

SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors
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TO: Board of Supervisors

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Planning and Development

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SUBJECT: **Boyman Slope Repair 05EMP-00000-00019**
-820 Toro Canyon Rd., APN 155-230-015, First Supervisorial District
Ackerman/Gibbs Slope Repair 05EMP-00000-00020
-894 Toro Canyon Rd., APN 155-240-012, First Supervisorial District
840 Toro Canyon Rd., APN 155-040-040, First Supervisorial District
Wilfong Grading 05EMP-00000-00021
-340 E. Mountain Dr., APN 013-030-017, First Supervisorial District
Allebrand Grading/Slope Repair 05EMP-00000-00022
-841 Toro Canyon Road, APN 155-230-008, First Supervisorial District
Starr Retaining Wall 05EMP-00000-00023
-1144 Palomino Road, APN 023-290-016, First Supervisorial District
Mai Grading/Retaining Wall 05EMP-00000-00024
-2180 Ortega Ranch Ln, APN 005-580-013, First Supervisorial District
Eucalyptus Knolls Retaining Wall 05EMP-00000-00025
-41 Ridgeview Road, APN 013-166-009, First Supervisorial District
Smith Grading 05EMP-00000-00027
-1010 Ladera Lane, APN 155-030-050, First Supervisorial District

Recommendation:

Staff recommends that the Board of Supervisors take the following action:

1. Receive and file this report on Emergency Permits 05EMP-00000-00019, 05EMP-00000-00020, 05EMP-00000-00021, 05EMP-00000-00022, 05EMP-00000-00023, 05EMP-00000-00024, 05EMP-00000-00025, and 05EMP-00000-00027.

Alignment with Board Strategic Plan:

The recommendation is primarily aligned with Goal No. 2. A Safe and Healthy Community in Which to Live, Work, and Visit.

Executive Summary and Discussion:

Pursuant to Section 35-171 of Article II of the County Coastal Zoning Ordinance, Section 35-322 of the Article III Inland Zoning Ordinance, and Section 35-486B of the Article IV Montecito Zoning Ordinance, when an Emergency Permit is issued, the Director of Planning and Development is required to provide a written report to the Board of Supervisors regarding the nature of the emergency and the work involved. This notification fulfills the ordinance requirements.

Conditions of approval for each of these issued Emergency Permits include: a requirement of issuance of appropriate grading and building permits from the County Building & Safety Division prior to the initiation of work, implementation of best available erosion and sediment control measures, implementation of dust control measures and removal of construction debris upon completion of the work. A brief discussion of each case follows.

Boyman Slope Repair, 05EMP-00000-00019

This emergency permit approved and issued to Jody Boyman and Suzanne Steed on November 16, 2005, authorized the emergency repair of a slope supporting a private road that suffered landslide failures as a result of the storms of January 2005. The Toro Canyon vicinity suffered a series of landslide failures as a result of these storms including three additional slides along the same private road which are being processed under 05EMP-00000-00020. The affected properties are identified as 800, 810, and 820 Toro Canyon Rd., APNs 155-040-053, 155-040-022, and 155-230-015, located in Toro Canyon (see Figure 1). The affected section of the private road provides sole vehicular access to two existing residences. During a telephone conversation in December 2005, Carpinteria/Summerland Fire District indicated that critical fire and emergency service access to affected parcels is threatened by additional slope failure. Repair work to the subject slide area includes grading and the installation of a retaining wall to support the slope below the existing private road threatened by slope failure. The work accomplished under the Emergency Permit is only temporarily authorized. A Land Use Permit processed through normal procedures is required to permanently validate the work pursuant to Zoning Ordinance requirements.

The emergency work authorized under this Emergency Permit is limited to the drilling of form borings and the installation of H-beams embedded in concrete caisson foundation elements and a reinforced wood timber retaining wall constructed in conformance with the approved engineering plans. The authorized wall would serve to structurally support the existing private road on the project site. The wall would be approximately 67 feet in length, between 5 and 12 feet in height, and sited outside setbacks. The supporting caisson foundation elements would extend at least ten feet into firm soil. Steel tieback anchors would extend from each of the H beams at least 25 feet into the ground. Retaining wall backfill would be placed in lifts and

compacted. Equipment would access the private road and construction area via Toro Canyon Road. The work has commenced and is set to be accomplished within a 30-day period. Due to the exposed wall height, the South County Board of Architectural Review will review the design and provide recommendations regarding the finish and landscaping of the wall.



Figure 1: Toro Canyon Area Slope Failures

Ackerman/Gibbs Slope Repair, 05EMP-00000-00020

This emergency permit, approved and issued to Marshall Ackerman and David Gibbs on November 15, 2005, authorized the emergency repair of three slopes along a private road that suffered landslide failures as a result of the storms of January 2005 (see Figure 1). The Toro Canyon vicinity suffered a series of landslide failures resulting from these storms including an additional slide along the same road whose emergency repair is currently being processed under 05EMP-00000-00019. This slope repair related to this permit would occur on two adjacent parcels identified as 840 and 894 Toro Canyon Rd., APNs 155-240-012 and 155-040-040, located in Toro Canyon, First Supervisorial District. The affected sections of private road provide vehicular access to ten parcels. During a telephone conversation in December 2005, Carpinteria/Summerland Fire District indicated that critical fire and emergency service access to affected parcels is threatened by additional slope failure. Repair work includes grading and the installation of retaining walls to support the slopes below the existing private road which is currently threatened by landslide failures. The work accomplished under the Emergency Permit

is only temporarily authorized. A Land Use Permit processed through normal procedures is required to permanently validate the work pursuant to Zoning Ordinance requirements.

The emergency work authorized under this Emergency Permit is limited to the drilling of form borings and the installation of H-beams embedded in concrete caisson foundation elements and reinforced wood timber retaining walls constructed in conformance with the approved engineering plans. The authorized retaining walls would serve to structurally support the existing private road and are site within parcel setbacks. The first wall would be approximately 41 feet in length and between seven and nine feet in height, the second wall would be approximately 25 feet in length and between seven and eight feet in height, and the third wall would be approximately 50 feet in length and between six and nine feet in height. Each supporting caisson foundation element would extend at least ten feet into firm soil. Steel tieback anchors would extend from each of the H beams at least 25 feet into the ground. Retaining wall backfill would be placed in lifts and compacted. Equipment would access the private road and construction area via Toro Canyon Road. The work has commenced and is set to be accomplished within a 30-day period. Due to the exposed wall heights, the South County Board of Architectural Review will review the design and provide recommendations regarding the finish and landscaping of the walls.

Wilfong Grading, 05EMP-00000-00021

This permit, approved and issued to Tracy Wilfong on November 22, 2005, authorized the emergency repair of a slope supporting a private driveway which suffered landslide failures as a result of the storms of the 2004/2005 winter season. The affected property is identified as 340 East Mountain Drive, APN 013-030-017, located in the Montecito Area, First Supervisorial District (see Figure 2). Repair includes grading and installation of a retaining wall to support a slope below the existing driveway, which has been partially destroyed and is further threatened by landslide failures. The affected section of private driveway provides sole vehicular access to the residence on the property. The work accomplished under the Emergency Permit is only temporarily authorized. A Land Use Permit processed through normal procedures is required to permanently validate the work pursuant to Zoning Ordinance requirements.

The emergency work authorized under this Emergency Permit is limited to the drilling of form borings and the installation of concrete caissons and a concrete retaining wall constructed in conformance with the approved engineering plans. The authorized retaining wall would serve to structurally support the existing private road and is sited outside setbacks. The supporting caisson foundation elements would extend at least ten feet into firm soil. Steel tieback anchors would extend from each of the pilasters at least ten feet into the ground. The retaining wall would be backfilled with gravel. The finished height of the exposed face would vary between two and six feet. Equipment would access the private road and construction area via Mountain Drive. The work would be accomplished over a 60-day period.



Figure 2: Montecito Area Slope Failures

Allebrand Grading/Slope Repair, 05EMP-00000-00022

This emergency permit, approved and issued to Kent Allebrand on November 18, 2005, authorized the emergency repair of a slope supporting a private road that suffered landslide failures as a result of the winter storms of 2004/2005. The affected property is identified as 841 Toro Canyon Rd., APN 155-230-008, located in Toro Canyon, First Supervisorial District. The Toro Canyon vicinity suffered a series of landslide failures as a result of these winter storms including four additional slope failures along a private road east of Toro Canyon Road currently being processed under 05EMP-00000-00019 and 05EMP-00000-00020. Repair includes grading and installation of a retaining wall to support the slope below the existing primary residence threatened by landslide failure. The work accomplished under the Emergency Permit is only temporarily authorized. A Land Use Permit processed through normal procedures is required to validate the work pursuant to Zoning Ordinance requirements.

The emergency work authorized under this Emergency Permit is limited to the reconstruction of the failed slope by removing landslide debris and replacing material as a compacted fill slope behind a gabion basket retaining wall constructed in conformance with the approved engineering plans. The authorized wall would serve to structurally support the slope below the primary residence. The wall would be located outside of setbacks, extend approximately 75 feet in length, and vary between three and six feet in height. Equipment would access the private road

and construction area via Toro Canyon Road. The work has commenced and is set to be accomplished within a 30-day period.



Figure 3: Starr Retaining Wall Vicinity

Starr Retaining Wall, 05EMP-00000-00023

This emergency permit, approved and issued to Bob Starr on December 2, 2005, authorized the emergency repair of a slope supporting a private driveway that suffered landslide failures as a result of the winter storms of 2004/2005. The affected property is identified as 1144 Palomino Road, APN 023-290-016, located in Mission Canyon, First Supervisorial District (see Figure 3). Repair includes grading and installation of a retaining wall to support the slope below the existing private driveway threatened by additional landslide failure. The work accomplished under the Emergency Permit is only temporarily authorized. A Land Use Permit processed through normal procedures is required to permanently validate the work pursuant to Zoning Ordinance requirements.

The emergency work authorized under this Emergency Permit is limited to the drilling of form borings and the installation of pilasters embedded in concrete caisson foundation elements and a concrete retaining wall constructed in conformance with the approved engineering plans. The authorized retaining wall would serve to structurally support the existing private driveway on the project site. The wall would extend approximately 100 feet along the driveway and would be

about 11 feet in height with a four to six foot high exposed face above finished grade. Steel tieback anchors would extend from each of the pilasters at least 18 feet into the ground. Equipment would access the private road and construction area via Palomino Road. The work would be accomplished over a 30-day period.



Figure 4: Mai Grading/Retaining Wall Vicinity

Mai Grading/Retaining Wall, 05EMP-00000-00024

This emergency permit, approved and issued to Trung Mai on November 10, 2005, authorized the emergency repair of a slope supporting an existing single family dwelling that suffered landslide failures as a result of the winter storms of 2004/2005. The affected property is identified as 2180 Ortega Ranch Lane, APN 005-580-013, located in the Summerland area, First Supervisorial District (see Figure 4). Repair includes grading and installation of a retaining wall to support the slope below the existing residence threatened by landslide failure. The work accomplished under the Emergency Permit is only temporarily authorized. A Coastal Development Permit processed through normal procedures is required to permanently validate the work pursuant to Zoning Ordinance requirements.

The emergency work authorized under this Emergency Permit is limited to the drilling of form borings and the installation of H-beams embedded in concrete caisson foundation elements and a reinforced wood timber retaining wall constructed in conformance with the approved

engineering plans. The authorized retaining wall would serve to structurally support the existing residence on the project site. The wall would extend approximately 300 feet along the upper portion of the landslide. Backfill would be used to restore the natural grade leaving approximately three vertical feet of exposed wall face. Equipment would access the private road and construction area via Ortega Ranch Lane. The work would be accomplished over a 45-day period.

Eucalyptus Knolls Retaining Wall, 05EMP-00000-00025

This emergency permit, approved and issued on November 23, 2005, authorized the emergency repair of a slope supporting a private road that suffered landslide failures as a result of the winter storms of 2004/2005. The affected property is identified as 41 Ridgeview Road, APN 013-166-009, located in the Montecito area, First Supervisorial District (see Figure 2). Repair includes grading and the installation of a retaining wall to support the slope below the existing private road threatened by landslide failure. Critical fire and emergency service access is threatened by additional slope failure. The work accomplished under the Emergency Permit is only temporarily authorized. A Land Use Permit processed through normal procedures is required to validate the work pursuant to Zoning Ordinance requirements.

The emergency work authorized under this Emergency Permit is limited to the drilling of form borings and the installation of pilasters embedded in concrete caisson foundation elements and a concrete retaining wall constructed in conformance with the approved engineering plans. The authorized retaining wall would serve to structurally support the existing private roadway on the project site. The wall would extend approximately 100 feet along the roadway and vary between six and eight feet in height with approximately one foot of exposed face from the top of finished grade. Steel tieback anchors would extend from each of the pilasters at least 20 feet into the ground. Equipment would access the private road and construction area via Ridgeview Road. The work is set to commence and would be accomplished over a 60-day period.

Smith Grading, 05EMP-00000-00027

This emergency permit, approved and issued to Susan Smith Family Trust on December 15, 2005, authorized the emergency repair of two slopes supporting a private road that suffered landslide failures as a result of the winter storms of 2004/2005. The repair work would occur along a private road easement is identified as 1010 Ladera Lane, APN 155-030-050, located in the Toro Canyon area, First Supervisorial District. The Toro Canyon vicinity suffered a series of landslide failures as a result of these winter storms including five additional slope failures on either side of Toro Canyon Road currently being processed under 05EMP-00000-00019, 05EMP-00000-00020, and 05EMP-00000-00022 (see Figure 1). The affected private road serves as primary access to 12 residences. Repair includes grading and installation of two retaining walls to support the slopes below the existing private road threatened by additional landslide failure. Critical fire and emergency service access is would be threatened by additional slope failure. The easternmost landslide failure lies within a Southern Coast Live Oak Riparian Forest Environmentally Sensitive Habitat (ESH). Conditions of approval on the subject

emergency permit include disturbance minimization within the ESH and ESH buffer area and installation of fencing to protect the creek drainage and native and specimen trees. The work accomplished under the Emergency Permit is only temporarily authorized. A Land Use Permit processed through normal procedures is required to validate the work pursuant to Zoning Ordinance requirements.

The emergency work authorized under this Emergency Permit is limited to grading and the installation of I-beams and two concrete retaining walls. The authorized retaining walls would serve to structurally support the existing private roadway on the project site. The exposed wall faces would be approximately three feet in height from finished grade. Equipment would access the private road and construction area via Ladera Lane. The emergency work would be accomplished over a 30-day period.

Mandates and Service Levels:

No change to programs or service level.

Fiscal and Facilities Impacts:

County costs for the preparation of the emergency permit are reimbursed by the applicant in conformance with the current board-approved fee resolution. The project causes no fiscal or facilities impacts to the County.

Special Instructions:

None.

Concurrence:

None.

Attachments:

Emergency Permit (05EMP-00000-00019 issued 11/16/2005)
Emergency Permit (05EMP-00000-00020 issued 11/15/2005)
Emergency Permit (05EMP-00000-00021 issued 11/22/2005)
Emergency Permit (05EMP-00000-00022 issued 11/18/2005)
Emergency Permit (05EMP-00000-00023 issued 12/2/2005)
Emergency Permit (05EMP-00000-00024 issued 11/10/2005)
Emergency Permit (05EMP-00000-00025 issued 11/23/2005)
Emergency Permit (05EMP-00000-00027 issued 12/15/2005)

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