



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: December 11, 2007
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 1), 07EMP-00000-00007

County Counsel Concurrence

Yes.

Auditor-Controller Concurrence

N/A

Other Concurrence:

N/A

Recommended Actions:

That the Board of Supervisors receive and file this report on Emergency Permit 07EMP-00000-00007, for the Sycamore Canyon Landslide Emergency Repair (Phase 1) project located in the First Supervisorial District, authorizing work to commence on the following parcels: 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:

An Emergency Permit was approved on December 3, 2007 allowing the Landslide Repair Foundation, Inc. (LRF) to begin emergency work under Phase I of a multi-phase landslide repair project on a site that lies above Sycamore Canyon Road (State Highway 144). The overall goal of Phase I is to repair the upslope expansion of the landslide.

In their November 27, 2007 letter, the project's geotechnical engineers, Cotton, Shires & Associates, Inc., recommend that Phase I 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 Cotton, Shires & Associates, no significant mitigation measures have occurred 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. Surface and subsurface monitoring indicates continued movement to this day. According to Cotton, Shires & Associates, we are faced with the

likelihood of another catastrophic failure in the event of normal to heavy rains, or a large seismic event. For these reasons, Planning & Development agrees that an Emergency Permit is justified to allow work to begin on Phase I of the landslide repair project. Under the Emergency Permit (07EMP-00000-00007), Phase I would begin in December of 2007 with an expected duration of eight months. 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, since surface and subsurface monitoring indicate continued earth movement to this day.

This initial phase of work is intended to repair the upslope expansion of the landslide, as described in the Cotton, Shires & Associates report dated July 2007. Phase I consists of the construction of two, below grade, 25-ft high, reinforced shotcrete walls with five rows of tieback anchors. A temporary bypass road will be constructed at the base of the upper Phase I tieback wall (Wall 1 on the plans) to allow access for Canon View Road residents that live southwest of 85 Canon View Road during construction of the lower Phase I tieback wall (Wall 2) and during construction of another wall that will be proposed in Phase II.

The 07EMP-00000-00007 will be followed by a standard Land Use Permit to validate the work authorized under the Emergency Permit. 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 lost as a result of the landslide and toppling. The proposed construction is designed in seven stages and is tentatively scheduled to begin with Phase I in December 2007 under the current 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. Other phases of the project will include utility annexations to create easements for property owners to connect sewer lines to the City of Santa Barbara sewage treatment system and other Public utilities if necessary.

The project will be permitted and built in seven phases specifically as follows. The current Emergency Permit (07EMP-00000-00007) would permit construction activities under Phase I 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

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-286 of the adopted 2007-2008 fiscal year budget. The fixed fee for an emergency permit as of January 15, 2007 is \$1,421.00.

Staffing Impacts:

Legal Positions:

N/A

FTEs:

N/A

Special Instructions:

None.

Attachments:

Emergency Permit (07EMP-00000-00007)

Authored by:

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