EMERGENCY PERMIT
24EMP-00006

☒ **Countywide:**
Subject to the requirements of Section 35.82.090 of the Santa Barbara County Land Use & Development Code.

☐ **Montecito:**
Subject to the requirements of Section 35.472.080 of the Santa Barbara County Montecito Land Use & Development Code

Case Name:	Narholz – Emergency Slope Repair
Case Number:	24EMP-00006
Site Address:	1051 Palomino Road, Santa Barbara, CA 93105
APN:	023-300-006
Applicant/Agent Name:	Walter Winitzky
Owner Name:	Gregor Narholz

PERMIT APPROVAL:

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

The proposed project is for the repair and stabilization of a slope damaged in the 2023/24 winter storms. The slope stabilization will be done through reinforced concrete cap beam and drilled pier system. There will be a total of 12, 30-inch diameter drilled piers connected by an 86-foot-long by five-foot-wide by three-foot-deep reinforced concrete cap beam constructed entirely in compacted fill. The first 22 feet of the pier will be in re-compacted fill/landslide debris and the bottom eight feet of the pier will be in competent Rincon Formation. Grading for the project will include 922 cubic yards of cut and 922 cubic yards of fill. Four non-native trees will be removed within the grading perimeter. The parcel will continue to be served by the City of Santa Barbara Water District, Mission Canyon County Service Area 12, and the Santa Barbara County Fire Department. Access will continue to be provided off of Palomino Road. The property is a 1.00-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-300-006, located at 1051 Palomino Road in the Mission Canyon Community Plan area, First Supervisorial District.

The Director has determined this situation constitutes an emergency in accordance with the applicable Development Code 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. The project is exempt from environmental review pursuant to CEQA Guidelines Section 15269(c), which exempts "specific actions necessary to prevent or mitigate an emergency" (see Attachment C). This permit is not valid until signed by the owner/applicant and subsequently issued by the Department upon verification that all conditions of approval requiring action prior to permit issuance are satisfied.

Lisa Plowman, Director — Date: 3/29/24

OWNER/APPLICANT AGREEMENT:

The undersigned permittee acknowledges receipt of this permit and agrees to abide by all terms and conditions of approval incorporated herein. The undersigned also acknowledges and agrees that:

- This Emergency Permit provides only temporary authorization for the proposed action and other applicable permits (such as a Conditional Use Permit, Coastal Development Permit, Land Use Permit, Building Permit) are required by law to validate the emergency work as permanent.
- Any evidence or findings contained herein, or upon which this permit relies, shall not constitute any limitation on the authority of the County to issue, grant, deny, rescind, or revoke this permit or any future permit(s) required for the activities described herein, or on the authority of the County to analyze, mitigate, or condition any future permit(s) required for the activities described herein.
- This permit does not authorize any work or construction activities outside of the scope of the project as indicated in the project description, conditions of approval and approved plans.
- This permit shall not be construed to authorize any violation of County ordinance or policy, or the violation of any State or Federal regulation.

GREGOR NARHOLZ		3/30/24
Print Name	Signature	Date

PERMIT ISSUANCE:

Willow Brown	Willow Brown Digitally signed by Willow Brown DN: C=US, E=wbrown@countyofsb.org, CN=Willow Brown	4/1/24
Planner Name	Signature	Date

BACKGROUND:

The proposed project is located at 1051 Palomino Road in the Mission Canyon Community Plan area. The subject property is currently developed with an 1,800-square-foot single-family dwelling approved under Land Use Rider 11,933. In 1998, a Building Permit, Case No. 265487, was issued for a slide repair on-site. On February 24, 2005, following another slope failure that resulted in a five-foot vertical slide face immediately adjacent to the rear of the residence, a Notice of Noncompliance Due to Change in Soil Conditions was issued in association with Building Violation Case No. 05BDV-00000-00038. In 2007, an Emergency Permit was issued to allow grading of approximately 180 cubic yards of cut and fill and the construction of a system of retaining walls in order to stabilize failed slopes adjacent to the rear of the residence.

In the winter of 2023/24, a series of heavy storms and atmospheric rivers caused widespread flooding and elevated creek levels throughout Santa Barbara County area. The project will address the emergency situation created by the winter 2023/24 storms, which caused a landslide and damaged the existing deck. The slopes are at risk of further failure, jeopardizing the foundation of the existing single-family dwelling. The project will allow stabilization of the slope through a reinforced concrete cap beam and drilled pier system. Stabilization of the slope is necessary to repair damages to the existing deck and protect the existing single-family dwelling on the parcel. As designed by the project engineer, the bottom eight feet of the pier will be placed in competent Rincon Formation to ensure the slope repair is anchored to reduce the future potential for further slope failure.

FINDINGS OF APPROVAL:

A. **Findings required for all Emergency Permits.** In compliance with Subsection 35.82.090.E.2 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for an Emergency Permit the Director shall first make all of the following findings:

a. ***An emergency exists and requires action more quickly than provided for by the customary procedures for permit processing.***

The Director finds that an emergency exists and requires action more quickly than provided for by the procedures for permit processing. The 2023/24 winter storms caused significant erosion, resulting in slope failures that damaged the deck adjacent to the single-family dwelling. The slopes are at risk of further failure, jeopardizing the foundation of the single-family dwelling.

b. ***The action proposed is consistent with the policies of the Comprehensive Plan, including any applicable community or area plan and the requirements of this Development Code.***

The Director finds that the proposed project is consistent with all applicable policies of the Comprehensive Plan, including the Mission Canyon Community Plan, and the County Land Use and Development Code (LUDC). Selected policies are discussed in detail below.

LUDC Section 35.23.020.B Intent of the R-1/E-1 (Single Family Residential) Zone: *The R-1 and E-1 zones are applied to areas appropriately located for one-family living at a reasonable range of population densities, consistent with sound standards of public health, safety, and welfare. This zone is intended to protect the residential characteristics of an area to promote a suitable environment for family life.*

Consistent. The project is consistent with the intent of the Single Family Residential Zone because the work will serve the existing residential development on the parcel. The slope stabilization will prevent further erosion and slope failure on the parcel, ensuring that the single-family dwelling foundation is no longer at risk.

Land Use Development Policy 4: *Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.*

Consistent. The proposed project is consistent with the policy requirement to have adequate services and resources to serve the proposed development because the project is for slope stabilization and will not increase the demand for services on site. The parcel will continue to be served by the City of Santa Barbara Water District, Mission Canyon County Service Area 12, and the Santa Barbara County Fire Department.

Land Use Element Hillside and Watershed Protection Policy 1: *Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.*

Land Use Element Hillside and Watershed Protection Policy 2: *All developments shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site, which are not, suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.*

Consistent. The proposed project is consistent with the policy requirements to minimize grading and fit the site topography because grading for the project will be limited to the area of slope failure and will be limited to the quantity required to stabilize the slope. Proposed grading consists of 922 cubic yards of cut and 922 cubic yards of fill, and will be balanced on site.

Noise Element Policy 1: *In the planning of land use, 65dB Day-Night Average Sound Level should be regarded as the maximum exterior noise exposure compatible with*

noise-sensitive uses unless noise mitigation features are included in the project design.

Consistent. The proposed project is consistent with the policy requirement to limit the noise exposure to 65 dB because the project will be completed in conformance with Condition of Approval Noise-02, which requires that noise generating construction activity is limited to the hours of 7:00 am and 4:00 pm on weekdays, and prohibited on weekends and state holidays. No noise generation beyond the maximum exterior noise exposure compatible with noise-sensitive uses is expected from the continued residential use of the parcel.

DevStd BIO-MC-8.1: *Development shall be setback a minimum 50 feet from the geologic top of bank of any stream or creek or outside edge of riparian vegetation, whichever is greater. Buffer areas may be adjusted upward or downward on a case-by-case basis given site-specific conditions such as slopes, biological resources, and erosion potential, as evaluated and determined by the County.*

Consistent: The proposed project is consistent with the policy requirement to establish a 50-foot buffer from the bank of any stream or creek or outside edge of riparian vegetation, whichever is greater, because there are no streams or creeks within 50 feet of the project site. The closest creek is Mission Creek, which is approximately 2,000 feet from the project site.

c. Public comment on the proposed emergency action has been reviewed.

The Director finds that no public comment on the proposed emergency action has been received. A mailed notice was sent to all owners within 300 feet of the parcel on March 18, 2024. Three notice placards for the proposed development have been posted onsite.

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 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.

   <u>The project description is as follows:</u>

   The proposed project is for the repair and stabilization of a slope damaged in the 2023/24 winter storms. The slope stabilization will be done through reinforced concrete cap beam and drilled pier system. There will be a total of 12, 30-inch diameter drilled piers connected by an 86-foot-long by five-foot-wide by three-foot-deep reinforced concrete cap beam constructed entirely in compacted fill. The first 22 feet of the pier will be in re-compacted fill/landslide

debris and the bottom eight feet of the pier will be in competent Rincon Formation. Grading for the project will include 922 cubic yards of cut and 922 cubic yards of fill. Four non-native trees will be removed within the grading perimeter. The parcel will continue to be served by private water sources, Mission Canyon CSA, and the Santa Barbara County Fire Department. Access will continue to be provided off of Palomino Road. The property is a 1.00-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-300-006, located at 1051 Palomino Road in the Mission Canyon Community Plan area, First Supervisorial District.

2. **Proj Des-02 Project Conformity.** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

3. **Follow Up Permit Required.** An application(s) for the required permits necessary to validate the emergency work as permanent shall be submitted by the applicant to the Department no later than 30 days following the issuance of this Emergency Permit. The permits required for the proposed emergency work include a Land Use Permit pursuant to Section 35.82.110 of the County Land Use Development Code. If the follow up permit is denied, the Emergency Permit shall be valid only until a final decision is made on the follow up permit, at which point the Emergency Permit shall expire.

3. **Completeness Items.** Any materials required for a completed application, as identified in the initial review of the original application required pursuant to Condition No. 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. **Authorized Work Only.** 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. The work authorized by this permit must be commenced within 30 days of the date of issuance of the emergency permit.

5. **Stop Work Order.** 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.

6. **Not Valid Until Signed.** This Emergency Permit is not valid until signed by the applicant and subsequently issued by Planning and Development.

7. **Additional Permits Required.** This permit does not preclude the necessity to obtain authorization and/or permits from other Departments or agencies.

9. **CulRes-09 Stop Work at Encounter.** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall immediately contact P&D staff, and retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of the County Archaeological Guidelines and conduct appropriate mitigation funded by the Owner/Applicant.
PLAN REQUIREMENTS: This condition shall be printed on all building and grading plans. **MONITORING:** P&D permit processing planner shall check plans prior to issuance of the Building Permit and P&D enforcement staff shall respond to complaints in the field throughout grading and construction.

10. **Noise-02 Construction Hours.** Noise-02 Construction Hours. The Owner/Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 am and 4:00 pm Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein.
PLAN REQUIREMENTS: The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries.
TIMING: Signs shall be posted prior to commencement of construction and maintained throughout construction.
MONITORING: Building inspectors shall spot check and respond to complaints.

11. **WatConv-04 Equipment Storage-Construction.** The Owner/Applicant shall designate a construction equipment filling and storage area(s) to contain spills, facilitate clean-up and proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.
PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all Building Permits.
TIMING: The Owner/Applicant shall install the area prior to commencement of construction. **MONITORING:** Building and Safety staff shall ensure compliance prior to and throughout construction.

12. **WatConv-05 Equipment Washout-Construction.** The Owner/Applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in this area and removed

from the site as needed. The area shall be located at least 50 feet from any storm drain, waterbody or sensitive biological resources.
PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all Building Permits.
TIMING: The Owner/Applicant shall install the area prior to commencement of construction.
MONITORING: P&D zoning enforcement shall ensure compliance prior to and throughout construction.

13. **SolidW-03 Solid Waste-Construction Site.** The Owner/Applicant shall provide an adequate number of covered receptacles for construction and employee trash to prevent trash & debris from blowing offsite, shall ensure waste is picked up weekly or more frequently as needed, and shall ensure site is free of trash and debris when construction is complete.
PLAN REQUIREMENTS: The site is to remain trash-free throughout construction.

14. **Rules-05 Acceptance of Conditions.** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.

16. **Rules-33 Indemnity and Separation.** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project.

Attachments:

A. Project Plans
B. CEQA Exemption

cc: Supervisor Williams, First District
Travis Seawards, P&D Deputy Director
Joe Dargel, Supervising Planner, P&D
Willow Brown, P&D Planner

CODE COMPLIANCE

ALL CONSTRUCTION ACTIVITY SHALL CONFORM WITH:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS
CALIFORNIA Government Code, TITLE 7.
...AND ALL AMENDMENTS AS ADOPTED BY CITY OF SANTA BARBARA

GENERAL CONDITIONS & DRAWING NOTES

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT OF ANY DISCREPANCY, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BUILDING LINES AND LEVELS. THE CONTRACTOR SHALL COMPARE THE LINES AND LEVELS SHOWN ON THE DRAWINGS WITH EXISTING LEVELS FOR THE LOCATION AND CONSTRUCTION OF THE WORK AND SHALL NOTIFY THE ARCHITECT REGARDING DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

3. ARCHITECTURAL "A" SHEET DRAWINGS PRESCRIBE DIMENSIONS & LOCATIONS FOR LAYOUT AND PLACEMENT OF THE WORK AND HAVE PRECEDENCE OVER OTHER DRAWING SECTIONS. THE BASE BACKGROUNDS AND DRAWING INFORMATION USED IN OTHER DRAWING SECTIONS ARE GENERALLY SYMBOLIC AND/OR DIAGRAMMATIC AND SHALL NOT BE SCALED. IN THE EVENT OF ANY DISCREPANCY, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON PLANS AND SCHEDULES WITH APPLIANCE AND EQUIPMENT MANUFACTURER SPECIFIC PRODUCT AND INSTALLATION INSTRUCTIONS PRIOR TO FABRICATION OR PLACEMENT. IN THE EVENT OF ANY DISCREPANCY, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

5. DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE RETURNED TO SAME UPON COMPLETION OF THE WORK AND ARE TO BE USED FOR THE STATED BUILDING ONLY. THE ARCHITECT SHALL BE CONSULTED IF A CONFLICT WITHIN THE DRAWINGS OR BETWEEN THE DRAWINGS AND SPECIFICATIONS IS FOUND BEFORE PROCEEDING WITH THE WORK.

6. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED.

7. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE, LARGE SCALE DETAILS OVER SMALL, AND SPECIFICATIONS OVER DRAWINGS.

8. 3-D DRAWINGS, ISOMETRIC DRAWINGS, AND SKETCHES IN THE DRAWINGS ARE NOT SCALED AND ARE FOR DESCRIPTIVE OR REFERENCE PURPOSES ONLY. 2-D SCALED DRAWINGS AND DETAILS TAKE PRECEDENCE OVER 3-D, ISOLMETRICS AND SKETCHES.

9. SHOP DRAWINGS REQUIRED BY THE SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

10. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND THE SPECIFICATIONS. THE CONTRACTOR SHALL HAVE CHARGE OF THE WORK OF THE SUB-CONTRACTORS AND SHALL SEE THAT ALL WORK PERFORMED BY SAME IS STRICTLY IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.

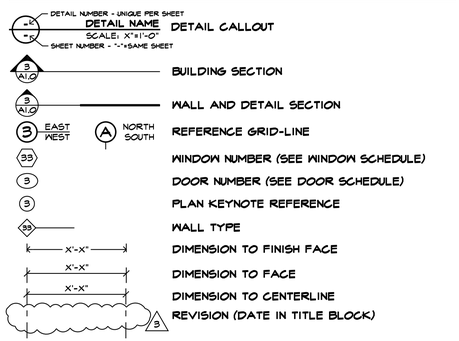
11 ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC., TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE OR BE RECEIVED BY WORK OR OTHER TRADES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES, RESPONDING DIRECTLY TO ALL TRADES REQUEST FOR INFORMATION AND FOR DIRECTING REQUEST FOR ADDITIONAL INFORMATION TO THE ARCHITECT WHEN CLARIFICATION OR INTERPRETATION IS REQUIRED FOR QUESTIONS THAT CANNOT BE RESOLVED BY THE CONTRACTOR.

12 ALL TRADES SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK. AT THE COMPLETION OF THE WORK REMOVE ALL RUBBISH, TOOLS, SCAFFOLDING, SURPLUS MATERIAL AND LEAVE THE JOB IN A BROOM CLEAN CONDITION.

13 DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING AND THE SECURITY AND PROTECTION OF THE SITE AND PLACED AND STORED MATERIAL AT THE SITE. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.

14 PROVIDE OPENINGS AND SUPPORTS AS REQUIRED PER STANDARD DETAILS FOR HEATERS, MECHANICAL EQUIPMENT, VENTS, DUCTS, PIPING, ETC. ALL SUSPENDED MECHANICAL EQUIPMENT TO BE SWAY OR LATERALLY BRACED.

DRAWING SYMBOLS

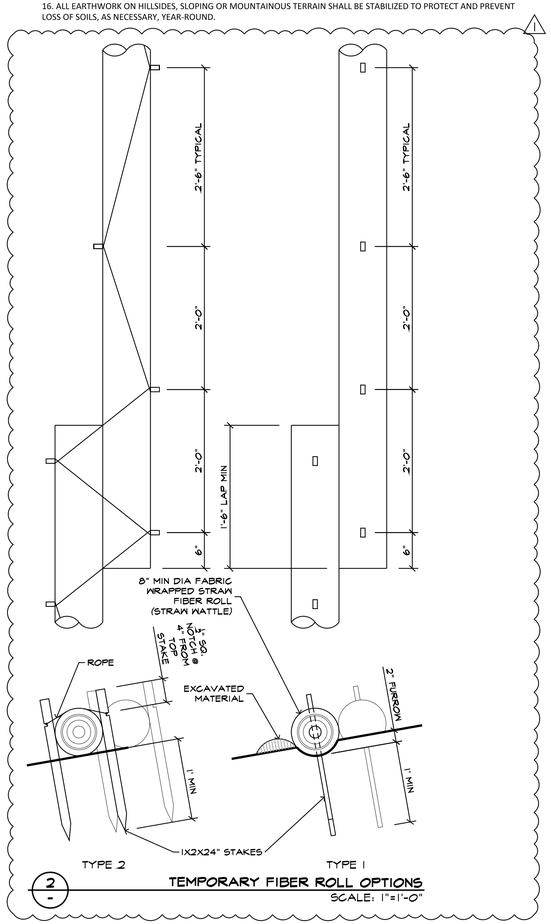


ABBREVIATIONS: "A" DRAWING SHEETS

AB	ANCHOR BOLT	INS	INSULATE, INSULATION
AC	ASPHALTIC CONCRETE (ASPHALT)	MAX	MAXIMUM
AFF	ABOVE FINISH FLOOR	MB	MACHINE BOLT
ALT	ALTERNATE	MIL	.001 INCH (1/1000 INCH)
BLKG	BLOCKING	MIN	MINIMUM
BOT	BOTTOM	OV	OVER
BR	BRUSHED	OC	ON CENTER (CENTER-TO-CENTER)
BTWN	BETWEEN	OD	OUTSIDE DIAMETER
CF	CUBIC FEET	PL	PLATE
CONT	CONTINUOUS	PT	PRESSURE TREATED
DIA	DIAMETER	RC	REINFORCED CONCRETE
DN	DOWN	SF	SQUARE FEET
EQ	EQUAL	SI	SQUARE INCH
EW	EACH WAY	SS	STAINLESS STEEL
FF	FINISH FACE - FINISH FLOOR	TRANS	TRANSVERSE
FG	FIBERGLASS	TYP	TYPICAL
FS	FACE OF STUD (FACE STRUCTURE)	UNO	UNLESS NOTED OTHERWISE
FT	FEET (ALSO ')	V	OR "VERT" = VERTICAL
GA	GAGE, GAUGE	WP	WATERPROOF
GB	GYPSUM BOARD	YD	YARD
GI	GALVANIZED IRON	EXT	EXTERIOR
H	OR "HOR" = HORIZONTAL	INT	INTERIOR
ID	INSIDE DIAMETER	(E)	EXISTING
IN	INCH (ALSO ")	(N)	NEW

SANTA BARBARA COUNTY BUILDING & SAFETY DIVISION GRADING NOTES

1. ALL GRADING SHALL CONFORM TO SANTA BARBARA COUNTY CODE CHAPTER 14 AND STANDARDS AND REQUIREMENTS PERTAINING THERETO, THESE CONSTRUCTION DRAWINGS AND THE RECOMMENDATIONS OF THE SOILS ENGINEER AND ENGINEERING GEOLOGIST.
2. CONTRACTOR TO NOTIFY THE COUNTY GRADING INSPECTOR AND SOILS LABORATORY AT LEAST 48 HOURS BEFORE START OF GRADING WORK OR ANY PRE-CONSTRUCTION MEETING.
3. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO ADJACENT PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS, OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY DUST FROM HIS GRADING OPERATION.
4. BEFORE BEGINNING WORK REQUIRING EXPORTING OR IMPORTING OF MATERIALS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM PUBLIC WORKS ROAD DIVISION FOR HAUL ROUTES USED AND METHODS PROVIDED TO MINIMIZE THE DEPOSIT OF SOILS ON COUNTY ROADS. GRADING/ROAD INSPECTORS SHALL MONITOR THIS REQUIREMENT WITH THE CONTRACTOR.
5. THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING DURING GRADING OPERATIONS IN THE FIELD AND SHALL SUBMIT A FINAL REPORT STATING THAT ALL EARTH WORK WAS PROPERLY COMPLETED AND IS IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS OF THE GRADING ORDINANCE.
6. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION INCLUDING ROOTS AND OTHER UNSUITABLE MATERIAL FOR A STRUCTURAL FILL, THEN SCARIFIED TO A DEPTH OF 6" PRIOR TO PLACING OF ANY FILL. CALL GRADING INSPECTOR FOR INITIAL INSPECTION.
7. A THOROUGH SEARCH SHALL BE MADE FOR ALL ABANDONED MAN-MADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUITS. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND THE DEPRESSION PROPERLY FILLED AND COMPACTED UNDER OBSERVATION OF THE GEOTECHNICAL ENGINEER.
8. AREAS WITH EXISTING SLOPES WHICH ARE TO RECEIVE FILL MATERIAL SHALL BE KEYED AND BENCHED. THE DESIGN AND INSTALLATION OF THE KEYWAY SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION OR PER COUNTY STANDARD DETAIL NO. G-13.
9. FILL MATERIAL SHALL BE SPREAD IN LIFTS NOT EXCEEDING 6" IN COMPACTED THICKNESS, MOISTENED OR DRIED AS NECESSARY TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACTED BY AN APPROVED METHOD. FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY AS DETERMINED BY 1957 ASTM D - 1557 - 91 MODIFIED PROCTOR (AASHO) TEST OR SIMILAR APPROVED METHODS. SOME FILL AREAS MAY REQUIRE COMPACTION TO A GREATER DENSITY IF CALLED FOR IN THE CONSTRUCTION DOCUMENTS. SOIL TESTS SHALL BE CONDUCTED AT NOT LESS THAN ONE TEST FOR EACH 18" OF FILL AND/OR FOR EACH 500 CUBIC YARDS OF FILL PLACED.
10. CUT SLOPES SHALL NOT EXCEED A GRADE OF 1 ½ HORIZONTAL TO 1 VERTICAL. FILL AND COMBINATION FILL AND CUT SLOPES SHALL NOT EXCEED 2 HORIZONTAL TO 1 VERTICAL. SLOPES OVER THREE FEET IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED PERENNIAL OR TREATED WITH EQUALLY APPROVED EROSION CONTROL MEASURES PRIOR TO FINAL INSPECTION.
11. SURFACE DRAINAGE SHALL BE PROVIDED AT A MINIMUM OF 5% FOR 10 FEET AWAY FROM THE FOUNDATION LINE OR ANY STRUCTURE.
12. ALL TREES THAT ARE TO REMAIN ON SITE SHALL BE TEMPORARILY FENCED AND PROTECTED AROUND THE DRIP LINE DURING GRADING.
13. AN EROSION AND SEDIMENT CONTROL PLAN SHALL BE REQUIRED AS PART OF THE GRADING PLAN AND PERMIT REQUIREMENTS.
14. "BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES: ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ONSITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE. TRASH AND CONSTRUCTION RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED WASTE RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND. SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACKED FROM TO THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITION MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO MINIMIZE EROSION BY WIND AND WATER."
15. IF GRADING OCCURS DURING NOV 1 THROUGH APR 15, NO GRADING SHALL OCCUR UNLESS APPROVED EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE. DISCHARGES OF SEDIMENT FROM THE PROJECT SITE MAY RESULT IN A "STOP WORK ORDER."
16. ALL EARTHWORK ON HILLSIDES, SLOPING OR MOUNTAINOUS TERRAIN SHALL BE STABILIZED TO PROTECT AND PREVENT LOSS OF SOILS, AS NECESSARY, YEAR-ROUND.



2 — TEMPORARY FIBER ROLL OPTIONS
SCALE: 1"=1'-0"

PROJECT INFORMATION

OWNER: ANJA AND GREGOR NARHOLZ
8033 W SUNSET BLVD, SUITE 1061
WEST HOLLYWOOD, CA 90046
(310)-804-4876
anja@narholz.com
gregor@narholz.com

SITE ADDRESS: 1051 PALOMINO RD.
SANTA BARBARA, CA 93105

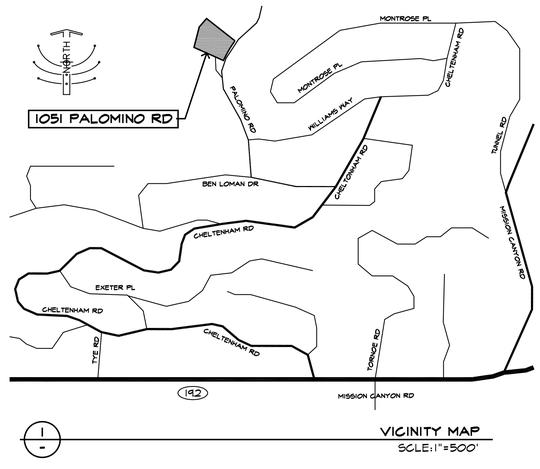
BUILT: 1960
ZONING: (NZO) 1-E-1
COMP. PLAN: RES-1.0
PLAN AREA: MISSION CANYON COMMUNITY PLAN
CONSTRUCTION: TYPE V-B **OCCUPANCY:** R-3
HIGH FIRE: YES
APN: 023-300-006
PARCEL SIZE: 46,829.00 SF PER SURVEY 1.08 ac
PARKING: EXISTING 2-COVERED 2-UNCOVERED
PROPOSED 2-COVERED 2-UNCOVERED
GRADING: 922 C.Y. CUT 922 C.Y. FILL
SLOPE: 26.87%

AREA STATISTICS:		NET		GROSS	
EXISTING & PROPOSED	DWELLING ONE STORY	1,299.59	S.F.	1,360.40	S.F.
	GARAGE	421.65	S.F.	462.91	S.F.
	TOTAL	1,721.24	S.F.	1,823.31	S.F.
	STABLES			900.00	S.F.

LOT COVERAGE:		
LOT AREA	46,829.00	S.F.
(E) BUILDING FOOTPRINT	2,723.31	S.F.
PALOMINO RD ASPHALT AREA	1,456.83	S.F.
(E) HARDSCAPE DRIVEWAY AND WALKWAYS	5,123.68	S.F.
WOOD BRIDGE AND STEPS	143.67	S.F.
OPEN SPACE / LANDSCAPE AREAS	37,381.51	S.F.

WORK SCOPE: **REQUESTING EMERGENCY LUS TO CUT AND BENCH SLOPE TO LEVEL PAD FOR CIP CAPBEAM & DRILLED PIERS INSTALLATION. FILL AND RECOMPACT FOR 3:1 FINISHED SLOPE AT DISTURBED AREAS.**

SEE RELATED GRADING CASE 24GRD-00050



1 — VICINITY MAP
SCALE: 1"=500'

CONSULTANTS

PROJECT DESIGN ENGINEER FOR SLOPE STABILIZATION & ENGINEERING: THANG VAN NGUYEN, PRINCIPAL ENGINEER, ADVGEODESIGN, 2629 TOWNSGATE ROAD, SUITE 235, WESTLAKE VILLAGE, CA 91361, (213) 245-1768, INFO@ADVGEODESIGN.COM

GEOTECHNICAL ENGINEERING: ANTHONY P. MAZZEI, GEOTECHNICAL ENGINEER, TODD TRANBY, ENGINEERING GEOLOGIST, EARTH SYSTEMS PACIFIC, 5911 OLIVAS PARK DRIVE, SUITE F, VENTURA, CA 93003 (805)642-6727, WWW.EARTHSYSTEMS.COM

DRAWING INDEX

DWG#	DESCRIPTION	COUNT
A 1.1	INDEX, PROJECT INFORMATION, VICINITY MAP, SITE PLAN, GENERAL NOTES	1
A 2.1	SITE PLAN	2
G 0	SLIDE REPAIR COVER SHEET	3
G 1	PROPOSED DRILLED PIER SITE LAYOUT AND DETAILS	4

Revisions
1 3/1/2024
Approvals

EMERGENCY
LUS

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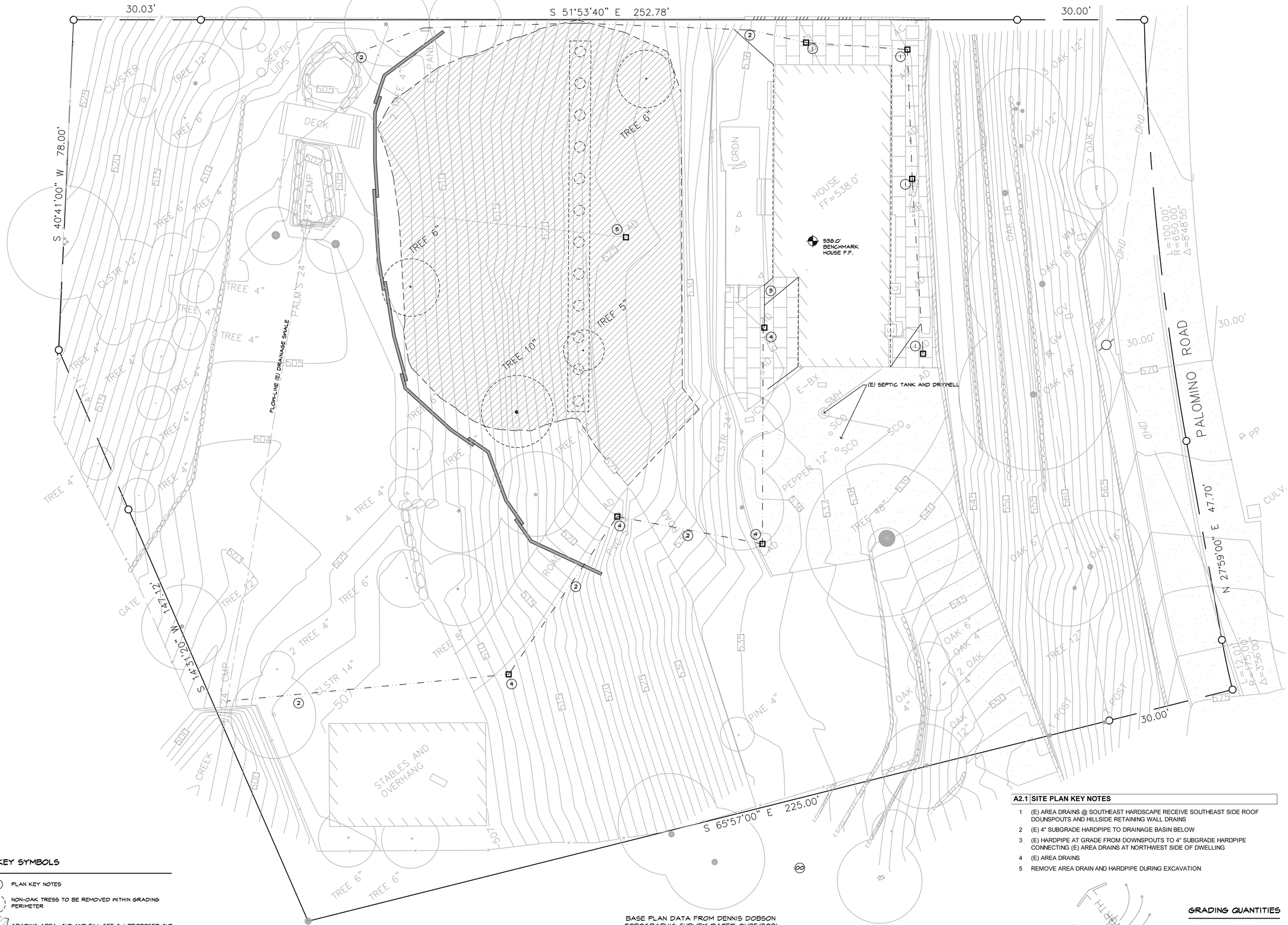
LICENSED ARCHITECT
W. DAVID WINITZKY
No. C-21931
REN. 3-31-2025
STATE OF CALIFORNIA

GRADING FOR SLOPE STABILIZATION & SLIDE REPAIR @ 1051 PALOMINO RD SANTA BARBARA, CA. 93105

OWNER: ANJA AND GREGO NARHOLZ
8033 W SUNSET BLVD SUITE 1061
WEST HOLLYWOOD, CA 90046

COVER SHEET
INDEX
VICINITY MAP
PROJECT INFORMATION

Date: 3/1/2024
Drawn: RDY
Sheet Number:
A1.1



BASE PLAN DATA FROM DENNIS DOBSON
TOPOGRAPHIC SURVEY DATED 01/25/2021

1 SITE & GRADING PLAN
SCALE" 1"=10'-0"

PLAN KEY SYMBOLS

- PLAN KEY NOTES
- NON-OAK TRESS TO BE REMOVED WITHIN GRADING PERIMETER
- GRADING AREA: CUT AND FILL SEE G-1 PROPOSED CUT AND FILL DETAILS
- FIBER ROLL (STRAW WATTLE) STAKED SEDIMENT CONTROL BARRIER

A2.1 SITE PLAN KEY NOTES

1. (E) AREA DRAINS @ SOUTHEAST HARDSCAPE RECEIVE SOUTHEAST SIDE ROOF DOUNSPOUTS AND HILLSIDE RETAINING WALL DRAINS
2. (E) 4" SUBGRADE HARDPIPE TO DRAINAGE BASIN BELOW
3. (E) HARDPIPE AT GRADE FROM DOWNSPOUTS TO 4" SUBGRADE HARDPIPE CONNECTING (E) AREA DRAINS AT NORTHWEST SIDE OF DWELLING
4. (E) AREA DRAINS
5. REMOVE AREA DRAIN AND HARDPIPE DURING EXCAVATION

NORTH

GRADING QUANTITIES

CUT	922 CY
FILL	922 CY
IMPORT	0.00
EXPORT	0.00

Revisions

1	3/1/2024

Approvals

GRADING

W. DAVID WINITZKY, A.I.A.
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LICENSED ARCHITECT
W DAVID WINITZKY
No. C-21931
REN. 9-30-2025
STATE OF CALIFORNIA

GRADING FOR SLOPE STABILIZATION & SLIDE REPAIR @ 1051 PALOMINO RD
SANTA BARBARA, CA. 93105

OWNER: ANJA AND GREGG NARHOLZ
8033 W SUNSET BLVD, SUITE 1061
WEST HOLLYWOOD, CA 90046

SITE PLAN

Date: 3/1/2024
Drawn: RDY
Sheet Number:
A2.1

DRILLED PIER GENERAL NOTES:

1. THE PROJECT DESIGN ENGINEER IS THE REGISTERED CIVIL ENGINEER WHOSE STAMP RESIDES ON THESE DRAWINGS.
2. THE PILING CONTRACTOR IS DEFINED AS THE PARTY RESPONSIBLE FOR INSTALLING THE DRILLED PIERS AS SHOWN IN THE PLANS HEREIN AND AS DESCRIBED IN THE CONTRACT DOCUMENTS.
4. THE OWNER IS RESPONSIBLE TO HIRE A GRDAING CONTRACTOR TO PROVICE A STABLE AND RELATIVE LEVEL WORKING SURFACE. THE ELEVATION OF WORKING SURFACE SHALL BE APPROXIMATELY AT ELEV. +520'.
5. AN UNDERGROUND SERVICE ALERT MUST BE OBTAINED BY THE OWNER/GENERAL CONTRACTOR 2 DAYS BEFORE STARTING WORK.
6. ALL PERMITS SHALL BE PROCURED AND PAID FOR BY THE OWNER.
7. ALL ENCROACHMENT PERMITS WITHIN THE PUBLIC RIGHT OF WAY AND LETTERS OF PERMISSION FROM PRIVATE OWNERS MUST BE OBTAIED BY THE OWNER.
8. THE PILING CONTRACTOR SHALL PROVIDE A QUALIFIED FULL TIME QUALITY CONTROL (QC) REPRESENTATIVE. THIS REPRESENTATIVE CAN EITHER BE SUPERINTENDENT, FOREMAN, OR PROJECT ENGINEER. THIRD PARTY TESTING OR INSPECTION SHALL BE PROVIDED BY THE OWNER/GENERAL CONTRACTOR.
9. ALL CONSTRUCTION SHALL BE PERFORMED IN A MANNER CONSISTENT WITH STANDARDS ESTABLISHED BY THE GOVERNING JURISDICTION.
10. THE GENERAL CONTRACTOR OR OWNER SHALL LOCATE, PROTECT, AND REROUTING/REMOVAL OF ALL EXISTING ULTILITY LINES, STORM DRAINS, SEWERS, AND EXISTING STRUCTURES.
11. AFTER THE COMPLETION OF PLING WORK, THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR PROTECTING THE WORK. CONTROL COORDINATION OF EARTHWORK ACTIVITIES SHALL BE MANAGED SUCH THAT INSTALLED PIERS ARE NOT DAMAGED.
13. ALL TESTING FREQUENCY AND CRITERIA FOR DRILLED PIER AS NOTED O THE PLANS.
14. PILE CAP GRADE BEAM FOUNDATIONS SHALL NOT BE POURED UNTIL ALL PIERS ARE INSPECTED AND A FINAL VERIFICATION REPORT FOR PIER INSTALLATION PREPARED BY PROJECT DESIGN HAS BEEN SUBMITTED AND REVIEWED BY COUNTY OF SANTA BARBARA. THIS REPORT SHALL INCLUDE ALL VERIFICATION TESTING AND ANALYSIS REQUIRED TO SUSSBTANTIATE ASSUMPTIONS, MODELS, AND CRITERIA DETERMINED BY THE PROJECT GEOTECHNICAL ENGINEER OF RECORD.
15. ALTERNATE STRUCTURAL SHAPES, MATERIALS, AND DETAILS CANNOT BE USED UNLESS REVIEWED AND APPROVED BY THE PROJECT DESIGN ENGINEER.

DRILLED CONCRETE PIER SPECIFIC NOTES

PART 1 - GENERAL

1.1 APPLICABLE CODES
- CBC 2022
- ACI 318-19

1.2 DEFINITIONS
A. The words and terms used in these Specifications conform to the definitions given in ACI 336.1.
B. The terms "drilled pier" and "cast in drilled hole (CIDH) piles" are used interchangeably.
C. Geotechnical Engineer of Record: Earth System Pacific
D. Project Design Engineer: Advanced Geo-Design Inc

1.3 REFERENCES
A. International Association of Foundation Drilling (formerly Association of Drilled Pier Contractors) (ADSC):
1. ADSC Standards and Specifications for the Foundation Drilling Industry.
B. American Concrete Institute (ACI):
1. ACI 336.1 Specification for the Construction of Drilled Piers
2. ACI 305R Guide to Hot Weather Concreting
3. ACI 306R Guide to Cold Weather Concreting
4. ACI 318 Building Code Requirements For Structural Concrete
C. American Society for Testing and Materials (ASTM):
- A615/A615M_16 - Deformed and Plain Carbon_Steel Bar for Concrete Reinforcement.
- C33/C33M_16 - Concrete Aggregates.
- C150/C150M_16 - Portland Cement.
- C618_15 - Coal Fly Ash and Raw or Calcined Natural Pozzolan for Use in Concrete.
- C937_16 - Grout Fluidifier for Preplaced_Aggregate Concrete.
- C942_15 - Compressive Strength of Grouts for Preplaced Aggregate Concrete in the Laboratory.
- C989/C989M_14 - Slag Cement for Use in Concrete and Mortars.
- C1017/C1017M_13e1 - Chemical Admixtures for Use in Producing Flowing Concrete.
- D5882 - Standard Method for Low Strain Impact Integrity Testing of Deep Foundations

D. Evaluation of Global Slope Stability by Earth System Pacific dated December XX, 2023

E. Geotechnical Engineering Report No 05-10-51, dated October 11, 2005, Earth Systems Southern California

F. Response to Structural Engineers Inquiry, Report No. 06-10-108, dated October 18, 2006, Earth Systems Southern California

G. Response to Memorandum, Report No. 08-1-8, dated January 11, 2008, Earth Systems Southern California

H. Slope Repair Engineering Design Report by Advanced Geo-Design Inc, dated November 26, 2023.

1.4 PREINSTALLATION MEETINGS

Conduct preinstallation meeting at project site minimum 15 days before commencing pier installation.

A. Required Participants:
a. Project Owner
b. Geotechnical Engineer of Record
c. Project Design Engineer
d. Piling Contractor
e. Grading Contractor
f. Concrete Pile Cap Contractor
B. Meeting agenda
a. Installation schedule
b. Installation sequence
c. Preparatory work
d. Protection before, during, and after installation
e. Installation
f. Terminations
g. Transitions and connections to other work
h. Inspection and testing
i. Construction weather, fire and flooding hazards
j. Other item affecting successful completion
C. Document and distribute meeting minutes to participants to record decisions affecting installation.

1.5 SUBMITTALS
A. Manufacturer's Literature and Data:
1. Description of each product
2. Fly Ash or Ground Granulated Blast Furnace Slag: ASTM C618, Class C or F and ASTM C989/C989M, Grade 100 or 120, respectively.
3. Plasticizing admixture: ASTM C1017/C1017M, Type II
4. Grout Fluidifier: ASTM C937
5. Aggregate sieve analysis: ASTM C33/C33M
6. Aggregate sodium sulfate soundness tests: ASTM C88
7. Portland Cement: ASTM C150/C150M, Type I, Type II, Type II/V
8. Reinforcing steel: ASTM A615/A615M Grade 60
9. Description of drilling equipment
10. Description of grout pump and pressure gage calibration reports
11. Manufacture's certified report of mill tests for reinforcing steel and anchorage devices, including physical and chemical analysis
B. Concrete mix design: Proposed concrete materials and mixture proportions conforming to the requirements of ACI 318.
C. If spoil, drilling fluid, or both are to be disposed of offsite, submit letters of approval from all governmental agencies with jurisdictions over proposed disposal sites.
D. Welding procedures for reinforcement.
E. AWS welder certification for reinforcement.
F. Drilling Equipment: Submit description of equipment including but not limited to power rating, torque, downward thrust, and type and size of drilling tools to be used.
G. Records and Reports: Submit sample daily reports and pier installation records or logs.
H. Experience of supervisory personnel and drillers

1.6 QUALITY ASSURANCE
A. Construction Standards: Drilled pier foundations shall be constructed in accordance with applicable requirements of ACI 336.1 and ADSC's "Standards and Specifications for the Foundation Drilling Industry."
B. Design Criteria:
1. Drilled pier foundations shall consist of monolithically cast-in-place concrete piles of the sizes indicated.
2. Pier foundations shall be straight cylindrical pier type as indicated.
3. Pier foundations shall extend from the indicated concrete cutoff elevation to the indicated tip elevation.
C. Tolerances:
1. Maximum variation of the center of any pier foundation from the required location: 3 inches, measured at the ground surface.
2. Bottom Diameter: minus zero, plus 6 inches, measured in any direction.
3. Maximum variation from plumb: 1 (horizontal):40 (vertical).
4. Maximum bottom level tolerance: plus or minus 2 inches.
D. Inspection of Pier Excavations:
1. The Contractor shall provide equipment for checking the dimensions and alignment of each pier excavation. Dimensions and alignment shall be determined jointly by the Contractor and the Engineer. Final pier depths shall be measured with an appropriate weighted tape measure or other approved method after final cleaning.
2. A minimum of 50 percent of the base of each pier shall have less than 1/2 inch of sediment at the time of placement of concrete. Maximum depth of sediment or debris at any place on the base of the pier shall not exceed 1-1/2 inches. Pier cleanliness will be determined by the Engineer by visual inspection.

1.7 SEQUENCING AND SCHEDULING
A. Unless otherwise permitted by the Engineer, the Contractor shall schedule drilling or excavating, installation of reinforcing steel and concrete placement so that each excavated pier is poured the same day as the drilling.
B. Do not permit vibration or excessive wheel loads within the immediate vicinity of any pier excavation until placement of concrete is complete. Maintain excavation stability at all times.

PART 2 - PRODUCTS

2.1 MATERIALS
A. Concrete Reinforcement: Concrete Reinforcing, of grades and sizes indicated.
B. Concrete: Shall meet the flowing requirements
1. From an approved mix design as described in Section 1.5B above.
2. Slump for concrete: Slump shall be
- 5 inches plus or minus 1 inch for dry piers without temporary casing
- 7 inches plus or minus 1 inch for dry piers with temporary casing.
- 8 inches plus or minus 1 inch for slurry displacement method.
C. Steel Casing (If Used):
1. Where earth wall of drilled pier is unstable or has a tendency to slough, crumble, or fall away, provide temporary steel casing to stabilize the pier wall.
2. Inside diameter of the casing shall be the full diameter of the drilled pier foundation as indicated, plus or minus 1/2 inch.
3. Steel casing shall have adequate strength to withstand the pressure of concrete placement without distortion.
4. Inside surfaces of steel casing shall be smooth and coated to facilitate easy lifting and removal during the placement of concrete.
D. Controlled slurry (If Used):
1. Where earth wall of drilled pier below groundwater table is unstable or has a tendency to slough, crumble, or fall away, piers can be installed using the displacement slurry method
2. Slurry shall consist of a stable colloidal suspension of various pulverized clays or polymers thoroughly mixed with water having the properties given below or as accepted by the Project Engineer

Item to be measured	Range of results at 68 F (20 C)	Test methods
1. Density before concreting lb/ft³ (kg/m³) for slurry 1 ft (300 mm) from pier bottom		(Mud balance) ASTM D 4380
a. Mineral slurries (bentonite/attapulgite)		
1. No end bearing	85 max (1.4 x 10³)	
2. With end bearing	70 max (1.0 x 10³)	
b. Polymer slurry		
1. No end bearing	64 max (1.0 x 10³)	
2. With end bearing	64 max (1.0 x 10³)	
2. March funnel viscosity for entry, slgt (sft.)		(March funnel) API—RP13B—Section 2
a. Bentonite/attapulgite	26 to 50	
b. Polymer slurry	40 to 90*	
3. Sand content in slurry, immediately before concreting, 1 ft. (300 mm) from bottom, by volume %		(Sand screen set) ASTM D 4381
a. Mineral slurries (bentonite/attapulgite)		
1. With end bearing	4 max	
2. No end bearing	20 max	
b. Polymer slurry		
1. With end bearing	1 max	
2. No end bearing	1 max	
4. pH during excavation	7 to 12	ASTM D 4972

*Or as recommended by manufacturer and accepted by the Owner's Representative Geotechnical Engineer.

3. Water used to mix slurry shall be obtained from sources acceptable by the Project Design Engineer.

2.2 EXCAVATING AND DRILLING EQUIPMENT

A. Excavating and drilling equipment shall have adequate capacity, including power, torque, and down thrust to excavate a hole of the maximum diameter and to a depth

PART 3 - EXECUTION

3.1 DRY METHOD
A. General:
1. Excavate for pier foundations by drilling or by other methods to advance the excavation to the required bottom elevation as indicated on the Contract Drawings or as directed by the Engineer. Avoid over excavation. Excavation shall be performed through whatever materials are encountered to the dimensions, depths, and tolerances indicated. Bottoms of excavations shall be level and flat.

2. Protect excavated walls with temporary steel casing as necessary to prevent cave-ins, displacement of the surrounding earth, water incursion, injury to personnel, and damage from construction operations. Maintain indicated neat lines of excavation for cased areas.
3. Make bottom surfaces level within the tolerances specified herein. Remove loose material, debris, and muck with cleaning buckets.
4. Keep all excavated materials an acceptable distance away from each open pier excavation.
B. Ground Water Control:
1. Notify the Engineer immediately when ground water is encountered.
2. Suitable steel casings shall be furnished and placed when necessary to control water. Drilling mud or chemical stabilizers shall not be used unless permitted by the Engineer.
C. Inspection: After completion of excavation and prior to placement of reinforcing steel, the condition of the excavation will be inspected by the Engineer. Use clean- out buckets or air-lifts to remove any slough or other loose material from the pier prior to placing reinforcing steel and concrete. An accumulation of soil or rock in the bottom of the excavation will not be permitted.

3.2 INSTALLATION OF CONCRETE REINFORCEMENT
A. Where it is not practicable to deliver the cage assembly to the jobsite as a complete unit ready for installation, make the remaining connections or splices, as indicated on the approved Shop Drawings, at-grade prior to lowering the assembly into the hole.
B. Lower reinforcing steel into the hole in such a manner as to prevent damage to the walls and cause sloughing. Place and tie or clip symmetrically about the axis of the pier. Use centering devices, securely attached to the cage, to clear the pier walls and to maintain the cage in place throughout the concrete placement.
C. Set reinforcing steel at required location and elevation prior to concrete placement. Hold and support steel such that it does not move during concrete placement.
D. Check the elevation of top reinforcing steel before and after concrete placement. Make adjustments if steel cage position is not maintained.
E. Check depth of hole using a weighted tape before and after placement of the reinforcing steel. If more than 1 inch to the bottom of the hole is lost, remove cage and remove slough at bottom of hole.

3.3 CONCRETE PLACEMENT
A. Place concrete in dry excavations whenever practicable. Use all practicable means to obtain a dry excavation before and during concrete placement.
B. Concrete shall be placed as soon as possible after reinforcing steel installation. Concrete placement shall be continuous from the bottom to the top elevation of the pier. Concrete placement shall continue until good quality is evident at the top of the pier. Concrete shall be placed with a tremie pipe connected to a concrete boom truck.
C. Infiltration of groundwater at or near the bottom of the hole exceeding ¼ inch rise per minute will be considered a wet placement.
D. Wet Concrete Placement
1. Fill hole with water or slurry to the natural water level to equalize the hydraulic head inside and outside the pier excavation before starting concrete placement. Use only concrete mix designed for tremie placement.
2. Tremie shall be constructed such that it is watertight and will readily discharge concrete. The tremie shall be of sufficient length to permit the discharge end to be immersed in concrete at all times.
3. A plug or similar device shall be used to separate the concrete from the fluid in the hole until pumping begins. Once concrete placement begins, the tip of the tremie pipe shall be maintained to prevent reentry of the slurry into the pipe.
4. Flow of concrete shall be continuous and concrete in tremie shall have sufficient capacity to maintain a positive pressure differential at all times to prevent water or slurry intrusion into the pier concrete.

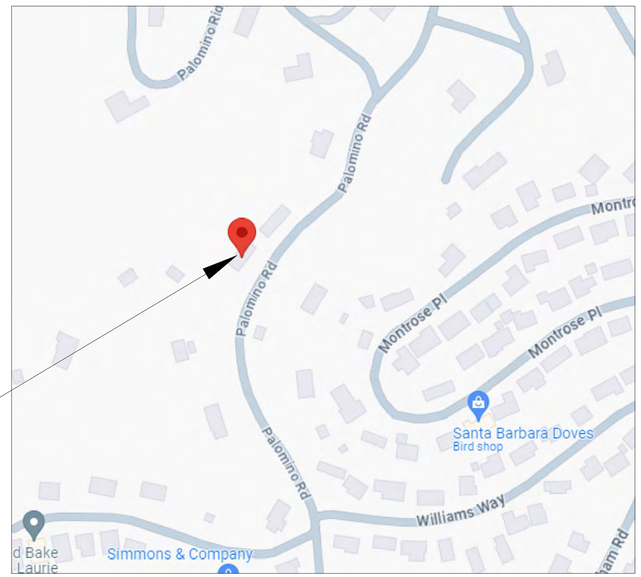
3.4 WITHDRAWAL OF TEMPORARY STEEL CASING
A. Where temporary steel casings are used to support the excavation walls, withdraw the casing as the concrete is being placed, unless otherwise indicated or unless the Engineer requires that the casing be permanently grouted in place. Remove the steel casing in such a manner so that the lower edge of the steel liner will always remain a minimum of 5 feet below the surface of the concrete as placed to prevent water from entering the casing from the bottom. Vibrate concrete during withdrawal of the steel casing.

3.5 SLURRY DISPLACEMENT METHOD (IF ELECTED)
A. General: This Section covers the special requirements for the slurry displacement method of installation. Materials and execution related to steel casing, reinforcing steel, and concrete shall be in accordance with Section 3.4, 3.2, and 3.3, respectively, except as noted. The installation and slurry materials shall be in accordance with this Section.
B. Installation Procedure:
1. Use slurry, unless the water, in combination with colloidal fines from soil being excavated, stabilizes the hole and is acceptable to the Project Design Engineer.
2. Obtain slurry from sources acceptable to the Project Design Engineer. Mix, store, and transport slurry using equipment made for these purposes.
3. Submit plans and tests results for any physical or chemical treatment of water or slurry necessary to meet the requirements as stated in Section 2.1D above that are acceptable to the Project Design Engineer.
4. Set temporary surface casing to contain the slurry, unless otherwise specified by the Project Design Engineer. Use slurry to stabilize the excavation. Maintain the slurry level in the excavation not less than 5 feet above the groundwater level. Maintain the slurry level above any unstable zones a sufficient distance to prevent caving or sloughing of those zones.
5. The properties of the slurry in the drilled hole shall meet the specified properties as described in Section 2.1D above.
6. Complete concreting the drilled pier the same day that the excavation is completed.
C. Concrete and Reinforcing Steel: Generally follow procedures described in Section 3.2 and 3.3 above except as noted below:
1. Do not start concrete placement until a concrete supply adequate to fill the pier is assured. Place concrete within the time limit during which the excavation remains clean and stable and the concrete maintains the required slump.
2. During concrete placement, the displaced slurry shall be pumped to holding tank. Do not spill onto or contaminate the site. Do not use excavated slurry pits, unless accepted by the Owner's Representative.
3. Dispose of the slurry off site in a legal acceptable manner. Submit approval of governing agencies with jurisdiction.
4. Displace out of the pier or remove from the pier the drilling slurry and initial contaminated concrete until clean concrete is reached to the surface. Add or remove concrete to the specified cutoff level.

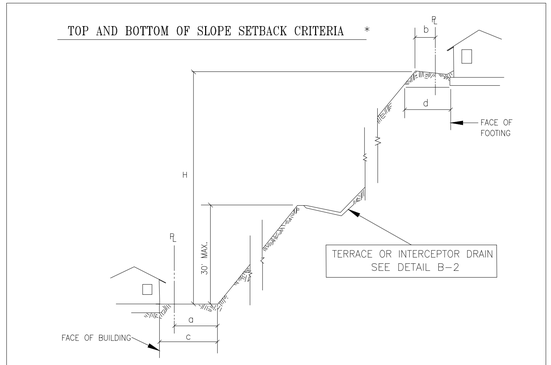
3.6 FIELD QUALITY CONTROL
A. Inspections and Tests: The Contractor shall perform inspections and tests of concrete as specified below:
- One set of four concrete cylinders shall be casted per drilled pier
- The Contractor shall cure all casted cylinders in the field for minimum 24 hours before submit to the owner-hired material testing laboratory.
- The owner-hired material testing laboratory shall continue to cure the concrete samples and perform unconfied compression tests on cylinders at 7, 14, and 28 days
B. At minimum, Pile Integrity Test shall be performed to verify the uniformity of Two piers, selected by the Project Design Engineer . The Pile Integrity Test shall conform to ASTM D5882. If any of the tested piers fails to meet the testing requirements, the Contractor has to remedy the defects and to submit a plan to the Engineer for approval before proceeding, at no additional cost to the Owner.
C. Records and Reports: Keep a record, on an approved form, for each drilled pier foundation installed. Record on the form the location, dimensions, elevations of top and bottom, depth of stratum penetration, condition of bottom of excavation, concrete placement data, a continuous record of actual concrete volume placed versus theoretical volume, and any other data called for on the approved report form or pertinent to the foundation.

3.7 ACCEPTANCE CRITERIA FOR PIERS
A. Both Pile Integrity Tests performed in accordance to ASTM D5882 indicate that the tested piers are either:
1. "Sound pile integrity indicated"
2. Or "No major defect indicated"
B. All tested concrete cylinders either meet or exceed the specified compressive strength of 5,000 psi at 28 days or early ages
C. All recorded concrete volume meet or exceed 110% of the theoretical neat volume
D. All piers are installed under observation of a qualified soil technician; and his/her daily reports indicate that the piers are thoroughly reviewed by both the Geotechnical Engineer of Record and the Project Design Engineer.

VICINITY MAP



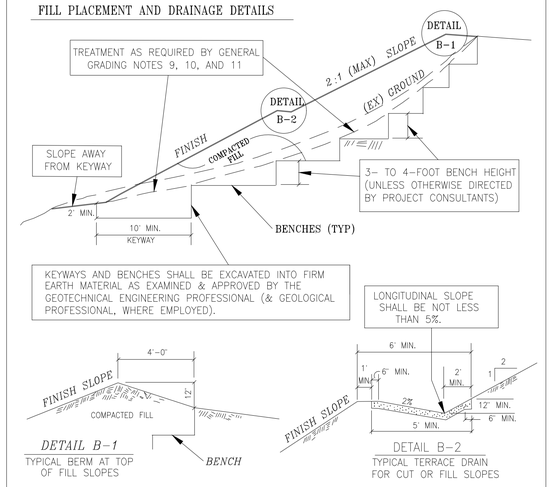
Project Location



H (IN FEET)	a	b	c	d
ANY HEIGHT	(H/2)' 2' MIN 20' MAX	(H/5)' 3' MIN 10' MAX	(H/2)' 15' MAX	(H/3)' 40' MAX

* FROM CBC SEC. 1808.7 AND VCBC APPENDIX J – SEC. J109
PL (SITE BOUNDARY)

TYPICAL DETAIL A
NTS



1) TERRACE DRAINS, INTERCEPTOR DRAINS & DOWNDRAINS SHALL BE CONSTRUCTED OF MINIMUM 3" CONCRETE OR GUNITE REINFORCED WITH 6x6–W1.4XW1.4 WELDED WIRE FABRIC.

2) FOR INTERCEPTOR DRAIN AT TOP OF CUT SLOPES AND DOWN DRAINS, MINIMUM WIDTH OF 3 FEET.

TYPICAL DETAIL B
NTS

SHEET INDEX

REVISIONS:	DATE:

LICENSED PROFESSIONAL ENGINEER
TANEG VAN NOYEN
C79829
EXP. 09/30/24
CIVIL
STATE OF CALIFORNIA

115 Acacia Lane
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contact@advgeodesign.com

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"WITH US, YOU CAN TRUST THE GROUND BENEATH YOUR FEET"

COVER SHEET

N/A

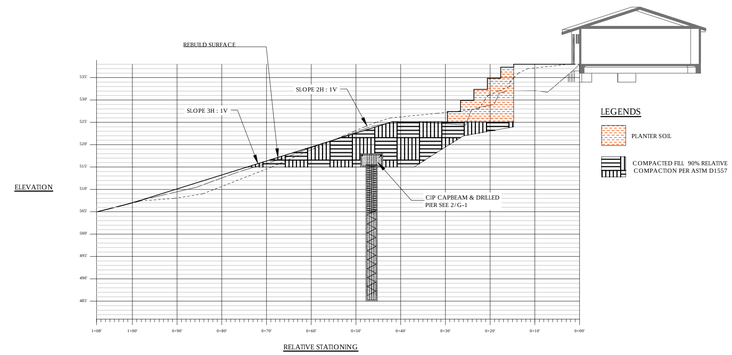
Narholz's Residence
Slide Repair

1051 Palomino Rd, Santa Barbara, CA 93105

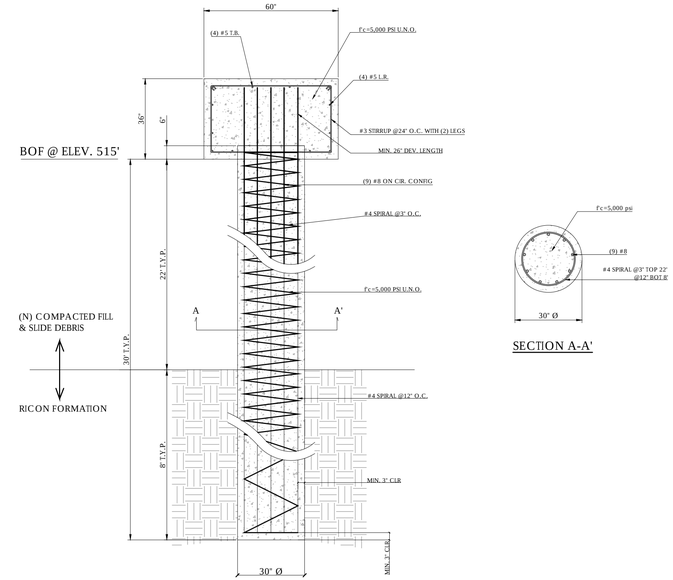
DATE: 11 / 03 / 2023
DRAWN: TVN
PM: TVN
CAD FILE:

G-0

PROPOSED CIDH SITE LAYOUT
1/16" = 1'-0"



1 PROPOSED CROSS SECTION
1/16" = 1'-0"



2 DRILLED PIER DETAIL
3/8" = 1'-0"

REVISIONS:	DATE:

LICENSED PROFESSIONAL ENGINEER
TANNER VAN NORTEN
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PROPOSED DRILLED PIER SITE
LAYOUT & DETAILS

N/A

Narholz's Residence
Slide Repair

1051 Palomino Rd, Santa Barbara, CA 93105

DATE: 11 / 03 / 2023
DRAWN: TVN
PM: TVN
CAD FILE:

G-1

ATTACHMENT B
NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Willow Brown, Planner, Planning & Development

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County Guidelines for the implementation of CEQA.

APN: 023-300-0006 **Case No.**: 24EMP-00006

Location: 1051 Palomino Road, Santa Barbara, CA 93105

Project Title: Narholz – Emergency Slope Repair

Project Applicant: Gregor Narholz

Project Description: The proposed project is for the repair and stabilization of a slope damaged in the winter rains. The slope stabilization will be done through reinforced concrete cap beam and drilled pier system. Grading for the project will include 922 cubic yards of cut and 922 cubic yards of fill. The parcel will continue to be served by private water sources, Mission Canyon CSA, and the Santa Barbara County Fire Department. Access will continue to be provided off of Palomino Road. The property is a 1.00-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-300-006, located at 1051 Palomino Road in the Mission Canyon Community Plan area, First Supervisorial District.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Entity Carrying Out Project: Walter Winitzky

Exempt Status:

_____ Ministerial
_____ Statutory Exemption
_____ Categorical Exemption
X Emergency Project
_____ Declared Emergency

Cite specific CEQA and/or CEQA Guidelines Section: Section 15269(c), Emergency Projects

Reasons to support exemption findings: *CEQA Guidelines* Section 15269(c) exempts "specific actions necessary to prevent or mitigate an emergency." Emergency action is warranted in this

case because winter rains caused significant erosion, resulting in slope failures that damaged the patio adjacent to the single-family dwelling. The slopes are at risk of further failure, jeopardizing the foundation of the single-family dwelling. Therefore, this statutory exemption applies to the proposed project.

Lead Agency Contact Person: Willow Brown, Planner

Phone #: (805) 568-2040 **Department/Division Representative**: Willow Brown Digitally signed by Willow Brown DN: C=US, E=wbrown@countyofsb.org, CN=Willow Brown

Date: April 1, 2024

Acceptance Date: _____

Distribution: Hearing Support Staff

Date Filed by County Clerk: _____