

June 13, 2024

Dear Board of Supervisors,

The attached letter outlines the issues that we would like to illuminate regarding the permitting of the project at 2632 Montrose Place. Below you will find a summary of the issues we have identified through our research and the following document details each of these concerns.

The key issues we are contesting regarding the approved permits for 2632 Montrose Place are:

1. **The current parcel 023-112-029 was created by splitting the original parcel identified as 023-112-022 in 1989**, which included both Lots 561 and 562. Plans for a residence at 2630 Montrose Place were approved in 1990 for parcel 023-112-022, which also included Lot 562.
2. **The home at 2630 Montrose Place was built on Lots 561 and 562 based on site plans approved in 1990**, and the current owner of 2632 Montrose Place has been given approval for plans that would remove the already approved lot line and intrude on current built property.
3. **The approved permits for 2632 Montrose Place is also on the same strip of land that was approved for 2634 Montrose Place in 1996**. It would remove the existing retaining walls, stairs and landscaping that were permitted and built, eliminating access to the basement, 3rd floor bedrooms exits, and fire access.

Our reasoning for proving the current parcel 023-112-029 should not receive a building permit also include:

- **The certificate of compliance for parcel 023-112-029 relies solely on the 1928 assessor's parcel map**, which explicitly states it is for "tax purposes only and does not indicate parcel legality or valid building sites" [1.7].
- **The original parcel 023-112-022 was split into 023-112-029 and 023-112-030**, but the certificates of compliance for these new parcels also reference the 1928 assessor's map, which is invalid for determining parcel legality.
- **The survey provided by Davis Survey follows the 1928 assessor's parcel map**, which is stated to be solely for tax purposes, not for surveys [2.7].
- **The soils report for 2632 Montrose Place, done in 2020, may be invalid** due to major rainstorms in 2022 and 2023 that impacted the area along with use of the land which resulted in shifting of the landscape. [3.1].

In summary, the approved permits for 2632 Montrose Place appears to be based on invalid parcel boundaries, surveys and soils reports. It would intrude on land previously approved and already built out for 2630 and 2634 Montrose Place; and negatively impact the road and access for the neighborhood. For these reasons, we contest that the permits for 2632 Montrose Place should not receive permission to build. With these inconsistencies, we believe the County is responsible for the mistakes made and would result in inappropriate and illegal permitting.

Sincerely,

Ian & Mindy Noyes, & Sena Woodall

A handwritten signature in black ink, appearing to read "Mindy Noyes", with a stylized flourish below it.

2630/2634 Montrose Place Story

2630 Montrose Place Parcel History – Exhibit 1

The history of the parcel calls into question the validity of the current proposed building development.

The current parcel is listed as 023-112-029 (see exhibit 1.1) On the permit history it states that “An ancestor parcel exists. Please refer to its permit history for further information.” Parcel 023-112-022 This parcel states: “This parcel is retired. See CARE APN Inquiry for parcel history information. (see exhibit 1.1-A)

In researching it was discovered that the original parcel was owned by Mary d’Antignac Lawrence and in her will she names John Lawrence as the recipient of the 2 estates she owned (see exhibit 1.2 page 1, 6,7); 2629 Montrose Pl and Lots 561 and 562 of Mission Canyon Heights Assessor’s Parcel number 23-112-22, dated October 30, 1976.

In January 1990 John Lawrence had plans submitted and approved by the county to build and develop a residence at 2630 Montrose Place. These plans included a site plan which was approved on January 16, 1990 (see exhibit 1.3). This plan was approved for parcel number 023-112-022 which included both Lots 561 and 562 as was given in 1976. As part of the elevation plan you can see the tree that is referenced which is currently on the Lot 562 (see exhibit 1.4).

In October 1996, the owner who purchased the property, Art Ludwig, had plans and submitted for the county’s approval that showed the far lot line to be 16 feet from the corner, which is currently crossing over into Lot 562. These plans were submitted and approved October 24, 1996 still assigned to parcel 023-112-022. (see exhibit 1.5) These plans were built and followed according to what was approved, and it was built onto both lots.

In researching the retired parcel 023-112-022, it was stated that the lot was retired and split into 2 lots, parcel number 023-112-029 and 023-112-030. A certificate of compliance was referenced for each parcel number. Lot 561 and 562 has a “certificate of compliance” showing the original Lot drawing taken from the survey completed in 1928 and confirmed on the assessor’s parcel map (see exhibit 1.6, 1.7). Each parcel “survey” is drawn exactly as it is on the 1928 map of the neighborhood and what is used as the assessor’s parcel map. (see exhibit 1.8, 1.8-A) No official survey was recorded. The certificates of compliance on both lots were completed and dated May 26, 1989.

In 2018, John Lawrence passed away and left his daughter Lot 561 (see exhibit 1.8). The remainder of Lot 561 is a lot that is not the same size nor dimensions that are reflected in the Certificate of Compliance, nor in Davis’ survey that relies on only past documentation, such as the tax assessors map, which clearly states “assessor parcels are for tax assessment purposes only and so not indicate either parcel legality or a valid building site.”

2634 Montrose Place - Exhibit 2

The house is assigned to parcel 023-112-021 and is stated in county records to be a total of 10,875 square feet (see exhibit 2.1).

The house was designed and approved by the county. On September 8, 1994 the county suggested the following:

Turning the roof ridge by 90 degrees, while maintaining the same average height, to facilitate a structural solution which assures a safer structure, while avoiding massive retaining walls; these retaining walls would otherwise be necessary in order to prevent the loose fill from previous Montrose Place improvement works from creeping downhill (see exhibit 2.2)

In response to approval, a small retaining wall was built along the property in conjunction with Montrose Place, then perpendicular to Lot 562. These retaining walls were permitted for 534 ft June 9, 1993 (see exhibit 2.3).

The original plans for 2634 Montrose were approved August 18, 1989 and in July 1994, new owners purchased the property and the plans. They redesigned the structure within the current footprint and submitted updated plans to the county for approval. In these plans included an addition for a fire deck on the side of the house (see exhibit 2.4). The house was built thereafter.

In 2020, the owners submitted plans to renovate and update the accessory dwelling unit on the property. They submitted plans and these plans were approved August 4, 2020. These plans contain the current structures such as the retaining walls permitted that are on the northern side of the house. These include the stairs, retaining walls and landscape (see exhibit 2.5).

The proposed development of 2632 and the site plan attached show how the proposed residence is built on the same strip of land that the county approved at 2634 (see exhibit 2.6). The proposed structure would remove the existing retaining walls, including the stairs that were approved in 2020.

The survey that was provided by Davis survey, only a topographical map, follows the assessor's parcel dated in 1928, which is stated on the map, to be solely for the purposes of taxes, not for surveys (see exhibit 2.7) This survey indicates that the stairs and retaining walls originally approved by the county and placed by the previous owners would need to be removed. The current proposal indicates that the owners of the property plan to remove the stairs and retaining walls which have been in place since the early 2000. (see exhibit 2.8).

In referencing the past images using Google Earth, it can be shown that the stairs and structures have been in place. One photo dated April 2011 shows both the stairs and retaining wall at 2634 and the large tree like hedges (that was removed very recently) at 2630. (see exhibit 2.9)

Other Issues:

Oak Trees - The 3 Oak Trees on the property are a part of the road structure and that particular area is the narrowest on all of Montrose. Removing or damaging those trees has potential to damage the road and inhibit access for the residents living on Montrose.

Slopes - The slope that is depicted in Jeff Shelton's representation appears to be in conflict with what is the actual slope. When comparing the two, the slope depicted seems to be less of an incline that what is in reality.

Soils Report Exhibit 3.1

The soils report for 2632 was prepared and performed October 27/28, 2020. In 2022 Santa Barbara received an atmospheric rainstorm lasting several months and produced over 40" of rain. In 2023, we had another strong year of storms, producing another 20" of rain. This had an impact on all of Santa Barbara.

In the soils report it states the following:

As of present date, the findings of this report are valid for the property studied. With the passage of time, changes in the conditions of a property can occur whether they are due to natural processes or to the works of man on this or adjacent properties. Therefore, this report should not be relied upon after a period of 3 years without our review nor should it be used or is it applicable for any properties other than those studied. However, many events such as floods, earthquakes, grading of the adjacent properties and building and municipal code changes could render sections of this report invalid in less than 3 years.

Exhibits

1.1 - 023-112-029 Parcel



COUNTY OF SANTA BARBARA

Planning and Development

www.sbcountyplanning.org

Permit History by Parcel
Parcel Number 023-112-029

Printed on January 28, 2024 at 9:16 pm

An ancestor parcel exists. Please refer to its permit history for further information.

023112022

Reference Address	Legal Description	Acreage
2630 MONTROSE PL, SANTA BARBARA		0.22
	Supervisorial District: 1	
		Zoning: 7-R-1

Parcel Geographical Data

Airport Safety Zone: Safety Zone Not Applicable	BAR Jurisdiction: All or portion within South BAR	California Natural Diversity Database: Check CNDDDB - May Apply
Comprehensive Plan: RES-4.6	Design Control Overlay: All or part within Design Control Overlay	High Fire Hazard Area: Check Fire Hazard Maps
HMA: All or portion within the South Coast HMA	Home Exemption Value: 7000.00	Latitude: 34.453151
Longitude: -119.714775	Personal Value: 0.00	Plan Area: All or portion Within Mission Canyon Community Pln
Rural Region: All or portion within South Coast Rural Region	SPA: A part of Mission Canyon Special Problems Area	Tax Rate Area: 086012
Urban: All or portion within Urban Area	Use Code: 0100	Year Built: 1991

Special Districts and Other Information of Interest (derived from the Tax Rate Area number):

AREA NO. 12 COUNTY SERVICE CACHUMA JT(15,40,42) RESOURCE CONSV. CO-SOUTH COAST ZONE NO. 02 FLOOD CONTROL SANTA BARBARA (SB1537) UNIFIED SCHOOL SANTA BARBARA COUNTY FIRE PROTECTION SANTA BARBARA METROPOLITAN TRANSIT SANTA BARBARA COMM. COLLEGE	AREA NO. 32 COUNTY SERVICE CO-ORIGINAL AREA FLOOD CONTROL SANTA BARBARA (SB1537 BLO) ELEM. SCHOOL SANTA BARBARA COASTAL MOSQ & VECTOR CONTRL SANTA BARBARA COUNTY WATER AGENCY SANTA BARBARA UNIFIED ELEMENTARY SFID NO. 1 UNIFIED SCH
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Accela Cases

Case Number	Dept.	Filed	Planner	Project Name	Status
01LUP-00000-00455	P	5/16/2001		LUDWIG DECK ALTERATION	Closed
01BDP-00000-00623	B	5/16/2001	CD	LUDWIG REPLACE DECK	Closed
03BDP-00000-00924	B	6/12/2003		LUDWIG ROOF SOLAR PANELS	Closed
04LUP-00000-00693	P	6/29/2004	KM	LUDWIG AIR CONDITIONING UNIT	Closed
04MEC-00000-00047	B	6/29/2004	CJ	LUDWIG NEW A/C COND UNIT	Closed
09JES-00000-00113	P	5/11/2009	PO	JESUSITA FIRE AFFECTED	Closed
09BDP-00000-00958	B	7/30/2009	AH	JESUSITA FIRE REPAIR	Closed
19CNP-00000-00959	B	8/27/2019	JS	LUDWIG-BROWN SFD RE-ROOF; 16 SQ	Issued

C = Cannabis; P = Planning; B = Building; E = Enforcement; F = Fire Dept; PW = Public Works



COUNTY OF SANTA BARBARA

Planning and Development

www.sbcountyplanning.org

Permit History by Parcel
Parcel Number 023-112-022

Printed on January 28, 2024 at 9:11 pm

This parcel is retired. See CARE APN Inquiry for parcel history information.

Reference Address	Legal Description	Acreeage
Supervisorial District:		
		Zoning:

Parcel Geographical Data
:

Seismic Safety Warning:

Buildings on this parcel may have been built prior to 1970. Pre-1970 buildings may have structural deficiencies that can cause considerable damage during a strong earthquake event. Please visit our website at: <http://www.countyofsb.org/plndev/earthquake.sbc> to learn more about earthquake vulnerability and potential retrofit solutions for your home.

Special Districts and Other Information of Interest (derived from the Tax Rate Area number):

There are no Accela cases for this Parcel

LIX Building Cases

<u>Application Number</u>	<u>Type</u>	<u>Description</u>	<u>Issuance Date</u>	<u>Action Date</u>	<u>Status</u>	<u>Misc.</u>
133069	R	DW	02/09/90	12/27/90	F	EG

LIX Planning Cases

<u>Application Number</u>	<u>Description</u>	<u>Issuance Date</u>	<u>Action Date</u>	<u>Status</u>	<u>Planner</u>
89-BAR-544	NEW SFD	08/16/89	01/05/90	AF	
90-LUS-029	NEW SFD	01/16/90	01/16/90	A	DB

1.3 - Approved Site Plan for John Lawrence 2030 Montrose Place

PROJECT FOR: 2630 MONTROSE PLACE
 SANTA BARBARA, CALIFORNIA
 RUSS BANKO & DESIGNS
 18051 877-4108
 SANTA BARBARA, CA 93109

PROJECT DATA

DATE: 12-11-12
 SHEET NO: 1.3
 PROJECT NO: 12-000000-01

OWNER	JOHN LAWRENCE
DESIGNER	RUSS BANKO & DESIGNS
DATE	12-11-12
SCALE	AS SHOWN
DATE	12-11-12
SCALE	AS SHOWN
DATE	12-11-12
SCALE	AS SHOWN
DATE	12-11-12
SCALE	AS SHOWN

ADDITIONS

NO.	DESCRIPTION	DATE
1	ADDED	12-11-12
2	ADDED	12-11-12
3	ADDED	12-11-12
4	ADDED	12-11-12
5	ADDED	12-11-12
6	ADDED	12-11-12
7	ADDED	12-11-12
8	ADDED	12-11-12
9	ADDED	12-11-12
10	ADDED	12-11-12
11	ADDED	12-11-12
12	ADDED	12-11-12
13	ADDED	12-11-12
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47	ADDED	12-11-12
48	ADDED	12-11-12
49	ADDED	12-11-12
50	ADDED	12-11-12

- SHEET INDEX**
- C VICINITY MAP - SITE PLAN
 - G1 GRADING PLAN
 - 1 FLOOR PLAN
 - 2 DIM. FLOOR PLANS
 - 3 EXTERIOR ELEV.
 - 4 EXTERIOR ELEV.
 - 5 SECTIONS
 - S1 FOUNDATION PLAN
 - S2 FRAMING PLANS
 - S3 DETAILS
 - E1 ELECT
 - M1 MECH

REVISIONS

NO.	DATE	DESCRIPTION
1	12-11-12	ISSUED FOR PERMITS
2	12-11-12	ADDED
3	12-11-12	ADDED
4	12-11-12	ADDED
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50	12-11-12	ADDED

APPROVED

DATE: 12-11-12

BY: [Signature]

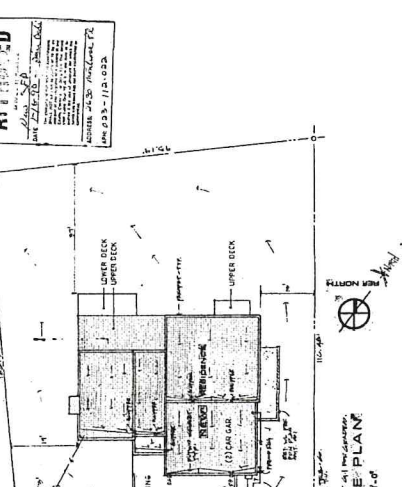
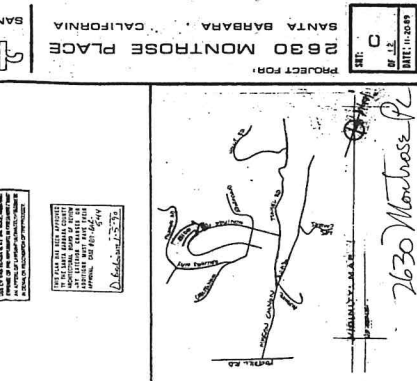
PROJECT NO: 12-000000-01

APPROVED

DATE: 12-11-12

BY: [Signature]

PROJECT NO: 12-000000-01



MONROSE PLACE

DATE: 12-11-12

BY: [Signature]

PROJECT NO: 12-000000-01

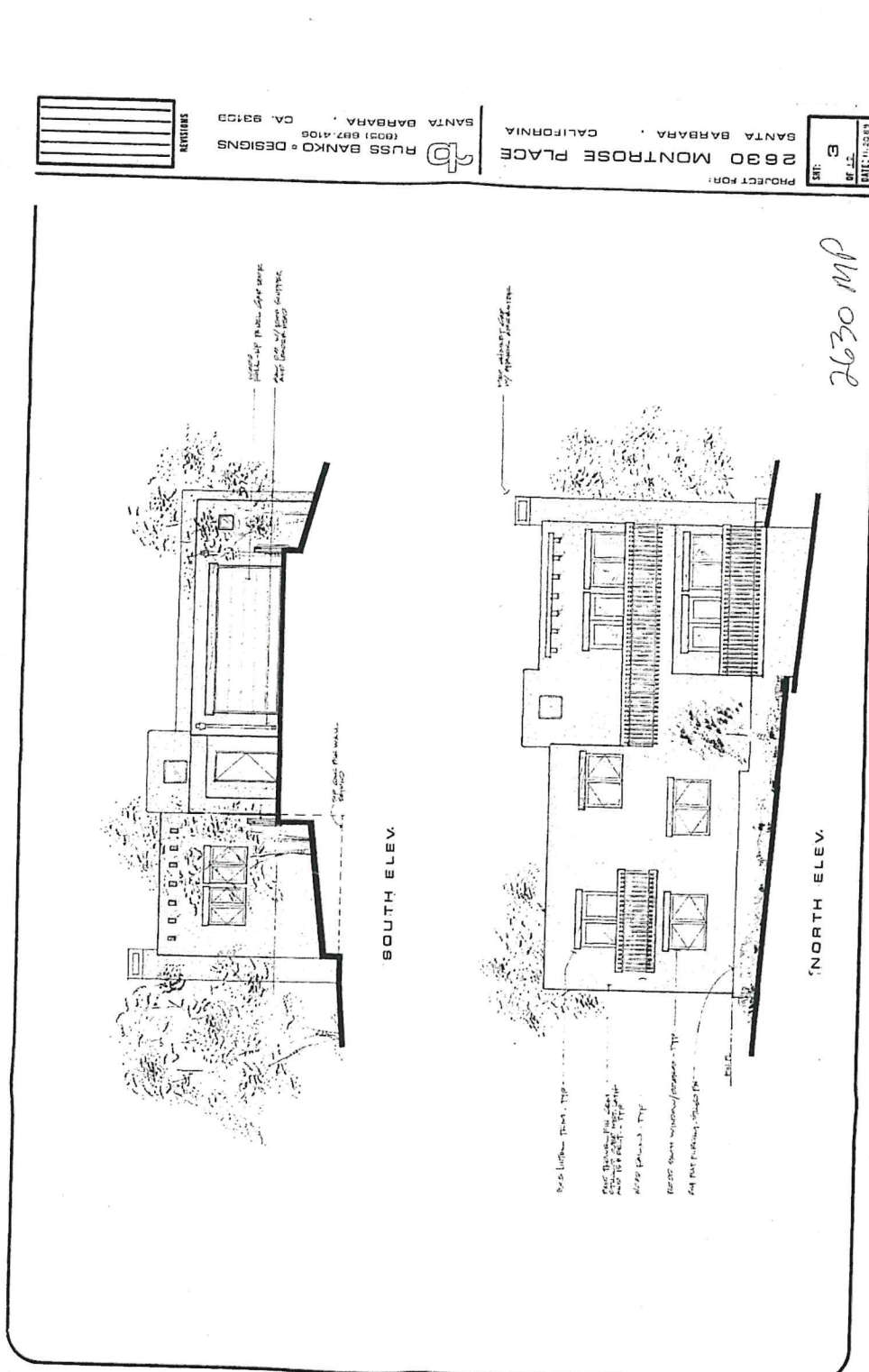
COMPLIANCE WITH THE CALIFORNIA BUILDING CODE

DATE: 12-11-12

BY: [Signature]

PROJECT NO: 12-000000-01

1.4 - 2630 Approved Elevation Plan with Tree



2630 MP
JM 0692

DATE: 11-20-09
BY: J.M.
SHEET: 5

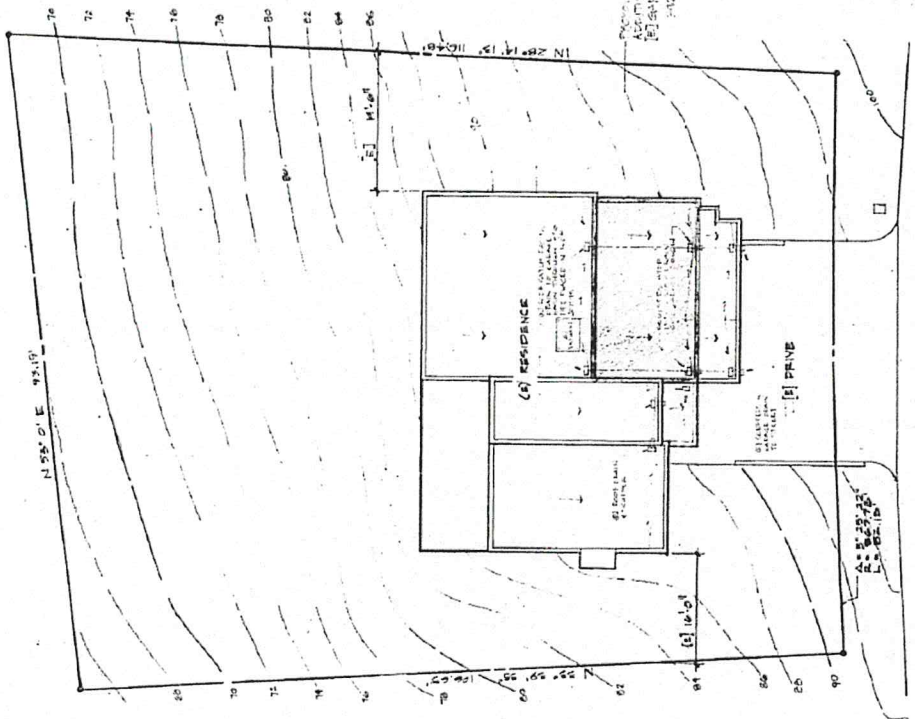
PROJECT FOR:
 2630 MONTROSE PLACE
 SANTA BARBARA, CALIFORNIA

pb
 RUSSELL BANKO • DESIGNS
 (805) 687-4105
 SANTA BARBARA, CA 93102

REVISIONS

1.5 - Art Ludwig Approved Site Plan

This file claims compliance with the MUTA scenario and has been opened read-only to prevent modification.



PROJECT DATA

OWNER: ART LUDWIG
 2630 MONTROSE PLACE
 SANTA BARBARA, CA
 687-4022

SITE: 2630 MONTROSE PLACE
 SANTA BARBARA, CA

A.P.N.: 023-112-022

EXIST. RESIDENCE: 2620 SQ. FT.
 GARAGE: 500 SQ. FT.
 DECKS: 402 SQ. FT.

ADDITION: 396 SQ. FT.
 NEW BALDWIN HGT: 2.5'

NOTE: THIS PROJECT IS IN THE HIGH FIRE HAZARD AREA.

SEALING
 APPROVED
 OCT 21 1986
 [Signature]
 REGISTERED ARCHITECT

LUDWIG
 ADDITION
 2630 MONTROSE
 PLACE
 SANTA BARBARA

SHEET INDEX

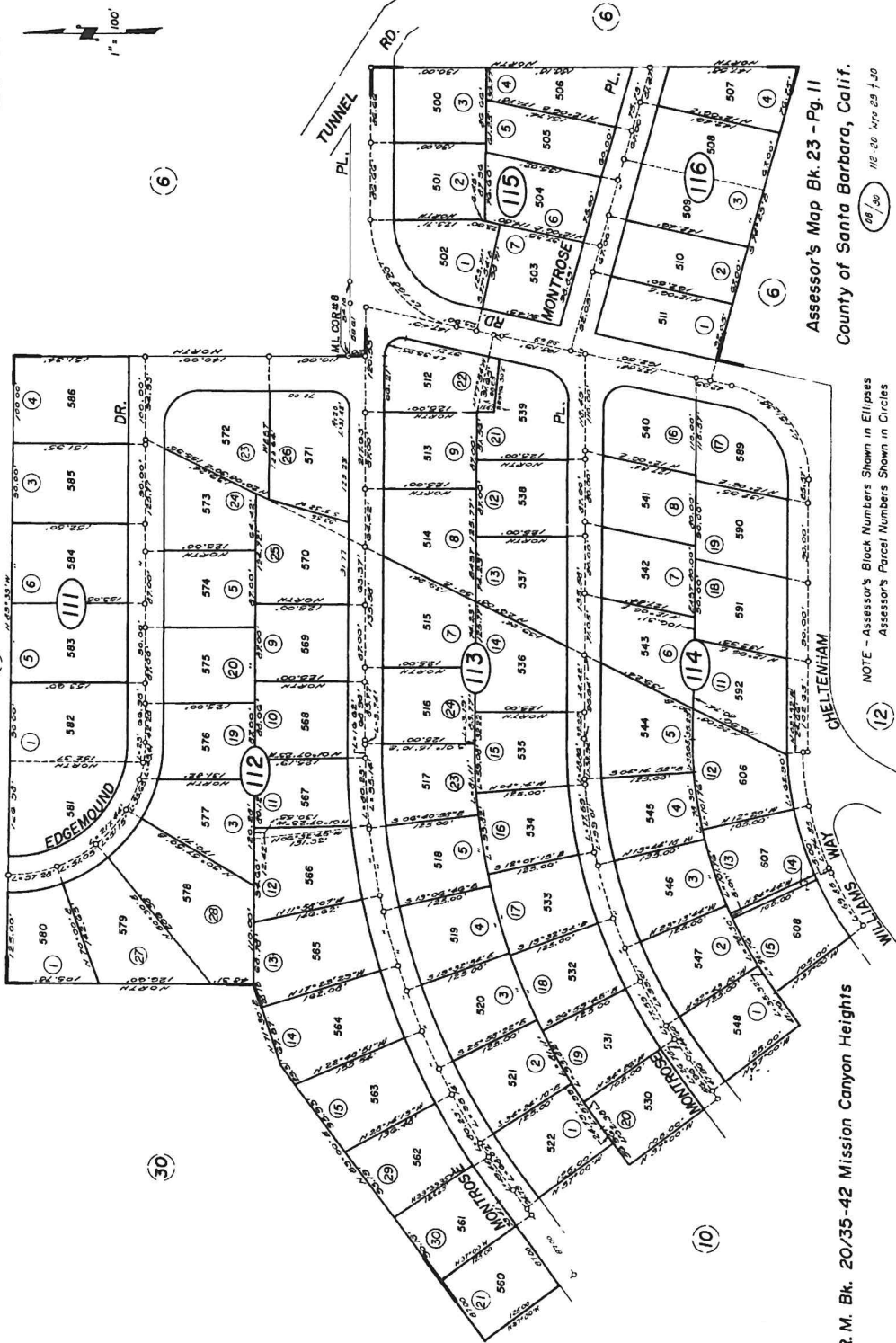
- 1 PROJECT INFORMATION,
- 2 SITEROOF PLAN
- 3 FLOOR PLANS, SECTIONS
- 4 ELEVATIONS
- 5 FOUNDATION PLAN
- 6 FLOOR FRAMING PLAN
- 7 ROOF FRAMING PLAN

MONTROSE PLACE

1.6 - Original 1928 Survey Map

POR. SEC. 4, T. 4N., R. 27W., S.B.B. & M.

23-11



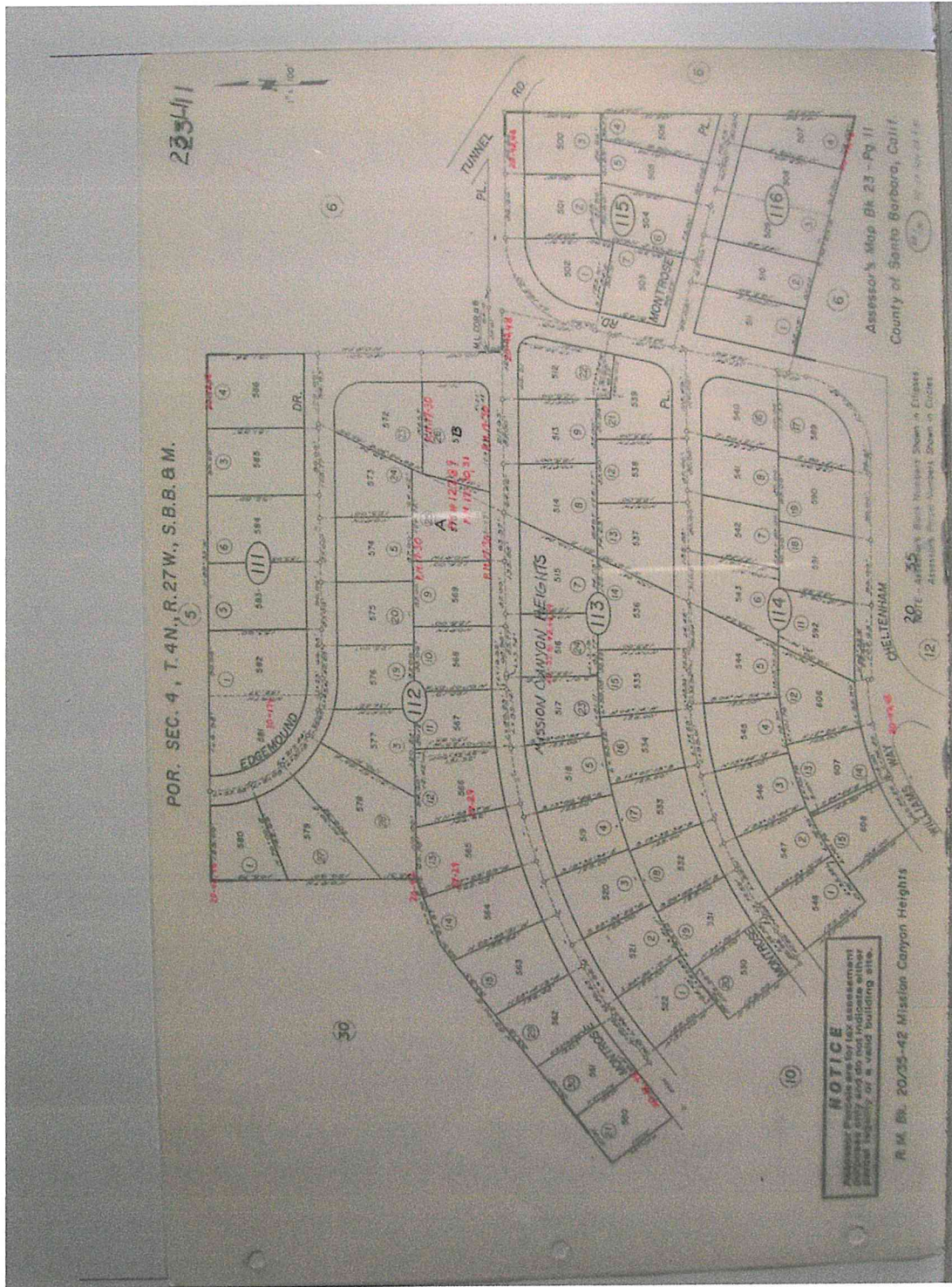
R. M. Bk. 20/35-42 Mission Canyon Heights

Assessor's Map Bk. 23 - Pg. 11
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

66/30
112-20 517, 28 1, 50

1.7 - Assessors Map (please notice the Notice box below bottom left corner)
Notice statement says: " Assessor parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site."



1.8 - Certificate of Compliance Lot 561

	89-034624	:	Rec Fee	7.00
		:	Total	7.00
	Recorded	:		
	Official Records	:		
	County of	:		
After Recording Return to	Santa Barbara	:		
County Surveyor's Office	Kenneth A. Pettit	:		
	Recorder	:		
	9:06am 26-May-89	:	OD	2

2

COUNTY OF SANTA BARBARA


CERTIFICATE OF COMPLIANCE ON

ASSESSOR'S PARCEL NO. 23-112-22 (Lot 561)

Notice is hereby filed, as a public record, that a parcel of land shown on that certain map entitled, "SURVEY IN SECTIONS 4 AND 9 T.4N., R.27W., S.B.M. COUNTY OF SANTA BARBARA KNOWN AS MISSION CANYON HEIGHTS NO. II SURVEYED BY GEO. D. MORRISON 1928 - 1929", filed for record August 12, 1929 in Book 20, Page 35 et. seq. of Record of Surveys in the Office of the County Recorder of Santa Barbara County, which is incorporated herein by this reference, and that said real property and the division creating said real property comply with the applicable provisions of the State Subdivision Map Act and County Ordinances enacted pursuant thereto.

NOTE: Said parcel of land is shown as Lot 561 on the attached map marked Exhibit "A".

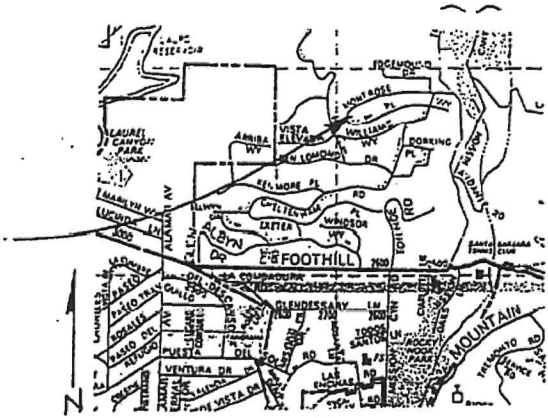
Owner: John Biddle Lawrence - Judgment for Final Distribution, which includes the subject property and other property, recorded November 2, 1978 as Instrument No. 78-51199 of Official Records of the County of Santa Barbara, State of California.

 _____ May 26 1989
 Francis G. Scott Date
 Deputy County Surveyor

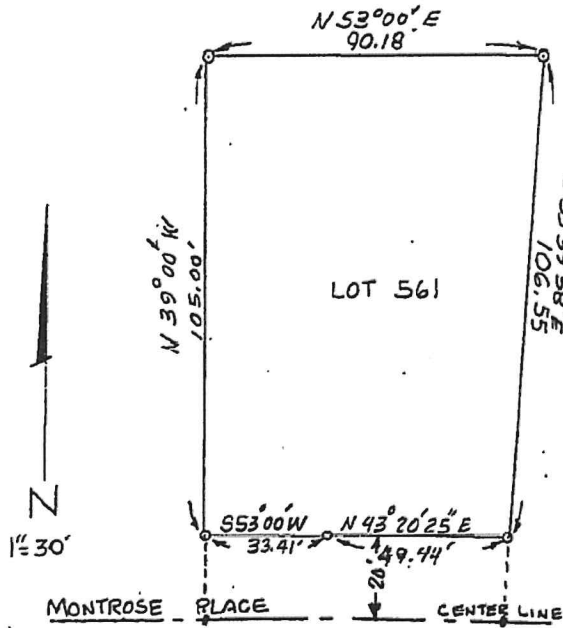
89-CC-30
 ECM/dl
 89CC30LA

EXHIBIT "A"

LOT 561



VICINITY MAP
N.T.S.



MISSION CANYON HEIGHTS R.M. BOOK 20 PAGE 42

1.8-A - Certificate of Compliance Lot 562

	89-034623	:	Rec Fee	7.00
		:	Total	7.00
	Recorded	:		
	Official Records	:		
	County of	:		
	Santa Barbara	:		
After Recording Return to	Kenneth A. Pettit	:		
County Surveyor's Office	Recorder	:		
	9:05am 26-May-89	:	OD	2

COUNTY OF SANTA BARBARA

CERTIFICATE OF COMPLIANCE ON

ASSESSOR'S PARCEL NO. 23-112-22 (Lot 562)

Notice is hereby filed, as a public record, that a parcel of land shown on that certain map entitled, "SURVEY IN SECTIONS 4 AND 9 T.4N., R.27W., S.B.M. COUNTY OF SANTA BARBARA KNOWN AS MISSION CANYON HEIGHTS NO. II SURVEYED BY GEO. D. MORRISON 1928 - 1929", filed for record August 12, 1929 in Book 20, Page 35 et. seq. of Record of Surveys in the Office of the County Recorder of Santa Barbara County, which is incorporated herein by this reference, and that said real property and the division creating said real property comply with the applicable provisions of the State Subdivision Map Act and County Ordinances enacted pursuant thereto.

NOTE: Said parcel of land is shown as Lot 562 on the attached map marked Exhibit "A".

Owner: John Biddle Lawrence - Judgment for Final Distribution, which includes the subject property and other property, recorded November 2, 1978 as Instrument No. 78-51199 of Official Records of the County of Santa Barbara, State of California.

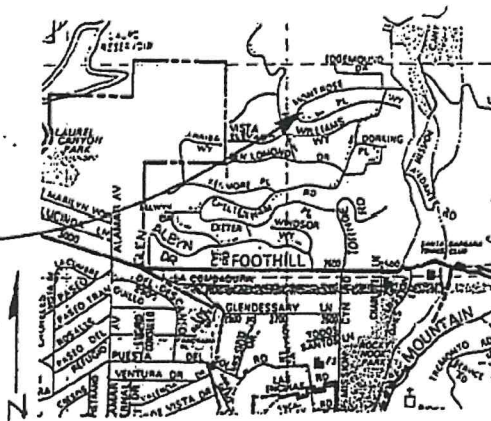

Francis G. Scott
Deputy County Surveyor

May 26 1989
Date

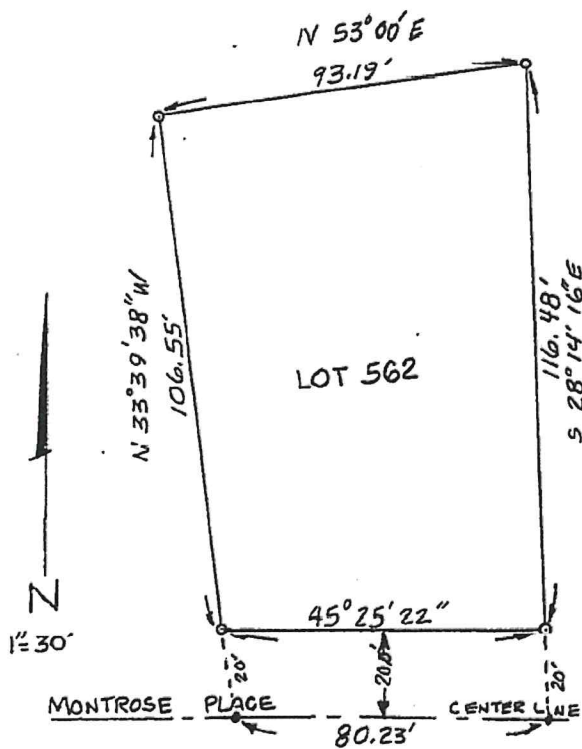
89-CC-31
ECM/dl
89CC31LA

EXHIBIT "A"

LOT 562



VICINITY MAP
N.T.S.



MISSION CANYON HEIGHTS R.M. BOOK 20 PAGE 42

JCB:eg 4-- 10/25/78

78-51199

RECORDING REQUESTED BY
AND

1 RETURN TO
2 HARRIS, PARKE & BARNES
3 Attorneys at Law
4 1220-1/2 State Street
5 Post Office Box 2489
6 Santa Barbara, CA 93120
7 Telephone: (805) 962-0081
8 Attorneys for Petitioner

FILED
SUPERIOR COURT
OCT 30 1978
HOWARD C. MENZEL, County Clerk
BY CAROL MING
Deputy Clerk

5 MAIL TAX BILLS TO:
6 J.B. Lawrence
7 25701 Alto Dr.
8 San Bernadino, CA 92404
9 APN 23-113-02 and APN 23-112-22

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF SANTA BARBARA

10

11 Estate of) No. 119047
12)
13 MARY d'ANTIGNAC LAWRENCE,) JUDGMENT SETTLING FIRST AND FINAL
14) ACCOUNT AND REPORT AND FOR
15) ALLOWANCE OF FEES FOR STATUTORY
16) AND EXTRAORDINARY SERVICES,
17) AND FOR FINAL DISTRIBUTION.
18)

15 The first and final account and report and petition for
16 its settlement and for final distribution of J. B. Lawrence as
17 Executor of the Will of the above named decedent regularly came
18 on for hearing this day.

19 THE COURT FINDS THAT:

20 Notice of hearing of the petition has been regularly given
21 as prescribed by law.

22 The administration of this estate should be brought to a
23 close.

24 All the allegations of the petition are true.

25 All the acts and proceedings of the petitioner should be
26 confirmed and approved.

27 Decedent died testate on September 5, 1977, in the County
28 of Santa Barbara, State of California, being a resident thereof

HARRIS, PARKE &
BARNES
ATTORNEYS AT LAW

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
COUNTY OF SONOMA }

Subscribed and sworn to (or affirmed) before me on this 21 day of September
2018, by MaryClare Lawrence, proved to me on the basis of satisfactory evidence to be the person
who appeared before me.

Signature: Joanne Richard



Notary Public - California
Sonoma County
Commission # 2163256

2.1 - 023-112-021 Parcel



COUNTY OF SANTA BARBARA
Planning and Development

www.sbcountyplanning.org

Permit History by Parcel
Parcel Number 023-112-021

Printed on January 28, 2024 at 9:17 pm

Reference Address 2634 MONTROSE PL, SANTA BARBARA **Legal Description** **Acreage** 0.20

Supervisorial District: 1

Zoning: 7-R-1

Parcel Geographical Data

<p>Airport Safety Zone: Safety Zone Not Applicable</p> <p>Comprehensive Plan: RES-4.6</p> <p>High Fire Hazard Area: Check Fire Hazard Maps</p> <p>Latitude: 34.452863</p> <p>Plan Area: All or portion Within Mission Canyon Community Pln</p> <p>Tax Rate Area: 086012</p> <p>Year Built: 1996</p>	<p>BAR Jurisdiction: All or portion within South BAR</p> <p>Creeks: Check Hydro and Wetland layers - May Exist</p> <p>HMA: All or portion within the South Coast HMA</p> <p>Longitude: -119.715237</p> <p>Rural Region: All or portion within South Coast Rural Region</p> <p>Urban: All or portion within Urban Area</p>	<p>California Natural Diversity Database: Check CNDDDB - May Apply</p> <p>Design Control Overlay: All or part within Design Control Overlay</p> <p>Home Exemption Value: 0.00</p> <p>Personal Value: 0.00</p> <p>SPA: A part of Mission Canyon Special Problems Area</p> <p>Use Code: 0100</p>
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Special Districts and Other Information of Interest (derived from the Tax Rate Area number):

<p>AREA NO. 12 COUNTY SERVICE</p> <p>CACHUMA JT(15,40,42) RESOURCE CONSV.</p> <p>CO-SOUTH COAST ZONE NO. 02 FLOOD CONTROL</p> <p>SANTA BARBARA (SB1537) UNIFIED SCHOOL</p> <p>SANTA BARBARA COUNTY FIRE PROTECTION</p> <p>SANTA BARBARA METROPOLITAN TRANSIT</p> <p>SANTA BARBARA COMM. COLLEGE</p>	<p>AREA NO. 32 COUNTY SERVICE</p> <p>CO-ORIGINAL AREA FLOOD CONTROL</p> <p>SANTA BARBARA (SB1537 BLO) ELEM. SCHOOL</p> <p>SANTA BARBARA COASTAL MOSQ & VECTOR CONTRL</p> <p>SANTA BARBARA COUNTY WATER AGENCY</p> <p>SANTA BARBARA UNIFIED ELEMENTARY SFID NO. 1 UNIFIED SCH-</p>
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Accele Cases

Case Number	Dept.	Filed	Planner	Project Name	Status
03LUP-00000-00371	P	4/8/2003	AT	COSTEA SFD ADDITION	Closed
03BAR-00000-00101	P	4/8/2003	AH	COSTEA SFD ADDITION	Closed
03BDP-00000-01324	B	8/15/2003	CD	COSTEA/ADDITION	Closed
20BDP-00000-00119	B	2/13/2020	BD	COSTEA CONV. UTILITY ROOM ADU	Closed
22BDP-00000-01434	B	11/9/2022	ST	NOYES SEWAGE TANK EXTERIOR MODIFCATIONS	Issued
23CNP-00456	B	4/14/2023	AH	NOYES MECHANICAL	Issued
23CNP-01256	B	9/19/2023	AH	NOYES PLUMBING (Sewer Line SFD)	Closed

C = Cannabis; P = Planning; B = Building; E = Enforcement; F = Fire Dept; PW = Public Works

2.2 - County Approval 2634 Montrose Place for Fire Deck

89-BAR-120

Mr. & Mrs. CALIN COSTEA
7620 Cathedral Oaks Rd. #1, Goleta CA 93117
Home ph: 805-685-0271 fax: 805-968-1718
Office ph: 805-683-3851 ext. 293 fax: 805-683-4557

0000001
RECEIVED
SEP 8 1994
S. B. COUNTY
PLANNING & DEVELOPMENT

September 8, 1994

To: Board of Architectural Review, County of Santa Barbara, for the Meeting of September 9, 1994
Re: Response to suggestions published in the BAR Committee Minutes, Meeting of August 19, 1994, regarding a request for Review after Approval (89-BAR-120) of revised plans for a single family residence located at 2634 Montrose Place, Santa Barbara

This letter is in response to the suggestions made by the BAR to our request for Review after Approval of revised plans for a single family residence, to be built at 2634 Montrose Place, Santa Barbara. The suggestions were published in the BAR Committee Minutes, Meeting of August 19, 1994, on Page 9. (Copy attached in Annex 1)

We would like to address each of the four suggestions individually:

1. Suggestion: "Return to original design with some minor changes"

1.1. The changes proposed to the existing, already approved plans are minor changes; they concern only:

- 1.1.1. the change of the roofing material from sheet metal to Mission tile; this will result in improved fire resistance and improved thermal insulation characteristics
- 1.1.2. turning the roof ridge by 90 degrees, while maintaining the same average height, to facilitate a structural solution which assures a safer structure, while avoiding massive retaining walls; these retaining walls would otherwise be necessary in order to prevent the loose fill from previous Montrose Place improvement works from creeping down (this issue will be addressed in 1.4.)
- 1.1.3. changing the exterior finishing materials from wood siding to stucco; this will result in better fire resistance.

1.2. As shown in the above paragraph, these changes should be considered minor changes to the original design, because:

- 1.2.1. location of the building on the lot is unchanged
- 1.2.2. the building footprint, as well as the exterior envelope is unchanged
- 1.2.3. the total square footage of the building is unchanged.

1.3. We want to emphasize the fact that all the changes described in paragraph 1.1. are safety related; they were deemed necessary by licensed professionals, who concluded that the previous plans posed serious safety concerns. Following is a detailed description of the concerns we attempt to remedy by requesting the changes in 1.1.

1.4. At the time we purchased the lot located at 2634 Montrose Place, we took possession of the approved plans for a single family home, which were approved by this board under the case number 89-BAR-120. A building permit valid until December 6, 1994 was transferred into our name at the same time.

1.4.1. At the time we completed the purchase, we became aware of the existence of a Santa Barbara City Resolution 93-087, concerning seismic strengthening requirements for residential buildings. In Section III, paragraph (b), this document considers "a perimeter foundation system which is constructed only of wooden posts supported on isolated pad footings" to be a "structural deficiency". (A copy of relevant pages of Resolution 93-087 is attached in Annex 2.) Also, various booklets published by the Santa Barbara County, as well as the California Building Departments, advise homeowners against this foundation approach because of poor earthquake resistance.

1.4.2. Although the original plans had the approval of the Santa Barbara County Building Department (approved under 89-BAR-120), because they employed a foundation consisting of wooden posts, we decided to hire a specialist for a second opinion. Because we wanted a

Mr. and Mrs. CALIN COSTEA
7620 Cathedral Oaks Rd. #1
Goleta, CA 93117
805-685-0271 (home)
805-683-3851 ext. 293 (office)

July 19, 1994

To: Board of Architectural Review

Regarding: Proposed Residence on 2637 Montrose Place, Mission Canyon area, Santa Barbara
APN#023-112-021

In June 1994 we purchased the above mentioned lot from the previous owner; a complete set of plans, reviewed and approved by this Board under the Case# 89-BAR120. The Building Permit# 246961 was transferred into our name at the time of purchase.

Following the acquisition of the property we decided to make the following changes to the original plans:

- 1) minor repositioning of interior walls.
- 2) addition of a side deck to serve as Fire Exit at the Upper Floor.
- 3) replacement of the original metal sheet roof with a tile roof for better thermal insulation and better appearance.
- 4) turned the original top roof ridge (which was parallel to the road) by 90 Degrees (to be perpendicular to the direction of the road) for to enhance appearance. The roof height was not modified!
- 4) replacement of the original wood siding with stucco to improve fire resistance.

I would like to emphasize that the original footprint and height of the building did not change. Also the original square footage, the position of the house on the lot as well as the grading plan, also did not change from the original plans, approved under Case# 89-BAR120.

I hope this explanatory note will assist the commission in its review.

Respectfully submitted,


Calin Costea
Owner

Mission Canyon/Santa Barbara Areas

000004

10. 94-BAR-172 Scott Residential Addition Mission Canyon
Ridgeline: N/A

Request of Permit Planners, Inc., appearance by Don Groghmann, agent for owner Richard Scott, to consider case number 94-BAR-172 for final approval of a garage addition to a single family dwelling of approximately 1,499 square feet. The request will not require grading. The following structures currently exist on the parcel: residence (1,970 square feet), storage structure (192 square feet), existing accessory structure (528 square feet). The property is a 10,050 square foot parcel, shown as APN 23-271-001, zoned 1-E-1; and located at 2571 Puesta Del Sol in the Mission Canyon area, First Supervisorial District. (Cont'd from 08/05/94)

ACTION: Deutsch moved, seconded by Grant and carried by a vote of 5 to 0 (Erickson - absent) to continue 94-BAR-172 to the meeting of September 9, 1994 at the request of the applicant.

11. 89-BAR-120 Costea New Residence Mission Canyon
Ridgeline: Urban

Request of owners Mr. and Mrs. Calin Costea to consider case number 89-BAR-120 for revised final approval of a new residence (2,793 square feet) and garage and laundry (880 square feet). The request will not require grading. The property is a 10,875 square foot parcel, zoned R-1, shown as APN 023-112-021; and located at 2634 Montrose Place in the Mission Canyon area, First Supervisorial District.

ACTION: Gebhard moved, seconded by Metsch and carried by a vote of 5 to 0 (Erickson - absent) to continue 89-BAR-120 to the meeting of September 9, 1994. BAR made the following comments and suggestions:

- COMMENTS:**
- o Original plans were preferred to the new proposal.
- SUGGESTIONS:**
- o Return to original design with some minor changes;
 - o Do not change to stucco;
 - o Return to two (2) garage doors;
 - o Suggest designer attend next BAR meeting.

2.3 - County Approval for Retaining Wall

PUBLIC WORKS BUILDING AND SAFETY DIVISION COUNTY OF SANTA BARBARA						PERMIT NO. 246961		VALIDATION	
DATE APPLIED 6-9-93		PROJECT ADDRESS 2634 Montrose Place			ASSESSOR'S PARCEL NO 023-112-021-6				
<input checked="" type="checkbox"/> APPLICANT <input type="checkbox"/> OWNER <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> AUTHORIZED AGENT <input type="checkbox"/> LEASEE									
OWNER'S NAME Daniel F Modisette				ADDRESS P O Box 1197					
CITY Summerland				STATE Ca	ZIP CODE 93067	PHONE # 969-6470			
CONTRACTOR'S NAME Owner/Builder				ADDRESS					
CITY				STATE	ZIP CODE	STATE LIC NO		PHONE #	
ARCHITECT/DESIGNER OR ENG				ADDRESS					
CITY				STATE	ZIP CODE	STATE LIC NO		PHONE #	
TYPE OF WORK <input type="checkbox"/> NEW <input type="checkbox"/> ALTERATION <input type="checkbox"/> ADDITION <input type="checkbox"/> GRADING <input type="checkbox"/> BRUSHING <input type="checkbox"/> RETAINING WALL <input type="checkbox"/> MOVE <input type="checkbox"/> DEMOLITION <input type="checkbox"/> REPAIR <input type="checkbox"/> HAULING <input type="checkbox"/> EROSION CONTROL <input checked="" type="checkbox"/> Dwelling • Re-instatement of permit 128866									
HIGH FIRE AREA	FIRE SPRINKLER REQUIRED	TYPE OF CONSTRUCTION	OCCUP GROUP	NO OF BEDROOMS	NO OF STORIES	NO OF UNITS	TOTAL BUILDING AREA		
<input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>						TOTAL VALUATION \$ 196300*		
ELECTRICAL							BOND \$ #		
<input checked="" type="checkbox"/> TEMP SERVICE	PLUMBING		MECHANICAL		GRADING			* taken from Permit 128866	
<input checked="" type="checkbox"/> SERVICE	13 TRAPS		3148 CIRC SYST		CUBIC YARDS EARTH				
FIXTURES	1 WATER HEATER		1 HEATING APPL		FILL				
MOTORS	1 WATER PIPING		APPL VENTS		EXCAVATION				
TRANSFORM	GAS OUTLETS		COOLING APPL		GRADING				
1 SubPanel	Septic SEWER CONN		INCID GAS						
	Yes SEPTIC SYSTEM		5 EXHAUST FANS						
INSPECTION REQUEST LINE				568-3118					
REMARKS Re-instatement of Voided Permit 128866 (Time Limitation)									
AREA				VALUATION					
3148 Sq ft				Building					
484 Sq fr				Garage					
1034 Sq ft				Porch					
534 Sqft				Retaining Wall					

NOTICE (Please check appropriate box in each paragraph)

THIS PERMIT BECOMES NULL AND VOID if work or construction authorized is not commenced within 180 days from date of issuance or work is suspended or abandoned for a period of 180 days any time after work is commenced

(1a) I certify that I am licensed under the State Contractor's License Law and my contractor's license is in full force and effect or

(1b) I certify that I am exempt from Business and Professions Code #7031.5 under #7044 Owner/Builder #7048 Price of labor and material less than \$200 or Other _____

AND

(2a) I certify that I have on file with the County of Santa Barbara Building & Safety a certificate of workers compensation insurance Insurer OWNER Policy # _____ Expiration date _____ or a Certificate of Consent to self insure by the Director of Industrial Relations or

(2b) I certify that I am exempt under Labor Code #3800 because the permit is for work of \$100 or less or that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the workers compensation laws of California

(3a) Must comply with H S C Sec 25505 25533 25534 and A P C D permit requirements for asbestos

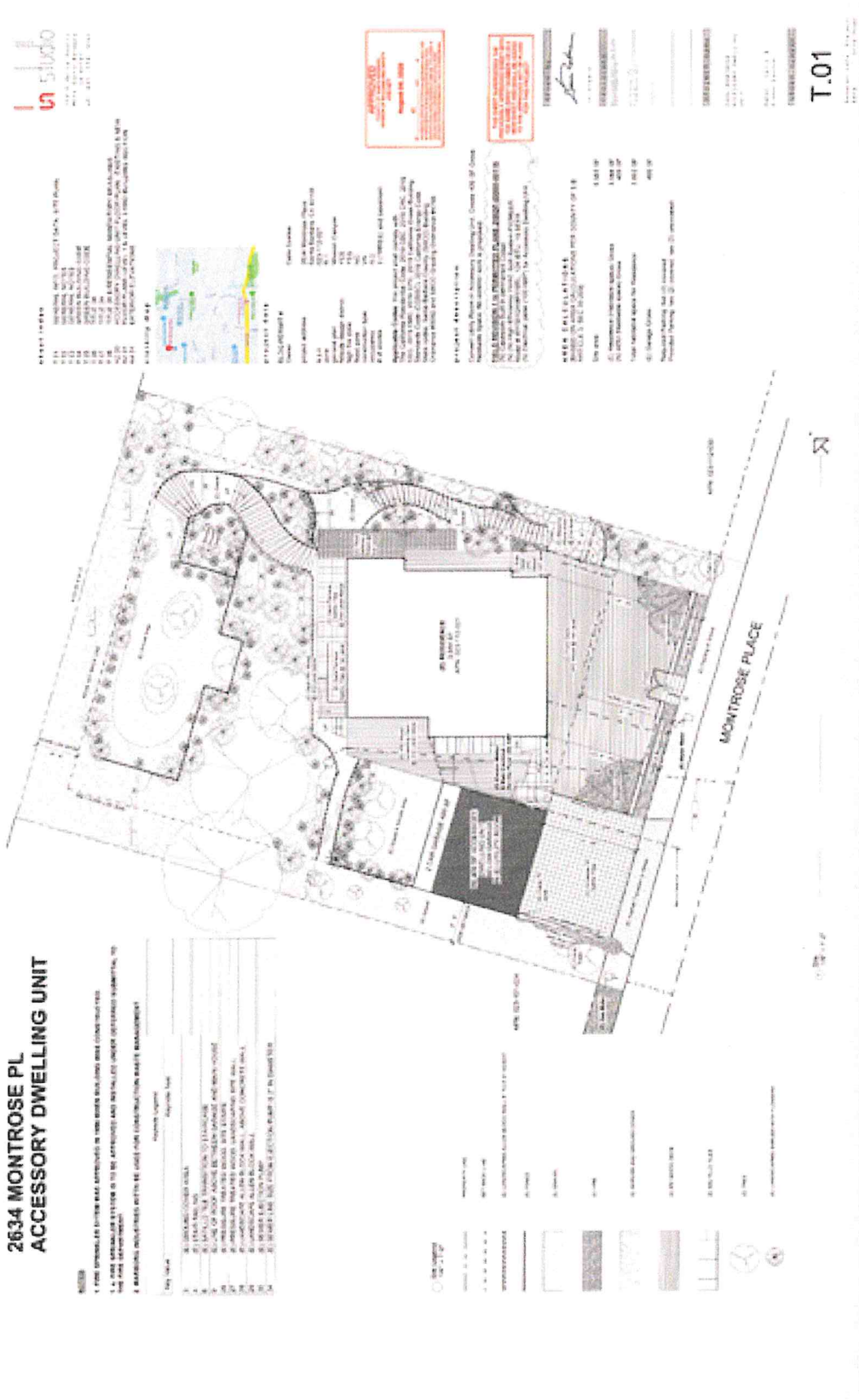
AND

I certify that I have read this application and declare under penalty of perjury that the information contained herein is true correct and complete I agree to comply with all county ordinances and state laws relating to building development construction and hereby authorize representatives of this county to enter with the owner's full knowledge and consent

Executed at County of Santa Barbara on 6-10-93 Daniel F Modisette
DATE OWNER OR CONTRACTOR

OFFICE COPY

2.5 - County Approved Site Plan 2634 Montrose Place



**2634 MONTROSE PL
ACCESSORY DWELLING UNIT**

- NOTES**
- 1. THIS PROJECT IS SUBJECT TO THE CITY OF LOS ANGELES' ZONING ORDINANCES AND THE CITY OF LOS ANGELES' DEVELOPMENTAL ORDINANCES.
 - 2. THE CITY OF LOS ANGELES' ZONING ORDINANCES AND THE CITY OF LOS ANGELES' DEVELOPMENTAL ORDINANCES SHALL APPLY TO THIS PROJECT.
 - 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES' ZONING ORDINANCES AND THE CITY OF LOS ANGELES' DEVELOPMENTAL ORDINANCES.
 - 4. THE CITY OF LOS ANGELES' ZONING ORDINANCES AND THE CITY OF LOS ANGELES' DEVELOPMENTAL ORDINANCES SHALL APPLY TO THIS PROJECT.
 - 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES' ZONING ORDINANCES AND THE CITY OF LOS ANGELES' DEVELOPMENTAL ORDINANCES.
 - 6. THE CITY OF LOS ANGELES' ZONING ORDINANCES AND THE CITY OF LOS ANGELES' DEVELOPMENTAL ORDINANCES SHALL APPLY TO THIS PROJECT.
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 - 8. THE CITY OF LOS ANGELES' ZONING ORDINANCES AND THE CITY OF LOS ANGELES' DEVELOPMENTAL ORDINANCES SHALL APPLY TO THIS PROJECT.
 - 9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES' ZONING ORDINANCES AND THE CITY OF LOS ANGELES' DEVELOPMENTAL ORDINANCES.
 - 10. THE CITY OF LOS ANGELES' ZONING ORDINANCES AND THE CITY OF LOS ANGELES' DEVELOPMENTAL ORDINANCES SHALL APPLY TO THIS PROJECT.

Item	Description	Quantity	Notes
1	ADU	1	
2	Pool	1	
3	Driveway	1	
4	Landscaping	1	
5	Other	1	

Item	Description	Quantity	Notes
1	ADU	1	
2	Pool	1	
3	Driveway	1	
4	Landscaping	1	
5	Other	1	

Item	Description	Quantity	Notes
1	ADU	1	
2	Pool	1	
3	Driveway	1	
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5	Other	1	

Item	Description	Quantity	Notes
1	ADU	1	
2	Pool	1	
3	Driveway	1	
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5	Other	1	

Item	Description	Quantity	Notes
1	ADU	1	
2	Pool	1	
3	Driveway	1	
4	Landscaping	1	
5	Other	1	



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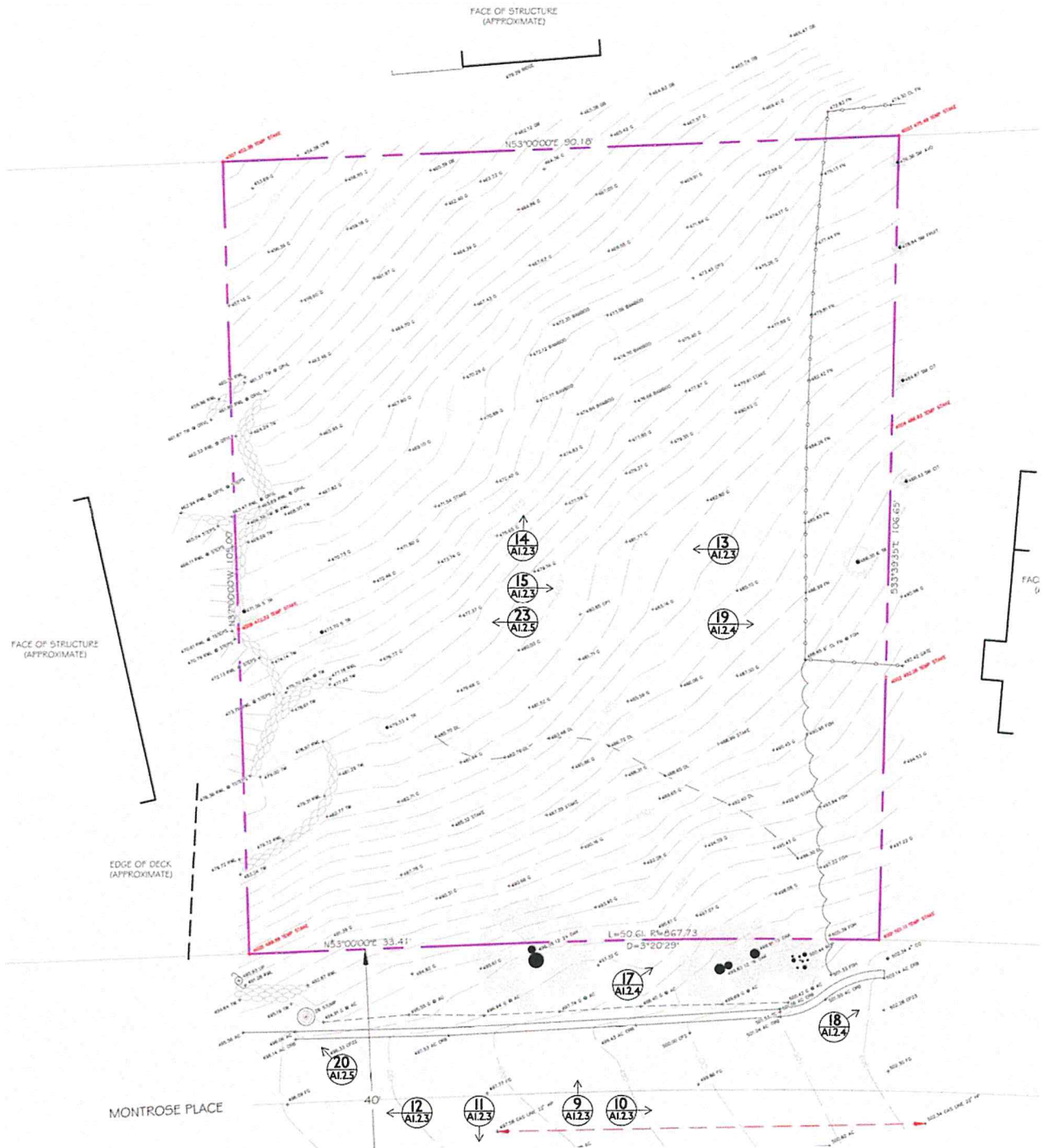
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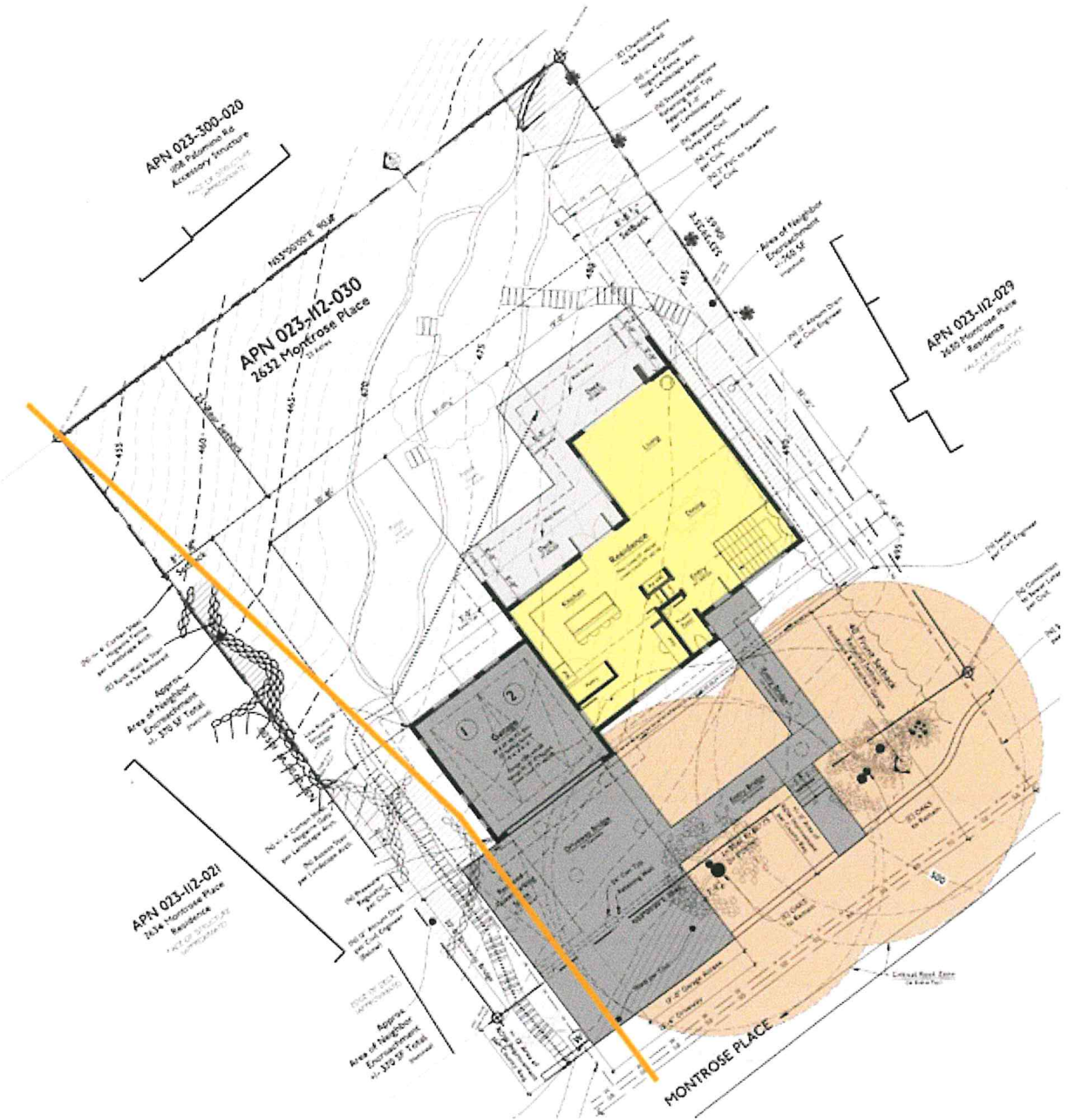
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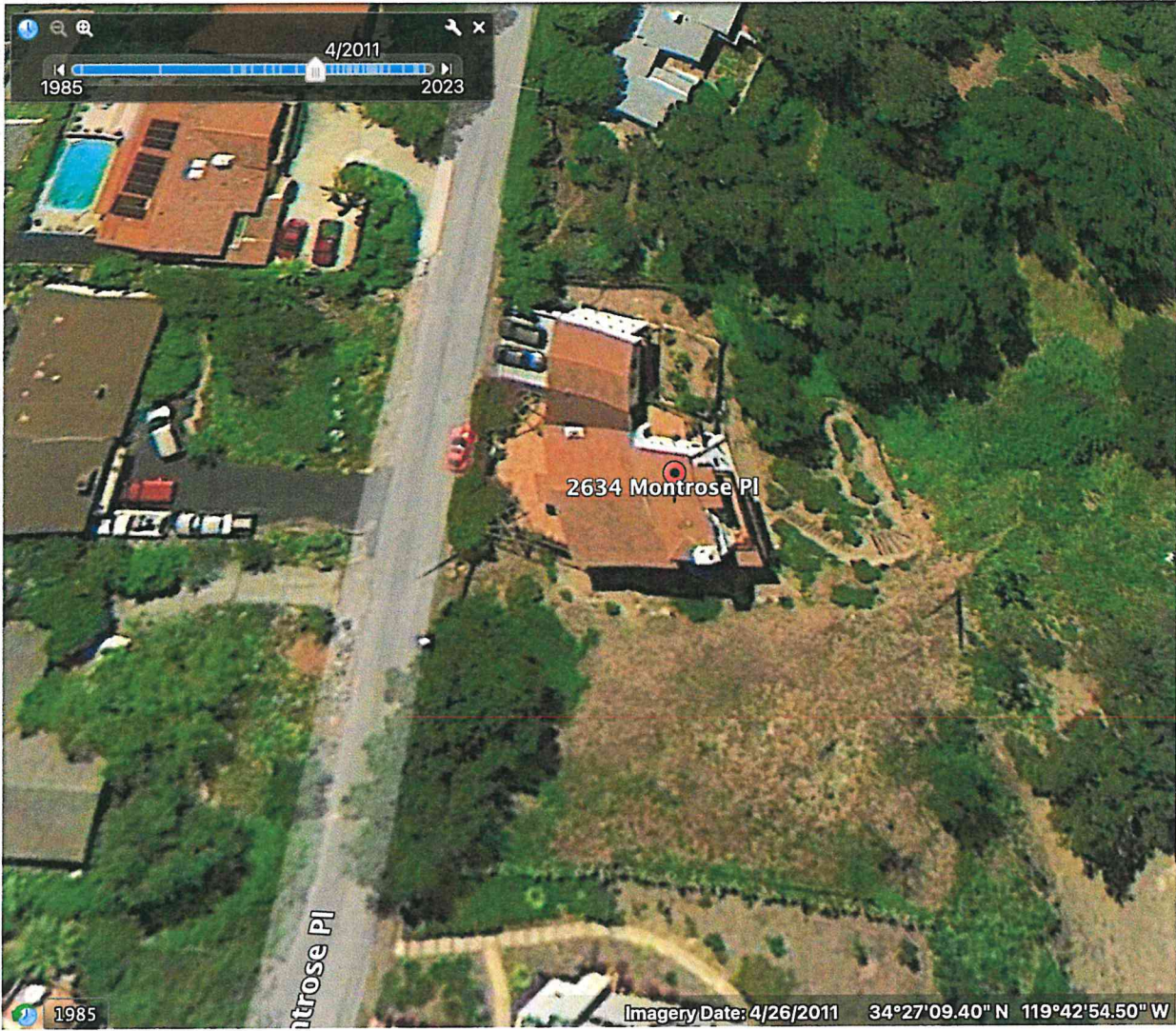
2.6 - Davis Survey Top Map



2.7 - 2632 Site/Lot Plan



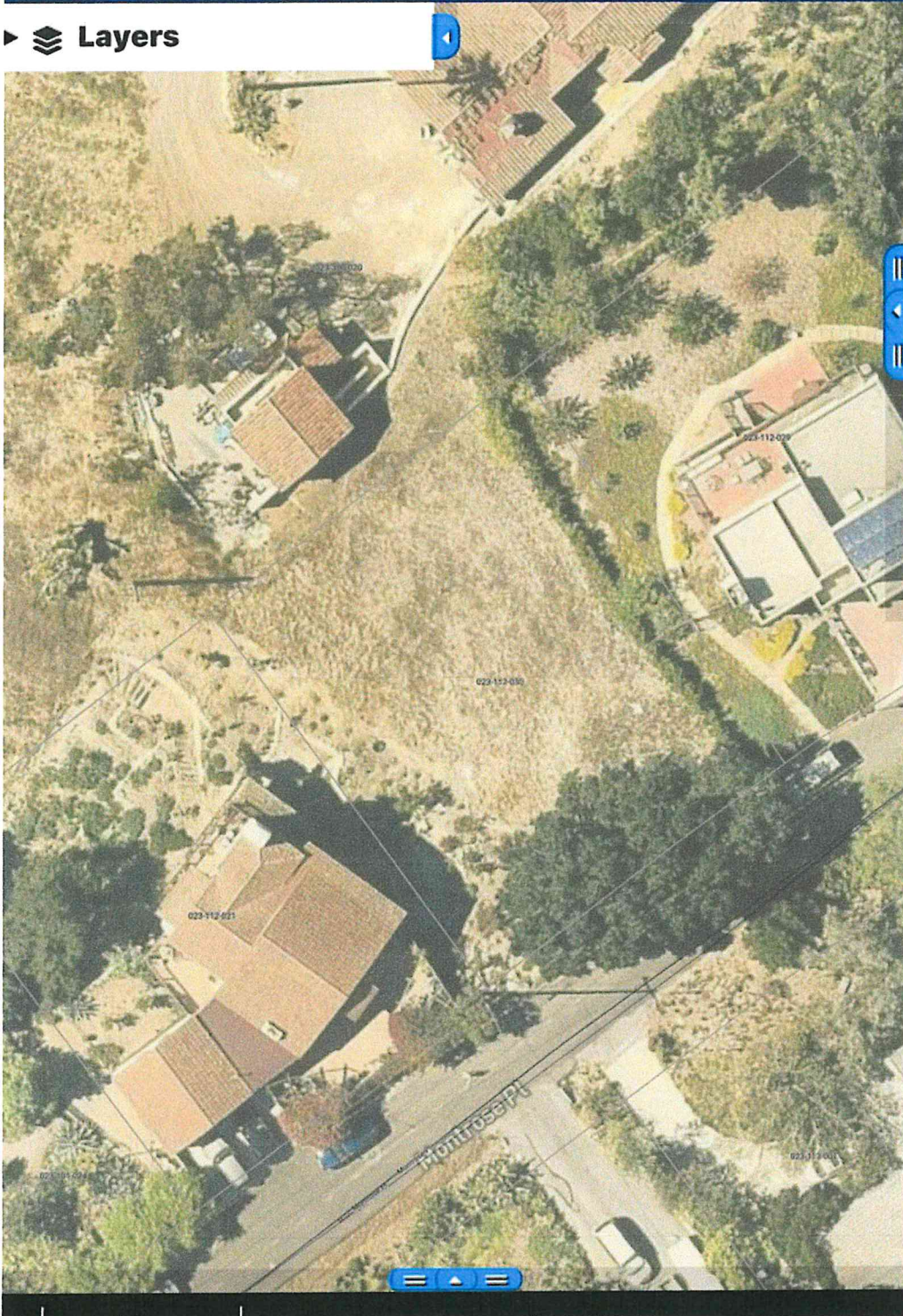
2.8 - Google Images of Lots



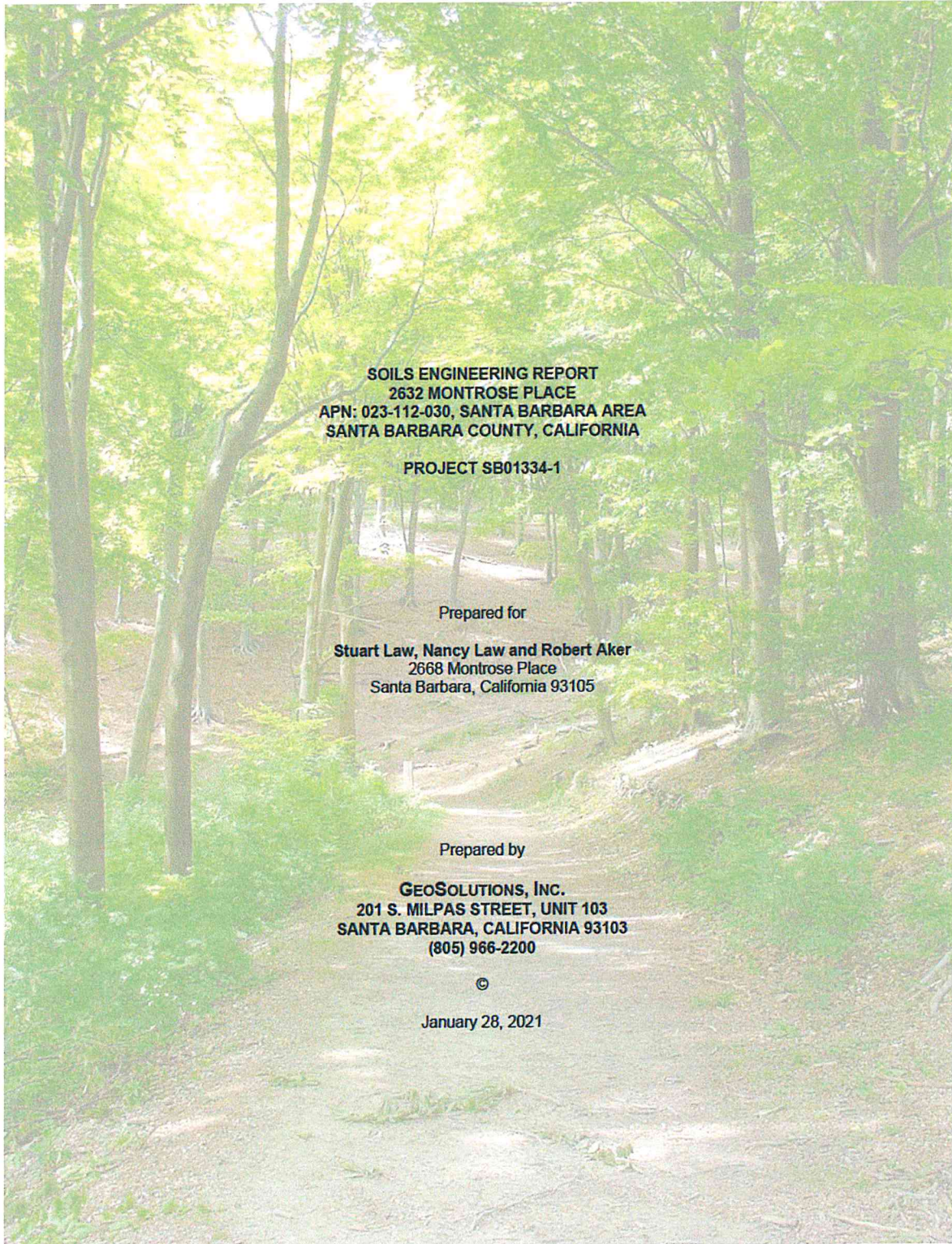
Santa Barbara County Surveyor Information Sys



Layers



3.1 Soils Report



**SOILS ENGINEERING REPORT
2632 MONTROSE PLACE
APN: 023-112-030, SANTA BARBARA AREA
SANTA BARBARA COUNTY, CALIFORNIA**

PROJECT SB01334-1

Prepared for

**Stuart Law, Nancy Law and Robert Aker
2668 Montrose Place
Santa Barbara, California 93105**

Prepared by

**GEOSOLUTIONS, INC.
201 S. MILPAS STREET, UNIT 103
SANTA BARBARA, CALIFORNIA 93103
(805) 966-2200**

©

January 28, 2021



DATE:
January 28, 2021

PROJECT NUMBER:
SB01334-1

CLIENT:
Stuart Law, Nancy Law and
Robert Aker
2668 Montrose Place
Santa Barbara, California
93105

PROJECT NAME:
2632 Montrose Place
APN: 023-112-030
Santa Barbara Area,
Santa Barbara County,
California

SOILS ENGINEERING REPORT

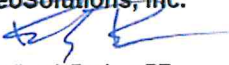
Dear Mr. Law, Ms. Law and Mr. Aker:

This Soils Engineering Report has been prepared for the proposed single-family residence to be located at 2632 Montrose Place, APN: 023-112-030 in the Santa Barbara area of Santa Barbara County, California. Geotechnically, the site is suitable for the proposed development provided the recommendations in this report for site preparation, earthwork, foundations, slabs, retaining walls, and pavement sections are incorporated into the design.

Due to steepness of the Site and the highly expansive soils encountered during our field investigation, it is anticipated that a drilled cast-in-place concrete caisson, grade beam and structural slab type foundation system will be used to support the proposed single-family residence. All caissons are to be excavated a minimum of 15 feet into uniform competent formational material to limit the potential for distress of the foundation systems due to differential settlement. If cuts steeper than allowed by State of California Construction Safety Orders for "Excavations, Trenches, Earthwork" are proposed, a numerical slope stability analysis may be necessary for temporary construction slopes.

Thank you for the opportunity to have been of service in preparing this report. If you have any questions or require additional assistance, please feel free to contact the undersigned at (805) 614-6333.

Sincerely,
GeoSolutions, Inc.


Bradley J. Bucher, PE
Principal, C81927



220 High Street
San Luis Obispo CA 93401
805.543.8539

1021 Tama Lane, Suite 105
Santa Maria, CA 93455
805.614.6333

201 S. Milpas Street, Suite 103
Santa Barbara, CA 93103
805.966.2200

info@geosolutions.net
sbinfo@geosolutions.net

2.0 PURPOSE AND SCOPE

The purpose of this study was to explore and evaluate the surface and sub-surface soil conditions at the Site and to develop geotechnical information and design criteria. The scope of this study includes the following items:

1. A literature review of available published and unpublished geotechnical data pertinent to the project site including geologic maps, and available on-line or in-house aerial photographs.
2. A field study consisting of site reconnaissance and subsurface exploration including exploratory borings in order to formulate a description of the sub-surface conditions at the Site.
3. Laboratory testing performed on representative soil samples that were collected during our field study.
4. Engineering analysis of the data gathered during our literature review, field study, and laboratory testing.
5. Development of recommendations for site preparation and grading as well as geotechnical design criteria for building foundations, retaining walls, pavement sections, underground utilities, and drainage facilities.

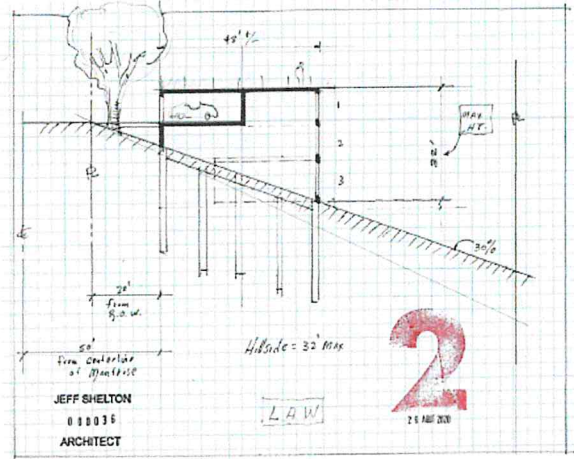


Figure 2: Site Plan

3.0 FIELD AND LABORATORY INVESTIGATION

The field investigation was conducted on October 27 and 28, 2020 using mobile drill rig equipment provided by Terra Firma Drilling, Inc. Two eighteen-inch diameter exploratory borings were advanced to a maximum depth of 15 feet below ground surface (bgs) at the approximate locations indicated on Figure 3: Field Investigation. Sampling methods included the Standard Penetration Test utilizing a Modified California sampler (CA) with liners.

Data gathered during the field investigation suggest that the soil materials at the Site consist of fill, colluvial soil overlying competent formational material. The surface material at the Site generally consisted of black fat CLAY (CH) encountered in a dry and loose condition from approximately 4.0 to 7.0 feet bgs. The sub-surface materials consisted of olive brown SHALE encountered in a dry and moderately hard condition.

4. If fill areas are constructed on slopes greater than 5-to-1, we recommend that the toe of all areas to receive fill be keyed a minimum of 24 inches into underlying dense material. Key depths are to be observed and approved by a representative of GeoSolutions, Inc. Sub-drains shall be placed in the keyway and benches as required.

H. Drainage

1. During grading, a representative of GeoSolutions, Inc. should evaluate the need for a sub-drain or back-drain system. Areas of observed seepage should be provided with sub-surface drains to release the hydrostatic pressures. Sub-surface drainage facilities may include gravel blankets, rock filled trenches or Multi-Flow systems or equal. The drain system should discharge in a non-erosive manner into an approved drainage area.
2. All final grades should be provided with a positive drainage gradient away from foundations. Final grades should provide for rapid removal of surface water runoff. Ponding of water should not be allowed on building pads or adjacent to foundations. Final grading should be the responsibility of the contractor, general Civil Engineer, or architect.
3. Concentrated surface water runoff within or immediately adjacent to the Site should be conveyed in pipes or in lined channels to discharge areas that are relatively level or that are adequately protected against erosion.
4. Water from roof downspouts should be conveyed in solid pipes that discharge in controlled drainage localities. Surface drainage gradients should be planned to prevent ponding and promote drainage of surface water away from building foundations, edges of pavements and sidewalks. For soil areas we recommend that a minimum of 2 percent gradient be maintained.
5. Attention should be paid by the contractor to erosion protection of soil surfaces adjacent to the edges of roads, curbs and sidewalks, and in other areas where hard edges of structures may cause concentrated flow of surface water runoff. Erosion resistant matting such as Miramat, or other similar products, may be considered for lining drainage channels.
6. Sub-drains should be placed in established drainage courses and potential seepage areas. The location of sub-drains should be determined after a review of the grading plan. The sub-drain outlets should extend into suitable facilities or connect to the proposed storm drain system or existing drainage control facilities. The outlet pipe should consist of a non-perforated pipe the same diameter as the perforated pipe.

I. Maintenance

1. Maintenance of slopes is important to their long-term performance. Precautions that can be taken include planting with appropriate drought-resistant vegetation as recommended by a landscape architect, and not over-irrigating, a primary source of surficial failures.
2. Property owners should be made aware that over-watering of slopes is detrimental to long term stability of slopes.

J. Underground Facilities Construction

1. The attention of contractors, particularly the underground contractors, should be drawn to the State of California Construction Safety Orders for "Excavations, Trenches, Earthwork." Trenches or excavations greater than 5 feet in depth should be shored or sloped back in accordance with OSHA Regulations prior to entry.

Table 6: Required Special Inspections and Tests of Soils

Verification and Inspection Task	Continuous During Task Listed	Periodically During Task Listed
1. Verify materials below footings are adequate to achieve the design bearing capacity.	-	X
2. Verify excavations are extended to proper depth and have reached proper material.	-	X
3. Perform classification and testing of controlled fill materials.	-	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of controlled fill.	X	-
5. Prior to placement of controlled fill, observe sub-grade and verify that site has been prepared properly.	-	X

10.0 LIMITATIONS AND UNIFORMITY OF CONDITIONS

- The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those disclosed during our study. Should any variations or undesirable conditions be encountered during the development of the Site, GeoSolutions, Inc. should be notified immediately and GeoSolutions, Inc. will provide supplemental recommendations as dictated by the field conditions.
- This report is issued with the understanding that it is the responsibility of the owner or his/her representative to ensure that the information and recommendations contained herein are brought to the attention of the architect and engineer for the project, and incorporated into the project plans and specifications. The owner or his/her representative is responsible to ensure that the necessary steps are taken to see that the contractor and subcontractors carry out such recommendations in the field.
- As of the present date, the findings of this report are valid for the property studied. With the passage of time, changes in the conditions of a property can occur whether they are due to natural processes or to the works of man on this or adjacent properties. Therefore, this report should not be relied upon after a period of 3 years without our review nor should it be used or is it applicable for any properties other than those studied. However many events such as floods, earthquakes, grading of the adjacent properties and building and municipal code changes could render sections of this report invalid in less than 3 years.

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