



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 &
Development
Department No.: 053
For Agenda Of: October 3, 2023
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Lisa Plowman, Director (805) 934-6559
Director(s)
Contact Info: Travis Seawards, Deputy Director (805) 934-6559

SUBJECT: Report on Case No. 23EMP-00011: Hollister Ranch Owner's Association
Emergency Bridge Replacement, Gaviota area, Third Supervisorial District

County Counsel Concurrence

As to form: Yes

Other Concurrence: N/A

As to form: N/A

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

That the Board of Supervisors:

- a) Receive and file this report on Emergency Permit Case No. 23EMP-00011, approved by the Director of Planning & Development on August 8, 2023, which authorized the construction of a prefabricated steel girder single-span bridge on concrete footings, appurtenant abutments, and associated channel restoration along Santa Anita Creek in the Hollister Ranch right-of-way near 88 Hollister Ranch Road (APN 083-690-006); and
- b) Determine that receiving and filing this report is not a project pursuant to CEQA Guidelines Section 15269(c) as it is an administrative government activity that will not result in direct or indirect physical changes in the environment.

Summary Text:

This Board item is a report on the Hollister Ranch Owner's Association Bridge Replacement Emergency Permit for work in the Gaviota area following the 2023 winter storms. Section 35-171 of the Article II Coastal Zoning Ordinance (Article II) authorizes the Director of the Planning and Development Department (P&D) to temporarily defer standard permit requirements of Article II and issue an Emergency

Permit when an emergency action is warranted. Pursuant to Article II Section 35-171.6, the Director of P&D is required to report in writing to the Board of Supervisors the nature of the emergency and the work involved. This report satisfies that requirement.

Discussion:

A series of heavy storms and atmospheric rivers in January 2023 caused widespread flooding and elevated creek levels throughout Santa Barbara County, resulting in a failed bottomless corrugated metal arch culvert and partially collapsing road at the Santa Anita Creek crossing on the main Hollister Ranch access road, located near 88 Hollister Ranch Road (APN 083-690-006). Site photos provided by the applicant are included as Attachment 3. As a result of the intense rain, Santa Anita Creek jumped its banks and scoured the side of Hollister Ranch Road to the east of the existing culvert crossing. A portion of the culvert's concrete footing collapsed, causing the corrugated metal culvert to deform and the road to partially collapse.

At present, there is only one lane of travel available for vehicles. If repairs are not implemented prior to the coming winter, the culvert is considered likely to fail completely. Additionally, the existing culvert impairs upstream migration of anadromous fish due to several factors, including an approximately 24-inch vertical drop over a concrete wall that was constructed between the footings. Replacement of the culvert arch with a new free-span bridge has been identified as a high priority to prevent full failure in the upcoming winter and to restore anadromy to upper Santa Anita Creek, which is the largest watershed on the Hollister Ranch. The Emergency Permit will allow work on the Santa Anita Creek crossing to quickly restore access for residents and emergency vehicles while removing an existing barrier to migration of adult and juvenile steelhead trout. Designs are prepared in accordance with fish passage standards established by the California Department of Fish and Wildlife.

The Emergency Permit application was accepted for processing on June 16, 2023, and was issued by Planning & Development issued on August 8, 2023. The repair work within the Santa Anita creek bed and Hollister Ranch Road right-of-way near 88 Hollister Ranch Road (APN 083-690-006) is expected to be completed by the Hollister Ranch Owner's Association in winter 2023. The repairs to the failed culvert and road include construction of an approximately 21-foot wide by 70-foot long prefabricated steel girder single-span bridge founded on cast-in-place concrete spread footings, appurtenant abutments, and associated channel restoration along Santa Anita including regrading of the creek for fish passage, rock slope protection for abutments, and revegetation of site with native riparian plantings. Grading will include approximately 1,325 cubic yards of cut and 168 cubic yards of fill.

Pursuant to Article II Section 35-171.5.1, a notice was mailed to the surrounding property owners and residents. Additionally, three notice placards were placed on the subject property. Public comment by phone, email, and mail was accepted up until the date of the decision for the Emergency Permit. P&D did not receive any public comment regarding the issuance of the Emergency Permit.

Pursuant to the Article II Section 35-171.5.3, an Emergency Permit does not constitute an entitlement to erect permanent structures, and an application for the applicable planning permit must be submitted within 30 days following the granting of the Emergency Permit. A Coastal Development Permit with Hearing is required in order to permit the work described in the Emergency Permit. An application for a Coastal Development Permit with Hearing was submitted to the Planning and Development Department on September 8, 2023.

Issuance of the Emergency Permit was consistent with Article II, as the action provided an immediate response to an emergency situation in the interest of health, safety, and public welfare. The Department granted the Emergency Permit based on a statutory CEQA exemption (CEQA Guidelines Section 15269c) due to the clear and imminent risk to life and property posed by the failed culvert and partial road collapse. A copy of the filed CEQA Notice of Exemption is included herein as Attachment 3. The Board's receiving and filing of this report is an administrative action under State CEQA Guidelines Section 15378(b)(5) that does not constitute a separate project for purposes of environmental review.

Fiscal and Facilities Impacts:

County staff costs for preparing the Emergency Permit are reimbursed by the applicant in conformance with the current Board-adopted fee ordinance. The estimated total cost to process this Emergency Permit is approximately 20 staff hours, which equates to \$5,640.00. Funding for this project is budgeted in the Planning & Development's Permitting Budget Program, on Page D-310 of the County of Santa Barbara Fiscal Year (FY) 2023-24 Adopted Budget. Future permitting costs associated with this project will be borne completely by the applicant.

Attachments:

1. Issued Emergency Permit, Case No. 23EMP-00011
2. Emergency Permit CEQA Notice of Exemption - Section 15269(c)
3. Site Photos

Authored by:

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