EMERGENCY PERMIT Case No. 25EMP-00002



Coastal Zone:

 \square

Subject to the requirements of Section 35-171.2 of the Article II Coastal Zoning Ordinance and the policies of the Coastal Land Use Plan.

Case Name:	Adams Trust - Emergency Foundation Repair
Case Number:	25EMP-00002
Site Address:	1546 Miramar Beach Dr., Santa Barbara, CA 93108
APN:	009-345-039
Applicant/Agent Name:	Jesse McCue
Owner Name:	Adams Trust



PERMIT APPROVAL:

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

The project is a request for an Emergency Permit to repair the damaged foundation of an existing single-family dwelling. The project constitutes an emergency because the risk of foundation failure is an immediate threat to property and to the health and safety of persons that utilize the existing dwelling. Repair of the foundation includes underpinning the existing foundation with micropiles and installing new concrete jackets around existing concrete piers. The emergency repair work requires a temporary soil stockpile to be placed immediately adjacent to the structure on the sandy beach within the property line.

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.

desu loron -

4/11/25

Lisa Plowman, Director

Date

Adams Trust - Emergency Foundation Repair Case No. 25EMP-00002 Page 3 of 11

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 of Santa Barbara 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 of Santa Barbara 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.

Jesse McCue	George McCue	4/11/2025
Print Name	<u>Jesse McCue</u> Signature	Date
PERMIT ISSUANCE:		
Kevin De Los Santos	H-D.J.=	4/11/2025
Planner Name	Signature	Date

Adams Trust - Emergency Foundation Repair Case No. 25EMP-00002 Page 4 of 11

BACKGROUND:

The project site is a beach-front property located at 1546 Miramar Beach Drive in the Montecito Community Plan area. The existing single-family dwelling was permitted in 1988 under Case No. 89-CDP-056. Extensive damage to the foundation of the existing dwelling was identified by the applicant. The applicant began construction to repair the damaged foundation of the existing single-family dwelling without permits. A complaint for the unpermitted construction was received on February 11, 2025. P&D enforcement, including Building and Safety (B&S) inspectors, conducted a site visit on February 13, 2025, and determined that violations existed for the unpermitted construction. Both Building & Safety (B&S) and Zoning Notice of Violations (NOV) were given to the property under Case Nos. 25BDV-00025 and 25ZEV-00031.

On February 18, 2025, the applicant submitted an Emergency Permit (Case No. 25EMP-00002) application to allow repair of the damaged foundation. B&S determined that a present danger exists and the project constitutes an emergency because the risk of foundation failure is an immediate threat to property and to the health and safety of persons that utilize the existing dwelling. B&S confirmed that emergency work to repair the damaged foundation must commence/continue as soon as possible. Verbal authorization to repair the foundation was given by the Director on February 21, 2025.

The proposed emergency repair of the foundation includes underpinning the existing foundation with micropiles and installing new concrete jackets around existing concrete piers.

FINDINGS OF APPROVAL:

1. The approval of this project <u>shall not</u> be held to permit or to be an approval of a violation of any provision of any County Ordinance or State Law.

The Director finds that approval of this Emergency Permit will not permit or approve any violation of County Ordinance or State Law. Condition of Approval No. 3 requires that an application for the required permits necessary to validate the emergency work as permanent be submitted by the applicant no later than 30 days following the issuance of the Emergency Permit. Processing of the required follow-on permit will ensure that the project is reviewed for, and completed in compliance with, applicable regulations.

- 2. In compliance with Section 35-171.5.2 of the Article II Zoning Ordinance, prior to the approval or conditional approval of an application for an Emergency Permit the Director shall first make all of the following findings, as applicable:
 - a. An emergency exists and requires action more quickly than provided for by the procedures for permit processing, and the action will be completed within 30 days unless otherwise specified by the terms of the permit.

The Director finds that an emergency exists and requires action more quickly than provided for by the procedures for permit processing. Repair of the foundation requires

more than 30 days from the date that verbal authorization was granted. The emergency repair work and removal of the stock pile will be completed by April 16th, 2025, 54 days from the date verbal authorization to begin the emergency repair was granted. Any request for additional time to complete construction must be granted by P&D.

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

The Director finds that public comment on the proposed emergency action has been reviewed. Noticing letters for the project were sent on February 24, 2025. Three noticing placards were placed on-site on March 1, 2025.

c. The action proposed is consistent with the requirements of the Coastal Land Use Plan and Coastal Zoning Ordinance.

The Director finds that the emergency action is consistent with the Comprehensive Plan as described below with reference to applicable policies:

<u>Services</u>

Coastal Plan Policy 2-6: 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 Project is consistent with this policy because adequate services are available to serve the project site. The project is a request for an emergency repair of a damaged foundation of an existing single-family dwelling. No development, requiring additional services, is required. Miramar Beach Dr. provides adequate access to the project site and no new access is required for the proposed development.

Visual Resources

Coastal Act Sec. 30251: The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of the surrounding area and, where feasible, to restore and enhance visual quality in visually degraded areas.

MCP Policy VIS-M-1.1: Development shall be subordinate to the natural open space characteristics of the mountains.

MCP Policy VIS-M-1.3: Development of property should minimize impacts to open space views as seen from public roads and viewpoints.

Consistent: The Project is consistent with visual resource policies that require protection of scenic qualities of coastal areas, development to be subordinate to open space characteristics of the mountains, and development to minimize impacts to open spaces views. The project is a request for an emergency repair of a damaged foundation of an existing single-family dwelling. No exterior alterations are proposed and no development will be visible from a public viewing point. The repair of the damaged foundation is located beneath the existing dwelling. Temporary, construction related impacts to visual resources are anticipated due to the stockpile of soils on the subject property. The project is conditioned to contain the soil stockpile on-site, within the property (Condition No. 9). The stockpile will be removed within four business days of the completion of the foundation repair.

Hillside and Watershed Protection

Coastal Plan Policy 3-13: 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.

Coastal Plan Policy 3-14: 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.

Consistent: The Project is consistent with hillside and watershed protection policies because no development beyond repairing the foundation is required. The project is a request for an emergency repair of a damaged foundation of an existing single-family dwelling. No grading is required and the repair of the foundation has been designed to fit the site topography. A temporary stockpile of soils will be maintained on the project site. The project is conditioned to remove the stockpile within four business days of the completion of the foundation repair (Condition No. 9). No new development requiring additional grading is proposed.

Water Resources and Flooding

Coastal Act Water Resources/Flooding Policy 30231. The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging wastewater reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

CA Coastal Act Water Resources/Flooding Policy 30253: New development shall: (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard. (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

Coastal Plan Policy 3-19: Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.

Consistent: The Project is consistent with the policies that require protection of water resources and water quality. No pollutants, fuels, lubricants, sewage, or other harmful waste will be discharged into or alongside coastal streams or wetlands. The Pacific Ocean is located directly south of the project site. The Project is conditioned to designate a washout area for the washing of concrete trucks, paint, equipment, or similar activities to contain and prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands (Condition No. 14). The Project is also conditioned so that the Applicant will prevent water contamination during construction (Condition No. 12) and to designate a construction equipment filling and storage area(s) to contain spills and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands (Condition No. 13).

The project site is located within a Flood Hazard Overlay and the FEMA Recovery Map High Hazard Area (with Advisory Flood Elevations – AFEs) and is subject to compliance with Chapter 15A of the Santa Barbara County Code, Floodplain Management Ordinance. Public Works Water Resources Division (Flood Control) reviewed the Project and determined that the applicant must submit a Substantial Improvements determination prior to approval of the follow-on Coastal Development Permit. There are no geologic or fire hazards located on-site or on adjacent properties.

<u>Noise</u>

MCP Development Standard N-M-1.1.1: All site preparation and associated exterior construction activities related to new residential units including remodeling, demolition, and reconstruction, shall take place between 7:00 a.m. and 4:30 p.m., weekdays only.

Consistent: The Project is consistent with the policy that requires limited noise production from development. The Project may have short-term construction-related noise impacts, but is conditioned so that all site preparation and associated exterior construction activities shall take place between 7:00 a.m. and 4:30 p.m. on weekdays and prohibited on weekends and State holidays (Condition No. 15).

3. This action is not subject to the provisions of the California Environmental Quality Act, pursuant to State CEQA Guidelines Section 15269, statutory exemption for emergency projects.

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 of Planning and Development may revoke this permit and all authorization for development. The decision of the Director to revoke the Emergency Permit may be appealed to the Montecito Planning Commission.

The project description is as follows:

The project is a request for an Emergency Permit to repair the damaged foundation of an existing single-family dwelling. Repair of the foundation includes underpinning the existing foundation with micropiles and installing new concrete jackets around existing concrete piers. A temporary soil stockpile will be placed immediately adjacent to the structure on the sandy beach within the property line. The temporary stockpile will be removed within four business days of completion of the foundation repair. Repair of the foundation and removal of the stock pile will be completed by April 16th, 2025, 54 days from the date verbal authorization to begin the emergency repair was granted. Any request for additional time to complete construction must be granted by P&D. No grading is proposed. No trees are proposed for removal. The parcel is served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire Protection District. Access is provided off of Miramar Beach Drive. The property is a 0.02-acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-345-039, located at 1546 Miramar Beach Drive in the Montecito 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 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 Planning and Development Department no later than 30 days following the issuance of this Emergency

Adams Trust - Emergency Foundation Repair Case No. 25EMP-00002 Page 9 of 11

Permit. The permits required for the proposed emergency work include a Substantial Conformity Determination and Land Use Permit pursuant to Section 35-172.11 of Article II, the Coastal Zoning Ordinance.

- **4. Completeness Items.** Any materials required for a completed application, as identified in the initial review of the original application required pursuant to Condition #3 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.
- **5. 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 of Planning and Development. The work authorized by this permit must be commenced within 30 days of the date of issuance of the permit and completed within 30 days after the beginning of construction. If construction activities are proposed by the applicant to commence after 30 days, separate authorization by the Director of P&D is required.
- **6. Other Departments/Agencies.** This permit does not preclude the necessity to obtain authorization and/or permits from other County Departments or other agencies.
- **7. 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.
- **8. Building Permit Required.** The applicant shall obtain a Demolition Permit, Building Permit, and/or any other permit required pursuant to the Building Code from the P&D Building Division.
- 9. Soil Stockpile. A temporary soil stockpile of excavated material from beneath the structure is authorized on the sandy beach within the boundaries of the subject lot. The stockpile shall remain free of inorganic materials and demolition debris at all times. The stockpile perimeter shall be staked and covered outside of construction hours. TIMING: The soil stockpile shall be removed within four business days of completion of foundation repairs.
- **10. Not Valid Until Signed.** This Emergency Permit is not valid until signed by the applicant and subsequently issued by Planning and Development.
- 11. 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.

- 12. WaterConv-01 Sediment and Contamination Containment. The Owner/Applicant shall prevent water contamination during construction by implementing the following construction site measures:
 - a. All entrances/exits to the construction site shall be stabilized using methods designed to reduce transport of sediment off site. Stabilizing measures may include but are not limited to use of gravel pads, steel rumble plates, temporary paving, etc. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. Entrances/exits shall be maintained until graded areas have been stabilized by structures, long-term erosion control measures or landscaping.
 - b. Apply concrete, asphalt, and seal coat only during dry weather.
 - c. Cover storm drains and manholes within the construction area when paving or applying seal coat, slurry, fog seal, etc.
 - d. Store, handle and dispose of construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. in a manner which minimizes the potential for storm water contamination.

PLAN REQUIREMENTS: The Owner/Applicant shall ensure all above construction site measures are printed as notes on plans.

TIMING: Stabilizing measures shall be in place prior to commencement of construction. Other measures shall be in place throughout construction.

MONITORING: The Owner/Applicant shall demonstrate compliance with these measures to P&D staff as requested during construction.

13. 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 in area to prevent contact with storm drain, waterbody or sensitive biological resources.

TIMING: The Owner/Applicant shall install the area prior to commencement of construction. MONITORING: P&D staff shall ensure compliance prior to and throughout construction.

14. 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 in an area to prevent contact with any storm drain, waterbody or sensitive biological resources.

TIMING: The Owner/Applicant shall install the area prior to commencement of construction. MONITORING: P&D staff shall ensure compliance prior to and throughout construction.

15. 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 a.m. and 4:30 p.m. 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.

MONITORING: P&D staff shall spot check and respond to complaints.

- **16. 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.
- **17. 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. Site Plan
- B. CEQA Exemption
- cc: P&D Deputy Director
 Supervising Planner, P&D
 P&D Planner
 Coastal Program Analyst, Calif. Coastal Comm., 89 S. California Street, Ventura CA 93001

G:\GROUP\P&D\Digital Library\Protos & Templates\Planning Permit Processing\Permit Shells\Coastal\Emergency Permit\Emergency Permit.doc

Attachment A. Site Plans

ABBREVIATIONS	
AB	ANCHOR BOLT ABOVE
ADD'L	ADUTIONAL ALTERNATE ARCHITECTURAL ALL THREADED ROD
ARCH'L	ARCHITECTURAL ALL THREADED ROD
AIRBLK(G)	BLOCK(ING)
BLWBM	BELOW
BN BN BOB BOT	ARCHITECTURAL ALL THREADED ROD BLOCK(ING) BELOW BEAM BOUNDARY NAILING BOTTOM OF BEAM BOTTOM OF BEAM BOTTOM
BOTT B/T CALIF	BOTTOM BETWEEN
CALIF CANT'L CB	CALIFORNIA CANTILEVER
CB	CEILING BEAM
"CC" or "ECC" SIMP	SON CONNECTOR
(alt. USE	"COQ" or "ECCQ")
CCB	COLAPSIBLE CARDBORD CEILING JOISTS
CJP	BOTTON ENTRY AND A CALL AND A CAL
©	CENTERLINE
CLR	CLEAR(ANCE) CONCRETE
© CLRG CMU CONC CONN CONN CONT CONC CTR(D) OR © DRI	MASONRY UNIT
CONN	CONNECTION
CT	COLLAR TIE CENTER(ED)
DBL	DEEP DOUBLE DEMAND CRITICAL WELD DIAMETER DECK JOIST DRAWING EXISTING EXISTING EXISTING
DCW	DEMAND CRITICAL WELD
DJ	DECK JOIST
(E)	EXISTING
(E) EA EF ELEV	EACH FACE
ELEV EMBED	DECK MOST DESTING D
ENG	EDGE NAILING ENGINEER
EWL	ENTIRE WALL LENGTH
EXT FDN	EXTERIOR
FDR	FINISH FLOOR
FG FJ FLR	FLOOR JOIST
FLR FNC FOC FOS FOSH FOSH FRMG	FIELD NALING
FOS	FACE OF STUD
FRMG	FRAMING EINIGH SLAD
GAGALV	FOOTING
GALV	FRAMING FINISH SLAB FOOTING GALISE GALISE GRADE BEAM GLUE LAMINATED BEAM HEADER HANGER HANGER
GALV GLB HD HDR HGR	GLUE LAMINATED BEAM HOLDOWN
HDR	HEADER HANGER
HORIZ HT INFO INT	HORIZONTAL HEIGHT
INFO	INFORMATION
iSB	HANGER HANGER HEIGHT HEIGHT HEIGHT HIGTERATION LLVXE, SHLXR BRACE KING POST LLCALTOR(S) LLCALTOR(S) LLCALTOR(S) LLCALTOR(S) LLCALTOR(S) MAXTHUM MACHINE BOLT MAXHUM MACHINE BOLT MICROLLAM NEW
LOC	LOCATION(S) LONGITUDINAL
LONG LSL	TIMBERSTRAND MANUFACTURER
мв	MAXIMUM MACHINE BOLT
MANUF MAX MB MIN MIN	MINIMUM
(N)	NEW
NC	NOTO CHANGE(S) NATURAL GRADE NALER NOT TO SCALE NON-STRUCTURAL
NG NLR NTS	NALER NOT TO SCALE
N/S 0/	NOA-STRUCTURAL OVER CONER POST AND CURRED POST ASWA PERFENDICULAR DEVICE PAREL
OH	ON CENTER OPPOSITE HAND (MIRROR)
PA PERP PJP	POST ABOVE PERPENDICULAR
PJPPMW	PARTIAL JOINT PENETRATION PLATE
PSL	PRE-MAUFACTORED WALL PARALLAM BEAM
P.T.D.F RB	ROOF BEAM
REQ D	REQUIRED
REQ'D RET RR SCHED	RELAINING (RETENTION) ROOF RAFTER
SHTG	SHEATHING
SHTG SIM SQ	REQUIRED RETUNING (RETENTION) ROOF RAFTER - SCHEDULE SHEATHING - SIMILAR SQUARE SELECT STRUCTURAL WOOD BEAM STANLARS STEEL STANDARD STEEL STRUCTURAL
SS	STAINLESS STEEL
STD STL	STEEL STRUCTURAL
SW	STRONG WALL (SIMPSON) TRIMMER POST TONGUE & GROOVE TO BE REMOVED
T T&G TBR	TONGUE & GROOVE
THK	THICK(NESS) TOP OF
Тик ТоW ТуР UNO URM VERT	TOP OF WALL TYPICAL
UNO	UNLESS NOTED OTHERWISE UNREINFORCED MASONRY
VERT	VERTICAL VERIFY
VIF	TO BE REMOVED THORNESS) TOP OF WALL TYPCAL UNLESS NOTED OTHERWISE UNRESS NOTED OTHERWISE UNRESN FORCED MASONRY VERTOR VERTY IN FIELD VERTY IN FIELD

	eneral structural notes and specifications reflect the providsion	ons of the
	2022 CBC(California Building Code)	
	ASCE 7–16 (Minimum Design Loads)	ACI 318-14 (Concrete)
	ASC 360-16/ASC 341-16/ASC 358-16 (Steel)	NDS-18/AWC-18 (Wood)
	ACI 530-16/ASCE5-16/TMS 402-16 (Masonry)	
100	STRUCTURAL GENERAL NOTES	
G	ENERAL	
	The plans provided will be acceptable for building for Afterwards, Thom Hume Consulting Engineers will require details and make the changes as needed. This additional prior to beginning of construction.	a thorough review of the plans and I time will require one month of notice
2.	The General Contractor shall be responsible for coordinatt indicated on the structural construction drawings and proj- verify all dimensions prior to starting construction. If discrepancies or inconsistencies.	ect specifications. The contractor shall
	All omissions or conflicts between the various element specifications shall be brought to the attention of the Arc so involved.	
4.	Site preparations and Temporary bracing: a. The General Contractor shall investigate the site during of excavations or buried structures such as cesspools, of structures are found the Architect shall be notified immedi-	isterns, foundations, etc. Where such
	b. The Contractor shall be solely responsible for all excavati	ion procedures including lagging, shorin

- measurem care topat the Architect shall be collied immediate. *Intermediate* to the topation of adjacent property, structures, streets and utilities in accordance with adjacent property. Interface adjacent property, and an adjacent property, and adjacent property, adjacent p

- -24. O.S.M. The General Contractor shall be solely responsible for following, maintaining and being familiar with Call O.S.H. standards and procedures for all aspects of the construction, including, but not limited to, salety of the construction parsenul, exercising proceedings, temporary shorts tracting, also safety procedures, stc. All exection procedure shall conform to CSHA Standards. Applications and the approved by CSHA prior to exection.
- 3. All schedule designed as tended or typical shall score in obdition to any other specific details. A shall designed as tended or typical shall score in obdition to any other specific detail. A details designed as tended or an and any other specific detail. A details, but to build of all details and any other specific detail. A details, but to build of all details and any other specific detail. A details, but to build of all details and any other specific detail. A details, but to build of all details and any other specific details. A details, but to build of all details, and any other specific details. A details, and any other specific details. A detail of a detail, section, devolter, details, and details of any other specific details. A detail details and any other specific details. A details and any other specific details. A detail details and any other specific details. A details and
- ASTN SPECIFICATION J.M.I.STN specification designations shall be of the latest revision, unless noted otherwise. SVFETY I. Nothing contained within the contract documents shall relieve the General Contractor and the ndaming concarise weam are consider documents shall reneve the deneral con-subcontractor of: authe responsibility to determine any aspect of how the work is to be performed. budenian with matters of safety of personnel.

- It helps contracts with the contract documents and renew the informal Contracts and the set and response to the information of the set of the

- The and not maning unit state on global C20 continuous (notes) costing and accurate on global 1. Very that adding footings do not have adjustant cracks or damage (where occurs). 1. Very that adding footings ad not have adjustant cracks or damage (where occurs). 2. Sentrator shall complete dense verk including termologie existing flooting and proposed footings prior to bidding cracks or the explosition of the explored of the optimized on the optimized of the cracks or there out at level. The explored of the optimized on the cracks or the optimized on the cracks or the optimized on the cracks or the optimized on the optimized on the optimized on the optimized on the cracks or the optimized on the optimized on the optimized on the optimized on the cracks or the optimized on the cracks or the optimized on the op

- Targe Contribution communities.
 Case FOLLANDER MARCHARE
 The Architect shall more all dimensions for despusy and accuracy prior to submittal to the Building Desputies.
 Phone provide their more than the Sale Togener for compliance with the Sale Togener.
 Phone provide their from the Sale Togener for compliance and the Sale Togener.
 Sale Sale Togener controls.
 There advised controls.
 Togener controls.
 Togener controls.
 Sale controls.
 Togener controls.
 Togener controls.
 Togener controls.
 Togener controls.
 The to Sale Togener controls.
 The to Mark Togener togener controls.
 Togener controls.
 The togener controls.
 The togener togener controls.
 The togener controls.
 <li

		HUME
	ECTION_STATEMENT	
	Plan Check #:	E N G I N E E R P.O. Box 15230 Phone (805) 781-8 San Luis Obspa, Ca. 93408 Fax: (805) 781-8
The Sourcest of Social Insection is submit 100 and 1705. Included are: Solicitat of Special Insections and tests app Solicitat of the testing Approximation and Defer special Social National Approximation and Defer special Social National Approximation and Defer special Social National Approximation and Social region to the special Approximation and special regions to the special Approximation and special performed. A final Approximation and the social Responsible Charge in accordance with GBS of A final Approximation Approximation Approximation Approximation A final Approximation Approximation Approximation Approximation Approximation Approximation Approximation Approximation Approximation Approximation Approximation Approximation Approximation Approximation Approximation	And in fulfilment of the requirements of CBC Sections (and in fulfilment of the requirements of CBC Section (and the sectors) and the restance to conduct the test (impactions) and into a sector of the sectors of the format of the sectors of the sectors of the impactions of the sectors of the sectors of the impaction of the sectors of the sectors of the impact of the sector of the sectors of the sectors of the sectors of the sectors of the sectors of the sectors of the Sector of the sectors of the sectors of the sectors of the Sectors of the se	e-mail mail@htmgareers.com 380 Pixone 992- www.hmgarers.com
 use and Occupancy (Section 1704.2.4). The Fi Required special inspections. Correction of discrepancies noted in insper 	inal Report will document:	Structural Drafting Services
The Owner recognizes his or her obligation to ex- permit documents and to implement this progra- obligations, the Owner will retain and directly pay 1704.2. This plan has been developed with the understand Review and approve the qualifications of the S	nsure that the construction complies with the appro- n of special inspections. In partial Unifilment of the for the Special Inspections as required in CBC Sect ling that the Building Official will: special Inspectors who will perform the inspections.	Idd PXX8xx 1528 ise Smitu Organ C R MMB ist dep 017 Mit Organ C R MMB Idd Smitu Organ C R MMB ist dep 017 Mit O R MB
	ling that the Building Official will: pecial inspectors who will perform the inspections and for in this Statement of Special Inspection. re contractor complied with corrections. subling code.	ALL DRAWING BRANK THE STRUCTURE, SUPER- teen CHELL CONTAINED AND AND AND AND AND AND AND AND AND AN
THOM HUMB CONSULTING ENGINEERS Registered Design Professional in Responsible Ch Hum Signature Date	arge Building Official's Acceptance:	
Owner's Authorization:	Building Official	
Owner Skanature Date	Signature Dat	-
	ECTION SUMMARY	
SECIAL INSE Notation Used in Table: Column headers:	ECTION SUMMART	_
LIST OF WORK Children Tropson Children Tropson Children Tropson Impection of received design max. A stimular freed for control is appropriate to the stimular structure in the structure may approximate the structure of the structure to the structure of the structure of the structure to the structure of the structure of the structure structure of the structure of the structure of the structure structure of the structure of the structure of the structure structure of the structure of the structure of the structure structure of the structure of the structure of the structure structure of the structure of the structure of the structure structure of the structure of the structure of the structure structure of the structure of the structure of the structure structure of the structure of the structure of the structure structure of the structure of the structure of the structure structure of the structure of t	specimers for strength tests, perform sking x performs the concerner. prestruins of the concerner. terringstruine and techniques. terringstruine and techniques. tests of the concerner testing formed. The tests for areas these water relative testing formed. The tests for areas these water relative testing tests of the test of the concerner test of tes	AMAR AVE CA 93108
Them Hume Consulting Eng. Them Hume Them Hume Consulting Eng. Tony Nixon	(805) 543-6311 (805) 543-6311	
Thom Hume Consulting Eng. Esmy Garcia Thom Hume Consulting Eng. Gill K.	(805) 543-6311 (805) 543-6311	Engineer: TN Drafter: RSP
STRUCTURAL OBSERVATI	ON PROGRAM BY ENGINEER	NO. DATE: ISSUED FOR:
(or related as the Genera shall employ the Englater of record or controlled betw. CONTRACTOR must inform the ARCHIECT and DKG of reaching the following stages of construction. At the conclusion of the work included in the per- ordination and the state while how the control of the control of the work included in the conclusion of the work included in the conclusion of the work included in the construction of the work included in the conclusion of the con	Use GEC Chapter 17) Engineer's representative to provide structural observ NEER (by ernalt or far) two full business days in adu mit, the structural to the build we been made and identity any reported delidencies to have been resolved. ING SUBMITTALS	ance
	NOT FOR CONSTRUCTION	

NOT FOR CONSTRUCTION	_
AN IN-HOUSE BACK CHECK HAS NOT BEEN	
COMPLETED AND BLDC. DEPT. REVISIONS	SHEET
HAVE NOT BEEN ADDED TO THESE PLANS.	9H551
THE ENGINEER AND THE ARCHITECT ASSUME	
NO RESPONSIBILITY FOR CONSTRUCTION BIDS	P K 0 J I
TAKEN FROM THESE PLANS.	2
	DRAW SDS

onssi	LANDER :		
	GENERAL	NOTES	
р к о ј в	i c m	SHEET	NO.
2	4 019	6	ח 1
DRAW	N BY:	0	J. I

٩,	\sim	
r	2	
Ξ		
⋝	O	
_	щ	
Ģ	5	
4	~	
ഹ	$\underline{\nabla}$	
-	2	

0408 FOOTINGS and/or GRADE BEAMS 1. All factings and grade beams shall be shall be centered under wall and/or post unless othewise

All contains and code beams shall be shall be centered uncer was weaver poor wear ---- detailed in rotatings and the placed level and into natural earth material or compacted fill approved by a
 sails engine.
 All gradiebeams shall be placed level weles noted otherwise.

0400 CONCRETE NOTES FOR RESIDENCE	(f'c)psi	Hardrock Aggregate size	Max Slump	Special Inspection Reg [*] d
Footings, slab on grade	2,500	1"	4"	No
Retaining Walls (UNO)	2,500	1"	4"	No
Raised Slabs (including slabs on CCB's)	3,000	1"	4"	Yes
Calssions Shafts	4,000	1"	4*	Yes
Topping Slab for steel deck	3,500	%.	4"	Yes
All other concrete	3,000	1"	4*	Yes

Admixtures relative to the second sec ь.

c) To manne cancername enter occus their to eco aname cancername general model. • All stable connecting to grade beam shall be 3000 psi with special inspection, unless noted obtained. • Pea Grovel shall not be used unless written approval is obtained from Structural Engineer. • Starop messure without plasticizer. If plasticizer is used a higher find stump may be allowed.

* Storp measured without politikizer. If plasticitizer is used a higher field storp may be allowed upon Engineer review. Bound the store and by an approved testing laboratory or Licensed Engineer and Engineer and the store of the store

fallwaip locations [For structures that are three stories and less(latest efficien 2. Water-Correct Barbo a. 0.57 shall be used at all locations, Typical (UNA). 5. C45 mort to Proposed Social 6. C45 mort to Proposed Social 6. C45 mort to Proposed Social 5. C45 mort to Proposed So

D. Before concrete is poured, check with all trades for proper placement of alwares, contains, contains, link, and check concrete instructions that like web-sourced in position prior to placing concrete. Additionally, the concrete should be thoroughly whended during placement. In San J. 2015, and the concrete should be thoroughly whended during placement. In San J. 2015, and the concrete should be thoroughly whended during placement. In San J. 2015, and the concrete should be thoroughly whended during placement. In San J. 2015, and the concrete should be thoroughly whended during placement. In San J. 2015, and the concrete should be thoroughly whended during placement. In San J. 2015, and the concrete should be thoroughly whended during placements. In San J. 2015, and the concrete should be the concrete should be the concrete should be the should be the concrete should be the should be the concrete shou

Footings, Stem walls, Slabs, Grade Beams	All	ASTM A=615	60
& Retaining walls			
All walls, Beams & Columns above Grade	All	ASTM A=615	60

-----Bars to be welded* ASTM A-706 60 -----aura to be wound:
 All ASTM A-706 60
 * Rafer to Wedding Requirements' notes for additional information.
 All reinforcing bar bends shall be made cold. See "Standard hocks, bends & lap" detail on Typical
Data Schweit for more information

1. All entercharts for family shall be mode cold. See "Standard houss, bends & kp" detail on typical converting information. So that is a standard to be a standard to be a standard bends and the standard standard bends bends and the standard standard bends, bends & the "detail on minimum hose select terms". All standards bends that be the first of the standard bends, bends & the "detail on minimum hose select terms". Standard bends, bends & the "detail on minimum hose select terms. Standard bends, bends & the "detail on minimum hose select terms". Standard bends, bends & the "detail on minimum hose select terms. Standard bends, bends & the "detail on minimum hose select terms". Standards and terms the select terms terms and the select terms to a standard bends, bends & the "detail on the "detail on the select terms". Standards and terms terms

Stem	Concrete	CMU
6"&8"	1-#5 @ 18"oc	1-44 @ 24 oc
6"&8"att	1-#4 @ 12 oc	1-44 @ 24 oc
10"	1-#5 @ 15"oc	1-44 @ 24 oc
12-16*	2-#4 @ 12"oc	2-44 @ 24 oc
12-16 alt	2-#5 @ 18"oc	2-44 @ 24"oc

CODE CONTAINING AND ARCENTS
 Lot another advectors, etc. Initial by an analysis of the secondaries with the initial methods, advectors, etc. Initial by an analysis of the secondaries of the secon

AGE WASKE ENVICABLED AGE WASKE ENVICABLED CONNECTE W/G EDVICTORING Constraints include tables, apply to the constrate that has the potential to came in contract constraints include tables, apply to the constrate that has the potential to came in contract constraints include tables, and the constrate tables of the constraints of th

concrets." 9. All other concrete and reinforcing steel notes shown on these plans shall be considered valid unless superseded by the notes above.

"Environmental by the notes above. STELL STELL 0. All UP - and All steel th with archite 11. FASTENERS:

FASTENERS:
 All fastement shall be galvanized per ASTM A153 or stainless steel (including AB), <u>Natice</u> Do not use stainless steel fastement at any galvanized member connection. Refer to fastement manufacturer's specifications for additional information regarding compatibility of fastement with connected material.

 Ubias code circumice, Faston '9' movements copation with: CPR CPTCPL USE ONLY
 Too per 3 movement of the 3 mice set 50% of per
 Too per 3 movement of the 3 mice set 50% of per
 Too per 3 movement of the 3 mice set 50% of per
 Too per 3 movement of the 3 mice set 50% of per
 Too per 3 movement of the 3 mice set 50% of per
 Too per 3 movement of the 3 mice set 50% of per
 Too per 3 mice set 50% of per
 Too per
 Too per
 Too per
 Too per
 Tooo per
 Too per
 Too per
 Too per
 ALL DRAW Hote BEAM IN THE STRUCTURAL DRAFTING SIRPLERS LOGO AND INFORMATION CONTINUED WITHIN THE DRAWN MORE AND EXCEPTIONS STRUCTURAL DRAFTING SERVICES, INFORMATION IS FOR USE ON THE SPECIFIC DRAFTING STRUCTURAL DRAFT TO BE REPROCIDED, CHANGED OR CORED WAIN FORM CONTINUED CONTINUED OR CORED WAIN SOUTH CONTINUED CONTINUED OR CORED WAIN SOUTH CONTINUED CONTINUED OR CORED WAIN SHALL BERESTRUCTURED THE ORIGINAL SHALL BERESTRUCTURED THE ORIGINAL WICH THEY UNDER REPRACE.

HUME

ENGINEERS

SDS

P-0-Box 15239 San Laix Obligo CA 82485 805 595 1737

ш

1546 MIRAMAR AV MONTECITO CA 93108

PLOT DATE: 11/22/2024 Engineer: TN Drafter: RSP

11/21/202

RELIM SET #02

GENERAL NOTES

S0.2

24.019

San Luis Obispo, Ca. (3406 Faz. (805) 7 mail: mak@thengineers.com SB Phone: F intransers invitibilitien

Refer to remulaciture for more information (www.samesex.com) (329–2240) (320) -241-0240, OSC WALL France Tomo Statistics of the second statist

0001 LUMBER In Francing Limiter shall be Douglas Fir. Ceast Region, grads mathed by W.C.L.A. The moliture content (WC) find its of 155 or loss before any minimum and the structural detailings: a <u>Encounter Francis</u> A <u>Encounter Content</u> A <u>Encounter</u> A <u>E</u>

- (unuse rotes otherwise on plane)
 - (unuse rotes otherwise on plane)
 - construction grade
 - Approved trading or sets blacking rotes
 - Approved trading rotes that black is paced as rotes, except as otherwise noted on the shurther dowing:
 - approved trading rotes that only in the shurther is rotes and th

fructural drawings: a.rcofrafters more than 8° in depth at 10 feet o.c. maximum b.2x floor joists more than 16°−0° in in length at 8 feet o.c. maximum except as otherwise b. Justice plans more than in-U in in enging at 0 refs 6.2, maximum except as contraves 0.4, hold convertices that 0 control in 1544 2034-10.2, 2022 CBC 5.5 except as the shall be shall be corresponding to the source of the share of the

8.

 20
 Big shafe, with 10-to large into income in a sum of a state of the balance framework.

 The shafe into the balance framework is balance framework.
 Balance framework.

 The shafe into the state is a continuous 2-2-2 to grade over the member.
 Balance framework.

 State into the state is a continuous 2-2-2 to grade over the member.
 Balance framework.

 An other into the state is a continuous 2-2-2 to grade over the member.
 Balance framework.

 An other into the state is a continuous 2-2-2 to grade over the member.
 Balance framework.

 An other into the 2-200, 12 to 200 CEC.
 Balance framework.

 An other into the 2-200, 12 to 200 CEC.
 Balance framework.

 And other into the 2-200, 12 to 200 CEC.
 Balance framework.

 And other into the 2-200, 12 to 200 CEC.
 Balance framework.

 And other into the 2-200, 12 to 200 CEC.
 Balance framework.

 And other into the answer into the an

Parter to "special details and specific datable noted on planes for more information.
 Oxe BOLTS = U.G.BOLTS
 Soft holes shall be 1/16" ("maximum) larger than lock size.
 Software information of the provide section that the shall be a specific datable section that the shall be specific datable section that the specific datable section to the s

sections. WOOD EPOXY Wood epoxy where called for on plans or distails shall conform to applicable standards.

 COOP NALING:

 1. All noiling shall be in compliance per latest edition Table 2307.10.2 of 2022 CBC Framing
 164 SINKERS (3K, %:148)

 Shear Sheathing
 104 COMMON (2K, %:148)

	to PTDF sill pla		
f	Sheathing	8d COMMON (25 x.131)	

8

Sheet, Sheety, John Sheet, Sheety, Sheety

- 4. All classesen (bidd downs, andver bolts ect) and be accessed 'accessed' parametel have prove the sense provide the Sheer Sheer Sheer (bidd downs, andver bolts ect) and be beaution to the sense provide the sense of the sense of the sense of the sense of the sense (bidd downs, and the sense (bidd form), and the sense (bidd form), and the sense of the

 - ners with lumber hardware shall be per Simpson recommendations (fill all holes) unless

. M intervent with lander handles shall be per fargestin recommensus to manufacture and a strategies of the second strategies and the second strategies for the second strategies and the second stra

NOT FOR CONSTRUCTION

TAKEN FROM THESE PLANS.

AN IN-HOUSE BACK CHECK HAS NOT BEEN COMPLETED AND BLDG. DEPT. REVISIONS HAVE NOT BEEN ADDED TO THESE PLANS.

THE ENGINEER AND THE ARCHITECT ASSUME NO RESPONSIBILITY FOR CONSTRUCTION BIDS

er typical details as noted on sheets S1. a. Nails and bolts shall be of like material. b. DO NOT INTERMIX coatings.

- Control Colls. July Les of Bernmeteriels
 Control Colls. July Control Colls. July Control Colls.
 Control Colls. July Control Colls.
 Control Colls. July Control Colls.
 Control Control Colls.
 Control Control Colls.
 Control Control Colls.
 Control Control Control Colls.
 Control Control Control Colls.
 Control Cont



DETAIL & NOTES SHEET SCHEDULE 00 000 2022/00/00 twh		FRAMING LEGEND S2		
SPECIAL INSPECTION	S0.1	(SIZE & TYPE) (BEAM #)	BEAM (SEE PLANS AND BEAM SCHE	
GENERAL NOTES	S0.2	₹	VERTICAL STRAP	
			FRAMING DIRECTION	
201 TO 220 REFER TO	SD2.1	•	HOLDOWN	
			POST BELOW FRAMING*	
		X	POST ABOVE FRAMING	
			BEARING WALL BELOW FRAMING	
			SHEARWALL BELOW FRAMING	
		1/////	MASONRY OR CONCRETE WALL	
			CONCRETE WALL	
		122223	CONC/CMU LINTE (OR WALL ABV)	
			PAD FOOTING (SIZE PER SCHED	
		SIZE DOWNELS	CAISSON	

Details Using Count DETAIL 5 1 202

STEP, WA

)

O:Jacks z Archive/2024 Jobs/24 019 Adams_mist/24 019 Dwg/s Version 11 0/24 019 S2 FOUNDATION PLAN dwg Pri Nov 22 12:29:59 2024 Brandon



HUME





NOT FOR CONSTRUCTION AN IN-HOUSE BACK CHECK HAS NOT BEEN COMPLETED AND BLOG DEFT REVISIONS	l		
COMPLETED AND BLDS, DEFT, REVISIONS HAVE NOT BEEN ADDED TO THESE PLANS. THE ENGINEER AND THE ARCHITECT ASSUME NO RESPONSIBILITY FOR CONSTRUCTION RUSS	SHEET NAME: DETAILS		
TAKEN FROM THESE PLANS.		DRAWN BY:	SHEET NO.



O.Sabs z Anthiwe(2024 Jabs)24 019 Adams_miscl24 019 Dwg's Versian 11/Jonef24 019 D- DETAILS dwg Fri Nov 22 12 29:52 2024 Brandon

ATTACHMENT B NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Kevin De Los Santos, 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: 009-345-039 **Case No.**: 25EMP-00002

Location: 1546 Miramar Beach Dr., Santa Barbara, CA 93108

Project Title: Adams Trust - Emergency Foundation Repair

Project Applicant: Jesse McCue

Project Description: The project is a request for an Emergency Permit to repair the damaged foundation of an existing single-family dwelling. Repair of the foundation includes underpinning the existing foundation with micropiles and installing new concrete jackets around existing concrete piers. A temporary soil stockpile will be placed immediately adjacent to the structure on the sandy beach within the property line. The temporary stockpile will be removed within four business days of completion of the foundation repair. Repair of the foundation and removal of the stock pile will be completed by April 16th, 2025, 54 days from the date verbal authorization to begin the emergency repair was granted. Any request for additional time to complete construction must be granted by P&D. No grading is proposed. No trees are proposed for removal. The parcel is served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire Protection District. Access is provided off of Miramar Beach Drive. The property is a 0.02-acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-345-039, located at 1546 Miramar Beach Drive in the Montecito Community Plan area, First Supervisorial District.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Entity Carrying Out Project: Santa Barbara Construction

Exempt Status:

- Ministerial
- _____ Statutory Exemption
- _____ Categorical Exemption
- x Emergency Project

Adams Trust - Emergency Foundation Repair Case No. 25EMP-00002 March 24, 2025

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." The project site is a beach-front property located at 1546 Miramar Beach Drive in the Montecito Community Plan area. The existing single-family dwelling was permitted in 1988 under Case No. 89-CDP-056. Damage to the foundation of the existing dwelling was identified by the applicant. The applicant began construction to repair the damaged foundation of the existing single-family dwelling without permits. A complaint for the unpermitted construction was received on February 11, 2025. P&D enforcement, including Building and Safety (B&S) inspectors, conducted a site visit on February 13, 2025, and determined that violations existed for the unpermitted construction. Both Building & Safety (B&S) and Zoning Notice of Violations (NOV) were given to the property under Case Nos. 25BDV-00025 and 25ZEV-00031.

On February 18, 2025, the applicant submitted an Emergency Permit (Case No. 25EMP-00002) application to allow repair of the damaged foundation. B&S determined that a present danger does exist and the project constitutes an emergency because the risk of foundation failure is an immediate threat to property and to the health and safety of persons that utilize the existing dwelling. B&S confirmed that emergency work to repair the damaged foundation must commence/continue as soon as possible.

Lead Agency Contact Person: Kevin De Los Santos, Planner

Phone # : (805) 884-8051	Department/Division Representative:
Date: 4/11/2025	
Acceptance Date:	

Distribution: Hearing Support Staff

Date Filed by County Clerk: _____

Document3