

EMERGENCY PERMIT

17EMP-00000-00011



- Coastal Zone:**
Subject to the requirements of Section 35-171.2 of the Article II Coastal Zoning Ordinance and the policies of the Coastal Land Use Plan.

Case Name: Cojo Bay Road Repairs
Case Number: 17EMP-00000-00011
Site Address: 10,000 Jalama Road
APN: 083-600-016
Applicant/Agent Name: Patsy Stadelman Price
Owner Name: Remington Parcels, LLC

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

Energy and Minerals Division
123 E. Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

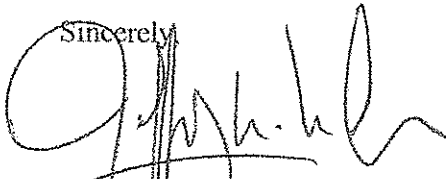
North County Office
624 W. Foster Road
Santa Maria, CA 93454
(805) 934-6250

PERMIT APPROVAL:

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

Replacement in kind of two culvert areas and slope repair along approximately 120 feet of road shoulder. These areas were severely damaged by erosion resulting from winter storms in 2017 and the road can no longer safely support heavy vehicles or equipment. Failure to immediately repair these areas could lead to increased erosion and road failure, rendering large areas of the property inaccessible to both ranch personnel and federal lease-holders of the facility at Point Conception.

Therefore, this situation constitutes an emergency in accordance with the applicable zoning ordinance (Section 35-171.2 of the Article II Coastal Zoning Ordinance) 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 Planning and Development Department upon verification that all conditions of approval requiring action prior to permit issuance are satisfied.

Sincerely,


JEFF WILSON, Deputy Director, Planning & Development

for

GLENN RUSSELL, Ph.D., Director, Planning & Development

APPROVAL DATE: October 12, 2017

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 of Santa Barbara 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 of Santa Barbara 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.

Patsy Price
Print Name

Patsy Price
Signature

10/6/17
Date

PERMIT ISSUANCE:

Joyce Gerber
Print Name

[Signature]
Signature

10/6/17
Date

BACKGROUND:

The project is located at 10,000 Jalama Road on the Cojo Ranch (Ranch). The subject parcel is zoned AG-II-100 and identified as APN 083-600-016. The property is used for cattle ranching. Cojo Bay Road is a private road that extends from Jalama Road southward to near Point Conception and Government Point, thence eastward to the Ranch's headquarters and the property's eastern boundary, where it borders Hollister Ranch. Cojo Bay Road is the primary paved road serving this portion of the Ranch, and also provides the U.S. Coast Guard and U.S. Air Force access to their leased facility at Point Conception. In January and February of 2017, a series of storms resulted in runoff that washed out two culvert areas on Cojo Bay Road and caused road shoulder failure between these culverts. As a result, heavy vehicles and equipment are no longer able to use this segment of road, necessitating its immediate repair. Absent such repairs, catastrophic road failure is likely to result from the next storm due to the inherent instability of the soils in this area.

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.

As discussed in Finding 2.c., below, the action proposed is consistent with the requirements of the Article II Coastal Zoning Ordinance and the policies of the Coastal Land Use Plan. Pursuant to Condition of Approval No. 2, below, the applicant is required to apply for a Coastal Development Permit no later than 30 days following the issuance of this Emergency Permit. Therefore, the approval of this project would not permit or approve a violation of any provision of any County Ordinance or State Law. Therefore this finding can be made.

2. In compliance with Section 35-171.5.2 of the Article II Zoning Ordinance, prior to the approval or conditional approval of an application for an Emergency Permit the Director shall first make all of the following findings, as applicable:

- a. An emergency exists and requires action more quickly than provided for by the procedures for permit processing, and the action will be completed within 30 days unless otherwise specified by the terms of the permit.*

The washout of the two culvert areas and intervening road shoulder failure has created an imminent risk of catastrophic road failure given the instability of the surrounding alluvial soils and the likelihood of future storms. This road is the only paved means of ingress and egress for a large portion of the cattle ranching operation, as well as the Ranch headquarters and the facility at Point Conception that is leased by the federal government. As shown in the letters from the Air Force and Coast Guard included in Attachment D and incorporated herein by reference, these entities have requested immediate action to repair the road to maintain safe access and allow timely emergency response to the adjacent property to the east. As a result, this situation constitutes an emergency in accordance with Section 35-171.5 of the Article II Coastal Zoning

Ordinance and immediate action is warranted. The proposed actions would be completed within 30 days of commencement. Therefore this finding can be made.

- b. *Public comment on the proposed emergency action has been reviewed.*

Time does not allow for public comment on the proposed action since immediate action is warranted to preclude further damage to the affected road section. Notice of this permit will be mailed to surrounding property owners. Processing of the Coastal Development Permit with Hearing required to validate the proposed road repairs will provide opportunity for public review and appeal. Therefore this finding can be made.

- c. *The action proposed is consistent with the requirements of the Coastal Land Use Plan and Coastal Zoning Ordinance.*

The project does not involve the construction of any new structure and is limited to restoration of the culvert areas and road to their original, pre-storm configurations. Coastal Act Policy 30253 requires new development to “minimize risks to life and property in areas of high geologic . . . hazard” and “assure stability and structural integrity. . .” The proposed project would alleviate safety hazards to Ranch residents and employees, leaseholders, and the property, consistent with this policy. Thus, the proposed culvert and road repair project is consistent with the policies of the Coastal Land Use Plan and the requirements of the Article II Coastal Zoning Ordinance. Therefore this finding can be made.

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 of Planning and Development may revoke this permit and all authorization for development. The decision of the Director to revoke the Emergency Permit may be appealed to the Planning Commission.

The project description is as follows:

The project consists of road repairs in three locations: Storm Drain 291 (SD291), Storm Drain 293 (SD 293), and an approximately 120 foot long area of shoulder failure between SDs 291 and 293.

SD 291. The material surrounding SD 291 would be replaced and backfilled to pre-storm conditions. Velocity dissipation and grade control elements using rip-rap would be installed at the outfall on existing concrete.

SD 293. The shoulder material below SD 293 would be replaced and backfilled to pre-storm conditions. Velocity dissipation would be installed at the toe of the slope, outside of jurisdictional areas. A storm drain conveyance pipe would be installed between the existing box culvert and the toe of the slope.

Road Shoulder. The shoulder failure between SD 291 and SD 293 would be repaired using geogrid-reinforced soil along approximately 80 linear feet of shoulder, with a slope of approximately 1:1, to restore it to its pre-failure condition.

Grading. The project would require approximately 150 cubic yards (cy) of fill for the SD 291 repair, 1,500 cy of fill for the SD 293 repair, and 1,500 cy of cut and fill for the road shoulder repair. Approximately 1,500 cy of fill would be obtained from the repair areas and re-worked. The remainder of the required fill materials, approximately 1,650 cy, would be obtained from existing stockpiles on the Cojo and Jalama Ranches at the Cojo Ranch entrance and the corporation yard near the Jalama Headquarters. In order to address erosion control and prevent sedimentation of the creek, after completion of earth-disturbing activities each site would be stabilized using a native seed mix. Sterile barley may also be added to provide a fast-growing cover crop for barren soil. Willow live stake would be planted at a 4:1 ratio at any locations where willow branches greater than three inches in diameter are removed.

2. An application(s) for the required permits necessary to validate the emergency work as permanent shall be submitted by the applicant to the Planning and Development Department no later than 30 days following the issuance of this Emergency Permit. The permits required for the proposed emergency work include a Coastal Development Permit (CDP) pursuant to Section 35-171.5.3 of the Article II Coastal Zoning Ordinance.
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 of Planning and Development.
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 of Planning and Development. The work authorized by this permit must be commenced within 30 days of the date of issuance of the 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. This permit does not preclude the necessity to obtain authorization and/or permits from other County Departments or other state or federal agencies.

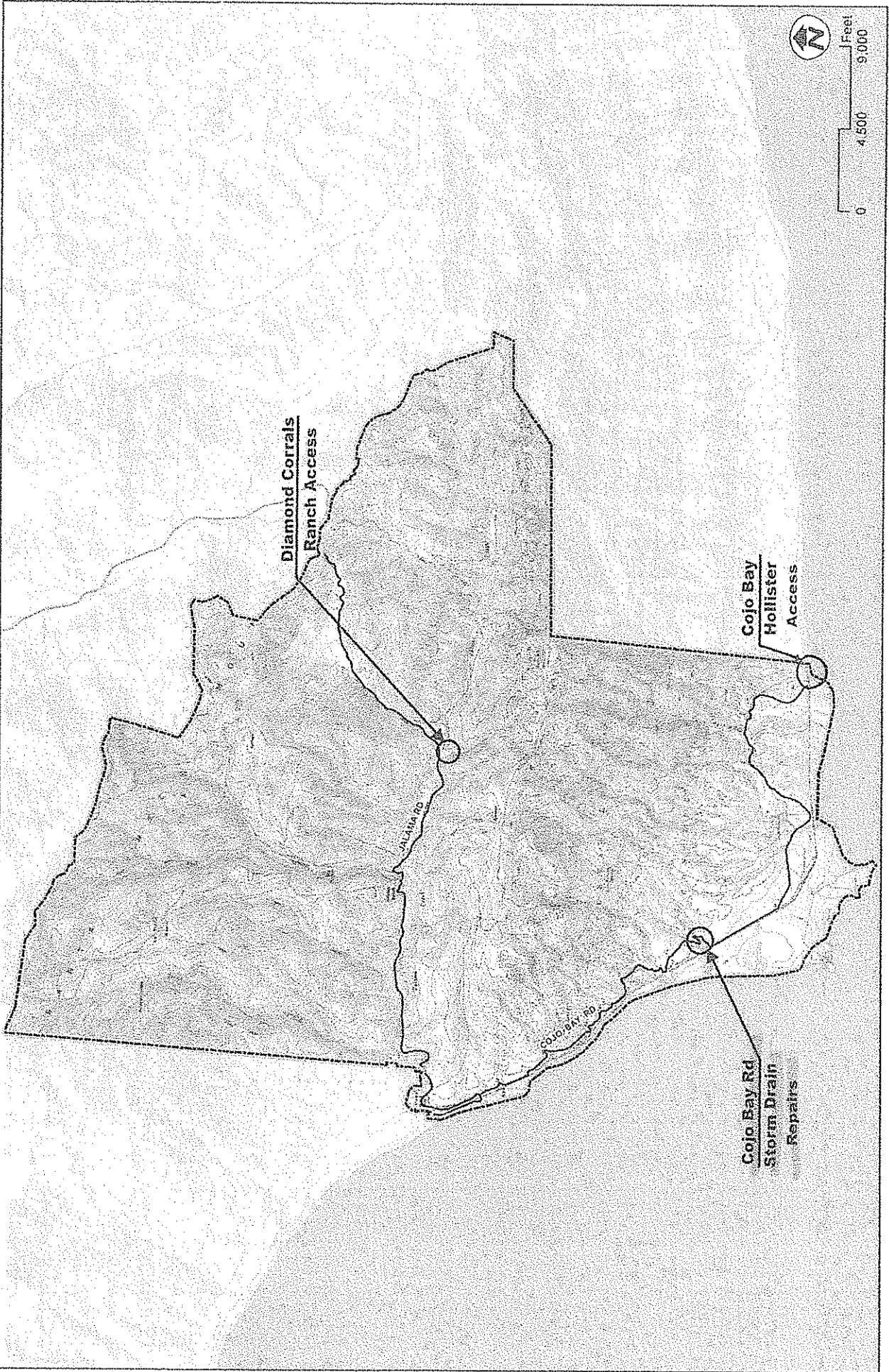
6. The Director of Planning and Development may order the work authorized under this emergency permit to stop immediately if it is determined that unanticipated and substantial adverse environmental effects may occur with continued construction.
7. The owner/applicant shall comply with all of the required conditions of the Emergency Grading Permit, Case No. 17GRD-00000-00104.

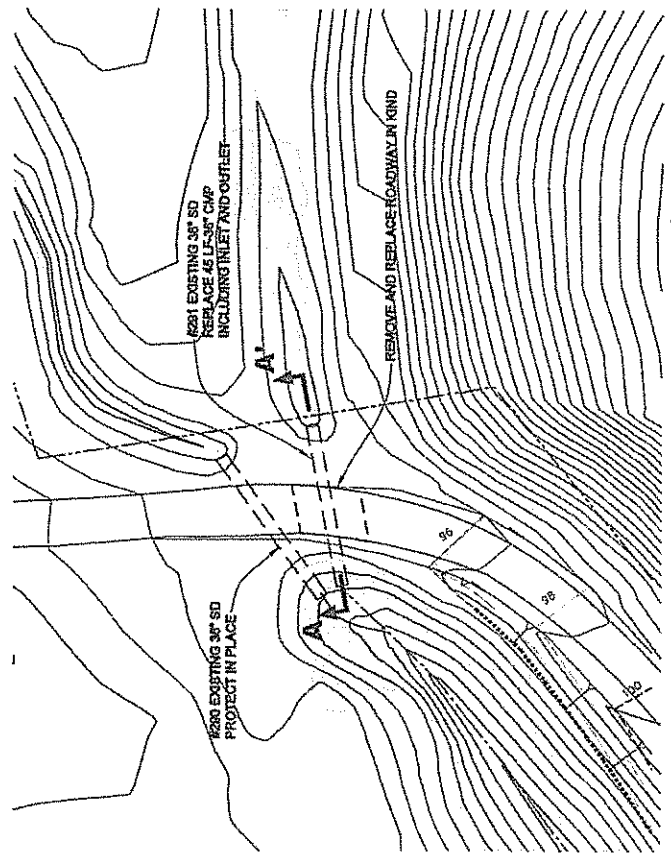
Attachments:

- A. Vicinity Map
- B. Site Plan
- C. Photographs
- D. Letters from U.S. Coast Guard and U.S. Air Force

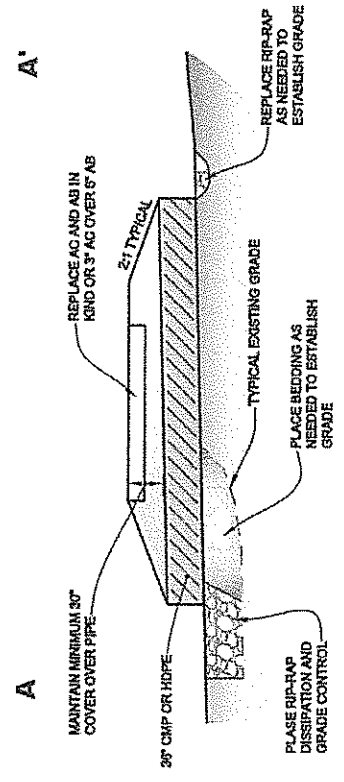
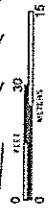
cc: Supervisor Hartmann, Third District
Jeff Wilson, Deputy Director, P&D
Alex Tuttle, Supervising Planner, P&D
Massoud Abolhoda, Deputy Director, B&S
David Vynielo, Grading Inspector, B&S
Joyce Gerber, Senior Planner, P&D
Coastal Program Analyst, Calif. Coastal Comm., 89 S. California Street, Ventura CA 93001

G:\GROUP\PERMITTING\Case Files\EMP\2017\17EMP-00000-00011 Cojo Bay Road Repairs\Emergency Permit.doc





SITE PLAN
1"=20'



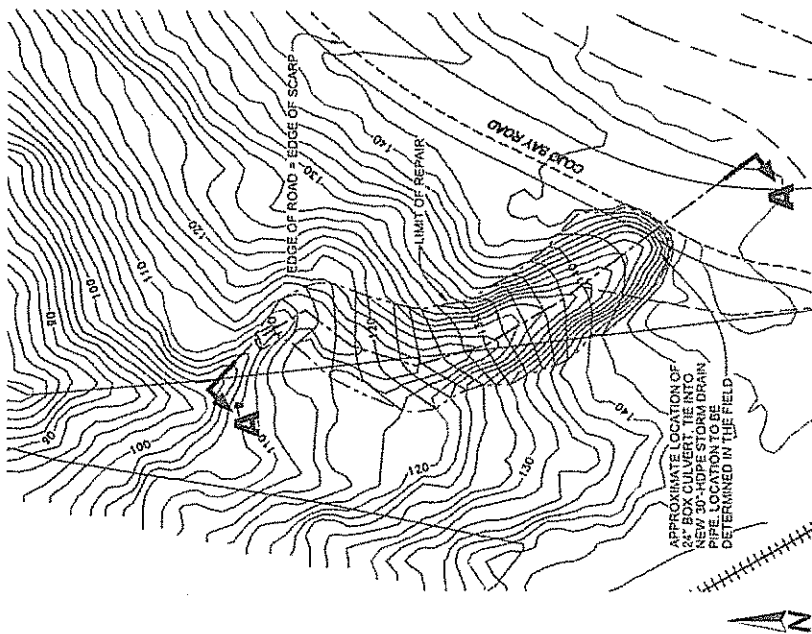
SECTION A-A'
NO SCALE

BASE MAP SOURCE: UNKNOWN

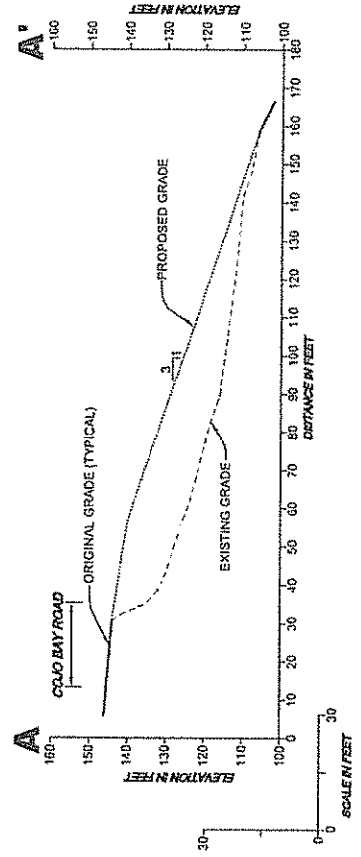


SDMP291 SITE PLAN AND SECTION
COJO BAY ROAD - CULVERT REPAIR
SANTA BARBARA COUNTY, CALIFORNIA

PROJECT NO: 1723.000.000	FIGURE NO:
SCALE: AS SHOWN	1
DRAWN BY: DLB	CHECKED BY: PL
DESIGN PERIOD: 17-2017	



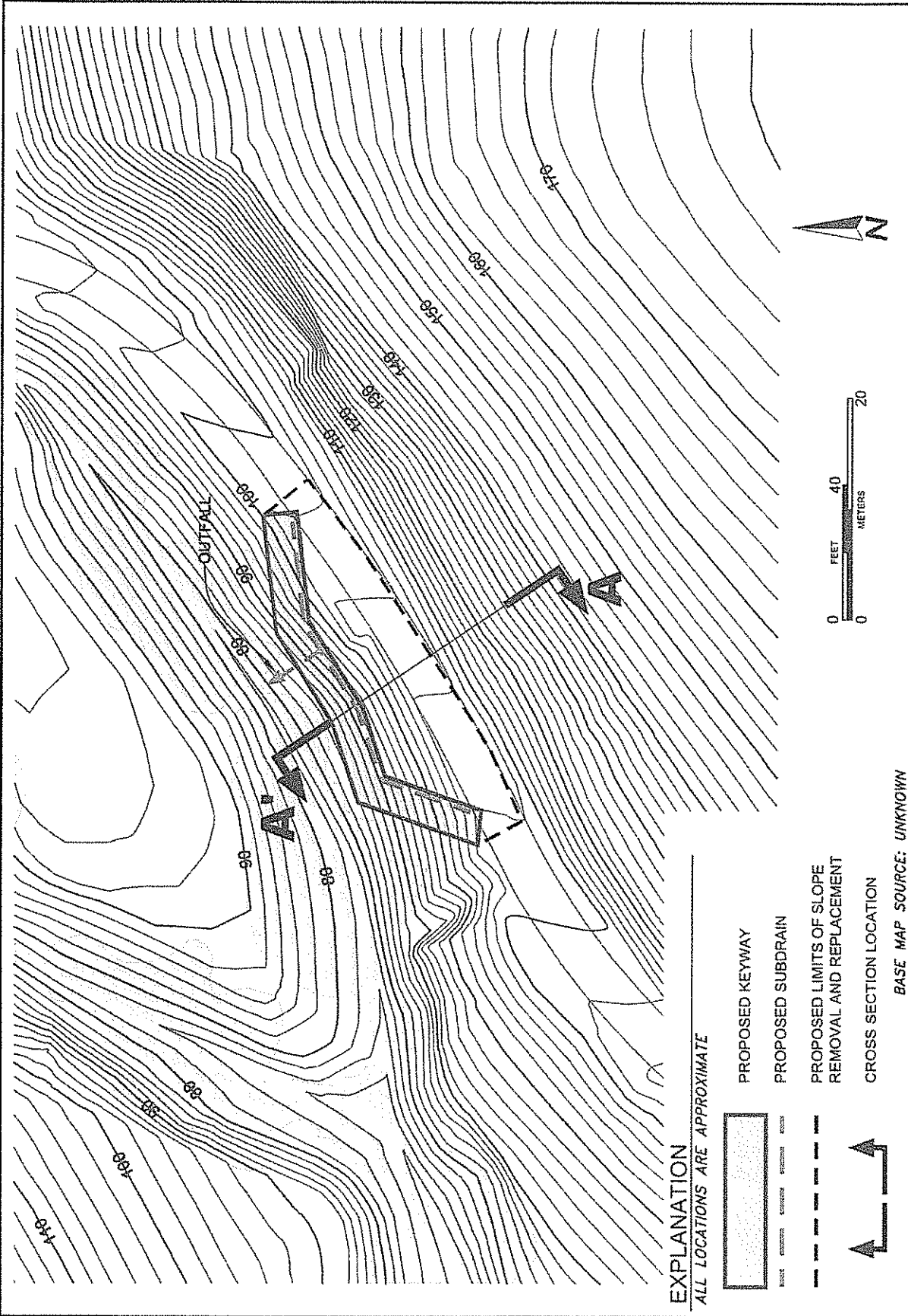
PLAN VIEW
1"=30'



PROFILE A-A'
1"=30'

BASE MAP SOURCE: ENGEO DRONE FLIGHT JUNE 2017 ENGEO <i>Expand Excellence</i>		PROJECT NO.: 1723.000.000 SCALE: AS SHOWN DRAWN BY: DJJ CHECKED BY: PL ORIGINAL (ISSUE PRINTED IN COLOR)
SDH293 SITE PLAN COJO BAY ROAD - SWALE REPAIR SANTA BARBARA COUNTY, CALIFORNIA		SHEET NO. 3

COPYRIGHT © 2017 BY ENGeo INCORPORATED. THIS DOCUMENT MAY NOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER, NOR MAY IT BE QUOTED OR EXCERPTED WITHOUT THE EXPRESS WRITTEN CONSENT OF ENGeo INCORPORATED.

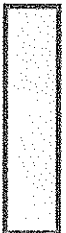





PROJECT NO.: 8723-000-000
 SCALE: AS SHOWN
 DRAWN BY: DLB
 CHECKED BY: PL

SITE PLAN
 COJO BAY ROAD - SLOPE REPAIR
 SANTA BARBARA COUNTY, CALIFORNIA

FIGURE NO. **2A**

ORIGINAL FIGURE PRINTED IN COLOR

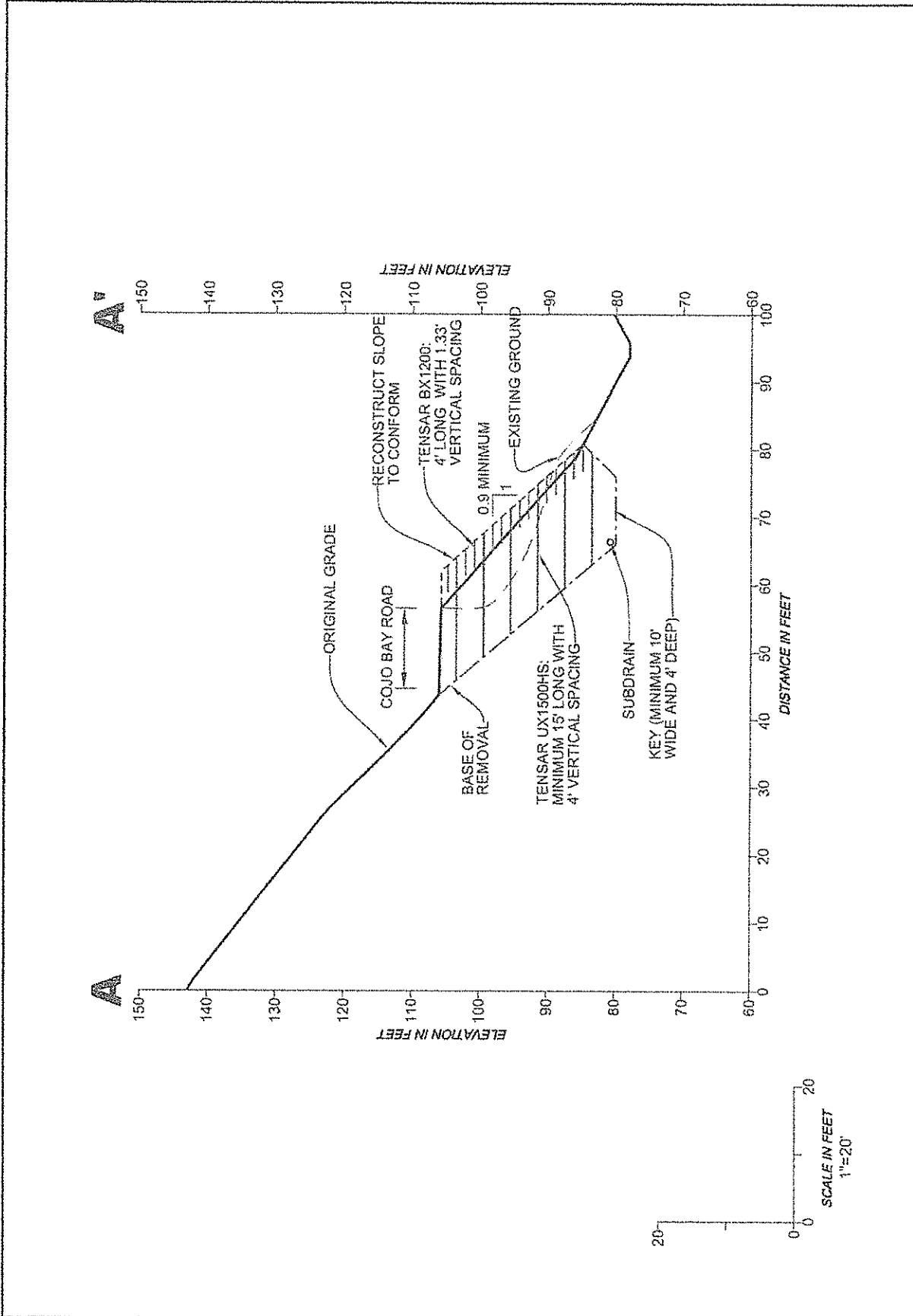
- EXPLANATION**
 ALL LOCATIONS ARE APPROXIMATE
-  PROPOSED KEYWAY
 -  PROPOSED SUBDRAIN
 -  PROPOSED LIMITS OF SLOPE REMOVAL AND REPLACEMENT
 -  CROSS SECTION LOCATION



BASE MAP SOURCE: UNKNOWN

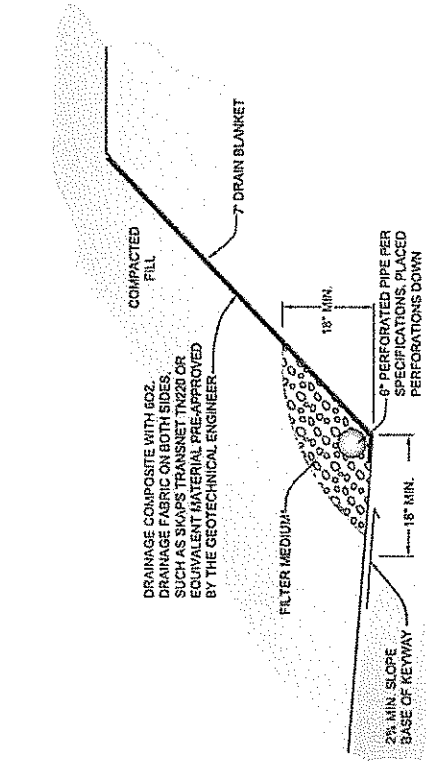


COPYRIGHT © 2017 BY ENGEO INCORPORATED. THIS DOCUMENT MAY NOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER, NOR MAY IT BE QUOTED OR EXCERPTED WITHOUT THE EXPRESS WRITTEN CONSENT OF ENGEO INCORPORATED.

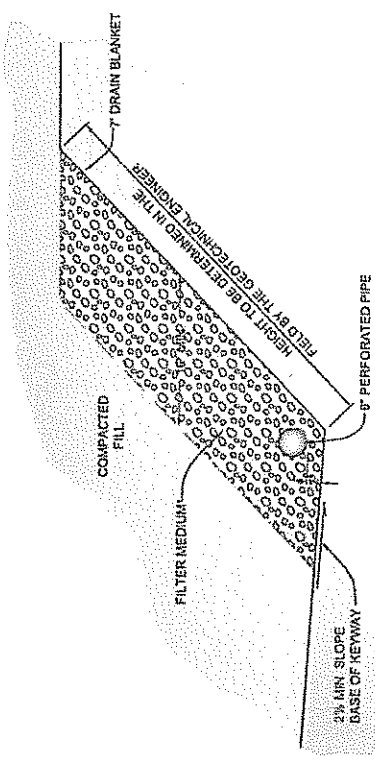


	SECTION A-A'		PROJECT NO.: 8723.000.000	FIGURE NO.
	COJO BAY ROAD - SLOPE REPAIR		SCALE: AS SHOWN	2B
	SANTA BARBARA COUNTY, CALIFORNIA		DRAWN BY: DLB	

ORIGINAL FIGURE PRINTED IN COLOR

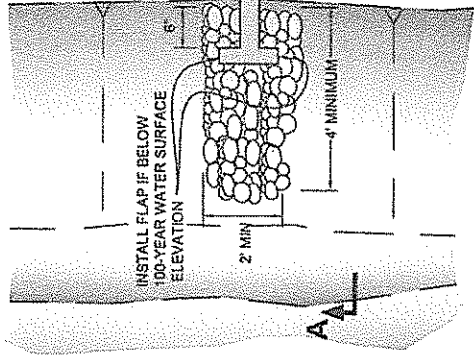


KEYWAY SUBDRAIN - OPTION 1

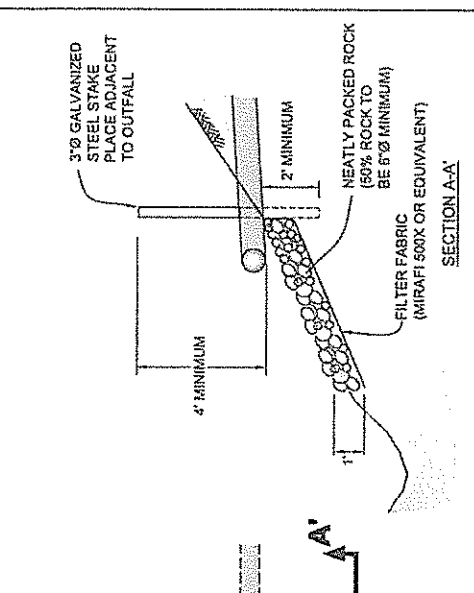


KEYWAY SUBDRAIN - OPTION 2

- NOTES:
1. ALL PIPE JOINTS SHALL BE GLUED
 2. ALL PERFORATED PIPE PLACED PERFORATIONS DOWN
 3. 1% FALL (MINIMUM) ON ALL TRENCHES AND DRAIN LINES



PLAN VIEW



TYPICAL SUBDRAIN CREEK OUTFALL

*FILTER MEDIUM

ALTERNATIVE A.

CLASS 2 PERMEABLE MATERIAL
MATERIAL SHALL CONSIST OF CLEAN, COARSE SAND AND GRAVEL OR CRUSHED STONE, CONFORMING TO THE FOLLOWING GRADING REQUIREMENTS:

SEIVE SIZE	% PASSING SIEVE
100	100
90	90
48-100	40-100
25-40	25-40
18-33	18-33
5-15	5-15
0-5	0-5

ALTERNATIVE B.

CLEAN CRUSHED ROCK OR GRAVEL WRAPPED IN FILTER FABRIC.
ALL FILTER FABRIC SHALL MEET THE FOLLOWING MINIMUM AVERAGE ROLL VALUES UNLESS OTHERWISE SPECIFIED BY ENGEO:

ROLL STRENGTH (ASTM D-4833)	180 lbs
MASS PER UNIT AREA (ASTM D-4751)	6 oz/yd ²
APPARENT OPENING SIZE (ASTM D-4751)	70-100 U.S. STD. SEIVE
FLOW RATE (ASTM D-4491)	80 gal/min/ft
PUNCTURE STRENGTH (ASTM D-4833)	80 lbs

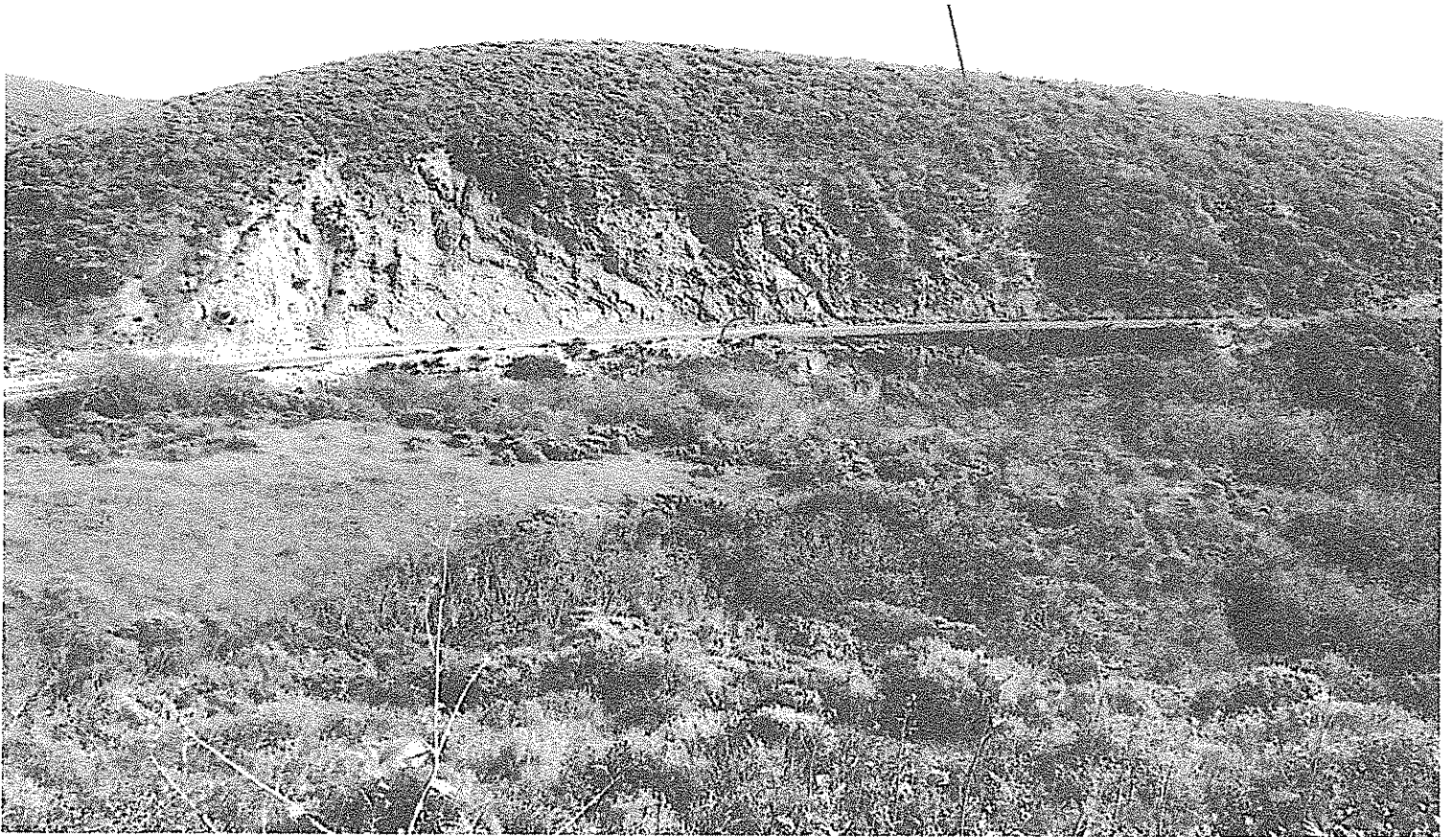
ENGEO
Expect Excellence

PROJECT NO. 0723 050.000
SCALE: NO SCALE
DRAWN BY: DLB
CHECKED BY: PL

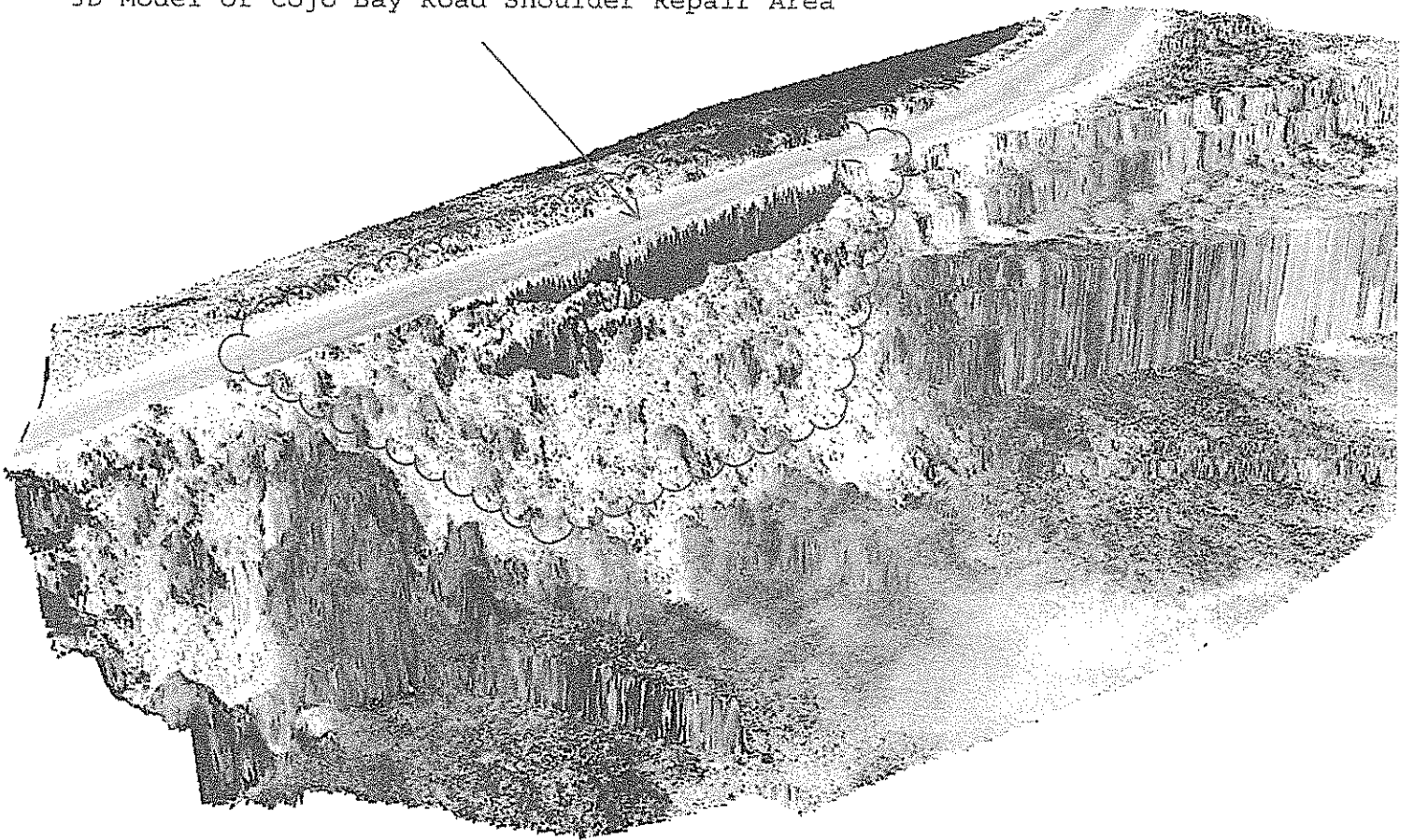
SUBDRAIN DETAILS
COLD BAY ROAD - SLOPE REPAIR
SANTA BARBARA COUNTY, CALIFORNIA

20
SHEET NO. 0723 050.000

Cojo Bay Road Shoulder Repair Area



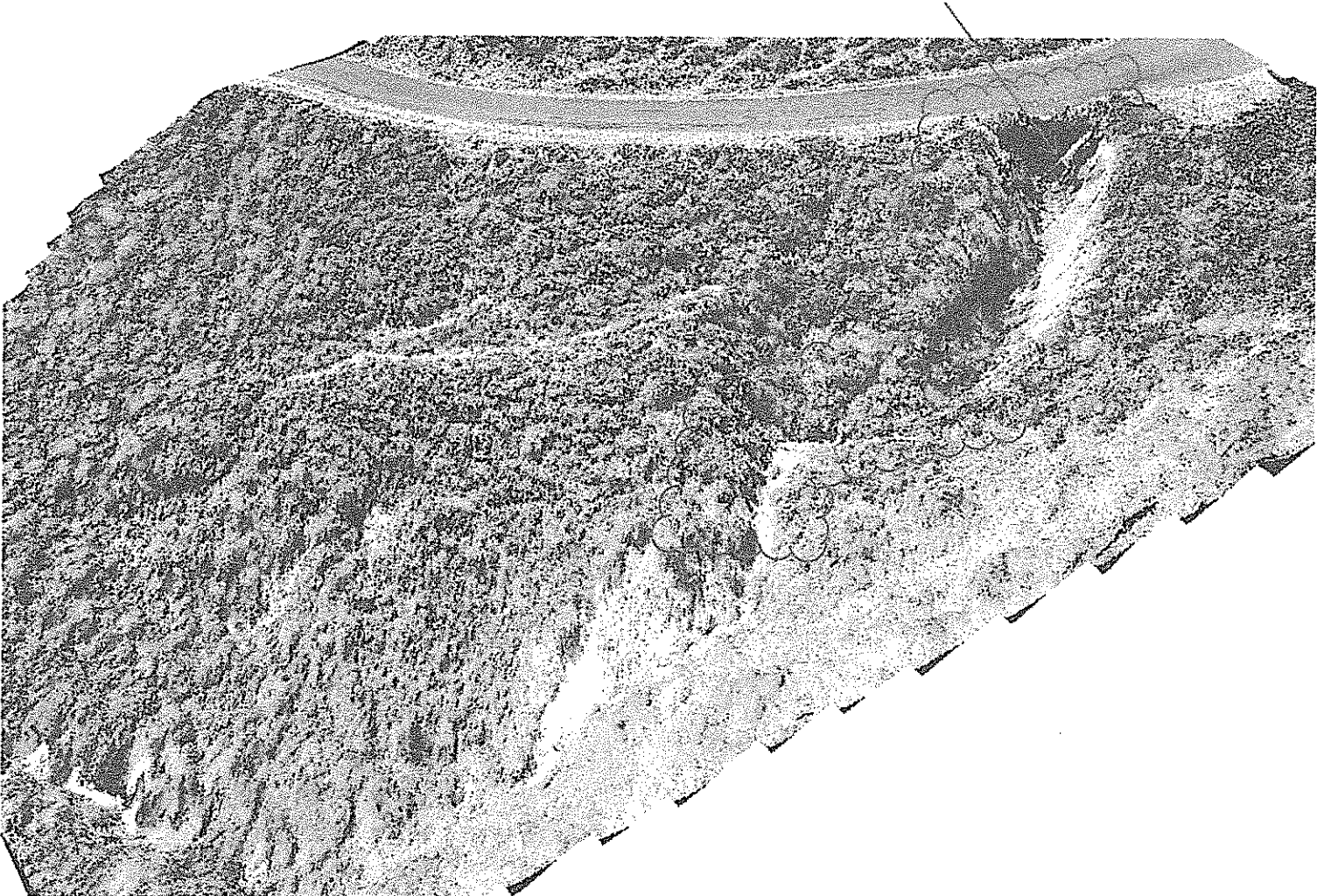
3D Model of Cojo Bay Road Shoulder Repair Area



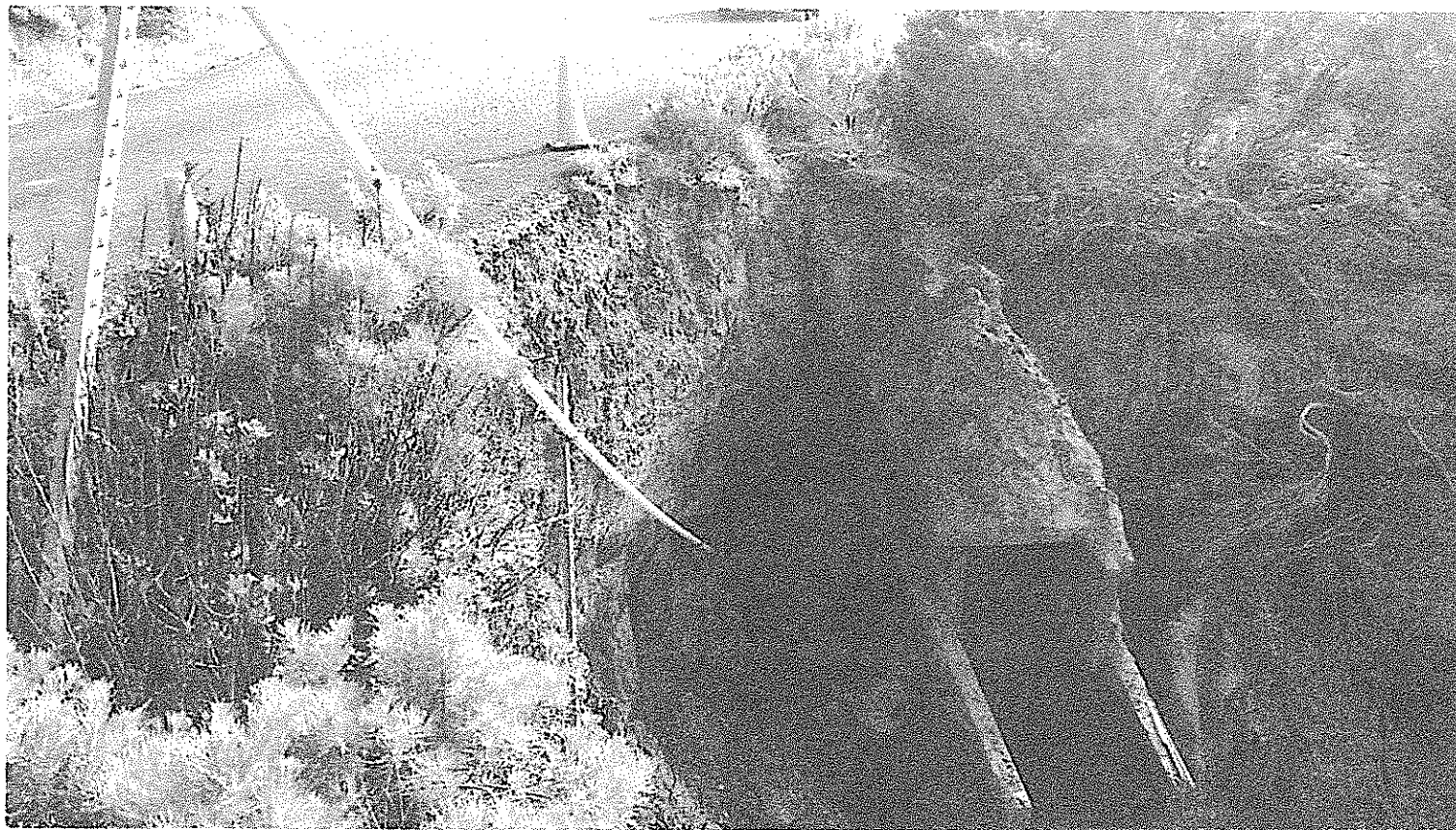
Cojo Bay Road Shoulder Repair Area



3D Model of SD#293 Erosion Repair Area



SD#293 Box Culvert Erosion Repair Area



Stockpiles at Cojo Bay Road Entrance





DEPARTMENT OF THE AIR FORCE
30TH SPACE WING (AFSPC)




1 APR 05 2017

MEMORANDUM FOR Planning & Development Department, County of Santa Barbara
ATTN: Mr. Glenn Russell, Director

FROM: 30 SW/CC
747 Nebraska Ave, Suite A201
Vandenberg AFB, CA 93437-6261

SUBJECT: Cojo Bay Road Repairs

1. On behalf of the United States Air Force, I request that you expedite the request of the Cojo Jalama Ranches to immediately repair Cojo Bay Road.
2. Cojo Bay Road provides access to our critical Ocean Surveillance System radar at Point Conception. This radar enables us to determine if boats are exiting the Santa Barbara Channel into potentially hazardous areas near Vandenberg. My ability to protect persons and vessels transiting this area would be severely hampered if we cannot access the site. This radar needs periodic adjustments and maintenance, in addition to the potential for a quick response if it were to fail for some reason.
3. Thank you for your consideration of this important matter. If you have any questions, please contact Mr. Ron Cortopassi, 30 SW/CD, at 805-606-4752.


J. CHRISTOPHER MOSS, Colonel, USAF
Commander

U.S. Department of
Homeland Security

United States
Coast Guard



Officer in Charge
U. S. Coast Guard
ANT Los Angeles/Long Beach

1001 S. Seaside Ave.
San Pedro, CA 90731
Phone: (310) 521-3890
FAX: (310) 521-3899

To: Glenn Russell, Director
Planning & Development Department
County of Santa Barbara
123 East Anapamu Street
Santa Barbara, California 93101

Subject: Cojo Bay Road Repairs

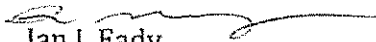
Mr. Russell,

On behalf of the United States Coast Guard, I request that you expedite the request of the Cojo Jalama Ranches to immediately repair Cojo Bay Road.

The Cojo Bay Road provides access to the United States Coast Guard Point Conception Light House. This light house is a vital Aid to Navigation for mariners transiting near the coast. Any delay in the emergency repair of this road has the potential to disrupt the USCG mission of maintaining the Aid.

Thank you for your prompt consideration to this important matter.

Sincerely,


Ian J. Eady
Officer in Charge
USCG ANT LA/LB