



County of Santa Barbara Board of Supervisors

Appeal of Myers Bridge Denial

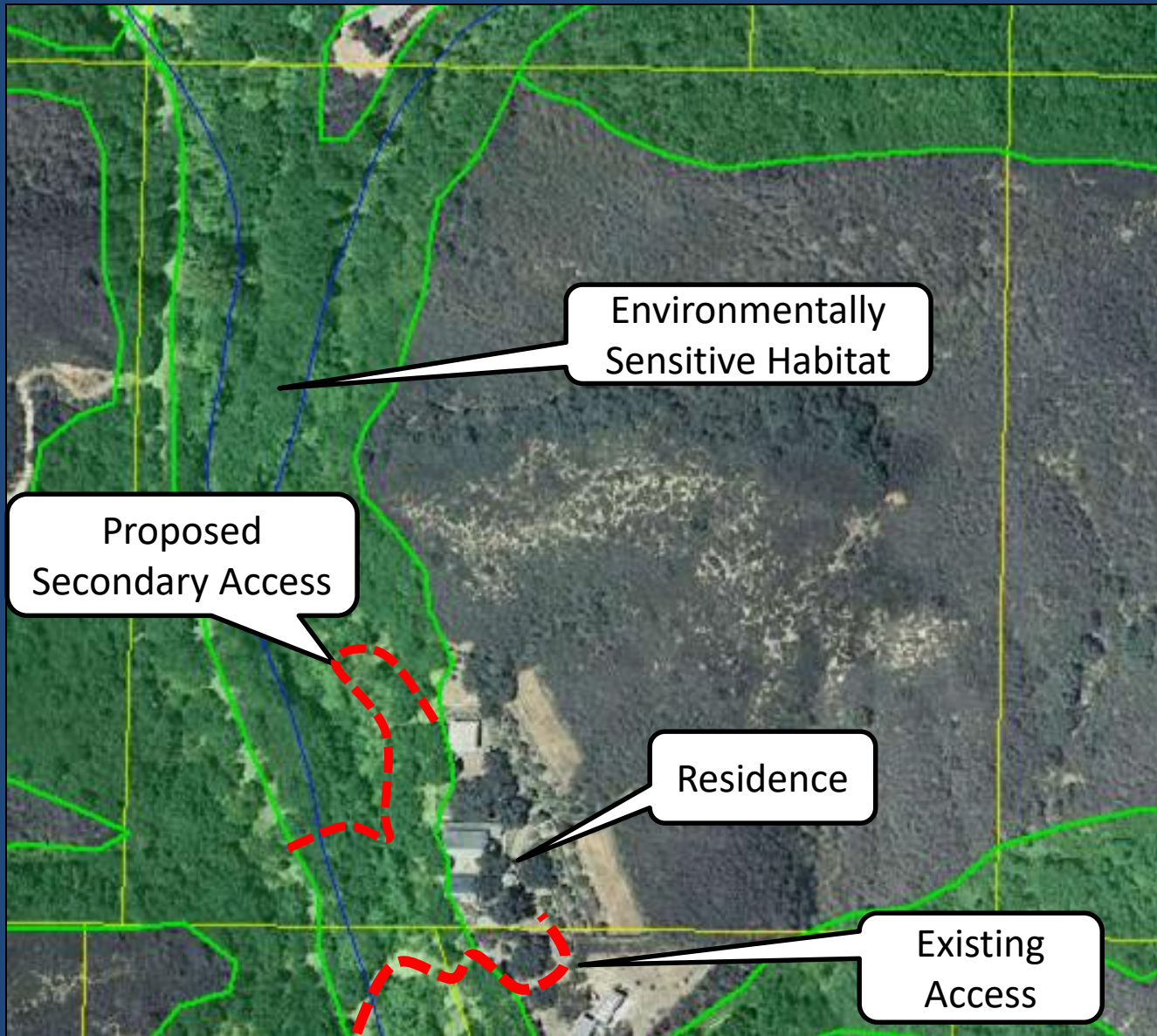
16APL-00000-00021

16LUP-00000-00109

July 17, 2018

Alex Tuttle, Supervising Planner

Issue Summary

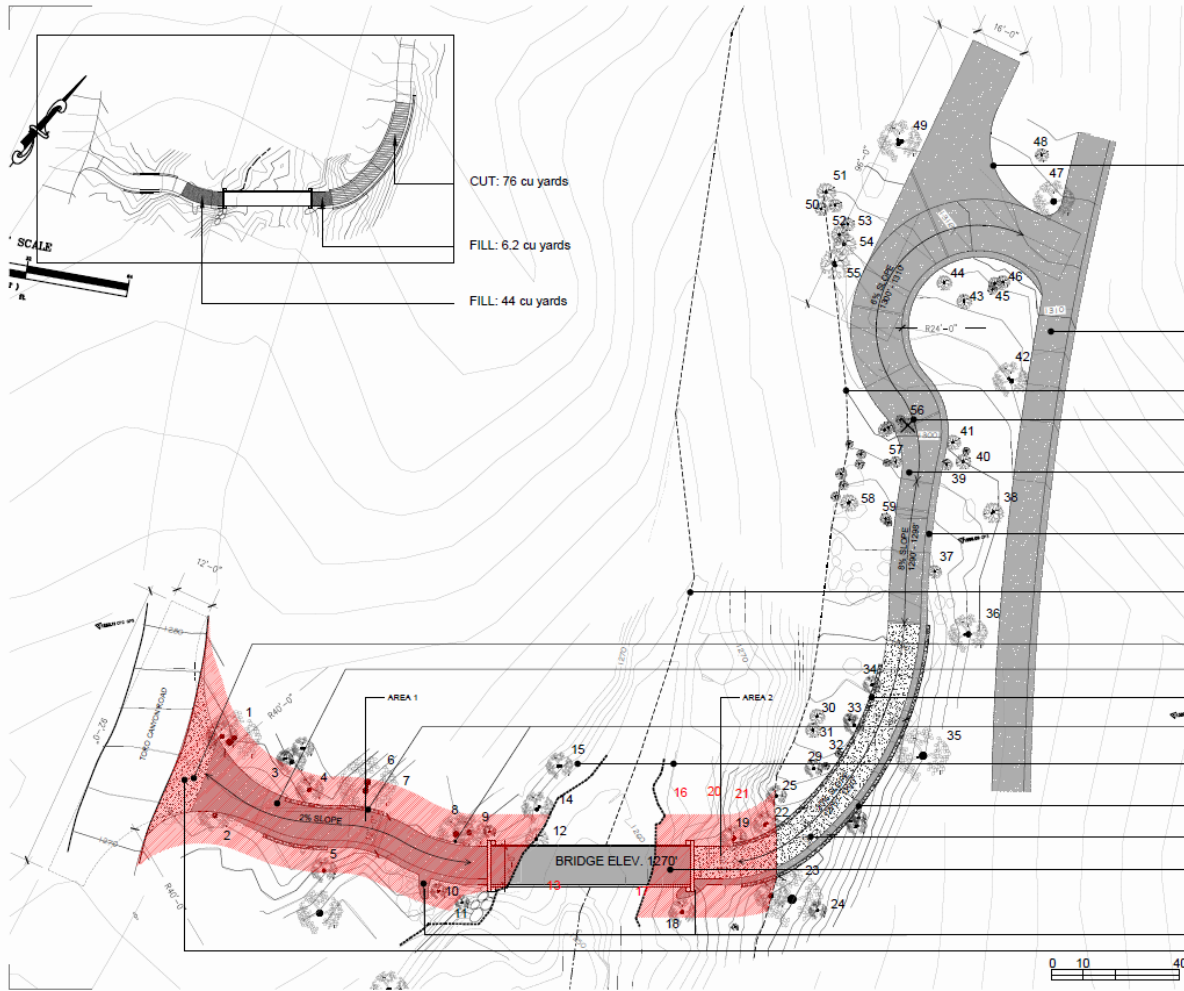


CEQA – Mitigated Negative Declaration

Primary Impacts

- Biological Resources: Impacts to environmentally sensitive habitat along the Toro Canyon Creek riparian corridor and adjacent oak woodland
- Geology: Potential for erosion/sedimentation from grading adjacent to creek and steep slopes
- Water Resources: Potential water quality and drainage impacts resulting from short-term grading, increase in impervious/semi-impervious surfaces, and redirection of peak storm water runoff following construction

Site Plan



NOTE:
6/18 New Survey of Stream Bed

Proposed Area of Creek
Restoration shown hatched



Proposed Fire
Department Hammerhead
Turnaround

TREES 13, 16, 17, 20 & 21
WERE DESTROYED IN THE
1/9/18 DEBRIS FLOW

Existing 10' Dirt Service Road to
be 6" Class #2 Aggregate Base
Over 6" Compact Road Base

Top of Upper Bank

Tree #56 to be Removed

Proposed Compacted Shale Road

Proposed Shale and
Stone Gutter

Toro Canyon Creek

Proposed 10' Stone Apron

Proposed Shale Road and Stone Gutter

Proposed 3' Stone Wall

Proposed 3' Stone Wall

1262' - Calculated 100-year
Flood Zone/Creek Top of Bank

Proposed 3' Stone Wall

Proposed Brushed Concrete Road

Proposed 12'x60' Bridge
20 TON CFC 503.2.3

Proposed Rip Rap
CSFPD Hammerhead

**Toro Canyon
Bridge**
949 Toro Canyon Rd
Santa Barbara, CA 93108
A/N: 105-022-054

Engineer of Record
**Barton Myers Associates,
Inc. Architect**
310 208 2227

Harry P. Fowler P.E.
Civil Engineer
705 Oak Grove Dr
Santa Barbara, CA 93108
805.252.3163

Davis Land Surveying
Surveyor
44 Helena Ave.
Santa Barbara, CA 93101
805.564.8756

**Suzanne Elledge Planning
Permitting Services**
Engineer
1029 Santa Barbara St.
Santa Barbara, CA 93101
805.966.2158

10 February 2017
11 April 2017
REV 18 June 2018

16LUP-00000-0109

Preliminary Approval

SHEET TITLE

Site Plans

SCALE

DATE

19 January 2017

ISSUED FOR

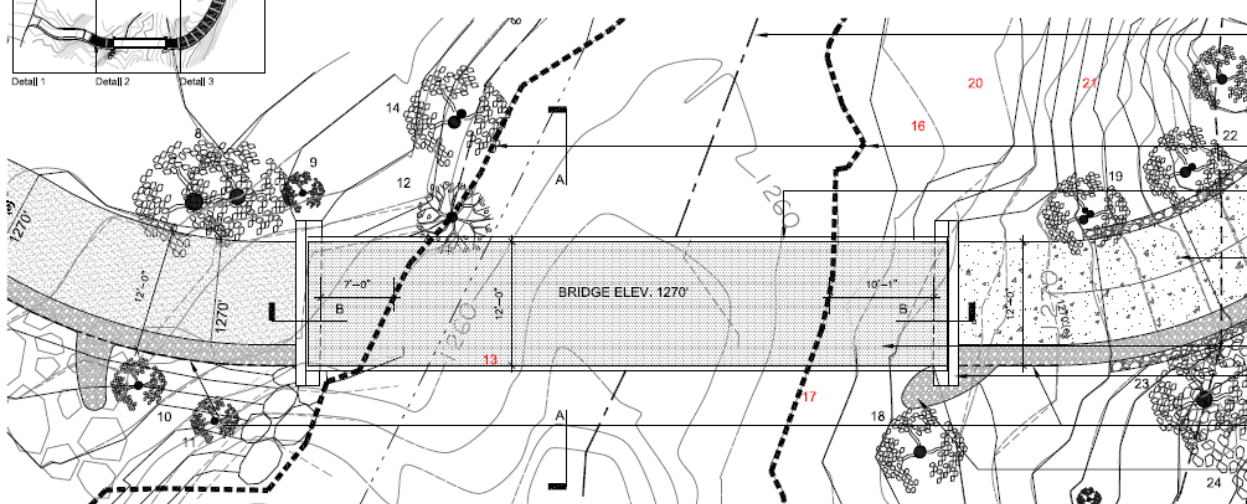
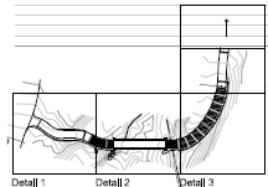
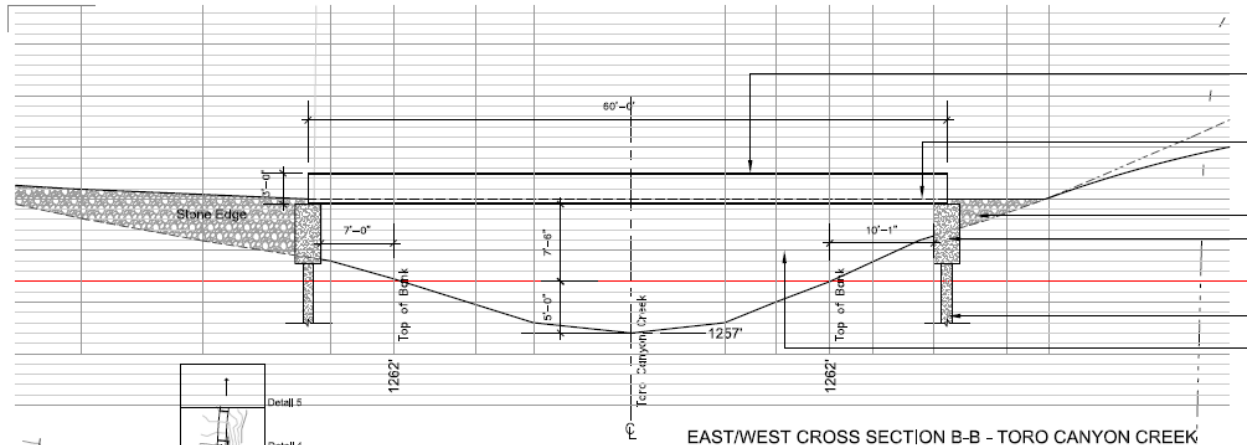
DRAWN BY

SHANE M
HUTCHINGS
PROJECT ENGINEER
DATE: 1/19/17
SCALE: AS SHOWN

7.3 (A6)

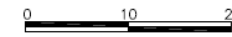


Bridge Detail



Note : this survey shows pro forma, artist-rendered tree canopies, per surveyor standards; the actual tree canopies will be reflected on an Arborist Report submitted January 2016.
 * RED Lines represent existing topo lines

* The Bridge is designed to accommodate 20-ton minimum.



- NOTE:
6/18 New Survey of Stream Bed
- WF-36
I-Beam Bridge - Acts as Railing
 - 1270'
Top of Bridge Elevation
 - Proposed Stone Edge
 - Proposed Concrete Abutments
 - 1262' - 100 Year Flood Elevation
Post 1/9/18 Debris Flow
 - Proposed Concrete Pile
 - 1265' - 100 Year Flood Elevation
- Pre Debris Flow

Toro Canyon Bridge
 949 Toro Canyon Rd
 Santa Barbara, CA 93108
 APR: 155-020-004

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- Toro Canyon Creek
- TREES 13, 16, 17, 20 & 21 WERE DESTROYED IN THE 1/9/18 DEBRIS FLOW
- Calculated 100-year Flood Zone/Top of Bank
- Proposed Guard Rails
- Proposed Brushed Concrete Service Road
- Proposed Concrete on Steel Deck
- Proposed Concrete Abutments
- Proposed Stone Edge Under (see Section above)
- Proposed Rip Rap

10 February 2017
 REV 18 June 2018

16LUP-00000-00109

SHEET TITLE
 Road Plan-Detail 2

SCALE

DATE
 19 January 2017

ISSUED FOR

DRAWN BY
 1/19/2017

7.6

Appeal of PC Action

- Appeal Issues and P&D responses are detailed in the Board Agenda Letter for the November 22, 2016 hearing
- P&D continues to recommend denial based on insufficient justification to allow proposed development in conflict with ESH policies where existing access is adequate





August 2012
Pre-Disturbance



May 2015
Post Disturbance



Photos from Building & Safety Site Visit 2015



Photos from Building & Safety Site Visit 2015

RECOMMENDED ACTIONS

- a) Deny the appeal, Case No. 16APL-00000-00021;
- b) Make the required findings for denial of the project (Case No. 16LUP-00000-00109) as specified in Attachment 1 of this board letter, including CEQA findings;
- c) Determine the denial of the project is exempt from CEQA pursuant to CEQA Guidelines Section 15270, included as Attachment 2; and
- d) Deny *de novo* the project, Case No. 16LUP-00000-00109.

Alternatively, see next slide for findings for approval.



RECOMMENDED ACTIONS

- a) Approve the appeal, Case No. 16APL-00000-00021;
- b) Make the required findings for approval of the project as specified in Attachment 4, including CEQA findings;
- c) Adopt the Mitigated Negative Declaration, 18NGD-00000-00004, included as Attachment 7, and adopt the mitigation monitoring program contained in the conditions of approval;
- d) Approve *de novo* the project, Case No. 16LUP-00000-00109, subject to the conditions of approval included in Attachment 6 (Land Use Permit).

