

EMERGENCY PERMIT

14EMP-00000-00009



- 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: Crane Country Day School Tree Removal
Case Number: 14EMP-00000-00009
Site Address: 1841 San Leandro Lane, SB
APN: 007-340-040
Applicant/Agent Name: Heidi Jones
Owner Name: Crane Country Day School

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:

Removal of a slowly toppling, aged oak tree (Quercus agrifolia) on the Crane Country Day School campus. Tree has a hollow center, extensive Oak Root Fungus, softened basal trunk tissue and a four foot open curving crack in the trunk about five feet up from ground level.

Crane Country Day School is a private elementary school that operates under an active CUP. The closed campus has many trees of varying age and health. The *Quercus agrifolia* subject to this emergency permit is located east of the headmaster's house and edges a driveway. The tree is in imminent danger of toppling due to numerous defects. Uncontrolled toppling of the tree has the potential to harm members of the school community. Therefore, this situation constitutes an emergency in accordance with the applicable zoning ordinance 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 Planning and Development Department upon verification that all conditions of approval requiring action prior to permit issuance are satisfied.

Sincerely,



DIANNE BLACK
Assistant Director

APPROVAL DATE: August 8, 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 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.

Heidi Jones Agent Handjms 8/8/14
Print Name Suzanne Ellidge Signature Date
 Planning & Permitting Svcs.

PERMIT ISSUANCE:

Anne Army [Signature] 8/8/14
Print Name Signature Date

BACKGROUND:

Crane Country Day School is a private elementary school that operates under an active CUP. The closed campus has many trees of varying age and health. This particular *Quercus agrifolia* is located east of the headmaster's house and edges a driveway. Toppling of the tree has the potential to harm members of the school community. Therefore its immediate removal is required.

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 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 *Quercus agrifolia* subject to this emergency permit is in imminent danger of toppling, pursuant to a letter report prepared by Duke McPherson, Certified Arborist. The oak has numerous defects including a hollow center, extensive Oak Root Fungus, softened basal trunk tissue, and most concerning, a four foot open curving crack in the trunk about five feet up from ground level. The crack is open to the internal hollow and constitutes a field of fractures associated with a major trunk crack. The tree is slowly toppling and constitutes an emergency which needs to be addressed as soon as possible given its location on a closed elementary school campus. Thus this finding can be made.

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

There has been no public comment on the proposed emergency action. 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 Coastal Land Use Plan and Coastal Zoning Ordinance contemplate the necessary removal of dead and dying trees pursuant to appropriate permits. The instant case of a slowly inexorably toppling tree constitutes a situation where a dying tree needs to be removed for safety reasons. The permit path for immediate removal of a dead and dying tree such as this is laid out in the Coastal Zoning Ordinance and constitutes this emergency permit to be followed up with a Coastal Development Permit. Thus 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.
4. **Additional findings required for sites within the Montecito Community Plan area.** In compliance with Section 35-215 of the Article II Zoning Ordinance, prior to the approval or

conditional approval of an application for an Emergency Permit on sites within the Montecito Community Plan area the review authority shall first make all of the following findings:

- a. *That the project meets all the applicable development standards included in the Montecito Community Plan of the Coastal Land Use Plan.*

No development standards apply to the removal of a dead and dying tree except for the requirement of a permit. This requirement for a permit will be met upon submittal of a Coastal Development Permit to follow up on this emergency permit.

- b. *That the development will not adversely impact recreational facilities and uses.*

The proposed tree removal occurs on a closed private elementary school campus and as such, will not adversely impact recreational facilities or uses.

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:

Removal of a slowly toppling, aged oak tree (Quercus agrifolia) on the Crane Country Day School campus. Tree has a hollow center, extensive Oak Root Fungus, softened basal trunk tissue and a four foot open curving crack in the trunk about five feet up from ground level.

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 pursuant to Section 35-171.5.3 of the Article II 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.

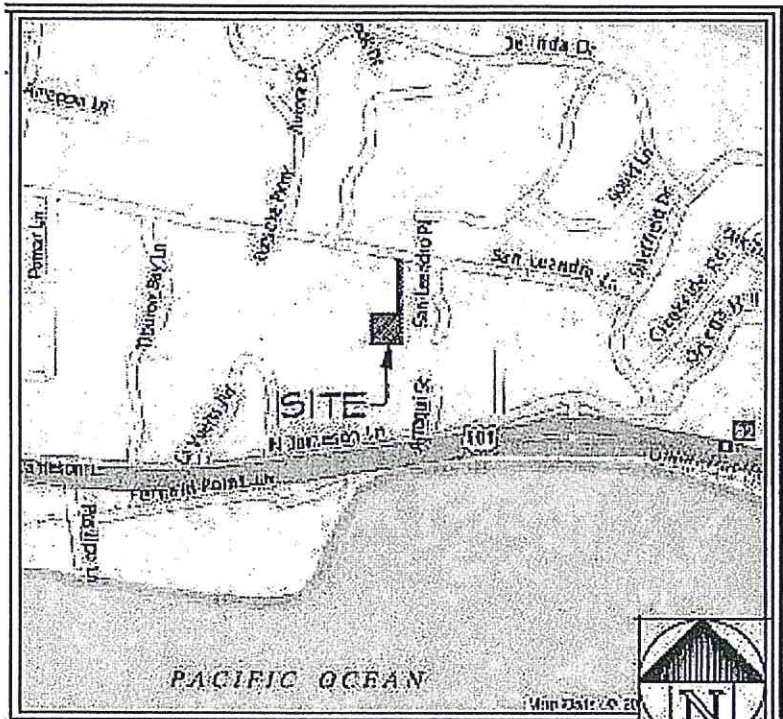
within 30 days after the beginning of construction. If construction activities are proposed by the applicant to commence after 30 days, separate authorization by the Director of P&D is required.

5. This permit does not preclude the necessity to obtain authorization and/or permits from other County Departments or other 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.

Attachments:

- A. Index Map
- B. Site Plan

cc: Supervisor, First District
P&D Deputy Director
Supervising Planner, P&D
P&D Geologist
P&D Planner
Coastal Program Analyst, Calif. Coastal Comm., 89 S. California Street, Ventura CA 93001

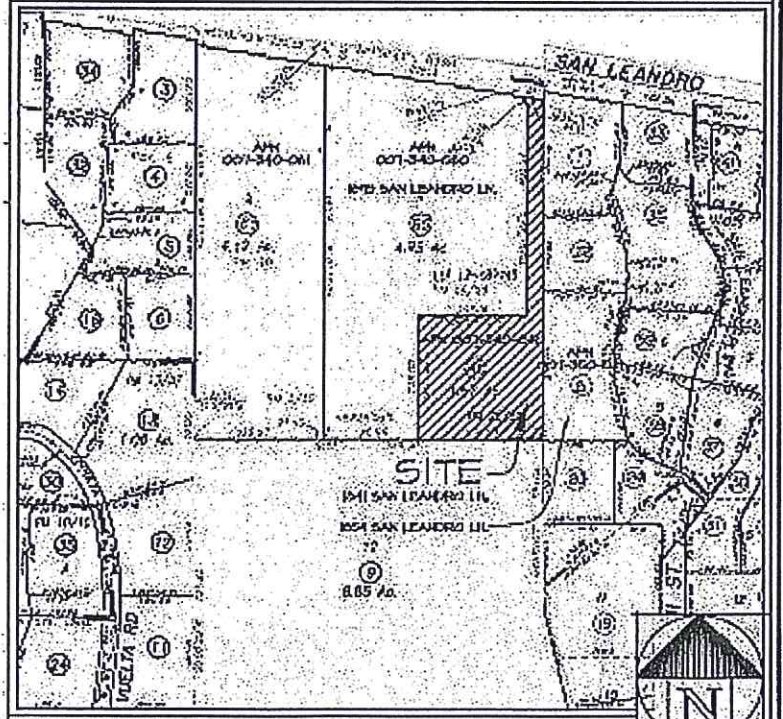


PACIFIC OCEAN

Map Data © 2000



VICINITY MAP



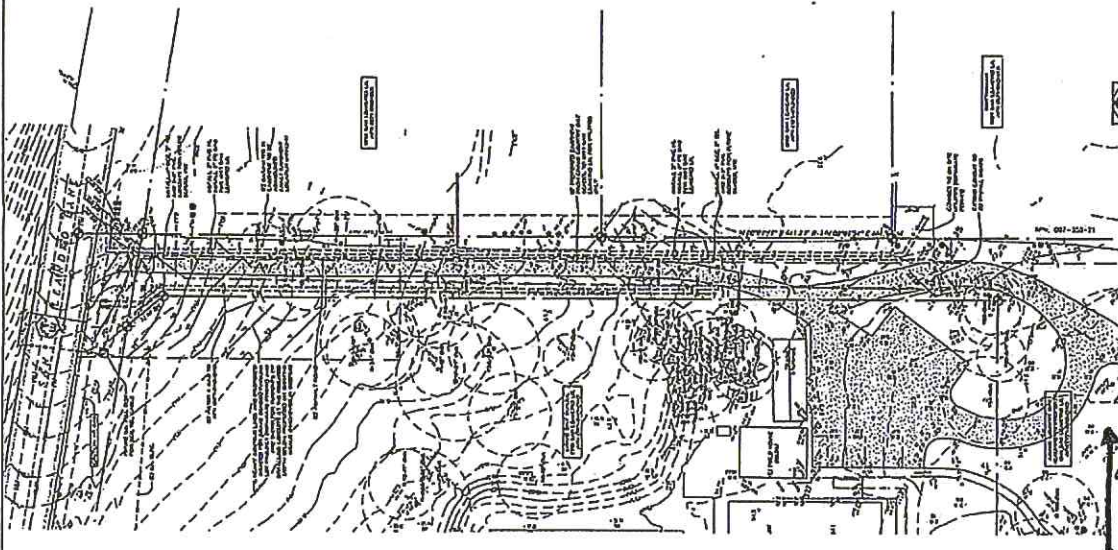
SITE



ASSESSORS MAP

SITENETWORK SPECIFICATIONS

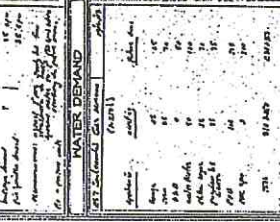
1.0 GENERAL NOTES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND TO THE SATISFACTION OF THE OWNER AND THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING UTILITIES AND STRUCTURES. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO ANY EXCAVATION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING TREES AND LANDSCAPE. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE, CALIFORNIA GAS CODE, AND CALIFORNIA WATER CODE. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING UTILITIES AND STRUCTURES. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO ANY EXCAVATION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING TREES AND LANDSCAPE. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE, CALIFORNIA GAS CODE, AND CALIFORNIA WATER CODE. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.



UTILITIES REPLACEMENT PLAN

SUBJECT TREE

PROJECT INFORMATION
1841 SAN LEANDRO LANE
SANTA BARBARA, CA
EMERGENCY PERMIT EXHIBIT
DATE TREE REMOVAL



MATERIALS

ITEM	QUANTITY	UNIT	NOTES
1.000	1.000	FT	1.000
2.000	2.000	FT	2.000
3.000	3.000	FT	3.000
4.000	4.000	FT	4.000
5.000	5.000	FT	5.000

MATERIALS

ITEM	QUANTITY	UNIT	NOTES
1.000	1.000	FT	1.000
2.000	2.000	FT	2.000
3.000	3.000	FT	3.000
4.000	4.000	FT	4.000
5.000	5.000	FT	5.000

PROJECT DATA
PROJECT NO. 1841-001
DATE: 11/15/2023
DRAWN BY: [Name]
CHECKED BY: [Name]

UNDERGROUND SERVICE ALERT
1. WATER
2. GAS
3. ELECTRICITY
4. TELEPHONE
5. CABLE TV
6. OTHER

UTILITY COMPANY & CONTACTS
1. WATER: [Company Name]
2. GAS: [Company Name]
3. ELECTRICITY: [Company Name]
4. TELEPHONE: [Company Name]
5. CABLE TV: [Company Name]



18" COMPACTED FILL
4" BEDDING
18" COMPACTED FILL

SHEET INDEX

SHEET NO.	TITLE
G-1	UTILITIES REPLACEMENT PLAN