

# EMERGENCY PERMIT

## 10EMP-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:** Santa Barbara County Public Works – Pipe Repair  
**Case Number:** 10EMP-00000-00011  
**Site Address:** Road Right-of-Way: Del Playa Drive, Isla Vista, CA 93117  
**APN:** N/A  
**Applicant/Agent Name:** Morgan M. Jones  
**Owner Name:** County of Santa Barbara – Public Works, Roads Division

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

Energy Division  
30 E. Figueroa St.  
Santa Barbara, CA 93101  
(805) 568-2040

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

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**BACKGROUND:**

This subject road right-of-way is located between 6549 and 6551 Del Playa Drive, in Isla Vista. Historically, the County of Santa Barbara maintained a road leading down to the beach area below, but continued natural beach and bluff-face erosion eventually made vehicular access unsafe and the roadway was abandoned. Subsequently, the County installed a paved pathway leading to beach access stairs extending down to the beach. This pathway and stairway are currently maintained at the site by the County and used on a regular basis by students and the general public to access the beach.

**PERMIT APPROVAL:**

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

**The project involves the emergency removal of an approximately 41 foot section of damaged 27” Reinforced Concrete Pipe (RCP) and replacing the pipe with a 41 foot section of 36” High Density Poly Ethylene (HDPE). Additional work includes slip-lining the remaining existing 36” Corrugated Metal Pipe (CMP) for approximately 75 feet in length with a new 32.5” HDPE pipe material to maintain the structural integrity of the pipe. A manhole access port with an angle and transition structure will be installed between the two sections as a transition to establish a connection between the two sections of pipe. Repairs and replacement will not involve work on the beach or bluff. The hardscape access path will be repaired with asphalt or concrete as determined in the field to prevent erosion as a temporary patch fix. An application for a Coastal Development Permit to validate the work authorized under this permit must be submitted within 30 days of issuance of the Emergency Permit. The project site is located in the County road right-of-way of Del Playa Drive and is located between 6549 and 6551 Del Playa Drive in the Isla Vista/Goleta Area, Third Supervisorial District.**

This Emergency Permit is approved in order to replace an existing damaged/deteriorated drainage pipe that cannot be made to tie into a recently installed adjacent drainage pipe. The extent of the damaged pipe was determined to also significantly compromise the structural integrity of the concrete around the pipe. The problem became apparent during construction/improvement associated with the ongoing road improvements of the El Embarcadero Enhancement Phase I project. If the drainage pipe was to fail and adequate storm water drainage of the El Embarcadero loop area was obstructed the direct result could be loss of nearby private property, uncontrolled undermining of road and existing bluff-top homes during heavy storm events of the current rainy season. This represents a potential public safety hazard and a threat to both public and private property, as well as the beach area below. 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,

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

APPROVAL DATE: December 15, 2010

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## **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.

This approval does not approve any violation of any provision of any County Ordinance or State Law.

2. Pursuant to Section 35-171.5 of Article II, an Emergency Permit may be granted if the Director of the Planning and Development Department makes the following findings:

- 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.*

As evaluated and determined by County Planning & Development and County Roads Department, the current structural integrity of the existing drainage pipe make connection to new drainage improvements infeasible. Additionally, the County is currently within the rainy season of the year and therefore there is a higher potential for a storm event to occur that could cause significant damage if storm water drainage was not adequately and properly controlled. Therefore, this situation constitutes an emergency in accordance with Section 35-171.5 of the Article II Zoning Ordinance and immediate action is warranted. The proposed actions would be completed within 30 days of commencement.

- b. *The action proposed is consistent with the policies of the Coastal Land Use Plan and the requirements of the Article II Coastal Zoning Ordinance.*

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 identified public safety hazards consistent with this policy. Thus, the proposed removal of damaged drainage pipe and the installation of new drainage pipe and pipe connections are consistent with the policies of the Coastal Land Use Plan and the requirements of the Article II Coastal Zoning Ordinance, including the Goleta Community Plan and the Isla Vista Master Plan.

- c. *Public comment on the proposed emergency action has been reviewed if time allows. (Coastal Zone)*

Time does not allow for public comment on the proposed actions since immediate action is warranted to prevent damage to the affected structures. Notice of this permit will be mailed to surrounding property owners. Processing of the Coastal Development Permit with Hearing required to validate the proposed wall as a permanent structure will provide opportunity for public review and appeal.

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 involves the emergency removal of an approximately 41 foot section of damaged 27” Reinforced Concrete Pipe (RCP) and replacing the pipe with a 41 foot section of 36” High Density Poly Ethylene (HDPE). Additional work includes slip-lining the remaining existing 36” Corrugated Metal Pipe (CMP) for approximately 75 feet in length with a new 32.5” HDPE pipe material to maintain the structural integrity of the pipe. A manhole access port with an angle and transition structure will be installed between the two sections as a transition to establish a connection between the two sections of pipe. Repairs and replacement will not involve work on the beach or bluff. The hardscape access path will be repaired with asphalt or concrete as determined in the field to prevent erosion as a temporary patch fix. An application for a Coastal Development Permit to validate the work authorized under this permit must be submitted within 30 days of issuance of the Emergency Permit. The project site is located in the County road right-of-way of Del Playa Drive and is located between 6549 and 6551 Del Playa Drive in the Isla Vista/Goleta Area, Third Supervisorial District.**

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 Demolition Permit and a Coastal Development Permit (*w/Hearing*) 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 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. Prior to the initiation of any demolition or construction activities, the applicant shall obtain a Demolition Permit, Building Permit and any other permit required pursuant to the Building Code from the P&D Building Division.
8. All demolition debris shall be removed from the public beach area and the bluff-top portion of the property and disposed in a legal manner. During demolition activities, a monitor shall be stationed on the beach below the exposed pipe and trenching to direct roadway and beach users away from the demolition area.

9. This Emergency Permit is not valid until signed by the applicant and subsequently issued by Planning and Development.
10. A Coastal Development Permit issued by the California Coastal Commission is required for any demolition or construction activity located below the mean high tide line.

Attachments:

- A. Index Map
- B. Proposed Site/Drainage Plan

Cc: Doreen Farr, Third District Supervisor  
Glenn Russell, Ph.D., Director, Planning and Development  
Dianne Black, Director of Development Services, Planning and Development  
Alice McCurdy, Deputy Director, Planning and Development  
J. Ritterbeck, Planner II, Planning and Development  
Coastal Program Analyst, Calif. Coastal Comm., 89 S. California Street, Ventura CA 93001