



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning and
Development
Department No.: 053
For Agenda Of: August 19, 2008
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: N/A

TO: Board of Supervisors
FROM: Department John Baker, 568-2085
Director:
Contact Info: Dave Ward, P&D Deputy Director 568-2520
SUBJECT: Sycamore Canyon Landslide Emergency Repair (Phase II), 08EMP-00000-00006

County Counsel Concurrence

N/A

Auditor-Controller Concurrence

N/A

Other Concurrence:

N/A

Recommended Actions:

That the Board of Supervisors receive and file this report on Emergency Permit 08EMP-00000-00006, for the Sycamore Canyon Landslide Emergency Repair (Phase II) project located in the First Supervisorial District, authorizing work to commence on the following parcels: AP Nos. 013-166-002, 013-166-003, 013-163-006, 013-163-007, 013-166-005, 013-164-013, 013-163-003, 013-163-004, 013-163-005, 013-166-004, 013-163-016.

Summary Text:

Landslides of varying degrees have been occurring in the Sycamore Canyon area for many years. Several slides during 1984, 1998 and 1999 damaged and destroyed numerous homes. CALTRANS attempted to repair the slide area above Sycamore Canyon Road in 2000, including the removal of material from the toe of the slide just above the roadway. Unfortunately, their repair work was not sufficient to stabilize the hillside and in the winter of 2004/2005, the existent larger, unrepaired slide occurred.

Two years of geotechnical analysis concluded that a multi-phased, engineered repair was necessary to restore access on Canon View and Sycamore Vista Roads and stabilize the hillside on which the slide occurred. The design detailing of this repair is ongoing, hence the phased nature of the project. On December 3, 2007, the Landslide Repair Foundation, Inc. (LRF) was granted an Emergency Permit (07EMP-00000-00007) and follow-on Land Use Permit (07LUP-00000-00646) to implement Phase I of the multi-phase landslide repair. Phase I work is expected to be completed by November 1, 2008.

A Land Use Permit was submitted for Phase II (08LUP-00000-00212) and subsequently issued on July 22, 2008. The applicants are currently operating under this Phase II permit concurrent with their finalization of Phase I. However, after issuance of the Phase II permit, P&D was informed by the applicant that extended work hours would be necessary to complete the installation of approximately 50 deep-drilled shear pins. The shear pin construction process consists primarily of three phases of work: 1) drill the hole to tip (bottom of pile); 2) place the rebar cage; and 3) place the concrete from tip to cut off (top of pile). This process is commonly referred to as CIDH (Cast in drilled hole) pile. As a result of this process the drilled hole (boring) presents a potential safety hazard until such time as it is filled. Further, if the CIDH process is not performed in a timely manner in a single uninterrupted monolithic process, there is a potential for the area to become destabilized from the point of the cold joint. Once drilling at a given location begins, it is imperative that the CIDH process be completed at that location and without delay. The conditions that will cause extended boring times were not anticipated or identified at the time of the initial permit application and approval.

In response to the need for extended work hours, P&D approved a second Land Use Permit, no. 08LUP-00000-00391. This permit would extend the requested work hours into the evening, in the event that the contractor were not able to complete a particular shear pin, during 7:30am to 4:30pm. Only work necessary to complete a particular shear pin would be allowed to progress past 4:30pm and only if that shear pin could not be completed within the regular hours. This Land Use Permit was appealed by three neighbors on July 28, 2008.

In their July 23, 2008 letter, the project's construction contractor, Condon-Johnson & Associates, Inc., recommend that Phase II be implemented immediately on an emergency basis in order to address the imminent threat to health and safety posed by the existing, unrepaired landslide. According to Condon-Johnson & Associates, Phase I of the landslide repair has been undertaken in an multi-phased effort to stabilize the landslide since the winter of 2004-2005, when significant earth movement and rock toppling damaged or destroyed multiple homes and blocked access to the area. Initiation of the project necessitates its successful completion. While Phase II repair work is currently underway under issued Land Use Permit No. 08LUP-00000-00212, the permit does not provide for the extended work hours necessary to allow the contractor to complete the deep-drilled shear pins as needed.

According to Condon-Johnson & Associates, with the hillside in its current state, the community is faced with the likelihood of another catastrophic failure upon the event of normal to heavy rains, or a large seismic event. Successful completion of the entire multi-phased project is mandatory to protect the health, safety and welfare of the community in and around the slide as well as the users of Sycamore Canyon Road/State Highway 144. Therefore, emergency Permit 08EMP-000000-00006 was approved by P&D on August 1, 2008 to address the ongoing threat to health and safety posed by the existing, unrepaired landslide.

While the work continues under 08EMP-00000-00006, P&D will process the outstanding appeal of 08LUP-00000-00391.

Pursuant to Section 35.472.080.H.1 of the Montecito Land Use & Development Code, the Director of Planning and Development is required to provide a written report to the Board at its first scheduled meeting after the Emergency Permit has been granted regarding the nature of the emergency and the work involved.

Background:

The complete, multi-phased Sycamore Ranchito Landslide Repair Project is a 50 million dollar construction project designed and engineered to repair the ongoing active and incipient landslide zones and active and incipient rock toppling zones above Sycamore Canyon and Ranchito Vista Roads and to re-establish vehicle access to property owners which was lost as a result of the landslide and toppling. The proposed construction is designed in seven stages and began with Phase I in December 2007 under a previous Emergency permit (07EMP-00000-00007).

Beginning at the upper end of the landslide, as the arresting and stabilization portions of the project are completed, the sections of Sycamore Vista and Canon View Roads will be re-constructed as soon as possible to re-establish access to the properties above the landslide for use by emergency services and property owners.

The project will be permitted and built in seven phases specifically as follows. The current Emergency Permit (08EMP-00000-00006) would permit construction activities under Phase II only.

- Phase I: Arrest upslope expansion
- Phase II: Restore Upper Roads**
- Phase III: Pin incipient landslide
- Phase IV: Protect lower roads with wall
- Phase V: Buttress landslide with fill
- Phase VI: Pin landslide body
- Phase VII: Sewer, landscape repave

Entire restoration repair work is expected to be completed by approximately the summer of 2010.

Performance Measure:

N/A

Fiscal and Facilities Impacts:

Budgeted: Yes

County costs for the preparation of the Emergency Permit are reimbursed by the applicant in conformance with the current Board-approved fee resolution. Permit revenues are budgeted in the Permitting and Compliance Division of the Development Review South Division, on page D-301 of the adopted 2008-2009 fiscal year budget. The fixed fee for an emergency permit as of August 22, 2008 is \$1,480.00.

Staffing Impacts:

Legal Positions:
N/A

FTEs:
N/A

Special Instructions:

None.

Attachments:

Emergency Permit (08EMP-00000-00006)
Site Plan

Authored by:

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Development Review Division – South, P&D

CC:

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