

EMERGENCY PERMIT

14EMP-00000-00008



- Countywide:**
Subject to the requirements of Section 35.82.090 of the Santa Barbara County Land Use & Development Code.
- Montecito:**
Subject to the requirements of Section 35.472.090 of the Santa Barbara County Montecito Land Use & Development Code

Case Name: Steinkellner Bridge Emergency Permit
Case Number: 14EMP-00000-00008
Site Address: 745 San Ysidro Road
APN: 011-100-013
Applicant/Agent Name: Thomas Bortolazzo
Owner Name: William and Cheri Steinkellner

South County Office
123 E. Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

Energy Division
123 E. Anapamu Street
Santa Barbara, CA 93101
(805) 568-2040

North County Office
624 W. Foster Road
Santa Maria, CA 93454
(805) 934-6250

PERMIT APPROVAL:

This is to inform you that an Emergency Permit has been approved for:

Repair of an existing privately-owned bridge (14x20 ft.) providing sole access to three existing single family dwellings. Emergency repairs consist of: replacement of wood girders, wood beams, and wood decking on existing concrete supports, consistent with site plans dated July 25, 2014, received by P&D on July 29, 2014. The existing concrete supports will not be removed, and no additional concrete installation would be conducted, except to embed rods in top of existing concrete stems. No earthwork is required. Work was initiated as exploratory work and extensive rot was noted, resulting in the project engineer recommending that the bridge not be used until necessary repair can be completed (see July 16, 2014 email from Thom Hume to Thomas Bortolazzo). At the present time, the bridge ingress and egress points are covered with steel plates, and the bridge is being reinforced with temporary scaffolding. According to the applicant, emergency and fire vehicles cannot access the three parcels served by the bridge (745 San Ysidro Road, APN 011-100-013; 743 San Ysidro Road, APN 011-100-014; 751 San Ysidro Road, APN 011-100-015. Work is expected to be complete in approximately one week. The County issued a Notice of Violation for work without permits on July 24, 2014.

Therefore, this situation constitutes an emergency in accordance with the applicable Development Code indicated above and immediate action is warranted. As the required findings (listed below) can be made, the emergency work is hereby approved, subject to compliance with the attached conditions of approval. This permit is not valid until signed by the owner/applicant and subsequently issued by the Department upon verification that all conditions of approval requiring action prior to permit issuance are satisfied.

Sincerely,

Alice McAuldy for

DIANNE BLACK
Assistant Director

APPROVAL DATE:

August 6, 2014

OWNER/APPLICANT AGREEMENT:

The undersigned permittee acknowledges receipt of this permit and agrees to abide by all terms and conditions of approval incorporated herein. The undersigned also acknowledges and agrees that:

- This Emergency Permit provides only temporary authorization for the proposed action and other applicable permits (such as a Conditional Use Permit, Coastal Development Permit, Land Use Permit, Building Permit) are required by law to validate the emergency work as permanent.
- Any evidence or findings contained herein, or upon which this permit relies, shall not constitute any limitation on the authority of the County to issue, grant, deny, rescind, or revoke this permit or any future permit(s) required for the activities described herein, or on the authority of the County to analyze, mitigate, or condition any future permit(s) required for the activities described herein.
- This permit does not authorize any work or construction activities outside of the scope of the project as indicated in the project description, conditions of approval and approved plans.
- This permit shall not be construed to authorize any violation of County ordinance or policy, or the violation of any State or Federal regulation.

Thomas Bortolozzo *TPB* 8/6/14
Print Name Signature Date

PERMIT ISSUANCE:

Alice McCurdy *AK* 8/6/14
Print Name Signature Date

BACKGROUND:

The existing wood bridge extends across Oak Creek on property owned by William and Cheri Steinkellner in the Montecito area. The bridge is accessed by an approximate 800 ft. long by 12 ft. wide access road that serves three properties that contain single family residences: 745 San Ysidro Road, 743 San Ysidro Road, and 751 San Ysidro Road. The creek in the immediate area of the bridge contains mapped Environmentally Sensitive Habitat, and, based on photographs submitted by the applicant and P&D's Building Inspector, includes oak/willow riparian vegetation. The Montecito Biological Habitat Map identifies the area as "Disturbed riparian." Oak Creek is a blue-line creek according to U.S.G.S. topographic maps. The creek bed consists of large cobbles and boulders and appears to be approximately 10-15 feet wide. At the present time, no water is flowing in the creek in the area of the bridge. No earthwork is required.

The applicant has indicated that exploratory work was being conducted and, as part of this exploration, extensive dry rot was noted. The applicant then contacted a structural engineer who, on July 16, 2014, recommended that the bridge not be used until repairs can be constructed. P&D received a complaint on July 21, 2014 regarding the bridge repair work. A Notice of Violation and "Stop Work" order was issued on July 24, 2014, for work without permits. At the present time, the bridge ingress and egress points are covered with steel plates, and the bridge is being reinforced with temporary scaffolding. The wooden beams underneath the existing bridge are rotted at the top of the concrete supports, and these wooden beams and girders, in addition to the bridge decking, need replacement. Two existing utility pipes crossing the creek will be placed on pipe supports attached to the bridge.

The project is located within the jurisdiction of the California Dept. of Fish and Wildlife (Section 1600, Cal Fish and Game Code) and there are applicable community plan policies for the protection of Environmentally Sensitive Habitat that will be reviewed during the review of the follow-up permit.

FINDINGS OF APPROVAL (Montecito):

1. The approval of this project shall not be held to permit or to be an approval of a violation of any provision of any County Ordinance or State Law.
2. In compliance with Subsection 35.472.090.E.2 of the Montecito Land Use and Development Code, prior to the approval or conditional approval of an application for an Emergency Permit the Director shall first make all of the following findings:
 - a. *An emergency exists and requires action more quickly than provided for by the customary procedures for permit processing.*

As discussed above, work was initiated as exploratory work and extensive dry rot within the bridge supports was noted, resulting in the project engineer recommending that the bridge not be used until necessary repair can be completed (see July 16, 2014 email from Thom Hume to Thomas Bortolazzo). At the present time, the bridge ingress and egress points are covered with steel plates, and the bridge is being reinforced with temporary scaffolding. According to the applicant, emergency and fire vehicles cannot access the three parcels served by the bridge (745 San Ysidro Road, APN 011-100-013; 743 San Ysidro Road, APN 011-100-014; 751 San Ysidro Road, APN 011-100-015). Work is expected to be complete in approximately one week. Failure to complete the work quickly would result in emergency and

fire vehicles not being able to reach the three parcels served by the bridge in the event of an emergency.

b. The action proposed is consistent with the policies of the Comprehensive Plan, including the Montecito Community Plan and the requirements of this Development Code.

The bridge repair does not involve the construction of any new structure and is limited to the replacement of wooden portions of the existing bridge across Oak Creek. There is no earthwork or vegetation removal associated with the emergency activity.

The existing bridge provides sole access to three parcels. These parcels are now compromised in their ability to receive emergency services due to the lack of access over the bridge in its weakened state. Repair of the bridge will restore access to these existing residences, as required by the policies of the Comprehensive Plan. The emergency activity will be subject to a follow-up permit which will be reviewed for consistency with policies of the Comprehensive Plan, including the Montecito Community Plan and the requirements of this Development Code.

In particular the follow-up permit will be required to demonstrate consistency with the following Comprehensive Plan policies:

Land Use Element, Land Use Development Policy 4, which requires that adequate services, including access, will be available to serve development. Residences have been permitted by the County on all three parcels served by the bridge.

Land Use Element, Hillside and Watershed Protection Policies 1 and 2, which require that grading and site preparation be kept to an absolute minimum, and that natural landforms be preserved to the maximum extent feasible. The project involves no grading, and no changes to the bed or bank of the stream. It may be that CDFW to ensure that the CA Dept. of Fish and Wildlife reviews and/or permits the project as appropriate and/or applicable according to Section 1602 of the Fish and game Code has been included.

Montecito Community Plan, Policy BIO-M-1.3 requires protection of ESH, and DevStd BIO-M-1.3.2 requires a habitat restoration plan for zoning violations that result in degradation of habitat. Although it is not apparent that damage has (or will) occur to the streamside habitats, restoration may be required. Similarly, DevStd BIO-M-1.6.2 requires on-site restoration of any project-disturbed riparian vegetation within creeks. Policy BIO-M-1.16 requires the preservation of all native trees to the maximum extent feasible;

The emergency repair of the existing bridge, as proposed, does not appear to present any conflicts with the requirements of the Montecito Land Use and Development Code.

Based on the above discussion, this Finding can be made.

c. Public comment on the proposed emergency action has been reviewed.

The emergency action will be noticed pursuant to Section 35.496.070 of the Montecito Land Use and Development Code. Such notice is not required to precede commencement of emergency work. Public comment received in response to the required noticing will be received after permit issuance, precluding the ability to review prior to such issuance.

3. This action is not subject to the provisions of the California Environmental Quality Act, pursuant to State CEQA Guidelines Section 15269, statutory exemption for emergency projects.

EMERGENCY PERMIT CONDITIONS OF APPROVAL

1. **EMP-01 Project Description.** This Emergency Permit is based upon and limited to compliance with the project description, and the conditions of approval set forth below. Any deviations from the project description or conditions must be reviewed and approved by the County for conformity with this approval. Deviations without the above-described approval will constitute a violation of permit approval. If it is determined that project activity is occurring in violation of any or all of the following conditions, the Director may revoke this permit and all authorization for development. The decision of the Director to revoke the Emergency Permit may be appealed to the Commission/Montecito Commission.

The project description is as follows:

The proposed project is repair of an existing 14x20 ft. bridge involving replacement of wood girders, wood beams, and wood decking on existing concrete supports, consistent with site plans dated July 25, 2014, received by P&D on July 29, 2014. The existing concrete supports will not be removed, and no additional concrete installation would be conducted, except to embed support rods in top of concrete stems in the existing support structure. Work was initiated as exploratory work and extensive rot was noted, resulting in the project engineer recommending that the bridge not be used until repair can be completed. Work is expected to be complete in approximately one week.

The property is a 2.97-acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-100-013, located at 745 San Ysidro Road in the Montecito Community Plan area, First Supervisorial District.

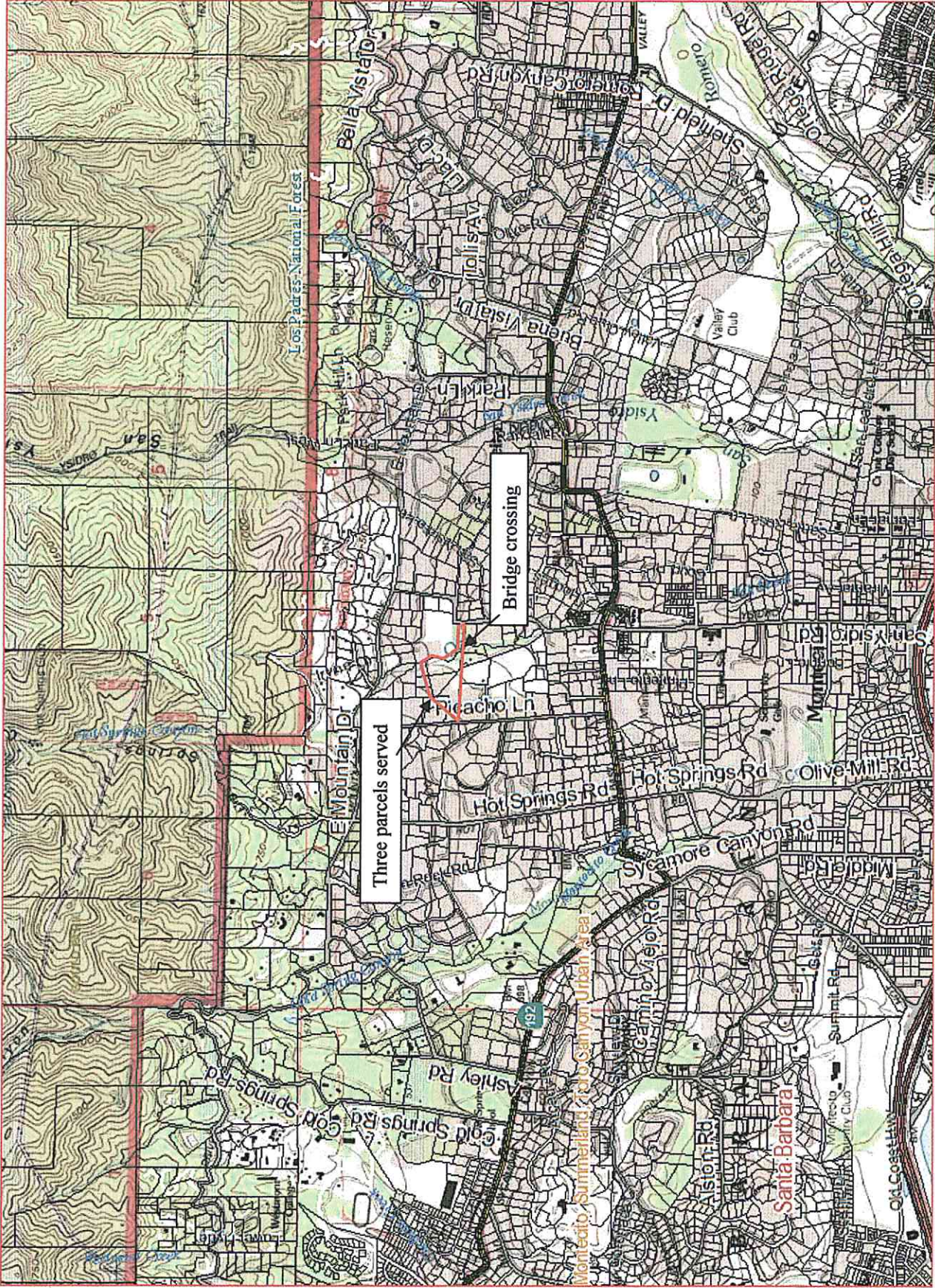
2. **EMP-02 Follow Up Application Required.** An application(s) for the required permits necessary to validate the emergency work as permanent shall be submitted by the applicant to the Department no later than 30 days following the issuance of this Emergency Permit. The permit required for the proposed emergency work includes a Land Use Permit pursuant to Section 35.428.040 C 1. of the County/Montecito Land Use Development Code. If the follow up permit is denied, the Emergency Permit shall be valid only until a final decision is made on the follow up permit, at which point the Emergency Permit shall expire.
3. **EMP-03 Completeness Items.** Any materials required for a completed application, as identified in the initial review of the original application required pursuant to Condition EMP-02 above, shall be submitted within 90 days after written notification of the application deficiencies is provided to the applicant. This time period may be extended by the Director of Planning and Development.
4. **EMP-04 Authorized Work Only.** Only that emergency work specifically requested and deemed an emergency for the specific property mentioned is authorized. Any additional emergency work requires separate authorization from the Director of Planning and Development. The work authorized by this permit must be commenced within 30 days of the date of issuance of the emergency permit and completed within 30 days after the beginning of construction. If construction activities are proposed by the applicant to commence after 30 days, separate authorization by the Director of P&D is required.

5. **EMP-05 Other County Agency Permits.** This permit does not preclude the necessity to obtain authorization and/or permits from other County Departments or other agencies.
6. **EMP-06 Stop Work Order.** The Director may order the work authorized under this emergency permit to stop immediately if it is determined that unanticipated and substantial adverse environmental effects may occur with continued construction.
7. **EMP-07 Building Permit Required.** Prior to the initiation of any demolition or construction activities, the applicant shall obtain a Demolition Permit, Building Permit and any other permit required pursuant to the Building Code from the P&D Building Division.
8. **EMP-09 Not Valid Until Signed.** This Emergency Permit is not valid until signed by the applicant and subsequently issued by Planning and Development.

Attachments:

- A. Index Map
- B. Site Plan

cc: Salud Carbajal, Supervisor, First District
Alice McCurdy, Deputy Director, P&D
John Karamitsos, Supervising Planner, P&D
Melissa Mooney, Senior Planner, P&D



Attachment A. Index Map Showing Location of Project.

Job Number: 13 030	DATE PLOTTED: 01/25/14
SHEET: 7/12/14	DATE: 7/28/2014
DRAWN BY: 505	PROJECT: sheet
REVISIONS:	TI
PROPOSED BRIDGE REPAIR FOR 745 SAN YSIDRO ROAD SANTA BARBARA, CALIFORNIA 93108	

STATISTICS

ACRES: 12.77
 PERMITS: 1
 LOT AREA: 12.77 AC
 OCCUPANCY: 1
 CONSTRUCTION TYPE: V-1

SHEET INDEX

11 SEE SAN YSIDRO MAP
 12 GENERAL NOTES
 13 PLUG AND DETAILS

DIRECTORY

OWNER: CHR STEINKELLNER
 745 SAN YSIDRO ROAD
 SANTA BARBARA, CA 93108
 805-500-1000

ENGINEER:
 HUME ENGINEERS
 10000 S. GARDEN AVENUE
 SUITE 100, GARDEN CITY, CALIFORNIA
 92345
 951-261-1111

PROJECT DESCRIPTION

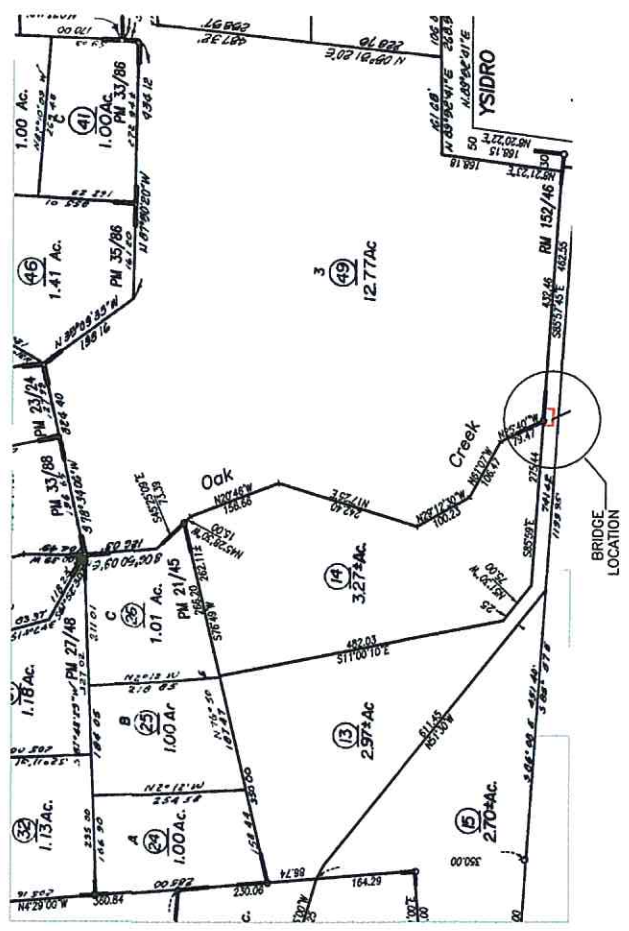
REPAIR BRIDGE ABOVE FOR OFF RATED TRUCKS.



VICINITY MAP
NO SCALE

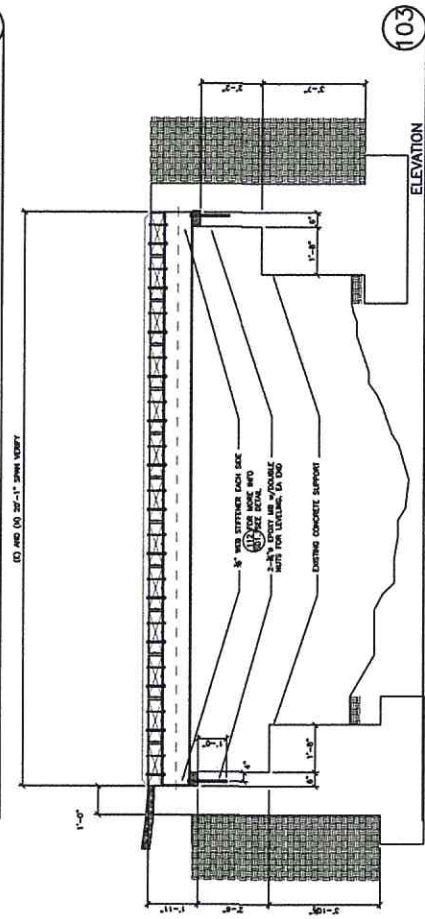
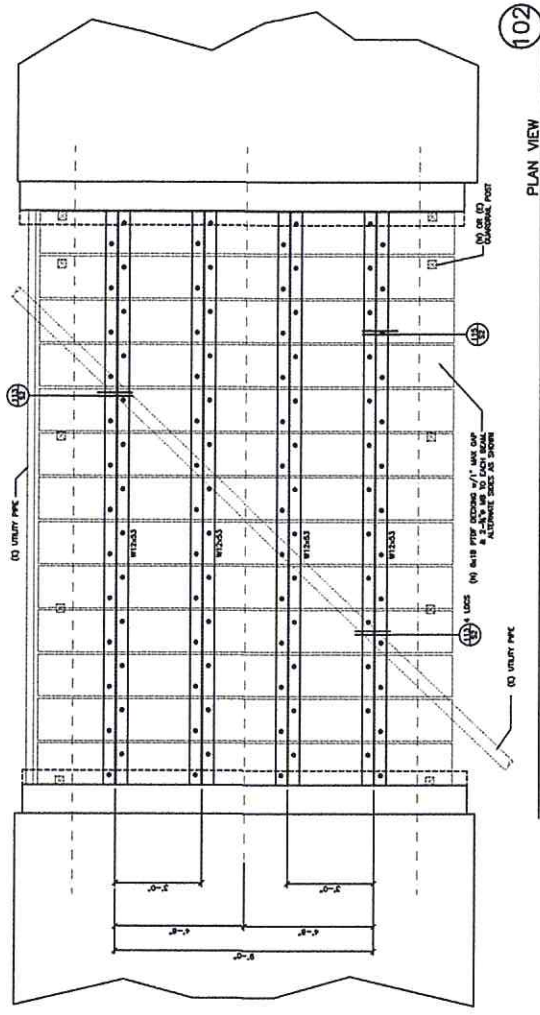
NOT FOR CONSTRUCTION
 AN IN-RUSH BACK CHECK HAS NOT BEEN COMPLETED AND BLDG. DEPT. REVISIONS HAVE NOT BEEN ADDED TO THESE PLANS. THE ENGINEER AND THE ARCHITECT ASSUME NO RESPONSIBILITY FOR CONSTRUCTION BIDS TAKEN FROM THESE PLANS.

CAUTION:
 UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL U.S.A. PRIOR TO ANY WORK BEING DONE.



SITE PLAN
NO SCALE

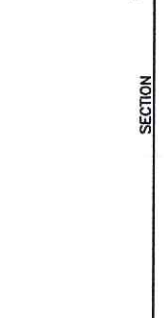
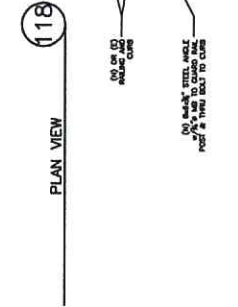
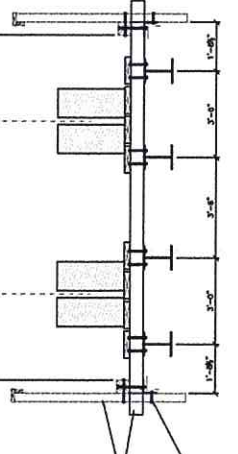
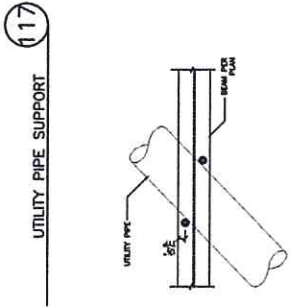
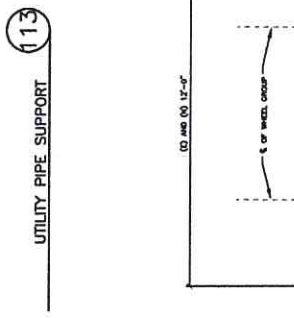
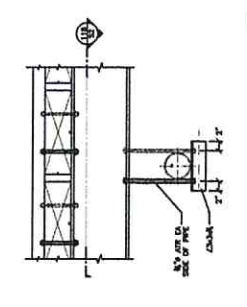
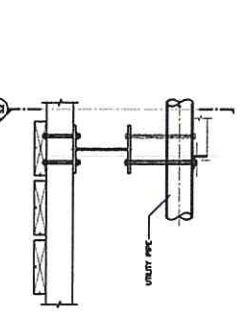
Job Number 3 030	DATE 7/22/14	Drawn By SDS	Reviewed [Signature]
PROPOSED BRIDGE REPAIR FOR CHERI STEINKELLNER 745 SAN YSIDRO ROAD SANTA BARBARA, CALIFORNIA 93108			
DATE ISSUED 7/22/14	PROJECT SET OUT 07/23/14		
PRINT DATE: 7/22/2014			
SHEET 52			



GRADE	FOOTING	CONCRETE	STEEL	WOOD
1"	12"	12"	12"	12"
2"	12"	12"	12"	12"
3"	12"	12"	12"	12"
4"	12"	12"	12"	12"
5"	12"	12"	12"	12"
6"	12"	12"	12"	12"
7"	12"	12"	12"	12"
8"	12"	12"	12"	12"
9"	12"	12"	12"	12"
10"	12"	12"	12"	12"

1" STEEL RODS FOR REINFORCED CONCRETE SHALL BE EPOXY THREADED (08) RODS IN TOP OF CONCRETE STEM
 2" STEEL RODS FOR WOOD SHALL BE EPOXY THREADED (08) RODS IN TOP OF CONCRETE STEM
 3" STEEL RODS FOR STEEL SHALL BE EPOXY THREADED (08) RODS IN TOP OF CONCRETE STEM
 4" STEEL RODS FOR WOOD SHALL BE EPOXY THREADED (08) RODS IN TOP OF CONCRETE STEM
 5" STEEL RODS FOR STEEL SHALL BE EPOXY THREADED (08) RODS IN TOP OF CONCRETE STEM
 6" STEEL RODS FOR WOOD SHALL BE EPOXY THREADED (08) RODS IN TOP OF CONCRETE STEM
 7" STEEL RODS FOR STEEL SHALL BE EPOXY THREADED (08) RODS IN TOP OF CONCRETE STEM
 8" STEEL RODS FOR WOOD SHALL BE EPOXY THREADED (08) RODS IN TOP OF CONCRETE STEM
 9" STEEL RODS FOR STEEL SHALL BE EPOXY THREADED (08) RODS IN TOP OF CONCRETE STEM
 10" STEEL RODS FOR WOOD SHALL BE EPOXY THREADED (08) RODS IN TOP OF CONCRETE STEM

NOT FOR CONSTRUCTION
 AN IN-HOUSE BACK CHECK HAS NOT BEEN COMPLETED AND BLDG. DEPT. REVISIONS HAVE NOT BEEN ADDED TO THESE PLANS. THE ENGINEER AND THE ARCHITECT ASSUME NO RESPONSIBILITY FOR CONSTRUCTION DISCREPANCIES TAKEN FROM THESE PLANS.



TYP. "SET-XP" EPOXY THREADED (08) ROD IN TOP OF CONCRETE STEM
 PARTIAL SCALE 1/4"=1'-0"

TYPICAL WEB STIFFENER (112)
 PARTIAL SCALE 1/4"=1'-0"