

Lenzi, Chelsea

From: Howard Weinberg <howard@weinberglaw.la>
Sent: Tuesday, August 28, 2018 7:13 AM
To: sbcob
Cc: Villalobos, David; Lieu, Nicole; Black, Dianne; Wilson, Jeffrey; 'Janice Feldman Personal (janice@janicefeldman.com)'; 'Ann Douglass (ann@janicefeldman.com)'; 'Jennifer Siemens (Jennifer@siemensplanning.com)'; LynneDee Althouse (LynneDee@althouseandmeade.com); Alan Seltzer (alan@alanseltzerlaw.com); Williams, Das; Wolf, Janet; Hartmann, Joan; Adam, Peter; Lavagnino, Steve
Subject: RE: Agenda Item #6 (File 18-00648) - Appeal Hearing regarding 755 Sand Point Road
Attachments: StreamlineWest - Response to Revell - 8-28-18.pdf

Clerk of the Board
Santa Barbara County Board of Supervisors

Attached is a one-page letter from the applicant's hydrology engineer, with rebuttal evidence to the Revell Report that was submitted by Mr. Chytilo on Friday.

Please distribute the attached letter to the members of the Board. Please include this letter as part of the administrative record in this matter.

We will bring 30 paper copies of this letter to the hearing to be distributed if this email is too late for distribution today to the Board.

We are not certain whether a single page submission on the day of the hearing requires approval of the Board. If so, then we request that the Board vote to include this document in the record.

Best regards,

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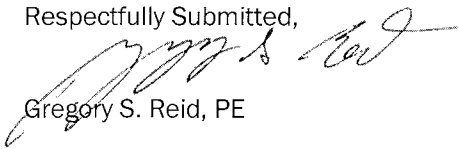
August 28, 2018

Re: Response to Revell Coastal Memorandum dated August 24, 2018

1. The report references the SLR that was and is currently adopted by the California Coastal Commission.
2. The new study will only raise the extreme case for SLR by 0.5 feet over the 75-year life of the proposed improvements which could be addressed through corrective measures (raising Sand Point Road, beach nourishment, small wave barrier around deck, etc.).
3. The report utilizes the updated FEMA BFE of 16' NAVD88. This data is converted to the NGVD29 datum used for the site survey. Note that NGVD29 datum is 2.64 feet lower than the NAVD88 datum.
4. Wave run-up is calculated and **added** to the 100-year tide event that was used as the design tide for the evaluation. See pages 10 through 12 of the analysis.
5. Fluvial and coastal flooding were considered in the report. See pages 4 through 6 for the fluvial flooding evaluation and pages 13 through 17 for the coastal flooding. Coastal flooding analysis considers both coastal flooding and erosion induced by potential future sea level rise. We assume sea walls are removed.
6. Tsunamis risks are evaluated in a separate report. See the Potential Tsunami Hazards that was delivered to the County and is part of the record for this project.
7. The evaluation utilizes the updated FEMA flood study which considers both coastal and upstream flooding conditions. Streamline has discussed the recently adopted flood map with the Flood Control District and confirmed that the Base Flood Elevation of 16' NAVD88 (the same as 13.4' NGVD29) exceeds the increased inland flood level for the area - which is 15.5' NAVD88.
8. It is true that flooding of Sand Point Road could occur periodically during extreme flood events. However, only at the end of the 75-year design life of the project. The report identifies the potential need to raise the access road towards the end of the 75-year period and only if the extreme SLR projections were to occur.
9. The report does consider the potential for future coastal erosion and increased wave run-up. See pages 14 through 19 and Figure 8 depicting the eroded condition including assumed removal of the sea walls and the potentially increased wave run-up if such conditions were to occur.
10. Wave run-up on the revetment is considered and the findings of the report are compared to and found to be consistent with the findings of FEMA's updated (and not yet adopted) Flood Insurance Study. The FEMA Study also includes an evaluation of the armored shore along the property. The report goes on to evaluate a more extreme run-up condition with the revetment removed.
11. Erosion is analyzed, assuming a condition with no armoring (i.e. sea walls removed). See Figure 8, pg. 19.
12. Beach erosion is considered along with the removal of the sea walls, analyzing erosion and shoreline shift (recession) due to the combination of sea level rise and erosion. See pages 14 through 19. Figure 8 on page 19 depicts the eroded and recessed shoreline and predicted water levels with sea level rise.
13. Beach loss is considered with the removal of the seawall. See pages 14 through 19.
14. The revised project is providing buffers from the adjoining sensitive habitat areas on the lagoon side and has moved more than 15 feet away from the ocean to improve coastal view corridors and accommodate potential future beach loss due to sea level rise and erosion.

The Streamline West report has been peer reviewed and approved by the County's independent coastal review firm, GeoDynamics, Inc.

Respectfully Submitted,


Gregory S. Reid, PE