

Katherine Douglas

Applicant Presentation

# 4

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DIST

**From:** Kaitlyn Earnest <Kaitlyn@sepps.com>  
**Sent:** Thursday, February 19, 2026 1:56 PM  
**To:** sbcob  
**Subject:** February 24 BOS hearing (Item 4, Departmental Agenda No. 26-00138)  
**Attachments:** BOS PowerPoint Presentation FINAL.pdf; BOS PowerPoint Presentation (FINAL presentation version).pptx

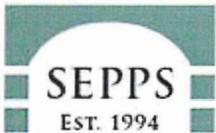
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Hello,

Please find the attached presentation for the February 24 BOS hearing (Item 4, Departmental Agenda No. 26-00138). I've included both a PDF and PowerPoint version – please let me know if one format is preferred for the County's setup.

Thank you,

**Kaitlyn Earnest, AICP**  
Associate Planner II



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# 1690 San Leandro

Request Board of Supervisors  
Deny the Appeals of  
Coastal Development Permit  
(23CDH-00027; 25APL-00019; 25APL-00020)

County Board of Supervisors  
February 24<sup>th</sup>, 2026

Agent for Owner: SEPPS Land Use Consulting  
Laurel Perez, AICP and Kaitlyn Earnest, AICP



# Montecito Planning Commission Approved Coastal Development Permit (23CDH-00027)

## **Project Description:**

Approval of like-for-like repair to historic sandstone wall alongside San Ysidro Creek following the 2018 Debris Flow (approximate 110-foot-long section of grouted sandstone boulder wall)

## **Staff Recommendation:**

Deny the appeals and uphold MPC's unanimous approval

## **County Flood Control District:**

Like-for-like repair did not alter creek flow or capacity

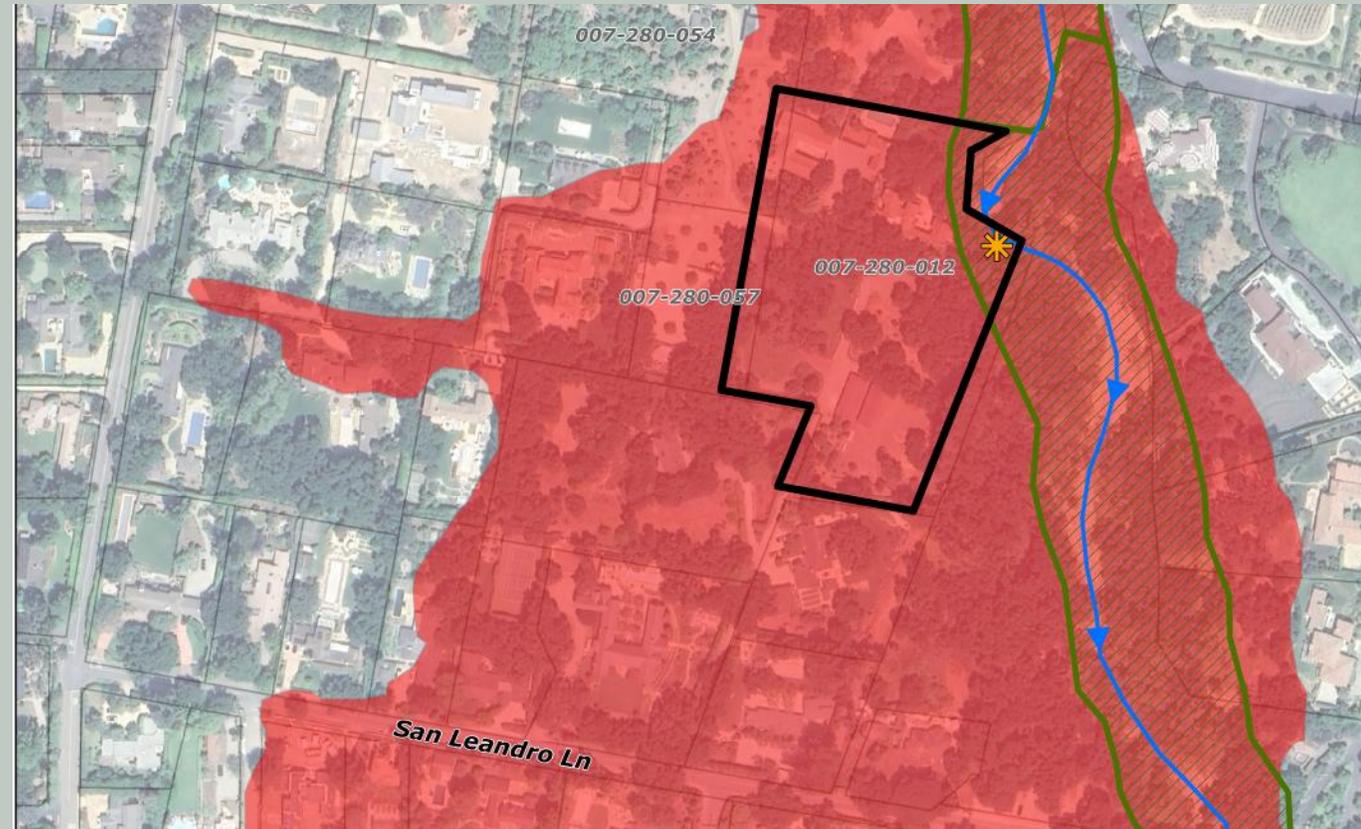
## **Environmental Determination:**

Categorically Exempt from CEQA (§15302 – Replacement or Reconstruction)

No impacts to Biological Resources

# Project Background

- Sandstone boulder wall was constructed pre-1945.
- The 2018 debris flow caused damage to San Ysidro creek and adjacent properties, including 1690 San Leandro Lane.
- Property owner obtained Emergency Permit (18DIS-00127 ) in January 2018 for storm repairs, but wall repair was not explicitly called out on plan sheet.



**Map Items**

 Approx. Limits of Debris Flow <i>per USGS report, 2018</i>	 Parcel Boundary <i>per Topo by Coast Engineering</i>
 County of Santa Barbara-mapped ESH	 Wall Location

**Figure 5. Area Damaged in the Project Vicinity by January 9, 2018 Montecito Mud/Debris Flow**

**BIOLOGICAL ASSESSMENT  
AS-BUILT WALL REPAIR PROJECT  
1690 San Leandro Lane (APN: 007-280-012)  
Montecito, CA**

*Watershed Environmental, Inc. 8/28/2023*

# Creek Wall Repair and Permitting Timeline

**February 2018**

Former property owner completed repairs to the property and creek wall after debris flow. **Emergency Permit** did not explicitly describe creek wall repair work.

**August 2023**

CDP submitted to permit as-built repair work.

**September 2025**

**Unanimous Approval** by MPC.

**April 2023**

New property owner received a **NOV** for unpermitted repair of wall in a riparian corridor, requiring a CDP.

**July 2024**

Project deemed complete by P&D and Flood Control. Analysis concluded that the repair work did not affect the conveyance capacity of the creek or result in bio impacts on ESHA.

**October 2025**

Appealed by neighbors.

# 2018 Creek Wall Repair



Photo 1: County Flood Control & ACOE using heavy equipment in creek channel to clear debris in February 2018.



Photo 2: Property owner repairs wall in February 2018. Skip loader is lowering boulders into place. Workman is grouting joints between boulders.



# 2025 Creek Wall

Repaired grouted  
sandstone wall located  
on western bank of San  
Ysidro Creek.

# Appeal Issue #1

## Response

### Engineering analysis confirmed:

- Historic wall pre-dates FEMA flood maps
- FEMA's current flood studies reflect conditions with the wall in place
- The wall is not new construction and does not worsen flooding conditions
- Wall repaired like-for-like
- Repairs do NOT alter creek flow or capacity
- No-Rise study peer-reviewed and approved by County Flood Control District
- Cleared by Army Corps of Engineers, CA Fish & Wildlife, & Regional Water Control Board

\* If not, please provide an explanation of how you are an "aggrieved party", as defined in Step 5 on page 2 of this application form:

CREEK WATER DURING  
RAIN HITS WALL &  
FLOODED OUR  
PROPERTY TWICE.  
PHOTOS AVAILABLE.

# Appeal Issue #1 Continued

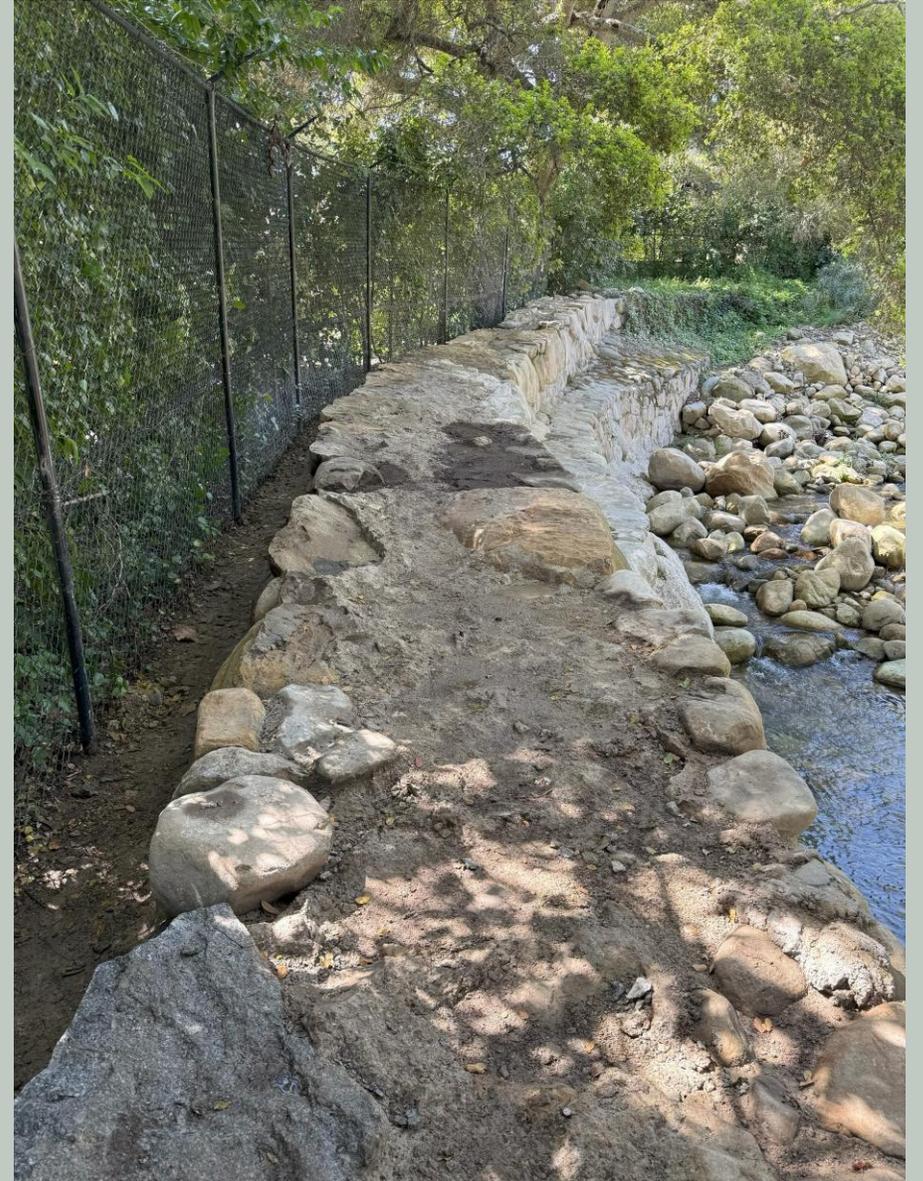
## Response

County Flood Control District approval:

*“The original wall was pre-FIRM (1979) according to historic records (dating back to ~1940). Due to damage sustained from the 2018 Debris flow event, the wall was reconstructed by the previous owner without permits and the current owner is pursuing validation. A **valid no rise analysis** and certificate (dated 6-13-2024) signed and stamped by an engineer was submitted to attest that the rebuilt/regouted stone **would not create a rise in the water surface elevation** shown on the currently effective FIS and FIRM. Methodology of the no-rise analysis was also provided. The wall/rock was essentially **replaced in kind**, with the pre-existing rocks remaining intact and repaired in place.”*

# 2025 Creek Wall

- Rock wall was repaired to original configuration.
- No-rise analysis confirmed that the repair did not create a rise in the water surface elevation.
- Biological Report confirmed there were no biological impacts to ESHA.



# Appeal Issue #2

## Response

### Engineering Analysis:

The engineer specifically evaluated whether the wall repair changed historical flow patterns or increased flood risk upstream or downstream, including:

- Used FEMA's published flood flow rates
- Analyzed multiple cross sections of the creek near the wall
- Calculated water levels using standard hydraulic equations accepted by Flood Control

**Water elevations match FEMA's existing flood elevations. The wall does not redirect flow, raise water levels, or increase flood risk.**

*If not, please provide an explanation of how you are an "aggrieved party", as defined in Step 5 on page 2 of this application form:*

*Creek water during rain impacts the wall and has caused flooding in nearby properties. Before approval we seek an understanding of how the wall may affect water flow, alter natural flow patterns, and potentially alter/modify flood risk for neighboring parcels.*

# Appeal Issue #2 Continued

## Response

### **Applicant's Good Faith Efforts:**

- Submitted a No-Rise Analysis addressing concerns and questions
- County peer-reviewed analysis for confirmation
- Met with Ennisbrook HOA to address questions
- Attempted facilitation meetings with appellants since October 2025
- Provided 15+ available dates to meet with appellants
- No response from appellants
- December 8 meeting scheduled
- Appellant withdrew shortly before meeting

**Despite these efforts, appellants declined to engage in facilitated discussion.**

# Bottom Line...

**The historic creek wall was repaired like-for-like.**

**County and Agency approvals granted.**

**Does not impede the creek.**

**Does not raise water levels.**

**Does not change natural flow patterns.**

**Does not alter flood risk to neighbors.**

*We respectfully request the Board support staff's recommendation to deny the appeals for the creek wall repair work that occurred in 2018 after the debris flow.*

Thank You