

An aerial photograph of a coastal area. A road runs vertically through the center, crossing a river or stream via a bridge. The terrain is hilly and appears to be a mix of natural vegetation and cleared areas. The ocean is visible at the bottom of the frame.

**Appeal of the Gaviota Beach Road  
and  
Bridge Replacement**

**06APL-00000-00003, -00004 &-00005**

**County of Santa Barbara**

**Board of Supervisors**

**March 7, 2006**

## Planning Commission Recommendation

- **Approve the project and conditions**
- **Certify the EIR (05EIR-00000-00007)**
- **Adopt the required findings - CEQA**
- **Submit the Staff Report as 65402 Report**

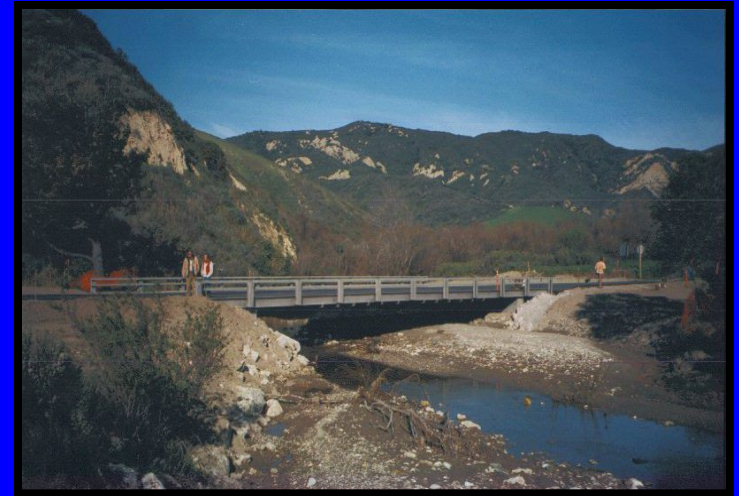
## Background

### Bridge and Road Failure

1997 – replacement bridge

1998 – failure

1998 to 2005 – sporadic  
flooding by 10-year event



**NOTE: Bridge &  
Road in 10-year  
flood limits**

# Background

## Project Development History

**1998 – Applicant seeks solution for creek passage**

**March 2002: FEMA approves initial funding for engineering**

**June 2002 : Applicant convenes Project Development Team (PW, FEMA, OES, Ranch)**

**January 2003: Applicant sends project proposal to FEMA and OES**

**June 2003: FEMA approves funding**

**February 2005: Applicant submits application for CUP/DVP**



# Existing Conditions

Road



Bridge







# Jurisdiction

## Primary Permit Authority

Planning & Development  
California Coastal Commission

## Other Regulatory Agencies

U.S. Army Corps of Engineers

United States EPA

U.S. Fish & Wildlife Service

National Marine Fisheries

Department of Fish & Game

Regional Water Quality  
Control Board

PRELIMINARY PLANS 10/28/05

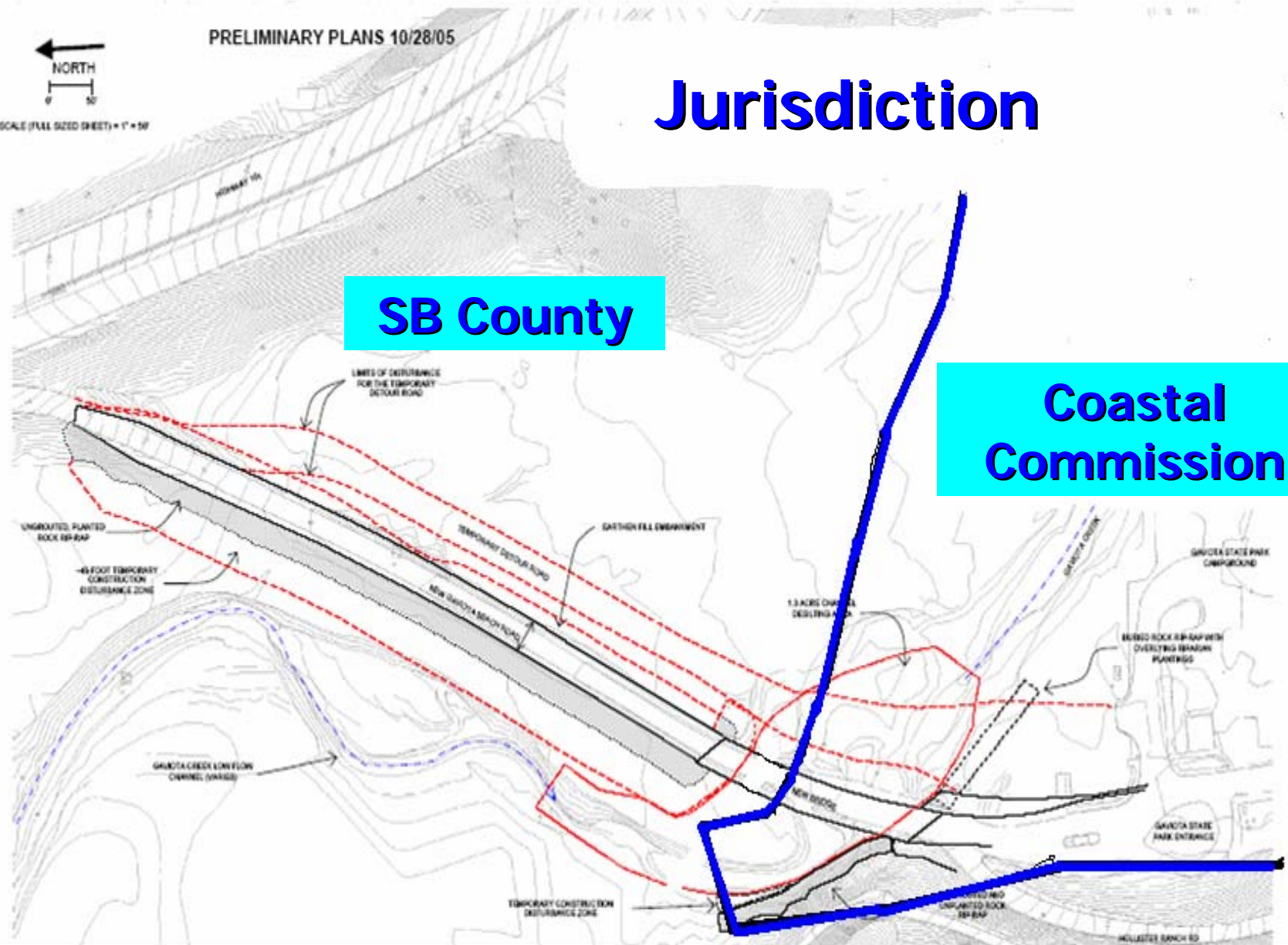


SCALE (FULL SIZED SHEET) = 1" = 50'

# Jurisdiction

**SB County**

**Coastal Commission**



URS 1000 RIVINGTON ROAD, SUITE 100 REDLANDS, CALIFORNIA 91151 (909) 499-1000 FAX: (909) 499-1001 WWW.URS.COM		COUNTY OF SANTA BARBARA PUBLIC WORKS DEPT. TRANSPORTATION DIVISION		HABITAT RESTORATION PLAN GAVOTA STATE PARK SITE LAYOUT		SCALE: VERT. ASKED HOR. ASKED SHEET 2 OF 11	
---	--	--	--	--	--	--	--



## Appellant Issues

- **Inadequate Alternatives Analysis**
- **Inconsistency with Local Coastal Plan**
- **Inconsistency with State Park General Plan  
(not within County purview)**

# **Appellant Issues**

## **Inadequate Alternatives Analysis**

**EIR did not adequately analyze Causeway,  
Alternative Bridge Site**

**EIR based infeasibility on cost**

**Infeasibility based on cost not supported;  
inadequate justification**



# Response

**EIR deemed Causeway as Environmentally Superior Alternative**

**EIR found significant impacts of Alternative Bridge Site**

**Applicant provided info that FEMA can't & won't provide extra monies**

**CEQA allows "economic viability" in analysis of feasibility**

# **Appellant Issues**

## **Inconsistency with Coastal Plan**

**Raised roadbed – filling and diking in wetland**

**Permanent alteration of hydrology & wetland function**

**Loss of wetland/floodplain not mitigated**

**Inaccurate calculation of habitat loss & mitigation**



# Response

**Hydrology and function of creek maintained**

**Culverts would facilitate passage of flows/maintenance of floodplain/wetland**

**Mitigation/restoration area based on EIR/consultant surveys**

# Staff Recommendation

(Board Letter pages 1-2)

1. Adopt the required findings for the project, including CEQA findings
2. Certify the EIR (05EIR-00000-00007) and adopt the mitigation monitoring program
3. Deny the appeal, upholding the Planning Commission's approval of Development Plan 05DVP-00000-00002 and Conditional Use Permit 05CUP-00000-00005
4. Grant *de novo* approval of the project subject to the conditions included in the Planning Commission's action letter