



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Submitted on:
(COB Stamp)

Department Name:	Planning & Development
Department No.:	053
Agenda Date:	Set hearing on July 15, 2025, for August 19, 2025
Placement:	Set-Hearing
Estimated Time:	60 min. on August 19, 2025
Continued Item:	No
If Yes, date from:	N/A
Vote Required:	Majority

TO: Board of Supervisors
FROM: Department Director(s): Lisa Plowman, Director, Planning and Development

Contact: Travis Seawards, Deputy Director, Planning and Development

SUBJECT: Set Hearing to Consider the Bidwell Appeal of the County Planning Commission Approval of the Mariposa Investment Trust Ag Water Well Project, Case No. 24APL-00006, Eastern Goleta Valley Community Plan Area, Second Supervisorial District

County Counsel Concurrence

As to form: Yes

Other Concurrence:

As to form: No

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

On July 15, 2025, set a hearing for August 19, 2025, to consider the recommendations of staff regarding Case Nos. 24APL-00006 and 22CDP-00000-00035, which consists of an appeal of a Coastal Development Permit (CDP) to allow for the construction of an agricultural water well and the validation of unpermitted grading for site improvements, located at 4295 Mariposa Dr. (APN: 063-172-004).

On August 19, 2025, staff recommends that the Board of Supervisors:

- Deny the appeal, Case No. 24APL-00006;
- Make the required findings for approval of the project, Case No. 22CDP-00000-00035, as including California Environmental Quality Act (CEQA) findings (Attachment A);
- Determine the project is exempt from CEQA pursuant to State CEQA Guidelines Section 15303 and 15305 (Attachment C); and,
- Grant de novo approval of the project, Case No. 22CDP-00000-00035 subject to the conditions of approval included as Attachment B.

Summary Text:

This Board Agenda Letter sets a hearing for August 19, 2025, to consider the appeal of the Planning Commission's approval of the Mariposa Investment Trust Ag Water Well, which allows for the construction of an agricultural water well and the validation of unpermitted grading for site improvements on a parcel in the Hope Ranch area. The analysis related to this agenda item will be docketed with a separate Board Agenda Letter for the hearing on August 19, 2025.

Discussion:

Request for the Board of Supervisors to set a hearing to consider the appeal of the Planning Commission's action to uphold the Planning Director's approval of a CDP allowing the installation of a water well and validation of minor grading activities.

Background:

On March 17, 2022, the applicant filed for a CDP (22CDP-00000-00035) to permit the installation of an agricultural water well to service a proposed fruit tree orchard on the parcel. During the review process, a violation complaint was filed related to the subject property alleging illegal grading activities. On July 31, 2023, a Building and Safety Enforcement case (23BDV-00097) was opened to evaluate the complaint. Planning & Development's grading inspectors determined that approximately 100 cubic yards of unpermitted cut and fill grading had occurred onsite. Therefore, the past grading activity, which requires a zoning permit and a grading permit, was added to the CDP application so that the applicant may satisfy requirements to abate 23BDV-00097.

On September 27, 2023, the Director approved the proposed project under a CDP, finding the installation of an agricultural water well and the grading activities consistent with the development standards and regulations governing grading and water wells. The Director's approval was appealed by the Appellant (Geraldine Bidwell, neighbor) on October 5, 2023.

On March 6, 2024, the appeal of the CDP application was presented to the County Planning Commission. The Planning Commission considered all evidence set forth in the record and statements given by the Appellant and the Applicant and took action to approve the project.

On March 15, 2024, the Planning Commission's decision to approve the project was appealed to the Board of Supervisors. The merit of the appeal issues and staff's response will be discussed in detail in the separate Board Agenda Letter for the hearing on August 19, 2025.

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

Total costs for processing the appeal are approximately \$10,570 (35 hours of staff time). The costs for processing appeals are partially offset by a \$648 fee paid by the appellant; the remainder is paid by a General Fund subsidy in Planning and Development's adopted budget. Funding for processing this appeal is budgeted in the Planning and Development Department's Permitting Budget Program,

as shown on Page 307 of the County of Santa Barbara Fiscal Year (FY) 2025-2026 Recommended Budget.

Funding Source	FY 2025-26	Total
General Fund		
State		
Federal		
Fees	648.00	648.00
General County Program Funds	9,922.00	9,922.00
Total		10,570.00

Special Instructions:

The Clerk of the Board shall publish a legal notice in the Santa Barbara Independent or equivalent at least 10 days prior to the hearing on August 19, 2025. The Clerk of the Board shall also fulfill mailed noticing requirements. The Clerk of the Board shall forward the minute order of the hearing as well as a copy of the notice and proof of publication to the Planning and Development Department, Hearing Support, Attention: David Villalobos.

Contact Information:

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