

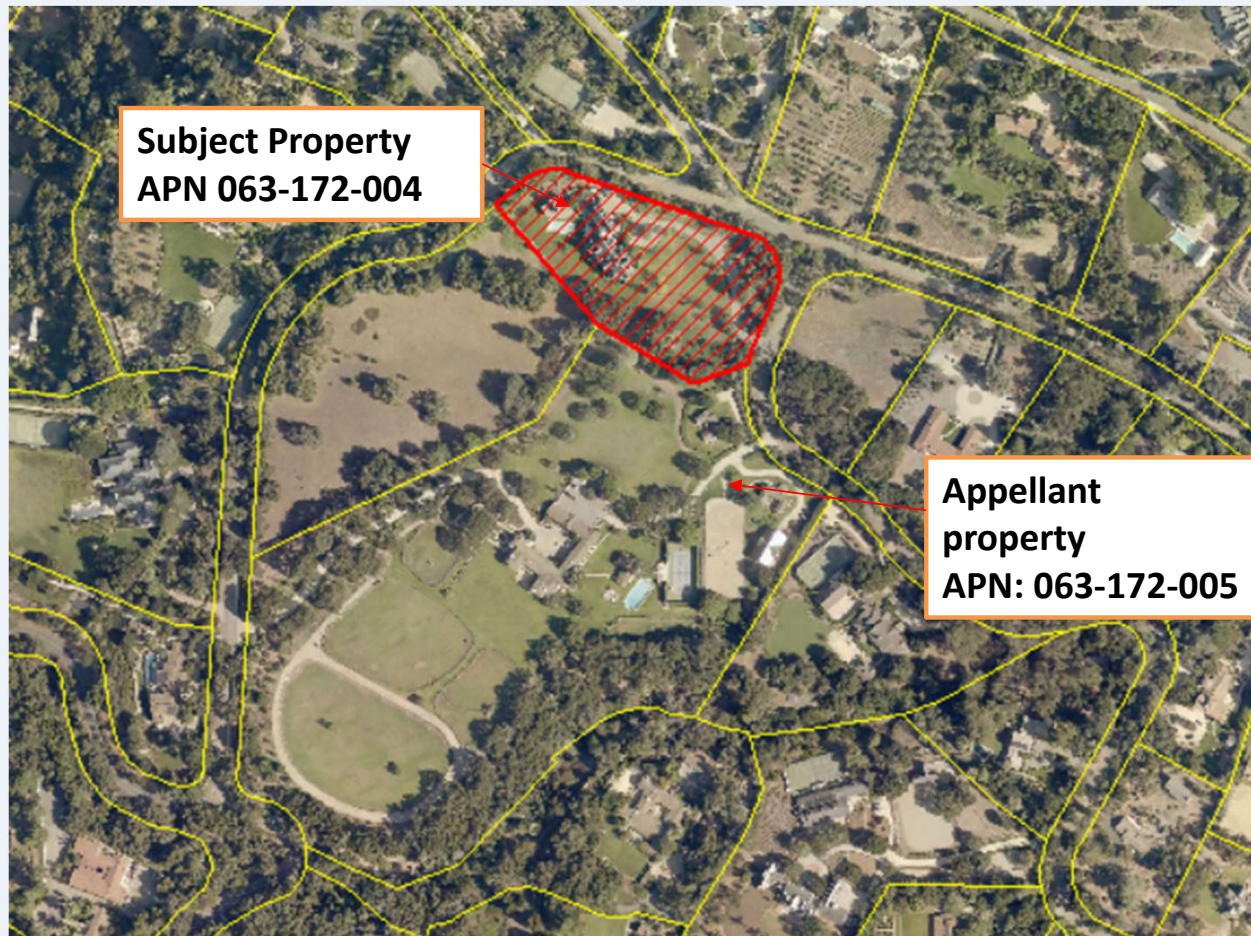
Bidwell Appeal of Planning Commission Approval of Mariposa Investment Trust Ag Water Well Case No. 24APL-00006

**Board of Supervisors
September 9, 2025**

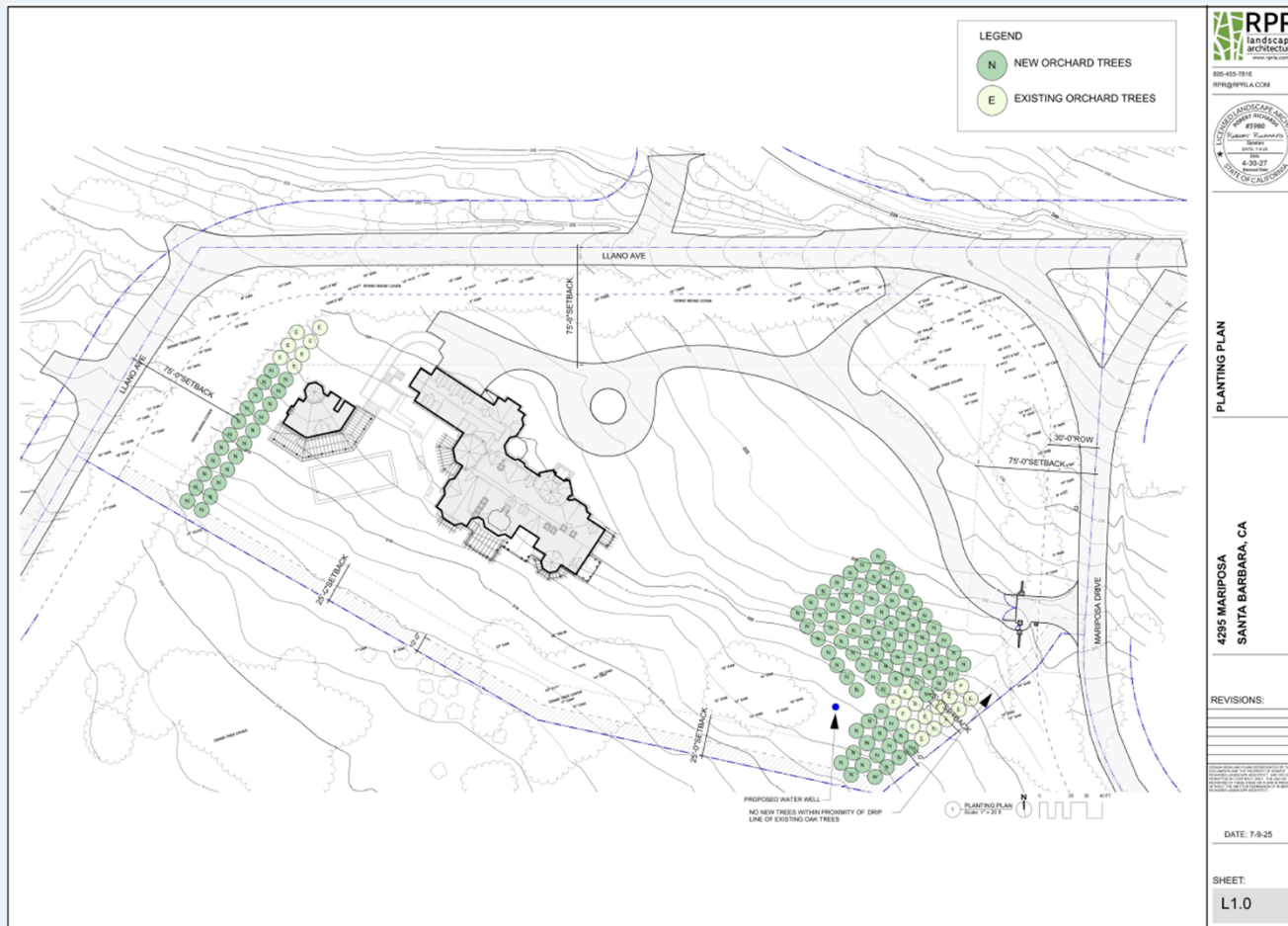


**County of Santa Barbara
Planning and Development
Veronica King**

Site Vicinity



Mariposa Investment Trust Ag Water Well Site Plan



Appeal Issue #1

Appeal Issue: The septic system is failing

Staff Response:

- Septic system complaints have been investigated by County Environmental Health Services
- The septic system at 4295 Mariposa is currently functioning in compliance with code and there are no requirements to modify or repair the septic system
- Proposed project will not impact septic service



Appeal Issue #2

Appeal Issue: The CDP application failed to include wells within 1,000 feet of proposed water well

Staff Response:

- Project evaluated for compliance with Executive Order N-7-22
- The applicant provided a hydrological evaluation of the proposed well
- Proposed project is unlikely to interfere with existing wells



Appeal Issue #3

Appeal Issue: The orchard the well will service falls within the dripline of oak trees on the appellant's property

Staff Response:

- Applicant has relocated trees on planting plan to avoid oaks
- Project is compliant with the tree protection policies of the Eastern Goleta Valley Community Plan

Appeal Issue #4

Appeal Issue: A commercial orchard is not an allowed use by the Hope Ranch Park Homeowners Association CC&R's

Staff Response:

- Orchards are an allowed use in the EX-1 Zone
- Article II does not distinguish between commercial and non-commercial orchards
- The County does not regulate or enforce private CC&R's



Appeal Issue #5

Appeal Issue: CEQA Guidelines Section 15303 [New Construction or Conversion of Small Structure] and Section 15304 [Minor Alterations to Land] do not apply to project

Staff Response:

- The proposed water well is a small structure intended to apply water service to the orchard, and Section 15303 is applicable to this project
- The grading being validated through this permit is minor in nature, and Section 15304 applies to this project



Consistency & Environmental Review

- Consistent with Comprehensive Plan policies, including the Eastern Goleta Valley Community Plan
- Compliant with Article II: Coastal Zoning Ordinance (LUDC)
- Exempt from CEQA pursuant to Guidelines Section 15303 [New Construction or Conversion of Small Structures] and Section 15304 [Minor Alterations to Land]

Recommended Actions

- Deny the appeal, Case No. 24APL-00006
- Make the required findings for approval of the project, Case No. 22CDP-00000-00035
- Determine the project is exempt from CEQA pursuant to State CEQA Guidelines Section 15303 & 15304
- Approve the project, Case No. 22CDP-00000-00035