

# EMERGENCY PERMIT

## 17EMP-00000-00010



- 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 35.472.080 of the Santa Barbara County Montecito Land Use & Development Code

**Case Name:** Emergency Slide/Slope Repair  
**Case Number:** 17EMP-00000-00010  
**Site Address:** 1225 Franklin Ranch Road, Goleta  
**APN:** 077-030-025  
**Applicant / Agent Name:** John Salentine  
**Owner Name:** John and Liz Salentine

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

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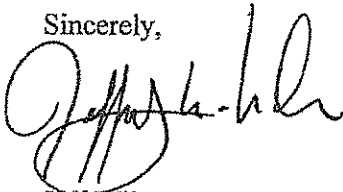
**PERMIT APPROVAL:**

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

**Emergency grading and site restoration to stabilize an eroded slope and to rebuild an existing accessway that was partially destroyed in a mud slide caused by the storm event on February 17, 2017. The hillside will be reconstructed with an engineered 2:1 slope that will include a keyway, benching, and slope drainage. Grading will include approximately 1,000 cubic yards of total combined cut and fill activities for the reconstruction of drainage ditches and pipes, catch basins, rock channels, and erosion control benches in order to implement proper drainage. Upon completion, all exposed soil will be seeded and planted and storm water best management practices will be implemented where determined necessary in order to reduce and/or prevent future erosion.**

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,



Jeff Wilson, Deputy Director  
County of Santa Barbara  
Department of Planning & Development

APPROVAL DATE: July 20, 2017

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**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.

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Liz Salentine                      Liz Salentine                      7/21/17  
Print Name                              Signature                              Date

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**PERMIT ISSUANCE:**

J. Ritterbeck, Planner                      J. Ritterbeck                      7/20/2017  
Print Name                              Signature                              Date

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## BACKGROUND:

On July 18, 2017, an application for an emergency permit was submitted in order to stabilize an eroding hillside slope that failed during the major storm event on February 17, 2017. During the rains, water draining from an upper neighboring lot undercut the hillside and resulted in a landslide that deposited most of the dirt and mud onto the back patio area of the principle dwelling on the lot. The remaining hillside is a sheer cliff that is at risk of further erosion and failure if not restored prior to the next storm event. Since the landslide, debris clean-up and removal of at-risk Eucalyptus trees has occurred, but the mud remained in order to dry out and have soil / slope engineering completed. The project has already received clearance from the Bureau of Land Management, which has a water utility easement in proximity to, but not within, the slope restoration area.

The development area for slope restoration is approximately 150 feet long and 50 feet wide, is located on the western hillside of the subject lot, and is comprised of an approximate 2:1 slope. The subject parcel will continue to be served by the Goleta Water District, an onsite private septic system, the Santa Barbara County Fire Department, and the Santa Barbara County Sheriff's Department. Access will continue to be provided off of Franklin Ranch Road. The property is a 5.0-acre parcel zoned RR-5 (Residential Ranchette) and shown as Assessor's Parcel Number 077-030-025, located at 1225 Franklin Ranch Road in the Eastern Goleta Valley Community Plan area, Second Supervisorial District.

## FINDINGS OF APPROVAL:

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 35.82.090 of the County 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 evaluated and determined by County Building & Safety staff, the current geologic condition of the hillside has created an imminent risk of additional erosion and damage. Therefore, this situation constitutes an emergency in accordance with Section 35.106.070 of the County Land Use & Development Code and immediate action is warranted. The proposed actions would be completed within approximately 30 days of commencement.
  - b. ***The action proposed is consistent with the policies of the Comprehensive Plan, including any applicable community or area plan and the requirements of this Development Code.***  
Work is consistent with Hillside and Watershed Protection Policies outlined in the Land Use Element of the Santa Barbara County Comprehensive plan that address minimizing cut and fill operations, installing sediment basins and other erosion controls, and re-vegetating disturbed areas. The Emergency Permit includes components that address each applicable Land Use Element policy for the protection of hillside and watershed resources.
  - c. ***Public comment on the proposed emergency action has been reviewed.***  
Notice of this permit will be mailed to surrounding property owners. Processing of a Land Use Permit to validate the work authorized by this Emergency will provide opportunity for public review and appeal.
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. 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 County Planning Commission.

The project description is as follows:

**The property owner / applicant is authorized to conduct emergency grading and site restoration to stabilize an eroded slope and to rebuild an existing accessway that was partially destroyed in a mud slide caused by the storm event on February 17, 2017. The hillside will be reconstructed with an engineered 2:1 slope that will include a keyway, benching, and slope drainage. Grading will include approximately 1,000 cubic yards of total combined cut and fill activities for the reconstruction of drainage ditches and pipes, catch basins, rock channels, and erosion control benches in order to implement proper drainage. Upon completion, all exposed soil will be seeded and planted and storm water best management practices will be implemented where determined necessary in order to reduce and/or prevent future erosion.**

2. 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 permits required for the proposed emergency work include a Land Use Permit pursuant to Section 35.82.110 of the County Land Use Development Code and a Grading Permit from Building & Safety pursuant to Chapter 14 - Grading Code (Ordinance #4766).
3. Any materials required for a completed application, as identified in the initial review of the original application required pursuant to Condition #2 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.
4. 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. The work authorized by this permit must be commenced within 30 days of the date of issuance of the emergency permit.
5. This permit does not preclude the necessity to obtain authorization and/or permits from other Departments or agencies.
6. 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. Prior to the initiation of any development activities, the applicant shall coordinate with the Grading Division of Building & Safety as to the final location (temporary stockpiling or otherwise) where the overburden will be transported.

8. All demolition debris, grading equipment and excavated soil overburden shall be [re]located and/or stored outside of all public and private accessways and outside of the 50-foot buffer of the mapped ESH/creek area.
9. This Emergency Permit is not valid until signed by the applicant and subsequently issued by Planning and Development.
10. All work to be completed as a part of this Emergency Permit shall be overseen by a State licensed civil engineer and shall be documented in order to be later validated by a separate follow-on Land Use Permit and Grading Permit.

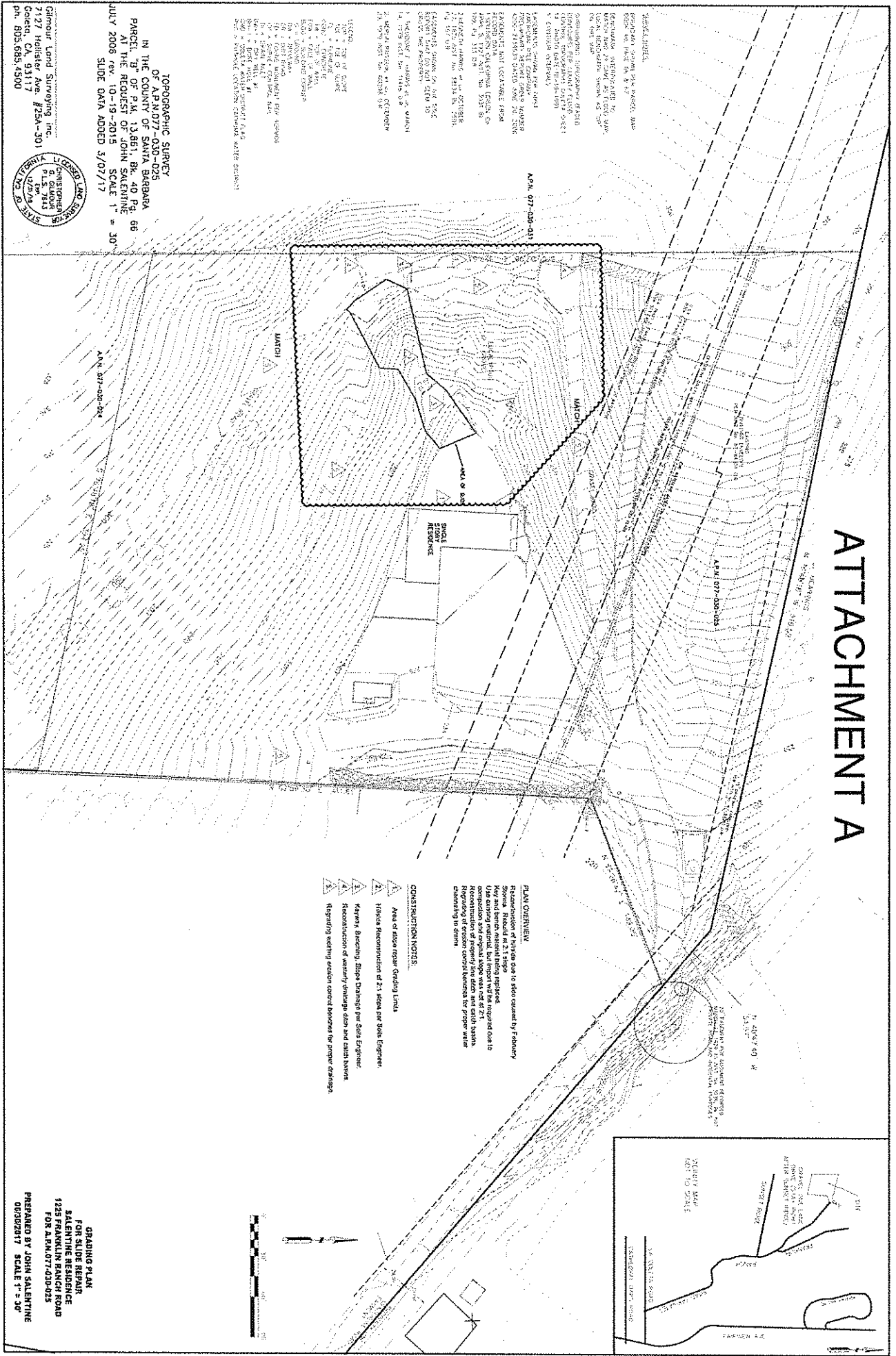
Attachments:

- A. Site Plan
- B. Vicinity Map

Cc:

Janet Wolf, Supervisor, Second District  
Jeff Wilson, P&D Deputy Director  
Alex Tuttle, Supervising Planner, P&D  
Tony Bohnett, Grading Inspector  
J. Ritterbeck, P&D Planner

# ATTACHMENT A



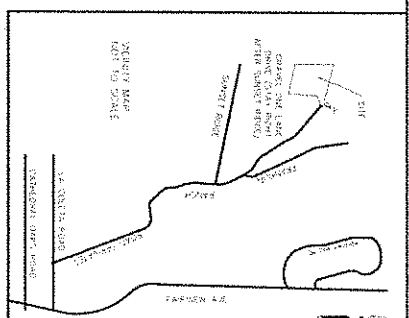
**GENERAL NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.  
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

**LEGEND:**  
 1. EXISTING GRADE  
 2. PROPOSED GRADE  
 3. PROPOSED DRIVEWAY  
 4. PROPOSED DRIVEWAY CURB  
 5. PROPOSED DRIVEWAY CURB AND GUTTER  
 6. PROPOSED DRIVEWAY CURB AND GUTTER WITH SIDEWALK  
 7. PROPOSED DRIVEWAY CURB AND GUTTER WITH SIDEWALK AND BIKEWAY  
 8. PROPOSED DRIVEWAY CURB AND GUTTER WITH SIDEWALK AND BIKEWAY AND TRAIL

**CONSTRUCTION NOTES:**  
 1. AREA OF DRIVE REPAIR GRADING LIMITS  
 2. HATCH RECOMMENDATION OF 2% SLOPE PER STATE ENGINEER  
 3. KEYWAY, SHEDDING, EDGE DITCHES PER STATE ENGINEER  
 4. RECONSTRUCTION OF EXISTING DRIVEWAY AND SIDEWALK  
 5. RECONSTRUCTION OF EXISTING DRIVEWAY AND SIDEWALK WITH BIKEWAY  
 6. RECONSTRUCTION OF EXISTING DRIVEWAY AND SIDEWALK WITH BIKEWAY AND TRAIL

**TOPOGRAPHIC SURVEY**  
 OF A.P.M. 077-030-025  
 IN THE COUNTY OF SANTA BARBARA  
 PARCEL "B" OF P.M. 13,861, BK. 40 PG. 66  
 AT THE REQUEST OF JOHN SALENTINE  
 JULY 2008 REV. 10-19-2015 SCALE 1" = 30'  
 SLIDE DAM ADDED 3/07/17

**Giannini Land Surveying Inc.**  
 2127 Heister Ave. #25A-301  
 Coeora, CA 93117  
 Ph. 805.685.4500



**GRADING PLAN**  
 FOR SLIDE REPAIR  
 SALENTINE RESIDENCE  
 1225 FRANKLIN RANCH ROAD  
 FOR A.P.M. 077-030-025  
 PREPARED BY JOHN SALENTINE  
 08/30/2017 SCALE 1" = 30'

# ATTACHMENT B



ATTACHMENT B: Index Map

Salentine Emergency Slide/Slope Repair; 17EMP-00000-00010; APN 077-030-025