46	0.22
21.50	0.15	0.120	242.42	0.22
22.00	0.15	0.117	242.39	0.22
22.50	0.14	0.113	242.35	0.22
23.00	0.13	0.110	242.31	0.21
23.50	0.12	0.107	242.26	0.21
24.00	0.12	0.103	242.22	0.21

**Stage-Area-Storage for Pond 2P: Conley Pond**

Elevation (feet)	Surface (acres)	Storage (acre-feet)	Elevation (feet)	Surface (acres)	Storage (acre-feet)
240.50	0.041	0.000	243.10	0.100	0.181
240.55	0.042	0.002	243.15	0.102	0.186
240.60	0.043	0.004	243.20	0.103	0.191
240.65	0.044	0.006	243.25	0.105	0.196
240.70	0.045	0.009	243.30	0.107	0.202
240.75	0.047	0.011	243.35	0.109	0.207
240.80	0.048	0.013	243.40	0.111	0.213
240.85	0.049	0.016	243.45	0.113	0.218
240.90	0.050	0.018	243.50	0.114	0.224
240.95	0.051	0.021	243.55	0.116	0.230
241.00	0.052	0.023	243.60	0.118	0.236
241.05	0.053	0.026	243.65	0.120	0.241
241.10	0.054	0.029	243.70	0.122	0.248
241.15	0.055	0.031	243.75	0.124	0.254
241.20	0.056	0.034	243.80	0.126	0.260
241.25	0.057	0.037	243.85	0.127	0.266
241.30	0.059	0.040	243.90	0.129	0.273
241.35	0.060	0.043	243.95	0.131	0.279
241.40	0.061	0.046	244.00	<b>0.133</b>	<b>0.286</b>
241.45	0.062	0.049			
241.50	0.063	0.052			
241.55	0.064	0.055			
241.60	0.065	0.058			
241.65	0.066	0.062			
241.70	0.067	0.065			
241.75	0.069	0.068			
241.80	0.070	0.072			
241.85	0.071	0.075			
241.90	0.072	0.079			
241.95	0.073	0.083			
242.00	0.074	0.086			
242.05	0.075	0.090			
242.10	0.076	0.094			
242.15	0.077	0.098			
242.20	0.078	0.101			
242.25	0.080	0.105			
242.30	0.081	0.109			
242.35	0.082	0.113			
242.40	0.083	0.118			
242.45	0.084	0.122			
242.50	0.085	0.126			
242.55	0.086	0.130			
242.60	0.087	0.135			
242.65	0.088	0.139			
242.70	0.089	0.143			
242.75	0.091	0.148			
242.80	0.092	0.152			
242.85	0.093	0.157			
242.90	0.094	0.162			
242.95	0.095	0.166			
243.00	0.096	0.171			
243.05	0.098	0.176			

Time span=0.00-24.00 hrs, dt=0.10 hrs, 241 points  
Runoff by SBUH method, Split Pervious/Imperv.  
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

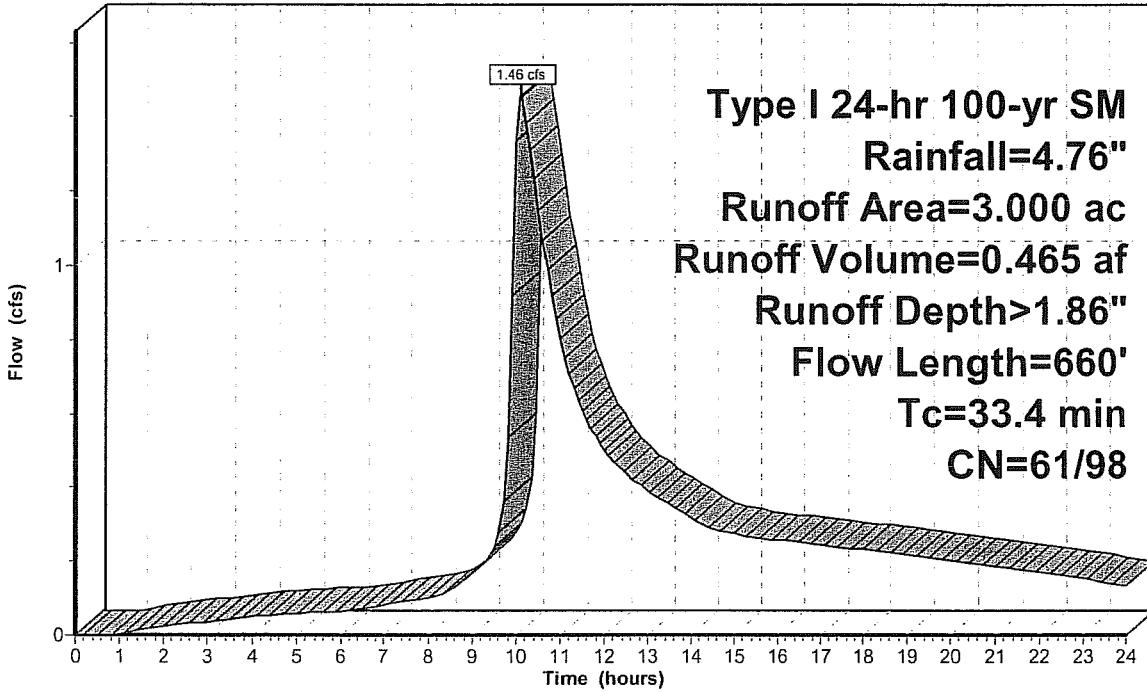
**Subcatchment 1S: Post-Developed**      Runoff Area=3.000 ac 20.00% Impervious Runoff Depth>1.86"  
Flow Length=660' Tc=33.4 min CN=61/98 Runoff=1.46 cfs 0.465 af

**Subcatchment 3S: Pre-developed Site**      Runoff Area=3.000 ac 12.00% Impervious Runoff Depth>1.60"  
Flow Length=660' Tc=33.4 min CN=61/98 Runoff=1.18 cfs 0.400 af

**Pond 2P: Conley Pond**      Peak Elev=243.02' Storage=0.173 af Inflow=1.46 cfs 0.465 af  
Outflow=0.33 cfs 0.326 af

### Subcatchment 1S: Post-Developed

Hydrograph

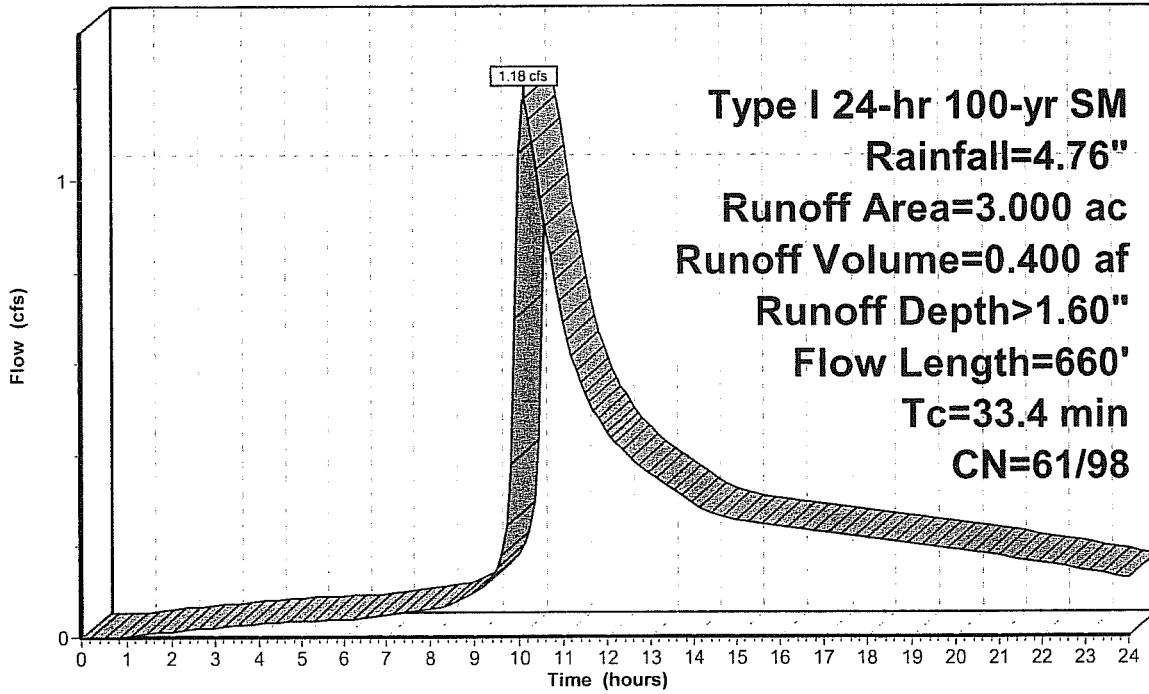


**Hydrograph for Subcatchment 1S: Post-Developed**

Time (hours)	Precip. (inches)	Perv.Excess (inches)	Imp.Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	0.00
0.50	0.04	0.00	0.00	0.00
1.00	0.08	0.00	0.01	0.00
1.50	0.12	0.00	0.02	0.01
2.00	0.17	0.00	0.05	0.02
2.50	0.21	0.00	0.08	0.03
3.00	0.26	0.00	0.11	0.04
3.50	0.31	0.00	0.15	0.04
4.00	0.36	0.00	0.20	0.05
4.50	0.42	0.00	0.24	0.06
5.00	0.48	0.00	0.30	0.06
5.50	0.53	0.00	0.35	0.06
6.00	0.60	0.00	0.41	0.07
6.50	0.66	0.00	0.47	0.07
7.00	0.74	0.00	0.54	0.08
7.50	0.83	0.00	0.63	0.09
8.00	0.92	0.00	0.72	0.10
8.50	1.04	0.00	0.83	0.12
9.00	1.21	0.00	0.99	0.17
9.50	1.44	0.00	1.22	0.24
10.00	2.45	0.18	2.22	<b>1.34</b>
10.50	2.78	0.28	2.54	<b>1.15</b>
11.00	2.97	0.35	2.73	0.80
11.50	3.12	0.41	2.89	0.61
12.00	3.26	0.47	3.02	0.50
12.50	3.38	0.52	3.14	0.44
13.00	3.48	0.57	3.25	0.39
13.50	3.58	0.61	3.35	0.35
14.00	3.67	0.65	3.43	0.32
14.50	3.74	0.69	3.51	0.29
15.00	3.82	0.72	3.58	0.28
15.50	3.89	0.76	3.66	0.27
16.00	3.96	0.79	3.73	0.26
16.50	4.03	0.83	3.79	0.25
17.00	4.09	0.86	3.86	0.25
17.50	4.16	0.89	3.92	0.24
18.00	4.22	0.93	3.98	0.23
18.50	4.28	0.96	4.04	0.23
19.00	4.33	0.99	4.10	0.22
19.50	4.39	1.02	4.15	0.21
20.00	4.44	1.04	4.20	0.20
20.50	4.49	1.07	4.25	0.20
21.00	4.53	1.10	4.30	0.19
21.50	4.58	1.12	4.34	0.18
22.00	4.62	1.15	4.38	0.17
22.50	4.66	1.17	4.42	0.16
23.00	4.69	1.19	4.46	0.15
23.50	4.73	1.21	4.49	0.14
24.00	4.76	1.23	4.52	0.14

### Subcatchment 3S: Pre-developed Site Condition

Hydrograph



Runoff

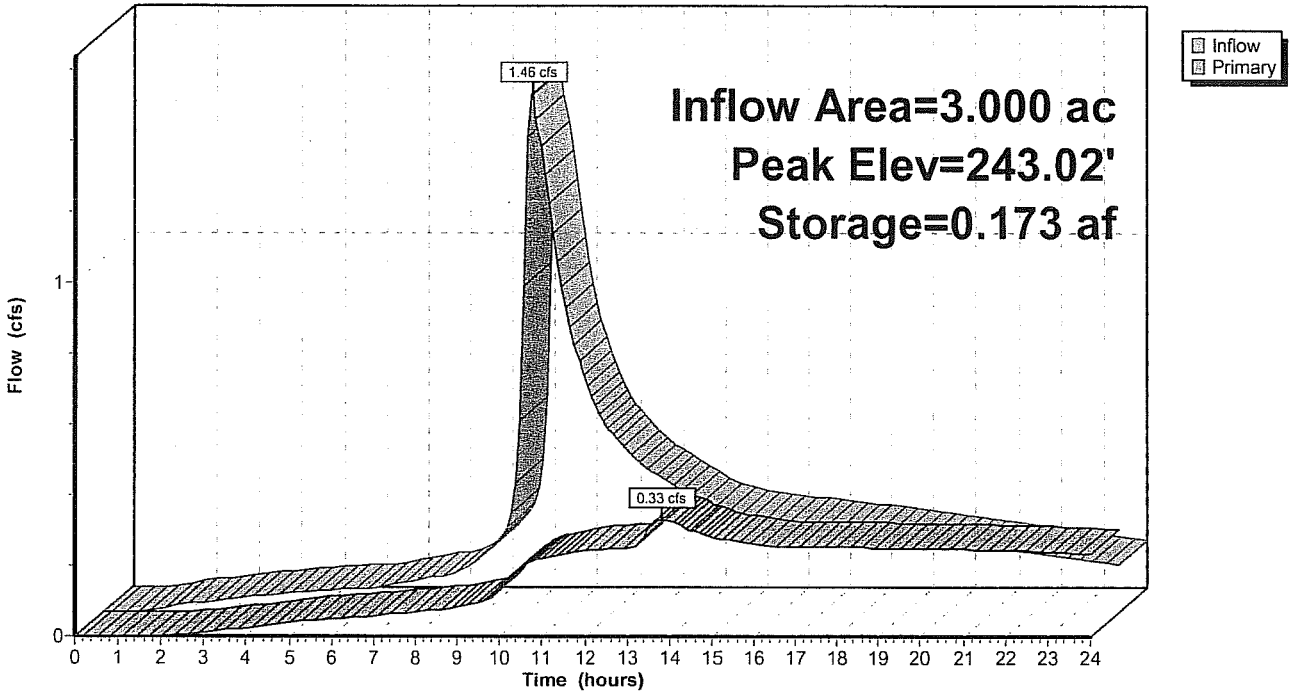


**Hydrograph for Subcatchment 3S: Pre-developed Site Condition**

Time (hours)	Precip. (inches)	Perv.Excess (inches)	Imp.Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	0.00
0.50	0.04	0.00	0.00	0.00
1.00	0.08	0.00	0.01	0.00
1.50	0.12	0.00	0.02	0.01
2.00	0.17	0.00	0.05	0.01
2.50	0.21	0.00	0.08	0.02
3.00	0.26	0.00	0.11	0.02
3.50	0.31	0.00	0.15	0.03
4.00	0.36	0.00	0.20	0.03
4.50	0.42	0.00	0.24	0.03
5.00	0.48	0.00	0.30	0.04
5.50	0.53	0.00	0.35	0.04
6.00	0.60	0.00	0.41	0.04
6.50	0.66	0.00	0.47	0.04
7.00	0.74	0.00	0.54	0.05
7.50	0.83	0.00	0.63	0.06
8.00	0.92	0.00	0.72	0.06
8.50	1.04	0.00	0.83	0.07
9.00	1.21	0.00	0.99	0.10
9.50	1.44	0.00	1.22	0.15
10.00	2.45	0.18	2.22	<b>1.06</b>
10.50	2.78	0.28	2.54	<b>0.96</b>
11.00	2.97	0.35	2.73	0.69
11.50	3.12	0.41	2.89	0.54
12.00	3.26	0.47	3.02	0.45
12.50	3.38	0.52	3.14	0.40
13.00	3.48	0.57	3.25	0.36
13.50	3.58	0.61	3.35	0.33
14.00	3.67	0.65	3.43	0.29
14.50	3.74	0.69	3.51	0.27
15.00	3.82	0.72	3.58	0.26
15.50	3.89	0.76	3.66	0.25
16.00	3.96	0.79	3.73	0.24
16.50	4.03	0.83	3.79	0.24
17.00	4.09	0.86	3.86	0.23
17.50	4.16	0.89	3.92	0.22
18.00	4.22	0.93	3.98	0.22
18.50	4.28	0.96	4.04	0.21
19.00	4.33	0.99	4.10	0.21
19.50	4.39	1.02	4.15	0.20
20.00	4.44	1.04	4.20	0.19
20.50	4.49	1.07	4.25	0.18
21.00	4.53	1.10	4.30	0.18
21.50	4.58	1.12	4.34	0.17
22.00	4.62	1.15	4.38	0.16
22.50	4.66	1.17	4.42	0.15
23.00	4.69	1.19	4.46	0.15
23.50	4.73	1.21	4.49	0.14
24.00	<b>4.76</b>	<b>1.23</b>	<b>4.52</b>	0.13

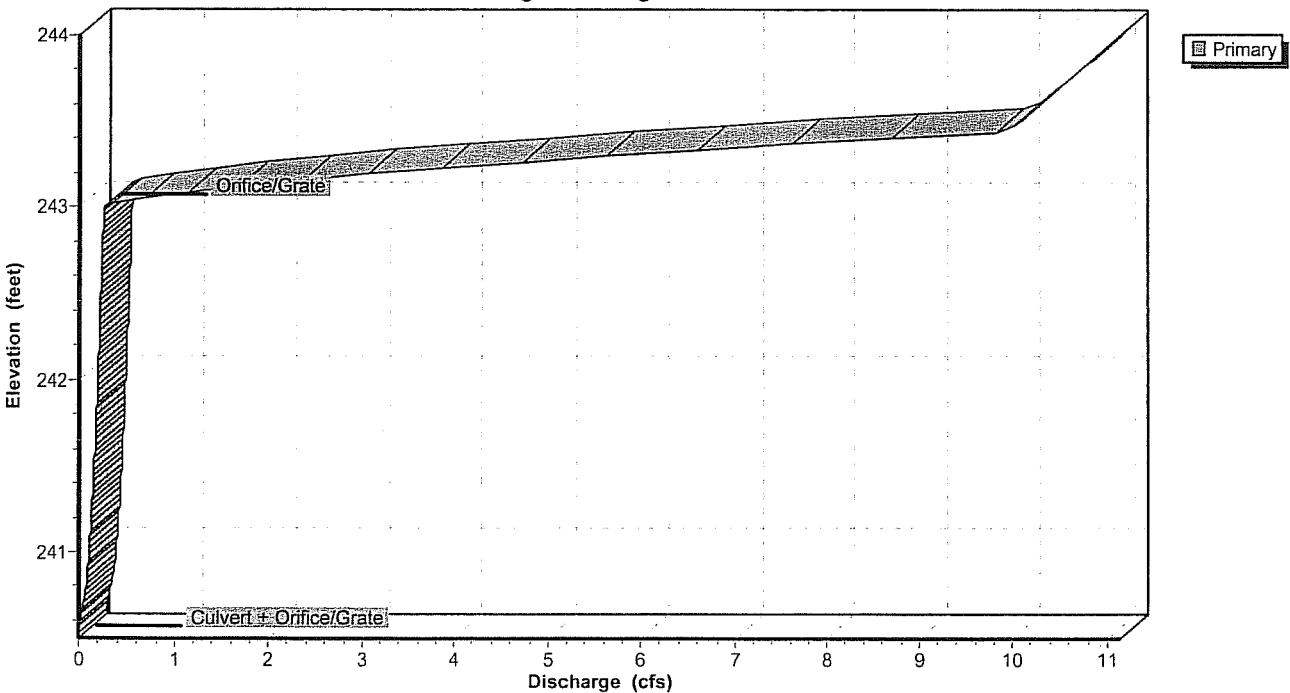
### Pond 2P: Conley Pond

Hydrograph



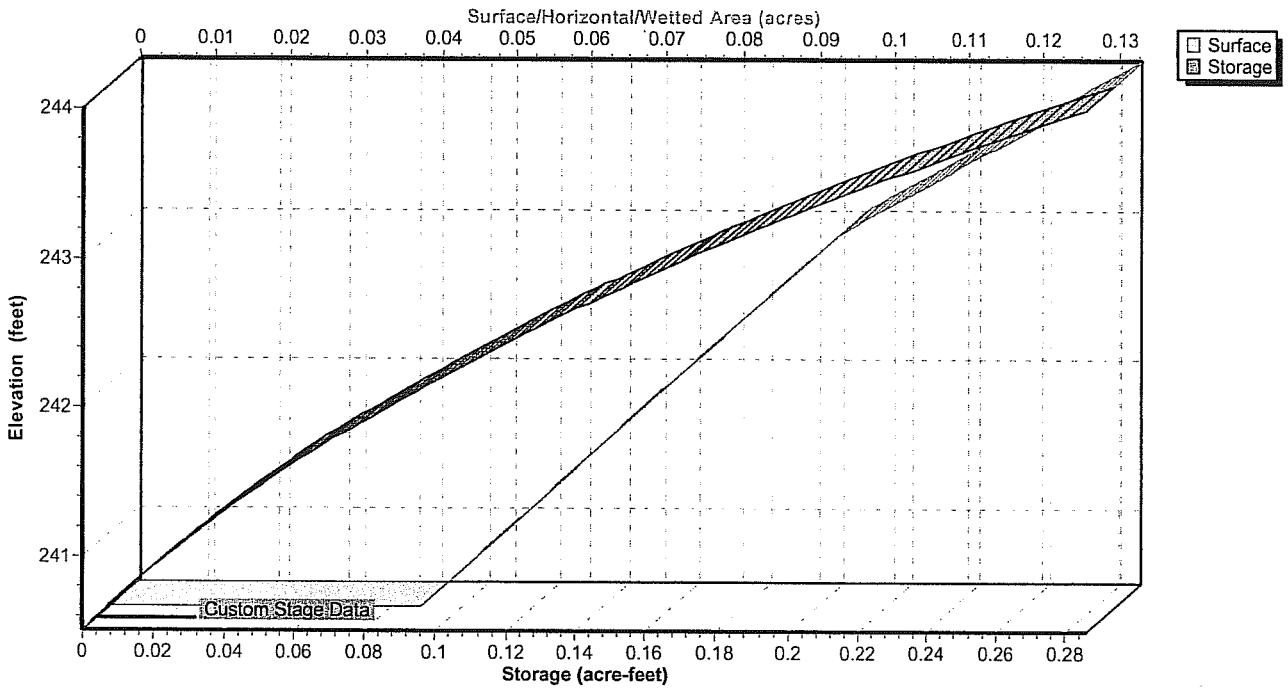
### Pond 2P: Conley Pond

Stage-Discharge



### Pond 2P: Conley Pond

#### Stage-Area-Storage



## Hydrograph for Pond 2P: Conley Pond

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.000	240.50	0.00
0.50	0.00	0.000	240.50	0.00
1.00	0.00	0.000	240.50	0.00
1.50	0.01	0.000	240.51	0.00
2.00	0.02	0.001	240.53	0.00
2.50	0.03	0.002	240.55	0.01
3.00	0.04	0.003	240.58	0.01
3.50	0.04	0.004	240.60	0.02
4.00	0.05	0.005	240.62	0.03
4.50	0.06	0.006	240.65	0.03
5.00	0.06	0.007	240.67	0.04
5.50	0.06	0.008	240.68	0.05
6.00	0.07	0.008	240.70	0.05
6.50	0.07	0.009	240.71	0.05
7.00	0.08	0.010	240.73	0.06
7.50	0.09	0.011	240.76	0.06
8.00	0.10	0.013	240.78	0.07
8.50	0.12	0.014	240.82	0.08
9.00	0.17	0.017	240.87	0.08
9.50	0.24	0.021	240.96	0.10
10.00	<b>1.34</b>	0.040	241.31	0.14
10.50	<b>1.15</b>	0.088	242.03	0.20
11.00	0.80	0.119	242.42	0.22
11.50	0.61	0.139	242.65	0.23
12.00	0.50	0.152	242.79	0.24
12.50	0.44	0.161	242.89	0.25
13.00	0.39	0.168	242.96	0.25
13.50	0.35	<b>0.172</b>	<b>243.01</b>	<b>0.31</b>
14.00	0.32	<b>0.173</b>	<b>243.02</b>	<b>0.33</b>
14.50	0.29	0.172	243.01	0.30
15.00	0.28	0.172	243.01	0.28
15.50	0.27	0.172	243.00	0.27
16.00	0.26	0.171	243.00	0.26
16.50	0.25	0.171	243.00	0.26
17.00	0.25	0.171	243.00	0.25
17.50	0.24	0.171	242.99	0.25
18.00	0.23	0.170	242.99	0.25
18.50	0.23	0.169	242.98	0.25
19.00	0.22	0.168	242.96	0.25
19.50	0.21	0.166	242.95	0.25
20.00	0.20	0.164	242.93	0.25
20.50	0.20	0.162	242.91	0.25
21.00	0.19	0.160	242.88	0.25
21.50	0.18	0.157	242.85	0.25
22.00	0.17	0.154	242.82	0.24
22.50	0.16	0.151	242.79	0.24
23.00	0.15	0.148	242.75	0.24
23.50	0.14	0.144	242.71	0.24
24.00	0.14	0.140	242.66	0.24

**Stage-Area-Storage for Pond 2P: Conley Pond**

Elevation (feet)	Surface (acres)	Storage (acre-feet)	Elevation (feet)	Surface (acres)	Storage (acre-feet)
240.50	0.041	0.000	243.10	0.100	0.181
240.55	0.042	0.002	243.15	0.102	0.186
240.60	0.043	0.004	243.20	0.103	0.191
240.65	0.044	0.006	243.25	0.105	0.196
240.70	0.045	0.009	243.30	0.107	0.202
240.75	0.047	0.011	243.35	0.109	0.207
240.80	0.048	0.013	243.40	0.111	0.213
240.85	0.049	0.016	243.45	0.113	0.218
240.90	0.050	0.018	243.50	0.114	0.224
240.95	0.051	0.021	243.55	0.116	0.230
241.00	0.052	0.023	243.60	0.118	0.236
241.05	0.053	0.026	243.65	0.120	0.241
241.10	0.054	0.029	243.70	0.122	0.248
241.15	0.055	0.031	243.75	0.124	0.254
241.20	0.056	0.034	243.80	0.126	0.260
241.25	0.057	0.037	243.85	0.127	0.266
241.30	0.059	0.040	243.90	0.129	0.273
241.35	0.060	0.043	243.95	0.131	0.279
241.40	0.061	0.046	244.00	<b>0.133</b>	<b>0.286</b>
241.45	0.062	0.049			
241.50	0.063	0.052			
241.55	0.064	0.055			
241.60	0.065	0.058			
241.65	0.066	0.062			
241.70	0.067	0.065			
241.75	0.069	0.068			
241.80	0.070	0.072			
241.85	0.071	0.075			
241.90	0.072	0.079			
241.95	0.073	0.083			
242.00	0.074	0.086			
242.05	0.075	0.090			
242.10	0.076	0.094			
242.15	0.077	0.098			
242.20	0.078	0.101			
242.25	0.080	0.105			
242.30	0.081	0.109			
242.35	0.082	0.113			
242.40	0.083	0.118			
242.45	0.084	0.122			
242.50	0.085	0.126			
242.55	0.086	0.130			
242.60	0.087	0.135			
242.65	0.088	0.139			
242.70	0.089	0.143			
242.75	0.091	0.148			
242.80	0.092	0.152			
242.85	0.093	0.157			
242.90	0.094	0.162			
242.95	0.095	0.166			
243.00	0.096	0.171			
243.05	0.098	0.176			



Office of County Counsel  
**Memorandum**

*Michael C. Ghizzoni*

**Michael C. Ghizzoni**  
Chief Deputy County Counsel

November 16, 2007

Telephone: (805) 568-3377

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**To: Board of Supervisors**

**Subject: REPORT OF THE FACILITATION PROCESS FROM THE APPEAL OF  
THE CONLEY LOT SPLIT**

1. **SUMMARY:** In accordance with Resolution Number 95-462, County Counsel attempted to facilitate resolution of this land use dispute. Although the parties to this appeal did not reach an agreement to withdraw the pending appeal, County staff and both parties agreed and recommend that your Board's preparation for this appeal hearing should focus on these potential impacts from runoff water, onto land downhill of the Conleys' parcel(s):

- Well contamination;
- Erosion; &
- Flood control

2. Planning & Development Department will soon schedule a hearing where your Board of Supervisors will consider a third-party appeal of the Planning Commission's denial of an appeal of the Zoning Administrator's approval of a three-way land division in the Orcutt area. (As approved by the Planning Commission, the three-way land division would divide the Conley's present lot of approximately 3.2 acres into three lots of approximately 1 acre each.)

3. On November 16, 2007, County Planner Joyce Gerber and I met in Santa Maria with:

- Applicant Sharon Conley;
- Applicant's planner, Jessica Kinnahan of Penfield & Smith;
- Applicant's engineer, Thomas Rowe of Penfield & Smith;
- Appellant John Vander Meulen;
- Appellant Michelle Vander Meulen; &
- Appellant's agent, Jack Brady

4. The parties indicated that they may talk more between now and the appeal hearing, to see if any further common ground may be reached.

5. During the facilitation meeting, Planning & Development Department agreed to distribute copies of this memorandum report to all parties to this appeal.