

David W. Geyer
9850 N. 73rd St. #2005
Scottsdale, AZ 85258
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19 July 1999

Architectural Board of Review
City of Santa Barbara, California

Subject: Comment on Application Number MST-99-0513, A.P.N. 35-180-85

To: The Board

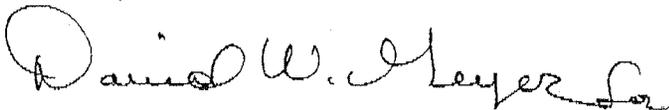
My wife, Jane, and I are the owners of the vacant lot 35-180-58 located two lots away from the subject lot. Pam and Sid Macofsky are the owners of vacant lot A.P.N. 35-180-84 directly adjacent to the subject lot.

The Macofskys and ourselves have been working with a Santa Barbara architect, Mr. Tom Meaney, to develop a combined grading plan that improves access to all three lots and is acceptable to all three owners (ourselves, the Macofskys, and the Buccarellis). The Buccarellis are aware of, and have been supportive of, this combined grading project.

Unfortunately, Jane and I have been away and that, combined with sending your notice of the meeting this afternoon re Application Number MST99-0513 to our old address, has us in the position of not being able to be present for this afternoons meeting on the subject lot.

We request that you take into consideration the, in development, combined grading plan for the three lots at the meeting this afternoon.

Thank you for any efforts on our behalf



David W. and W. Jane Geyer

Cc: Pam and Sid Macofsky
Tom Meaney, Architect

RECEIVED

JUL 19 1999

CITY OF SANTA BARBARA
PLANNING DIVISION

ATTACHMENT 13

January 17, 2000

ARCHITECTURAL BOARD OF REVIEW
CITY OF SANTA BARBARA
630 Garden Street
Santa Barbara, CA 93101

Subject: Public comment on plans for single family
residence at 1576 La Vista del Oceano.

Ladies and Gentlemen of the ABR,

I am writing to express both supporting opinions and several concerns with the plans (as viewed at the ABR Counter on 1/12/2000) submitted for a SFR at 1576 La Vista del Oceano (Lot 35-180-58). These plans, submitted to the ABR for CONCEPT REVIEW on 1/18/2000, also involve driveway access to two neighboring lots at 1570 LVDO and 1568 LVDO:

SUPPORTING COMMENTS:

1. The proposed home design is in harmony with the Hillside Design Guidelines - The proposed residence is cut substantially into the hillside, limiting the highest roof-ridge elevation to about 356ft. above their datum. This minimizes the visual impact of the home on the surrounding areas.
2. The proposed residence provides substantial setbacks – well beyond the minimums.

ISSUES THAT NEED TO BE ADRESSED:

1. The proposed driveway access should not preclude the ultimate completion of the roadway linking the two parts of La Vista del Oceano. Looking to the future when the upper LVDO roadway will need to serve developments in the Rogers Tract, this link becomes critical.
2. Access by fire engines to the three residences served by the proposed driveway needs to be ascertained. These building sites are in a high fire danger zone.

3. Drainage from the three lots needs to be assessed with particular concern for the residences on LVDO below these sites .

Thank you for considering my comments. I again thank the ABR for taking on the challenging task of preserving Santa Barbara's architectural beauty and heritage. Keep up the good work!

Sincerely,



Ilan M. Levi
LVDO Resident

Copy to: C. Dishion, Pres. OPOI

OPPOSE *
SUPPORT

DATE: 1-18-00

ARCHITECTURAL BOARD OF REVIEW
~~REQUEST TO SPEAK~~ INTERESTED PARTY

ITEM ADDRESS: La Vista del Océano

ITEM NUMBER: 8, 9, 10, 11

NAME: Catherine Dishon

YOUR ADDRESS: 1643 La Vista del Océano

CITY/STATE/ZIP: Santa Barbara, Ca. 93109

PHONE NUMBER: 963-0909

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: continue please

Organization represented (if applicable): La Vista del Océano Home

Written material also submitted: Yes No assen.

*Comments: I am concerned that the existing right
a way / unponed road will be taken over
by these residences for access to their driveway.
Are there plans to run the road thru?

Oceano Property Owners, Inc.

1643 La Vista Del Oceano
Santa Barbara, Ca. 93109
963-0909

December 2, 2000

City of Santa Barbara
Architectural Board of Review
630 Garden Street
Santa Barbara, California 93101

Dear Ladies and Gentlemen:

I am writing this letter on behalf of the Oceano Property Owners, Inc. The members of this association consist of homeowners residing on upper La Vista Del Oceano Road. The homeowners feel very strongly that the city should reject any plan from homeowners wishing to develop their lots by encroaching on any portion of the lower La Vista Del Oceano Road right away for their driveways. The Association homeowners feel the city should connect the road in the near future and base their requests on the following:

- At the time each homeowner purchased their home or undeveloped lot, they were under the impression that the road would eventually be connected. Further, for years, all maps including title insurance plot maps reflected La Vista Del Oceano Road as connected.
- If the two La Vista Del Oceano Roads were connected, visitors and delivery vehicles would be able to find the upper La Vista Del Oceano residences. This has been very inconvenient for the homeowners on the upper road for years.
- When the Roger's Tract is developed, the traffic will increase significantly. Connection of the road would better accommodate this increased traffic by allowing two exits and entrances.
- The homeowners on the lower La Vista Del Oceano have known that eventually La Vista Del Oceano would be connected. Consequently, it is unfair for them to protest the connection at this point.
- Ricardo Road homeowners would like some relief from traffic, particularly when the Rogers Tract is developed. Two exits and entrances would allow this.

With the completion of the Tebo residence, the footage remaining for connecting the road is very small. We urge the city to not only reserve the integrity of the road right away but also to ready a plan for connecting the road as soon as possible. If the city misses this opportunity, it will be lost forever.

Sincerely,



Catherine Dishion,
President

CD:lt

cc: Ricardo Road homeowners

read into record @ ABR PB
12/24/00

COMMENTS TO ABR ON 12/4/00
AGENDA ITEM: Concept Review No. 2

From: Ilan Levi

Positive aspects mentioned in last review still apply:

1. The proposed home design is in harmony with the Hillside Design Guidelines - The proposed residence is cut substantially into the hillside, limiting the highest roof-ridge elevation to about 356ft. above their datum. This minimizes the visual impact of the home on the surrounding areas.
2. The proposed residence provides substantial setbacks – well beyond the minimums.

This submission is difficult to review without at least an indication of future residences size and outline (envelope). FF numbers are not definitive. How many floors will exist above these levels?

Building outline vs. patio outline not clear.

Will deep cuts destabilize the hillside?

Areas of concern from last review still apply:

1. The proposed driveway access should not preclude the ultimate completion of the roadway linking the two parts of La Vista del Oceano. Looking to the future when the upper LVDO roadway will need to serve developments in the Rogers Tract, this link becomes critical.
2. Access by fire engines to the three residences served by the proposed driveway needs to be ascertained. These building sites are in a high fire danger zone.
3. Drainage from the three lots needs to be assessed with particular concern for the residences on LVDO below these sites.

Thank you for the opportunity to comment.

Ilan M. Levi
1616 La Vista del Oceano
Santa Barbara, CA 93109

rec'd @ ABR
12/4/00

April 9, 2001

Architectural Board of Review
CITY OF SANTA BARBARA
630 Garden Street
Santa Barbara, CA 93101

Subject: Comments on Applic No. MST1999-00714 plans
Presented to ABR on 4/9/01 for LVDO Road Extension.

Dear Members of the ABR;

The directions from the Planning Commission, after reviewing the earlier site plan for access to three proposed residences, can be summarized as follows:

1. Paving is to be minimized (to reduce off-site runoff).
2. The road should be paved through along the established roadbed.
3. The houses need to be set closer to the established roadbed.
4. Massive earth movement should be avoided.
5. Reduced setback or other relief will be favorably reviewed by the PC.
6. Extensive use of retaining walls, to minimize grading, will be expected.
7. The houses can be smaller.

The plans submitted by Meany & Benko (reviewed at the ABR counter on Friday, 4/6/01) seem to be argumentative, trying to show the PC conclusions to be wrong. They make little effort to be imaginative in meeting both the spirit and letter of the PC consensus.

Their "separate driveways" plan makes no attempt to meet the spirit of the PC recommendations. For example, the driveways proposed are fairly level, multiple (stepped up) retaining walls are not used, sharing of one driveway between the two lower lots (an earlier proposal) was not presented. I think that with a little effort they can do better than this.

Thank you for considering my comments in the course of your review of this proposed development.

Sincerely,



Ilan M. Levi
LVDO Resident

Copy to: President OPOI

LVD0 ROAD

ABR FILE

Mr. J. GORRILL
ABR

FAX LETTER TO: Tom Meany, Architect

PAGE 1 of 1

FAX No. 966-7698 Tel. No. 966-7668

Date: 3 May, 2001

FROM: Ilan M. Levi

FAX: 805 963-2574

1616 La Vista del Oceano
Santa Barbara, CA 93109

Tel.: 805 962-8900

E-Mail: IMLevi2@home.com

Ref. A possible solution to the problem of road access to Parcel No. 035-180-085
- proposed residence of Mr. & Mrs. Geyer - 1576 La Vista del Oceano

To: Mr. Tom Meany, as Agent for Geyer

I tried to reach you by phone but my calls were not returned. Hence this FAX on the above subject. Recent ABR (April 9th) and Planning Commission (March 8th) reviews of the challenging driveway access to the Geyer's lot resulted in a clear preference of the PC and ABR for a plan that will:

1. Minimize paving and storm runoff.
2. Position the proposed residences close to the roadway.
3. Allow for the roadway (LVDO) to be completed.

The Planning Commission also suggested that "Riviera-like design variances" would be favorably considered for the Geyers' lot. (For the other two lots - Macofsky at 1570 and Bucciarelli at 1568 LVDO - there already exists an approved shared driveway plan.)

Here is the proposal:

1. Geyer obtains a driveway easement from Mr. Tebo to cut across the southernmost section of lot 035-180-097 - where the Tebo residence at 1582 LVDO is now under construction
2. A reduced front yard setback to the garage and a slanted driveway access to the roadway is applied for and is allowed by the PC - common features in Riviera homes.
3. Mr. Geyer locates his garage mostly below grade and steps his home up his lot from there.
4. To the extent possible, the Geyer residence is designed to stay in front of (south of) the Tebo residence now under construction high up on the adjoining lot.
5. Mr. Tebo is granted a view easement to preserve his views to the east, behind the proposed Geyer residence.

With everyone's cooperation we can meet the guidelines articulated by the PC members and we can have a win-win situation: Mr. Geyer gets a 180 degree plus panoramic view from his home in front of the Tebo residence. Mr. Tebo preserves his view to the east. Grading, although still substantial, and driveway surface area are minimized.

I have briefly described this plan to the City Planning Dept and to Mr. Tebo. Mr. Tebo indicated he is willing to consider it and the Planning Dept. also looked favorably on this possibility. Please contact Mr. Tebo directly and make every effort to meet the guidelines articulated by the Planning Commission on March 8, 2001. With some architectural design skills and cooperative spirit I know you can make everyone involved a winner.

Ilan M. Levi

CC: SB Planning Commission and ABR
City Planning Dept. Staff
Mr. Ed Tebo

ILAN M. LEVI
1616 La Vista del Oceano
Santa Barbara, CA 93109-1790 USA
Tel. (805) 962-8900 FAX (805) 963-2574

August 10, 2001

Architectural Board of Review
CITY OF SANTA BARBARA
630 Garden Street
Santa Barbara, CA 93101

Subject: 1570 La Vista del Oceano. ABR Agenda Item No. 10
For August 13, 2001 meeting. MTS98-00706

Dear Ladies and Gentlemen of the ABR,

I am unable to attend this meeting in person so I am choosing to make my comments to you in writing. The proposed residences for this and its adjacent lots have the potential to significantly block the view from my home (035-180-054) of the Mesa and the ocean beyond. After studying the elevations reported by Mr. Meany for the adjacent residence (D. Geyer at 1576 LVDO) I have concluded that substantial view blockage will occur.

To ascertain that this will not be the case here (with 1570 LVDO) I suggest that the ABR request a sectional elevation drawing of the proposed residence. This section should extend through my home and show the angles of view for an observer on both levels in my home in a line-of-sight that glances the highest ridge of the proposed structure. The survey data for my home has been obtained by Mr. Meany, so this section can be prepared without additional survey data.

A similar section was requested by the ABR for the adjacent property (D. Geyer at 1576 LVDO) but was never produced. I urge the ABR to pursue this type of study for both of these properties, both designed by Mr. Meany, to help minimize obstruction of precious views for existing homes.

At the last review of the adjacent property some concern was expressed by the ABR members about the mass and height of the Geyer residence on the next lot. While that property is not the subject of this agenda item, I do wish to take this opportunity to echo these concerns. The proposed residence on 1576 LVDO (Geyer) is three stories high even after receiving a "boost" in elevation through the flag driveway. The two existing homes bordering the Geyer property are both two stories and are set in deeply into the hillside. The three story height presents not only a view obstruction but also an unsightly large, plain wall that is viewed from my home. I urge the ABR to revisit the massing, height, amount of structure set into the hillside and view obstruction of these residences.

RECEIVED

AUG 10 2001
CITY OF SANTA BARBARA
PLANNING DIVISION

Sincerely,

Ilan M. Levi

Ilan M. Levi
LVDO Resident

MATTHEW J. EDWARDS

CIVIL & STRUCTURAL ENGINEER

1725 Hi Mountain Road
Arroyo Grande, CA 93420
Phone / Fax: (805) 473-3981 · Cell: (805) 710-0772



TRANSMITTAL

DATE: May 24, 2002
FROM: Matthew J. Edwards
TO: Ms. Susan McLaughlin, Ms. Betty Hennon
RE: A.B.R. review for 1575 La Vista Del Oceano

Dear Susan:

Attached is a reduced site plan indicating my lot located at 1585 LVDO and the adjacent lot located at 1575 LVDO which is presently being reviewed. The lot located at 1575 LVDO is 7504 s.f. in total area with a building envelope area of 843 s.f. The subject lot is 46 feet wide at the Easterly third of the parcel with no building envelope area. The average slope of the building envelope area of this parcel is over 50%. In past discussions with planner Betty Hennon regarding this parcel she indicated she believed this parcel is not buildable due to it's substantial non-conformance to zoning requirements and compatibility with the neighboring parcels. She also indicated that modification requests for this sensitive area would be difficult to grant and would only be reviewed by the planning commision. It is for these reasons that I did a voluntary merger of two parcels to create my one parcel located at 1585 LVDO (note that the two lots I merged were both larger than this subject lot). This allowed a building envelope area of 8707 s.f. in which a residence with a footprint of 2475 s.f. was placed which conforms to the neighboring development in the area (residence footprint = 28% coverage of building envelope area). In addition, it is my opinion that the subject parcel being reviewed is not feasibly buildable since it would require a caisson footing system that would require significant removal of earth and possible shoring of the roadway above in order to allow benching to allow drilling equipment access to the building footprint area. I respect the applicants desire to develop the subject parcel but I think it is inappropriate due to the shape and tiny size of the building envelope, the slope and small size of the parcel and the constructability of the site. If you have any questions please do not hesitate calling.

Very Truly Yours:

Matthew J. Edwards

RECEIVED

MAY 28 2002

CITY OF SANTA BARBARA
PLANNING DIVISION

DATE: 10/13/03

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK

ADDRESS: LA VISTA DEL OCEANO ROAD AGENDA ITEM NUMBER: 12
COMPLETION

ILAN LEVI

S: 1616 LA VISTA DEL OCEANO

DATE/ZIP: SANTA BARBARA, CA 93109

NUMBER: (805) 962-8900

ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM:

Information represented (if applicable): _____

Material also submitted: Yes No _____

Comments: THIS PROPOSAL DISTURBS BOTH THE ELEVATION AND

OF THE ROAD - JUST TO ACCOMMODATE THE PREFERENCE

FEW LOT-OWNERS. THIS IS UNFAIR TO CURRENT NEIGHBORHOOD

PROPERTY OWNERS. RESIDENTS.

ABR HEARING DATE: **October 13, 2003**

AGENDA ITEM 12: **LA VISTA DEL OCEANO ROAD EXTENSION**

Application number: MST1999-00714 APN 035-180-085

HISTORY: MANY MEETINGS AT MANY LEVELS

- 8 ABR HEARINGS
- 1 PC MEETING (March 8, 2001)
- >10 MEETINGS WITH STAFF
- 3 or 4 OWNERS
- 4 ARCHITECTS
- 2 ENGINEERS

RESULT: --LITTLE OR NO CHANGE IN BASIC CONCEPT:

- ◆ ONE DRIVEWAY SHARED BY THREE RESIDENCES
- ◆ ROADWAY MUST BE RAISED UP TO 10 ft.
- ◆ PC and ABR RECOMMENDATIONS IGNORED

--EXPENSIVE AND TIME CONSUMING PROCEEDINGS

--HEADING FOR ANOTHER STALEMATE.

REASON: --- ONE LANDOWNER OF MEANS INSISTS ON GETTING HIS WAY

--- CHICKEN OR THE EGG DILEMMA
Which came first, the building pad or the road?

--- ONE OR TWO PROPERTY OWNERS INSIST THE ROAD MUST BE
RAISED AND MOVED TO ACCOMMODATE THEIR DESIRE
TO REACH SPECIFIC BUILDING PADS.

RESOLUTION:

- CITY MUST INSIST ON COMPLETION OF LVDO
ROADWAY PAVING **ON CURRENT GRADE**
AND ON THE CURRENT R.O.W.
- EACH PROPERTY OWNER PLANS CONVENTIONAL OR SHARED
DRIVEWAYS THAT CONFORM TO THEIR UNIQUE
TOPOGRAPHY AND RESIDENCE ARCHITECTURE.
- THE ABR EXPEDITES SEPARATE PLAN REVIEWS FOR EACH
OF THE THREE PLANNED RESIDENCES INVOLVED HERE.

Respectfully submitted,



ILAN M. LEVI 1616 La Vista del Oceano Santa Barbara, CA 93109

ILAN M. LEVI
1616 La Vista del Oceano
Santa Barbara, CA 93109-1790
Tel. 805 962-8900 FAX 805 963-2574 E-mail: IMLevi2@cox.net

October 13, 2003

To: The ABR – October 13, 2003 Meeting

Comments on Application No. MST1999-01043 (Agenda Item 8)

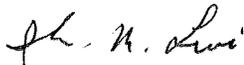
All existing neighboring homes are two-stories high, including the garage. This proposed three-story home is incongruous with its immediate neighborhood.

All adjoining residences are stepped down the hillside, are well cut into the hillside and are mindful of neighbors' view obstruction. This one is not.

A decision to approve the secondary driveway also implies approval of the building pads. This will "lock-in" several key aspects of the architecture yet to be reviewed.

The proposal shown here maintains the same maximum building height and FF levels reviewed in the past but simply moves the entire structure (horizontally) south. This plan deviates even more from the **Hillside Design Guidelines**. Need to view elevation sections to determine to what extent this design conforms to the **Hillside Design Guidelines**.

This design blocks both public and private views more severely than the last design.



Ilan M. Levi
LVDO Resident

J. Enders/E. D'Hoker

Parcel #035-180-77-00
1564 La Vista del Oceano

Dear Ms. Johnston,

Thanks for taking the time to speak to my husband, Eric D'Hoker, the other day. As of this morning, the Agenda for the ABR meeting of 27 October was not yet posted on the web; but, in all likelihood, we will be unable to attend due to our teaching schedules.

I have been in contact with both Marisela Salinas and John Ewasiuk, but would like to submit to the ABR 3 brief comments for the record at their next meeting.

Would you be kind enough to distribute them to the ABR? Since you were so helpful and informative on the phone, I think we have a better idea now of precisely what falls within the purview of the ABR.

Thank you very much in advance; and please see below.

In re: LA VISTA DEL OCEANO ROAD ELEVATION, 035-180-085

- The raising of the road by 8-10 feet in front of our property (1564 La Vista del Oceano) is an **inappropriate and inequitable design-plan that compromises the current harmony of the neighborhood**: it asks the lower part of La Vista del Oceano (i.e., the segment below the sharp turn) to **absorb all the steepness of the grade**. The altitude lines on Mr. Geyer's plans clearly demonstrate that **the grade of the Lower Segment is a full four times steeper than that of the Upper Segment**. (Currently, the existing slope is virtually constant across both segments.) At the same time, Mr. Geyer's plan calls for a virtually flat incline on the Upper Segment—the only possible rationale for which can be the facilitation of access to the upper properties at the expense of the lower ones.
- Due to this inequity, we do not consent to the **encroachment on to our property (depicted by altitude lines)**. Nor would we permit access to our private land for execution of the plan its present form.

- While we continue to explore the legal ramifications of this plan, our current understanding is that, when one purchases a home that is accessible through **a public city road**, there is a reasonable expectation that that road will not change substantially (beyond the normal repairs for wear and tear, minor widening, even raising, etc.) **There is no expectation whatsoever that radical alterations will all but bury a private, landscaped hillside that is a beautiful isolating feature of our home.**

Sincerely,
Jody Enders and Eric D'Hoker

Jody Enders
Professor of French and Dramatic Art
Theatre Survey, Associate Editor
Dept. of French and Italian
University of California, Santa Barbara
Santa Barbara, CA 93106
Please reply to jenders@french-ital.ucsb.edu

Jody Enders
Professor of French and Dramatic Art
Theatre Survey, Associate Editor
Dept. of French and Italian
University of California, Santa Barbara
Santa Barbara, CA 93106

Parcel #035-180-77-00
1564 La Vista del Oceano
Santa Barbara, CA 93109
(805) 564-7106 (home)
(805) 965-6198 (fax)
October 13, 2003

Ms. Suzanne Johnston
Architectural Board of Review
630 Garden St.
Santa Barbara, CA 93102
FAX: 897-1904

In re: Agenda Items, Monday 13 October 2003

1576 La Vista del Oceano Dr, 035-180-058

1570 La Vista del Oceano Dr, 035-180-084

1568 La Vista del Oceano Dr, 035-180-085

LA VISTA DEL OCEANO ROAD EXTENSION, 035-180-085

Dear Ms. Johnston,

This memo follows up on the 5-page fax that we sent over the weekend.

Realizing that the time of the ABR members is at a premium, we are enclosing, as an addendum, a one-page summary of our most salient points. We respectfully request that you read this enclosed page **aloud for the record** at the ABR meeting of 13 October. Since we only received the City's notice of this meeting late Friday afternoon, we were unable to rearrange our schedules to attend.

Thank you very much for your consideration.

Sincerely,

Jody Enders
Professor of French and Dramatic Art
UCSB

Eric D'Hoker
Professor of Physics
UCLA

J. Enders/E. D'Hoker
Parcel #035-180-77-00
1564 La Vista del Oceano

To the Honorable Members of the Architectural Board of Review:

- The raising of the road by 8-10 feet in front of 1564 La Vista del Oceano threatens to inflict **more damage on our property and its value** than on anyone else. With—not one—but **two** new concrete pavings, it will bring the sights and sounds of traffic right into our living room.
- The first paving is the public road. The second is a combination of 3 driveways with outdoor car-ports and **unsightly retaining walls** of up to 6 feet high. The sole access to all three driveways is planned **in full view** from almost any room in our house, threatening our peaceful enjoyment of the same.
- **At no time** did we have the opportunity to consult Mr. Geyer's plans for the Road Extension before he submitted them to the ABR. We saw them **for the first time on 27 September 2003**, a full week after the ABR had already received them on 9/22/03. **Mr. Geyer then ignored our detailed written feedback of 2 October.**
- Any information we received from Mr. Geyer was entirely at **our own initiative**. We became aware of any activity at all on the Road Extension solely because, on 8 August 2003, surveyors for Penfield & Smith (Mr. Geyer's agent) **trespassed on our private property to conduct their work**. We then strongly urged Mr. Harry Fowler of Penfield & Smith to keep us informed of any and all developments affecting our property.
- A portion of the hillside, **which we own**, will be **buried by this project**. Mr. Geyer's plans clearly indicate, by altitude lines, **this encroachment on to our property to which we do not consent**. Additionally, the road-construction project in front of our house **will require access to our private land, to which we do not consent** at this time.
- The plan calls for **burying 8-10 feet underground** the \$5000 hard-copper water main-line that we just installed in July, where it will be virtually impossible to access if damaged during construction.
- The proposed installation of a storm drain right next to our property-line **threatens the survival of our oleander trees**, which offer a natural and beautiful way to isolate our home.
- Finally, when one purchases a home that is accessible through **a public city road**, there is a reasonable expectation that that road will not change substantially. There is **no expectation whatsoever** that radical alterations will bury private land for the convenience of a few.

1564 La Vista del Oceano
Santa Barbara, CA 93109
(805) 564-7106 (home)
(805) 965-6198 (fax)
October 10, 2003

Secretary
Architectural Board of Review
630 Garden St.
Santa Barbara, CA 93102
FAX: 897-1904

In re: Agenda Items, Monday 13 October 2003
1576 La Vista del Oceano Dr, 035-180-058
1570 La Vista del Oceano Dr, 035-180-084
1568 La Vista del Oceano Dr, 035-180-085
LA VISTA DEL OCEANO ROAD EXTENSION, 035-180-085

To the Honorable Members of the Architectural Board of Review:

As homeowners of 1564 La Vista del Oceano, we spoke to Mr. David Geyer—**for the very first time on 27 September 2003**—about the plans drafted by several neighboring property-owners (Geyer/Buccarelli/Macofsky) for constructing a road extension that joins Upper and Lower La Vista del Oceano. He informed us that he had been instructed by the City to gather feedback about his proposal from his future neighbors; and he left us a copy of those plans, which we have examined closely. Perhaps of all the neighbors, we are the ones on whom the raising of the road threatens the most negative impact, which is what prompts our present, urgent communication.

Our meeting with Mr. Geyer of 27 September was **the first and only time** that he ever responded to our requests for information about the status of the Road Extension. To date, Mr. Geyer has not responded to the detailed comments that we sent him on 2 October 2003 (appended below). At no time, moreover, did he inform us that the plans for the Road Extension would be coming to the Board so rapidly for concept review: something that we only learned just today, when we received notification from the City. Since neither one of us is available to attend the October 13th meeting on such short notice, and since we have a number of serious reservations about

the project in its present form, we include below a copy of: 1) our recent correspondence with Mr. Geyer in which we notify him of those reservations; and 2) our earlier correspondence with Mr. Harry Fowler of Penfield & Smith, his agent, detailing our frustration with the lack of communication about the road-project—information we have sought repeatedly and unsuccessfully from both the parties involved and the City. This summer, for instance, we made several visits to the City's Department of Public Works, at which time Mr. John Ewasiuk and Ms. Marisela Salinas were kind enough to inform us that, at that time, the City had no new information about the project.

Fearful at this point, that our future neighbors have no intention of citing our reservations for the record, we respectfully request that you include them with that record.

We have also forwarded a copy of these communications to the Planning and Public Works departments of the City of Santa Barbara.

Thank you very much in advance for your consideration.

Sincerely,

Jody Enders
Professor French and Dramatic Art
UCSB

Eric D'Hoker
Professor of Physics
UCLA

Date: Thu, 2 Oct 2003 14:49:04 -0700 (PDT)
From: Jody Enders <jenders@french-ital.ucsb.edu>
To: Dave Geyer <d.geyer2@ix.netcom.com>
Cc: Eric D'Hoker <dhoker@physics.ucla.edu>
Subject: Comments on your proposal

Dear Dave,

Thanks so much for taking the time to meet with us last Saturday. We both enjoyed meeting you very much; and we appreciate the spirit in which your visit was intended.

Having now had the time to scrutinize your plans for the road connecting Upper and Lower La Vista del Oceano, and for the development of the four residences, however, we are sorry to say that we have some serious reservations about the project in its present form.

Perhaps of all the neighbors, we are the ones on whom the raising of the road threatens the most negative impact. In place of our present slope, which creates distance and privacy between our home and the road, the current design plan proposes to bring--essentially right into our living room--the sights and sounds of not just ONE but TWO new pavings. The first paving is the public road, requiring raising the elevation of the present road by 8 feet to as much as 10 feet right below our property. This project would clearly entail an extreme and massive alteration of the hillside here. The second paving is a combination of 3 driveways with outdoor car-ports and retainer walls of up to 6 feet high, the sole access to which is planned--again (we note with distress)--right at the edge of our property and just underneath our living room! Clearly, we believe that our quiet enjoyment of our home would be in serious jeopardy if your project were executed in its present form. Just as seriously, we also believe that the project will have a negative impact on its real-estate market value.

We're sure that you can understand that we might not be eager to support such a design, especially given the daily disruption of both our access to and our peaceful enjoyment of our home.

Additionally, your group proposes the installation of a storm drain right next to our property line. Its construction threatens the survival of our oleander trees, which offer a natural and beautiful way to isolate our home. Finally, as we already mentioned, your plan also calls for burying our top-of-the-line main water line in such a way as to render our \$5000 investment completely moot.

Under those circumstances, then, we confess that we are rather surprised that we would be asked to consent to all this inconvenience at the same time that we ourselves are being offered no legal consideration in return. At the very least, we would likely protest your plans in their present form unless your group were prepared to provide some clear written guarantees to us which would offset the severe disruption of our privacy:

(1) Decrease the proposed elevation of the road in front of our property;

(2) Move the driveway entry to your 3-driveway complex away from the edge of our property line;

(3) Guarantee to us that nothing will be built on the lot you presently own in the curve of the road.

(4) Retain in its entirety and, indeed, *extend* the present oleander hedge in order to diminish the road noise and block out from our view those unsightly retaining walls, such as B on your plan.

Needless to say, we shall be thinking about this very carefully in the days to come and will be happy to discuss it further. As we all look forward to being neighbors, we await further details as to which specific guarantees you are prepared to make in order that we may safeguard our investments and our quiet enjoyment of our home.

Yours sincerely,

Jody Enders and Eric D'Hoker

Date: Fri, 8 Aug 2003 13:44:09 -0700 (PDT)
From: D'Hoker Eric <dhoker@physics.ucla.edu>
To: hpf@penfieldsmith.com
Cc: Jody Enders <jenders@french-ital.ucsb.edu>
Subject: Lower La Vista Del Oceano (Santa Barbara)

Dear Mr Fowler,

Over the past few weeks, several groups of surveyors employed by your company have been surveying the end of the lower part of La Vista Del Oceano, just below our property at 1564, La Vista Del Oceano. At some point you spoke to my wife, Jody Enders, and left your business card with her, which is how I have your e-mail.

Today, however, your surveyors were completely on our private property itself. We explained that we had received no notice that any surveyors would need access to our property. They were unable to respond to our satisfaction to our questions about the purpose of their work; so we kindly asked them to leave our property.

I believe it is in the interest of all concerned that neighbors be kept informed of developments that will affect their property directly. In any event, it would at least be a matter of courtesy to request access to our property if needed.

Please telephone us as soon as possible at (805) 564 7106.

Best Regards,

Eric D'Hoker
Professor of Physics
University of California, Los Angeles

Jody Enders
Professor of French and Dramatic Art
University of California, Santa Barbara

CONTRIBUTED ON: 10/23/03
(9) X
DESIGN REVIEW SENIOR PLANNER
PLANNING TECH
ORIGINAL TO FILE " "

Helen S. and John W. Converse
APN 035-180-78-00
1562 La Vista Del Oceano
Santa Barbara CA 93109

Agenda item #

LA VISTA DEL OCEANO ROAD EXTENSION, 035-180-085

Statement to the Architectural Board of Review

Our property at 1562 La Vista Del Oceano appears on Drawing C4 of the Penfield & Smith grading and drainage plans for this project, in the lower right corner. Only a bit of the driveway entrance is shown on the 8-30-03 print that we have examined, plus a part of the wall that retains the level parking area south of our garage. Drawing C4 shows the existing entrance filled in and the parking-area paving extended out onto the adjacent road.

The driveway entrance serves both our house and the house of our neighbors at 1564 La Vista Del Oceano, and all the rainwater runoff from both properties runs through it to the road. We are very worried that the replacement of the existing steeply-sloped entrance with some sort of flat entrance at road level will result in flooding of our parking area and garage.

Our roof and patio runoffs are now carried underground to discharge points in the driveway entrance. If the existing entrance is buried, where will these runoffs go?

The proposed changes are the result of excessive elevation of the road next to our property, and their implementation will cost us endless trouble, including months of reduced vehicular access. Please add us to the list of project neighbors strongly opposed to the present design.

RECEIVED

OCT 23 2003
CITY OF SANTA BARBARA
PLANNING DIVISION

Architectural Board of Review
Planning Division
City of Santa Barbara

Re: Agenda Items 1 Thru 5, Monday, October 27, 2003

1. LA VISTA DEL OCEANO ROAD EXTENSION

- See Plan View The grading at the upper end of the proposed road improvement is two feet (2') above the grade of the existing curb in front of the property immediately to the west.
Note: Given the steep slope at the southern edge of the road, the existing curb was placed at a maximum elevation to accommodate the Geyer building plans.
- The plans call for as much as four feet (4') of fill in the public right-of-way in front of the Geyer property with a fifty percent (50%) slope to back of curb.
Note: To accommodate the steep slope along the northern edge of the road right-of-way in front of the Geyer property the road the pavement was narrowed from twenty feet (20') to sixteen feet (16') as it approached the Geyer property.
- At the beginning of the curve in front of the Bucciarelli property the cross grading of the roadbed switches direction with nothing shown to mitigate cross street water flow.
- The driveway entrance may have to be moved west and squared to the road.
- The grading along the outside of the curve in front of the Enders/D'Hoker property calls for five feet (5') of fill on said property. The property owners are against this grading on their property.
- Grading on the driveway serving 1564 and 1562 La Vista Del Oceano does not provide for drainage on said driveway for something like thirty feet (30') into private property.
- The roadbed around the curve is off center to the inside of the curve, shortening the inside radius from twenty-eight feet (28') to twenty-four feet (24').
- Along the straight section of the road west of the curve up to six feet (6') of retaining wall plus a graded slope to the edge of the paved roadbed is going to add to an already steep slope below. The pavement along this section is off center to accommodate this grading.

- The road can be designed to accommodate the three properties without going to the extreme measures employed here.

2. 1576 LA VISTA DEL OCEANO

- The plans do not meet the hillside guidelines, but rather is focused on maximizing a view of the harbor. The structure is one story too tall. It is, in reality, a two-story house built on top of a garage at the front, which makes two stories tall at the rear and three stories tall at the front. The West Elevation appears very tall and narrow. (See photo of the of the home immediately to the west. The rear of this home is one-half (1/2) story above the original existing grade. At the front of the two-story section the lower floor is cut into grade by several feet.)
- The retaining wall at the southern edge of the driveway is too tall to not have a railing.
- The driveway immediately in front of the garage may be too steep.

3. 1575 LA VISTA DEL OCEANO

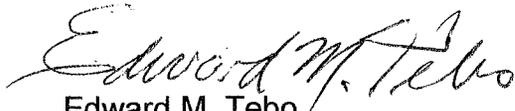
- Although I have not seen the latest plans, I did approve of the previous plans submitted. Hopefully parcel no. 035-170-022 will become a part of this property. This home will stabilize the steep hillside, and reduce the fire hazard by eliminating brush that is only trimmed once a year. The owner of this property will also contribute to the completion of the road in question.
- I am in favor of the modifications requested. In view of the property limitations, and the modifications allowed at 1595 La Vista Del Oceano and at several other locations on upper La Vista Del Oceano I feel that the modifications are in order.

4. 1570 LA VISTA DEL OCEANO

- I feel that the exterior finish is out of place, particularly in a high fire zone.
- If the road is lowered the plan may have to be reversed to some extent, but the present site should work.

5. 1570 LA VISTA DEL OCEANO

- If the road is lowered the driveway entrance may have to be move west to accommodate the present building site.



Edward M. Tebo
1604 La Vista Del Oceano
Santa Barbara, CA 93109
805-966-4085
Email ed.terbo@cox.net

ILAN M. LEVI
1616 La Vista del Oceano
Santa Barbara, CA 93109-1790

Tel. 805 962-8900 FAX 805 963-2574 E-mail: IMLevi2@cox.net

DISTRIBUTED ON: 2/2/04
R (9)
DESIGN REVIEW SENIOR PLANNER
PLANNING TECH
ORIGINAL TO FILE

February 2, 2004

To: The ABR
Subject: Comments on Applications No. MST1999-00714 and -01043
February 2, 2004 Meeting, Agenda Items 3-6.

ISSUES CONCERNING SECONDARY DRIVEWAY - Agenda Item No. 3
(Application No. MST1999-00714)

This secondary driveway is disruptive of the natural lay of the land. It will require the import of 4,000 cu. yd. of fill (over 600 trucks-full of dirt), the construction of numerous retaining walls and will exacerbate existing drainage and erosion problems affecting lower parts of LVDO.

The underlying premise for the need for this secondary driveway is flawed: It is claimed by the applicant that it is required to reach a building pad high up on the property. Alternatives for reaching this site (with direct driveway access from the roadway) have not been adequately explored. Indeed several creative design alternatives were suggested to the applicant by the Planning Commission (Ref. PC Meeting Minutes for March 8, 2001 meeting) which, if applied concurrently, would achieve an architecture that follows the Hillside Design Guidelines.

Any decision on the secondary driveway also extends to the building pads which in turn "lock-in" key architectural aspects of the residence prior to their review by the ABR.

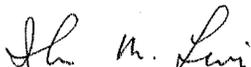
ARCHITECTURAL ISSUES (Agenda Item No. 4)
(Application No. MST1999-1043)

All existing neighboring homes are two-stories high, including the garage. This proposed **three-story home** is not stepped up the hill, is not sufficiently recessed into the hillside and is therefor incongruous with its immediate neighborhood. (See Attachments 1, 2) As neighbors immediately behind and uphill from this property, we will be faced with a wall almost three stories high.

All adjoining residences are **uniformly** stepped up and cut into the hillside, and their highest ridge lines parallel the natural grade of the land. This one does not.

The proposal submitted to the ABR today (2/2/04) maintains the same maximum building height and FF levels (within +/- 1-2 ft.) reviewed in the past eight or more ABR hearings. This is despite repeated ABR and PC guidance to scale down the size and height of this residence. (See Attachment 3).

It is time to "Just say NO!!"



Ilan M. Levi
LVDO Resident

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FEB 02 2004

CITY OF SANTA BARBARA
PLANNING DIVISION

Architectural Board of Review
Planning Division
City of Santa Barbara

Re: Agenda Items 8 Thru 11, Monday, March 29, 2004

1. LA VISTA DEL OCEANO ROAD EXTENSION

- I believe the retaining wall to the west of the road and the Converse property can be eliminated by doing the following:
 1. By moving the entire curve section of the road as far as possible to the north side of the right away. This would provide more space for grading without using a retaining wall.
 2. Creating a utility easement on the Bucciarelli, Macofsky, and Geyer properties to accommodate the road shift.
 3. Moving the driveway apron further to the west as necessary to gain the necessary elevation to access the Bucciarelli property.

2. 1576 LA VISTA DEL OCEANO

- When the plans were presented to the Architectural Board the time before last it was recommended that the garage be lowered two feet. That has not been done.
- At the last presentation the Board recommended that the plate heights be reduced. The plate heights remain at ten feet.
- The structure is one and a half stories above grade at rear.

3. 1568 LA VISTA DEL OCEANO

- If the driveway apron is moved to the west, it may be possible to turn the Bucciarelli driveway immediately eastward away from the Macofsky residence. This may also provide an opportunity to incorporate the required drainage swale into the edge of the driveway.


Edward M. Tebo

1604 La Vista Del Oceano
Santa Barbara, CA 93109

Phone: 805-966-4085 email: ed.tebo@cox.net

July 6, 2005

Re: La Vista Del Oceano
Grading/Access options as presented to
ABR and a PC/ABR subcommittee

Option 1 – direct access from LVDO to garages.

- The lowest portions of the lots are the steepest with some areas with a 1:1 slope. Placing a 20' deep garage with 20' of parking in front of the garage creates a min. 20- high retaining wall at the back of the garage.
- Retaining walls return to the front property line creating a blind exit from the garages onto the narrow, sloping, and curving street. Vision would be blocked until the car is well into LVDO.
- Any guest parking would create additional high retaining walls.
- The residences stacked on the garages would be a tall structure without the ability to provide landscaping on site in front of the structures. Screening of the 20-30' retaining walls and residence would not be possible.
- Resulting project consists of large quantities of exported fill.
- Even a 2:1 slope behind the residences, the lower 2 levels of living area would be buried on 3 sides.

Option 2 – access the lots from the highest point on LVDO.

- The required turning radius onto the lots would cut into the steepest portions of the entire site, once again resulting in very high retaining walls which also will block visibility to and from LVDO which is already a narrow, sloping and curving street.
- The Geyer lot is higher from the Macofsky lot, so it makes sense to access the lower lot first as the drive ascending from the lower street. A switchback would be required to the Geyer lot, resulting in additional roadway with the driveway passing twice below the Geyer lot which would force the house higher on the property.
- The additional asphalt and highest of building will make it more difficult to screen.
- Egress from this drive would require a blind right angle turn onto a narrow street.

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JUL 11 2005

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PLANNING DIVISION

Option 3 – raise LVDO and enter onto lowest portion of the lots.

- Easiest access onto property in terms of visibility since no retaining walls are required and the turn onto LVDO is not at a right angle.
- No development on the steepest portions of the lots.
- Driveway transverses the lots without requiring extensive grading or retaining walls.
- Lower lot is accessed first.
- Minimizes hardscape allowing for landscape screening around the houses.
- Homes are not buried into the slope yet each garage begins +/- 10' below existing grade at that location.
- Raising the road allows for easier access without retaining walls and allows for a more balanced grading plan.
- Minimizes on site retaining walls.

File Name: C:\Program Files\URBEMIS 2002 For Windows\Projects2k2\La Vista del Oceano Project.urb
 Project Name: 1568-1576 La Vista del Oceano Dr Project
 Project Location: Santa Barbara County
 On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

SUMMARY REPORT
 (Pounds/Day - Summer)

CONSTRUCTION EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
*** 2006 ***							
TOTALS (lbs/day,unmitigated)	0.02	0.01	0.22	0.00	0.00	0.00	0.00

	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
*** 2007 ***							
TOTALS (lbs/day,unmitigated)	13.66	0.02	0.36	0.00	0.00	0.00	0.00

AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	0.20	0.05	0.02	0.00	0.00

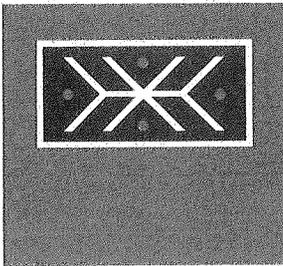
OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	0.70	1.06	8.66	0.01	0.92

SUM OF AREA AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	0.90	1.11	8.68	0.01	0.92

RACHEL
TIERNEY



CONSULTING

RECEIVED
JUN 28 2005

June 23, 2005

Bob Goda
Penfield and Smith
101 East Victoria Street
Santa Barbara Ca 93101:

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JUL 11 2005

CITY OF SANTA BARBARA
PLANNING DIVISION

RE **La Vista del Oceana –
Results of “Forensic” Survey**

Dear Bob,

This letter describes a field survey conducted on June 20, 2005 to determine what plants were established on the la Vista Del Oceana Road site prior to the mowing that occurred at the end of May of this year. It is my understanding that there is some concern from the Department of Fish and Game that a sensitive species survey should have been conducted prior to vegetation removal to determine if rare plants and animals were present. The purpose of my survey was to help decipher the potential for occurrence of sensitive species prior to this recent vegetation removal.

(Pre-Mowing) EXISTING CONDITIONS

I walked the entire site on foot and was able to identify a number of plants from dried remains and resprouted, rooted stumps. With the exception of the northwestern corner, the entire site appears to be a weedy field supporting common European grasses including *Avena fatua*, *Lolium multiflorum*, and common broadleaf weeds. I could positively identify mustard (*Brassica nigra*), wild radish (*Raphanus sativus*), sweet fennel (*Foeniculum vulgare*), bindweed (*Convolvulus arvensis*), cheeseweed (*Malva parviflora*), sow thistle (*Sonchus oleraceus*), pimpernel (*Anagallis arvensis*), plantain, *Plantago lanceolata*, tobacco tree (*Nicotiana glauca*), and castor bean (*Ricinus communis*).

The cut remains of California sagebrush (*Artemisia californica*), several coyote brush (*Baccharis pilularis*) with an understory of purple needlegrass (*Nassella pulchra*) is established in the northwestern corner of the site (see the attached Figure 1 for the general location of these shrubs). I also found some cut stumps of Brazilian pepper trees along the northern side of La Vista..

Post Office Box 1113
Santa Barbara
California
93102

This sort of weedy grassland with patches of thin scrub is common in the remaining undeveloped sites on the ocean-facing portions of the Mesa, and the "forensic" account of the onsite plant community is corroborated with the photos of the site you e-mailed me the following day. I've attached a copy of the "composite" photo, which covers the entire site. It appears from the equidistant tract-like marks in the downed grasses and weeds seen in the photos that this parcel is regularly mowed for fire protection, at least in the years the pictures were taken, which you said were during the summer of 2003 and 2004.

POTENTIAL FOR SENSITIVE RESOURCES

Sensitive Plants: No species listed or proposed for listing under federal or state agencies are known or expected onsite (CDFG, 2001, CNPS, 2001, USFWS, 2001a). Based on my past field work in this area of the City of Santa Barbara (including field surveys for the Wilcox/Douglas Preserve, Rogers Tract, City College and Honda Open Space among other projects) there are two other plants considered sensitive by the California Native Plant Society that may occur in this area.

Plummer's baccharis (*Baccharis plummerae*) has a moderate potential to occur in the area. This species is closely related to coyote brush, a common scrub shrub. The trailing shrub has been found at the base of the oak woodland on the Wilcox property, Mission Canyon and other shaded spots (author pers. obs.). It is on the California Native Plant Society's List 4 (a watch list). Typically found along drainages or in shaded situations.

Santa Barbara Honeysuckle (*Lonicera spicata* ssp. *spicata*) is abundant within the entire San Roque Canyon above Foothill Road. This vine-like shrub is very common along the periphery of the City in many habitats (riparian, woodland, scrub). Although it is very often encountered along the coastal slopes of Santa Barbara, Goleta and Carpinteria, this species' only other known locale is on Catalina and Santa Cruz Islands. It is considered a List 1B plant (rare in California and elsewhere) in the most recent California Native Plant Society Inventory (CNPS, 2001). There is currently no state or federal listing for this plant.

Sensitive Animals: There are no listed or proposed species under either the State or Federal Endangered Species Act expected in the vicinity of the site (CDFG 2001, USFWS, 2001b). **Legless lizard** (CSC, FSC) and **coast horned lizard** (CSC, FSC) are known to inhabit the project area and may inhabit the scrub community onsite, although they are not anticipated to occur in such a small pocket of scrub. They are considered either federal (FSC) or state (CSC) "Species of Concern."

The **monarch butterfly** (wintering sites only) (*Danaus plexippus*) is a California Species of Special Concern. It forms large, highly disjunct overwintering aggregations in eucalyptus groves. Locally, minor autumnal aggregations are known from eucalyptus stands in Honda Valley, north of the project area, La Mesa Park and the Douglas Family Preserve, west of the project area (Althouse and Meade, 1999).

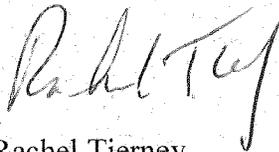
Several sensitive **avian** species known from the area may forage at the site, although they are very unlikely to choose to nest due to lack of suitable riparian woodland habitat. These birds include: northern harrier (nesting: CSC), white-tailed kite (nesting: DFG, Fully protected, FWS: MNBMC), Cooper's hawk (nesting: CSC), sharp-shinned hawk (nesting, CSC) and common yellow throat (LC) (Tierney, 2003).

Sensitive Habitat: No evidence of any **wetlands** (seasonal ponds, vernal pools, marshes) were noticed. There were no areas that appeared "greener" than any other areas. There are no drainages on site.

CONCLUSIONS

Based on my finding during the site survey (and the supporting photographs) I am confident that I have accurately described the plant community that existed on site prior to the recent mowing. The described community offers little habitat for sensitive animals. One of the two sensitive plants expected at the site, the *Lonicera*, would likely be identified during my site visit as it is woody. I found no evidence of this species. The Plummer's *Baccharis* would be more difficult to find this soon following mowing. However, the likelihood of this plant at this site is honestly very low, as it occurs in shady ravines. I can safely conclude that the site did/does not sustain sensitive species or habitat prior to the recent mowing

Sincerely,



Rachel Tierney
(Two attachments: Map and Photograph)

REFERENCES

Althouse and Meade. 1999. Monarch Butterfly Overwintering Sites in Santa Barbara County California. Prepared for the County of Santa Barbara.

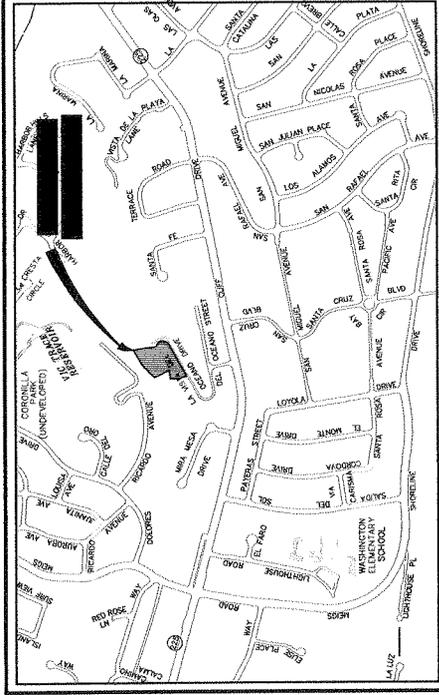
California Department of Fish and Game (CDFG) 2001. Special Lists: Plants, Animals and Natural Communities. Available at the CDFG website.

California Native Plant Society (CNPS). 2001. Inventory of Rare and Endangered Vascular Plants of California. Sixth Edition. Available at the CNPS website.

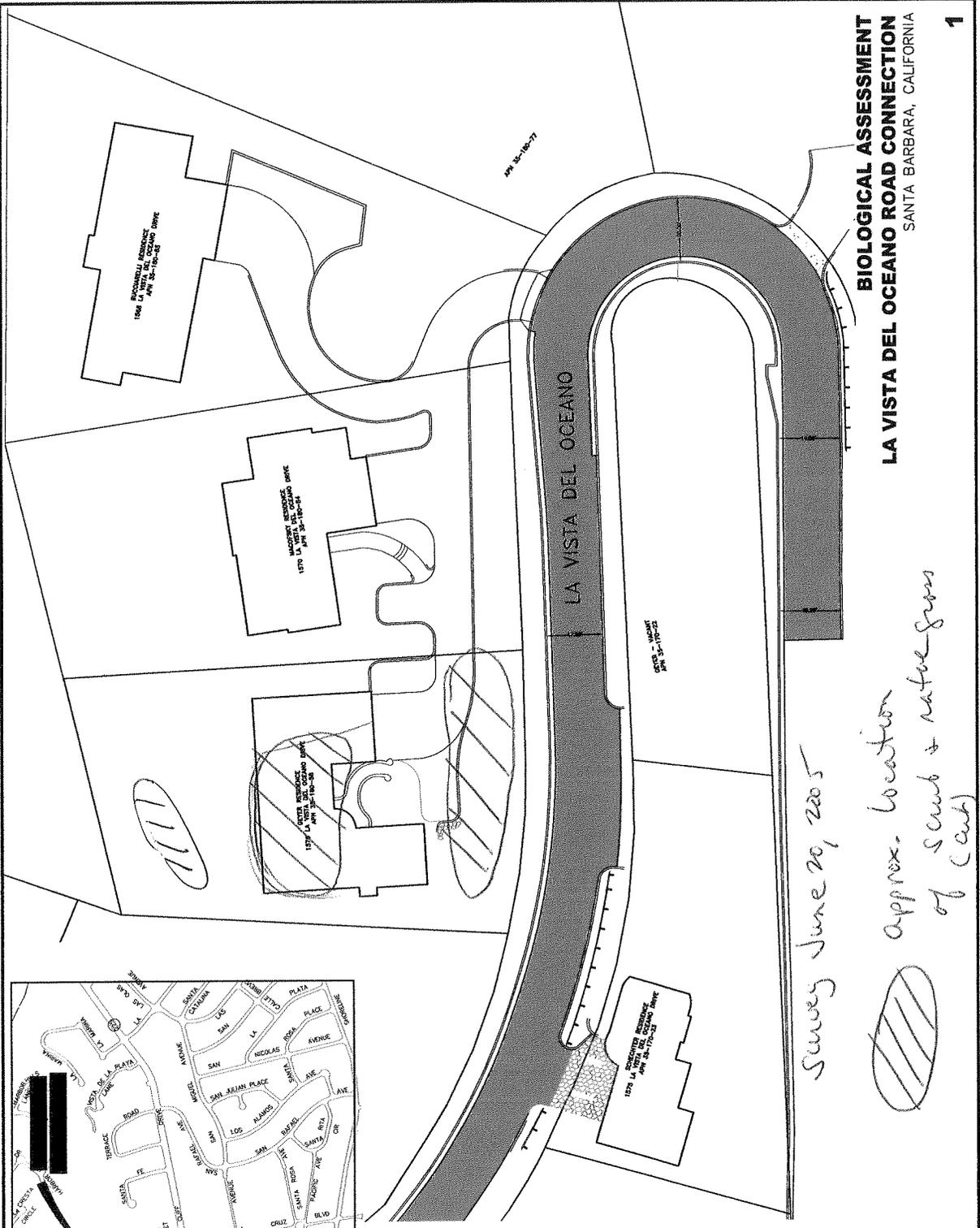
USFWS, 2001a. U.S. Listed Flowering Plant Species Report by Taxonomic Group as of 9/5/2001. USFWS /TESS web site.

USFWS, 2001b. U.S. Listed Wildlife Species Report by Taxonomic Group as of 9/5/2001. USFWS /TESS web site.

Tierney, R 2003. Biological Resources Analysis "Rogers Tract" Santa Barbara, California February 17, 2003; Revised December 18, 2003.



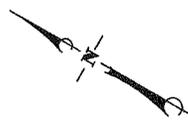
VICINITY MAP
N.T.S.



BIOLOGICAL ASSESSMENT
LA VISTA DEL OCEANO ROAD CONNECTION
SANTA BARBARA, CALIFORNIA

Survey June 20, 2005

Approx. location
of scrub & native grass
(cont.)



Penfield & Smith
ENGINEERS • SURVEYORS • PLANNERS
CAMARILLO SANTA BARBARA SANTA MARIA LANCASTER
15096.02 02\SURVEY\15096BA.DWG



La Vista del Oceano Road (looking west)
photo taken in 2004
supplied by Penfield & Smith

*Coast-Valley
Testing, Inc.*

Order Number

44156

Reference Number

04-5535

Foundation Exploration

For

Russ Banko

5276 Hollister Avenue

Goleta, California 93111

Proposed

Buccarelli Residence

1568 La Vista del Oceano

Santa Barbara, California 93109

October 14, 2004

RECEIVED

OCT 18 2004
CITY OF SANTA BARBARA
PLANNING DIVISION

360 South Fairview Avenue Suite A, Goleta, California 93117
Goleta Office (805) 964-3509 Fax (805)
Santa Barbara Office (805) 688-3577
* (805) 686-5997

ATTACHMENT 17A

TABLE OF CONTENTS

October 14, 2004

Order Number: 44156

Reference Number: 04-5535

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❖ DESCRIPTION OF FIELD INVESTIGATION-----	1
❖ AND LABORATORY TESTING	
❖ FINDINGS-----	2
❖ RECOMMENDATIONS-----	2 thru 4
❖ APPENDIX- <u>(THIS INCLUDES THE EARTH QUAKE DESIGN FACTORS)</u> ----	5 thru-12

INTRODUCTION

The proposed residence is to be located at 1568 La Vista del Oceano in Santa Barbara, California as shown on Appendix # 1. The site is presently undeveloped. Site drainage is to the south at slopes of 12 to 15 percent. It is the purpose of this investigation to provide sufficient information about the soils in the supporting soil mantle to enable a suitable foundation design for the proposed structure.

This investigation does not include analysis of any geological conditions such as: faults, fractures, potential geological movement, or slope stability. This investigation was conducted in accordance with presently accepted soils engineering procedures consistent with the proposed development and no warranty is implied.

FIELD INVESTIGATION

The subsurface soil conditions were explored by 4 backhoe pits excavated to depths of up to 10.0 feet below present ground surface. Soil samples were obtained during the drilling operations for laboratory testing and analysis and the borings were supplemented by 2-field density test that was performed by the tube method.

The boring and density test locations are shown on Appendix # 1, while the boring data is presented on Appendix #2 thru # 5.

LABORATORY TESTING

Laboratory testing and analysis consisted of soil field moisture content summary, Maximum Density-Optimum Moisture content determinations, field density summary, soil grain size analysis (mechanical and hydrometer method), and soil expansion potential tests. The results of our laboratory testing are presented in the Appendix.

FINDINGS

1. No free ground water was encountered in the borings.
2. In general, the top 3.0 feet of existing surface soils were found to be dry and porous becoming firm moderately firm to firm below this depth. Bed rock soil (light brown to yellow clayey silt and sand) was encountered at depths of 3.0 feet, 7.0 feet and 9.0 feet below existing grade at boring locations B-1, B-2 & B-3 respectfully
3. The existing surface soils were found to be moderately expansive.
4. At the time of this exploration surface vegetation consists of low grasses and weeds.
5. A geology study performed by Richard Cousineau (Project # 2409901) Dated: 09-17-04 has been reviewed by this office.

RECOMMENDATIONS

It is the understanding of this office that the proposed construction will consist of a 2 and/or 3 story, wood and masonry frame residence, with slab on grade floors. The proposed structure will be "notched" into the uphill slope, with the entire structure placed on "cut". The removed soil will be utilized as yard and driveway fills. Based upon the results of our testing and the results of our testing and the recommendations of the Engineering Geologist that the structure be founded in the underlying bedrock. This office recommends the following.

GRADING RECOMMENDATIONS:

1. The area to be graded shall be cleared of surface vegetation, including roots and root structures.
2. A keyway shall be placed at the toe of all fill slopes.
3. The keyway shall be a minimum of 10.0 feet wide and 36 inches deep.
4. The soil engineer shall inspect and approve the exposed keyway.
5. If any remaining loose surface soils are observed, the soil engineer may require additional removal.

GRADING RECOMMENDATIONS: continued

6. Upon approval, the exposed keyway shall be scarified an additional 6 inches, moistened or dried to near optimum moisture content and compacted to a minimum of 90 % percent relative compaction, as tested and certified by the soils engineer.
7. The Compaction Standard shall be the ASTM D-1557-91 Method of Compaction.
8. Fill may then be spread in lifts not to exceed 6 inches in depth, moistened or dried to near optimum moisture content and compacted to a minimum of 90 % percent relative compaction, up to final pad grade, as tested and certified by the soils engineer.
9. During fill placement, the fill shall be keyed and benched into firm original ground, such that the contact surface between fill placed and original ground is either horizontal or vertical and extends a minimum of 42 inches below existing grade.
10. All keys and benches shall be inspected and approved by the soil engineer, prior to fill placement.
11. Cut and/or fill slopes shall not exceed 2 horizontal to 1 vertical.
12. In driveway and parking areas the top 18 inches of subgrade soils shall be removed and recompacted to a minimum of 95 percent relative compaction, as tested and certified by the soil engineer.
13. In patio areas and walkways the top 1.0 foot of subgrade soils shall be removed and recompacted to a minimum of 90 percent relative compaction, as tested and certified by the soil engineer.
14. All utility trench backfill below structural elements, shall be compacted to a minimum of 90 percent relative compaction as tested and certified by the soil engineer.
15. Retaining wall backfill shall be non-expansive sand to slightly expansive silty sand.
16. Retaining wall backfill supporting structural elements shall be compacted to a minimum of 90 percent relative compaction as tested and certified by the soil engineer.
17. Positive drainage shall be provided away from the proposed structure. (2 percent minimum for 5.0 feet).

FOUNDATION RECOMMENDATIONS:

1. All footings shall be continuous.
2. All exterior footings shall extend a minimum of 24 inches below lowest adjacent grade, or 6 inches into the firm underlying light brown to yellow clayey silt and sand formation (ie bedrock), whichever is deeper and as directed by the soil engineer.
3. Footings shall be stepped if necessary, such that the footing bottom is either horizontal or vertical and extends a minimum of 24 inches below adjacent grade and bears into the firm bedrock soil, whichever is deeper and as directed by the soil engineer.
4. This office shall be notified to inspect and approve all footing excavations prior to placing formwork or reinforcing steel.
5. All continuous footings shall be reinforced with a minimum of 4-# 5 horizontal rebar, placed 2 in the top and 2 in the bottom of the footings.
6. Concrete slab on grade, shall be a minimum of 4 inches thick and shall be reinforced with a minimum of #3 rebar at 24 inches on center each way, (placed at mid-depth) and shall be underlain with a 4-inch sand blanket, in which an impervious membrane is embedded.
7. The concrete slab on grade shall be doweled into exterior footings using #3 rebar dowels @ 24 inches on center, embedded 24 inches into the footing and bent 36 inches into the slab.
8. If tile is to be placed over concrete slabs a "slip sheet" is recommended to reduce the potential for reflective cracking.
9. A minimum of 1.0 foot of subgrade soils below concrete slabs shall be compacted to a minimum of 90 percent relative compaction as tested and certified by the soil engineer.

FOUNDATION RECOMMENDATIONS: continued

10. The following equivalent fluid pressures are applicable for retaining wall design (fully drained condition).

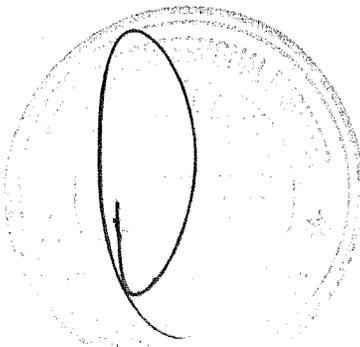
Active Earth Pressure	Pa	=	40 pcf	(yielding – non-constrained / level backfill)
Active Earth Pressure At rest	Par	=	60 pcf	(non yielding – fully constrained / level backfill)
Active Earth Pressure	Pa	=	55 pcf	(yielding – non-constrained / 2:1 backfill)
Active Earth Pressure At rest	Par	=	75 pcf	(non yielding – fully constrained / 2:1 backfill)
Passive Pressure	Pp	=	350 pcf	
Friction Factor	Ff	=	0.35	
* Maximum toe pressure		=	2500 psf	

- **Footings to bear into firm undisturbed bedrock.**

11. Pre moisten all footing excavations and slab on grade subgrade soil to well over optimum moisture content prior to concrete placement.
12. The finished structure shall be fitted with rain gutters and down spouts that effectively collect and discharge all roof rain water run-off a minimum 10.0 feet away from the structure.
13. Based upon compliance with the above recommendations, a maximum safe soil bearing value of **1800** psf may be assumed, with a one-third increase when considering wind or seismic movement.
14. Compliance with the above recommendations will reduce the potential for total settlement to 1 inch and differential settlement to $\frac{3}{4}$ inch in 30.0 feet.

SUPPLEMENTAL: The recommendations contained herein are based upon the understanding that the entire structure will be placed on a "cut" building pad and all footings will bear into the firm underlying bedrock. If changes occur that do not reflect this understandings, additional or revised foundation recommendations will be required.

TJD/cp



Respectfully,
Coast Valley Testing, Inc.
Timothy J. Dolan, President
RCE 33758 Expires 06-30-2006

Order Number: 44156

Reference Number: 04-5535

* * APPENDIX * *

APPENDIX

MAXIMUM DENSITY-OPTIMUM MOISTURE DETERMINATIONS

Maximum Density-Optimum Moisture data was determined in the laboratory using the ASTM D-1557-91 Method of Compaction. The results are as follows:

SOIL TYPE	SOIL DESCRIPTION	DRY DENSITY (LBS / CU.FT)	MOISTURE (%)
I	Dark brown clayey silt sand	116.5	13.5
	Curve Points: (107.6 @ 9.9) (113.0 @ 12.0) (115.0 @ 14.3)		
II	Yellow clayey silt sand	117.0	13.0
	Curve Points: (106.2 @ 9.7) (112.1 @ 11.3) (116.5 @ 13.3)		

II FIELD DENSITY SUMMARY

TEST NUMBER	DEPTH (FT)	SOIL TYPE	FIELD MOISTURE (%)	DRY DENSITY (LBS/CU.FT)	% OF MAXIMUM DRY DENSITY
1	1.2	I	11.1	93.1	79.9
2	1.2	I	12.0	90.4	77.6
3	3.0	II	10.2	101.7	86.9

III SOIL PARTICLE SIZE ANALYSIS

Mechanical Analysis (Values in percent passing)

SIEVE SIZE	B-1 @ 1.0	B-1 @ 3.0	B-1 @ 6.0	B-3 @ 1.0	B-3 @ 3.0	B-3 @ 5.0	B-3 @ 10.0
3/8 inch	100	100	100	100	100	100	100
No. 4	100	100	100	100	100	100	100
No. 8	99	100	100	100	100	100	100
No.16	99	100	99	100	100	100	100
No.30	97	99	98	100	100	100	100
No.50	96	98	97	94	95	94	98
No.100	94	97	95	72	74	72	71
No.200	77	79	80	60	60	50	70

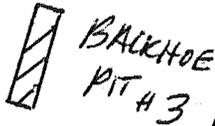
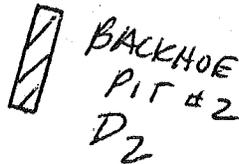
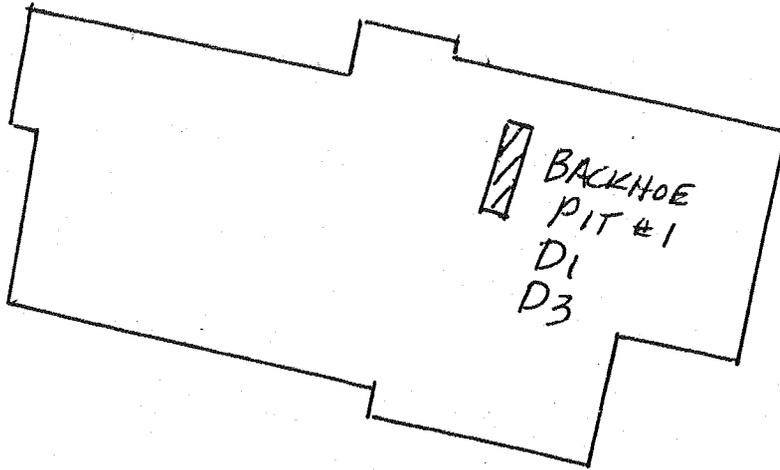
IV BY HYDROMETER

<u>BORING NO.</u>	<u>DEPTH (FT)</u>	<u>SAND (%)</u>	<u>SILT (%)</u>	<u>CLAY (%)</u>	<u>SOIL DESCRIPTION</u>
1	1.0	32	39	29	Clayey silt sand
1	3.0	28	50	22	Clayey silt
1	6.0	30	47	23	Clayey silt sand
3	1.0	49	25	26	Clayey silt sand
3	3.0	44	30	26	Clayey silt sand
3	5.0	46	27	27	Clayey silt sand
3	10.0	34	33	33	Sandy silty clay

V EXPANSION TESTS

Expansion tests were performed on a representative soil sample, which was re-compacted to 90 percent relative compaction at near optimum moisture content, and allowed to air dry to a moisture content below the shrinkage point.

<u>SOIL TYPE</u>	<u>SURCHARGE PRESSURE</u>	<u>EXPANSION (%)</u>
I	60	5.5
B - 1 @ 3.0	60	5.2



**Earthquake Design Factor
 UBC 1997 Edition Chapter 16**

<u>Design Values</u>	
Seismic Source	<u>Mission Ridge Arroyo Parida Santa Ana Fault</u>
Distance to Seismic Source	<u>3 km ±</u>
Seismic Zone	<u>4</u>
Table 16-I Seismic Zone Factor Z	<u>0.40</u>
Table 16-J Soil Profile Type	<u>SD</u>
Table 16-Q Seismic Coefficient Ca	<u>0.44 Na</u>
Table 16-R Seismic Coefficient Cv	<u>0.64 Nv</u>
Table 16-S Near Source Factor Na	<u>1.2</u>
Table 16-T Near Source Factor Nv	<u>1.46</u>
Table 16-U Seismic Source Type	<u>B</u>

BORING LOG

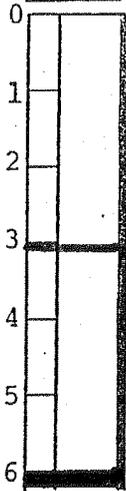
boring #1

DEPTH
(ft)

DEPTH

SOIL DESCRIPTION

10.2



dark brown clayey silt sand dry
and porous moderately firm @ 2.5 ft.

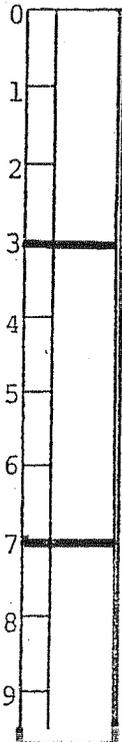
yellow slightly clayey silty fine
sand damp firm

10.3

Appendix # 3

boring #2

10.2



dark brown clayey silt sand dry
and porous

dark brown clayey silt sand damp
moderately firm

9.9

light brown /yellow clayey silt sand
moist moderately firm to firm

10.5

10.8

BORING LOG

boring #3

MOISTURE (%)

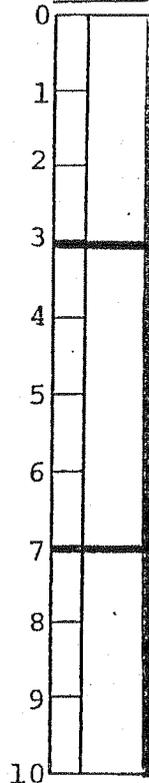
11.1

10.4

9.9

11.7

DEPTH



SOIL DESCRIPTION

dark brown clayey silt sand moist porous

dark brown clayey silt sand moist moderately firm to firm

light brown yellow clayey silt sand moist firm

Appendix # 5

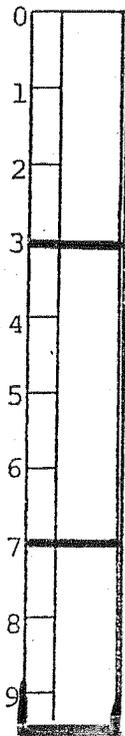
boring #4

11.1

12.0

13.6

13.0



dark brown clayey silt sand moist porous

dark brown clayey silt sand moist moderately firm to firm

light brown/yellow clayey silt sand moist firm

Pacific

Materials

Laboratory

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August 27, 2004
Lab No: 60183-2
File No: 04-11826-2

Penfield & Smith
Attention: Bob Goda
P. O. Box 98
Santa Barbara, CA 93102

SUBJECT: Grading, Pavement, and Retaining Wall Recommendations
La Vista del Oceano Road Connection
La Vista del Oceano (LVDO)
Santa Barbara, California

REFERENCE: Our File No. 6642-2, Lab No. 10870-2, Dated November 25, 1985, 1576 LVDO
Our File No. 9046-2, Lab No. 28009-2, Dated June 21, 1995, 1570 LVDO
Our File No. 11630-2, Lab No. 58142-2, Dated May 2, 2004, 1575 LVDO

Dear Mr. Goda:

In accordance with your request, I have reviewed the current plans for the proposed residential development and LVDO roadway connection. I have also reviewed the existing soil reports referenced above.

Based on my review of the existing soils reports, it is my opinion the 2004 report listed above may be considered updated for the proposed single-family residences at 1570, 1575, and 1576 LVDO. The soil conditions recorded in all of the referenced reports continue to apply, and the foundation and grading recommendations of the 1985 and 1995 referenced reports shall be superceded by the foundation recommendations of the 2004 report. The 2004 report contains the current foundation recommendations for the 1570, 1575, and 1576 LVDO. The foundation recommendations from the 2004 report are reproduced below:

FOUNDATIONS FOR 1570, 1575, and 1576 LVDO

1. The structures shall be supported by spread footings, which rest on the exposed Santa Barbara Formation at the cut sections of the pads. In the areas the Santa Barbara Formation is not exposed by the cut excavations, drilled and cast-in-place concrete piles shall support the foundation. The piles shall have a minimum diameter of 18 inches and shall extend through the old fill and top soil and a minimum distance of 10 feet into the Santa Barbara Formation

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2. The vertical load capacity of the piles may be assumed as 1000 psf skin friction for the that portion of the caisson embedded into the Santa Barbara formation. The end bearing value of 3,000 psf at the pile tip may also be assumed.
3. This Laboratory shall be requested to inspect the pile excavations prior to placement of steel and concrete.
4. We recommend the floors of the structure be raised wood construction or a concrete structural slab designed to span. A concrete slab-on-grade floor can be placed over a cut section of the pad where the Santa Barbara Formation is exposed.
5. As a minimum, concrete slabs on grade shall be a full four inches thick and shall contain No. 3 rebar spaced 24 inches on center each way. The steel reinforcement shall be placed near the center of the slab. The slab shall be underlain with a minimum 4-inch coarse washed concrete sand layer in which a 10-mil or heavier impervious membrane is embedded at the lower quarter of the sand blanket, creating at least a 3-inch cover of sand. These concrete slab-on-grade requirements shall be modified as needed by the designers for surcharge loads, wheel loads, concentrated loads, or for moisture control. The floor covering supplier or manufacturer should be contacted for their specifications for design features which will result in a successful bond between the concrete slab and floor covering. Floor flatness and shrinkage crack control must be addressed by a competent contractor experienced in the skill of concrete placement. The owners or their agents shall inform those designing, building, and installing the concrete slab on grade and flooring of the performance and aesthetics expected.
6. Concrete slabs on grade shall be doweled into all adjacent footings using No. 3 rebar spaced 24 inches on center.

BASEMENT RETAINING WALLS

Partially Restrained - For restrained or partially restrained retaining walls or for retaining walls including cantilever retaining walls which form a portion of the foundation system of the structure, we recommend the wall be designed utilizing at-rest pressures in accordance with the following recommendations:

1. The retaining wall shall be designed assuming a driving soil pressure equivalent to a fluid (E.F.P.) whose weight is 55 pcf for level backfill conditions and 73 pcf for backfill slopes which are constructed at an angle of up to 27 degrees. A passive soil pressure equivalent to a fluid whose weight is 450 pcf, and a coefficient of friction against sliding of 0.35 may also be assumed. These values are based on the same assumed conditions stated in recommendation number 1 under the Cantilevered section. The at-rest condition for a level backfill is based on the following equation: $E.F.P. = K_0 \gamma$ where $K_0 = 1 - \sin \phi$, γ is the total unit weight of soil, and ϕ is the internal angle of friction.

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2. The retaining wall footing shall conform to the FOUNDATIONS recommendations beginning on page 1 of this document.
3. The retaining wall shall be serviced by a perforated drain which is located a minimum of 12 inches below top of the adjacent interior concrete slab-on-grade floor.
4. Walls forming living portions of the structure shall be water proofed by the proper application of a moisture barrier such as Mirafi™ M-800 followed by Miradry™. A drainage composite such as Miradrain™ should be placed over the Miradry™. All of these waterproofing products should be applied in strict conformance with the manufacturer's recommendations.
5. It is assumed that the rough grade excavation behind the retaining wall is to be cut at a temporary slope angle of 1(H) to 1(V) in order to comply with Cal-OSHA safety requirements.
6. Footings supporting any portion of the structure shall extend through any retaining wall backfill and shall be supported on the firm underlying ground surface and behind a 1:1 line projected upward from the base of the wall. As an alternative the adjacent footing can be designed to span across the backfill area and tie into the retaining wall support.
7. Retaining wall backfill shall be a clean sand having a Sand Equivalent (S.E.) ≥ 20 and an Expansion Index (E.I.) ≤ 20 , or gravel. Lower quality native backfill soil may be utilized outside the triangular wedge which extends upwards from the inside edge of the heel of the retaining wall footing and is a minimum width of 60% of the wall height at ground surface.
8. Retaining wall backfill shall include a geo-drain board/filter fabric composite or a 12-inch thick continuous column of 3/8-inch to 1-inch gravel, placed from the top of the wall to 3-inches below the bottom of a 4-inch perforated rigid PVC drain pipe. The perforations of the pipe shall be placed down at the position of 5 and 7 o'clock. The perforated pipe shall be embedded in a continuous 2-cubic feet gravel pack which is wrapped in filter fabric.
9. The use of equipment to compact soil within the wedge of backfill defined by a 1:1 line projected up from behind the retaining wall to the surface, shall be limited to handheld rammer plate compactors such as a Wacker BS 45Y. A string line shall be placed along the top of the wall to monitor possible rotation of the wall due to the compaction surcharge. If the wall begins to bow or lean away from the backfilling operations, the compaction process shall stop and the Soils Engineer shall be notified immediately such that modified compaction recommendations can be given at that time.
10. The engineer designing the retaining wall shall address the following conditions:
 - A. When a retaining wall is backfilled without a top restraint such as an attached floor diaphragm, the stem of the retaining wall acts as a cantilever.

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- B. Depending on the rigidity of a restraint attached to the top of the wall, the retaining wall may act as a beam spanning vertically between the top and bottom of the wall reversing the tension side of the stem to the front of the wall as opposed to the back as in the case of a cantilever condition. Some designers even consider the wall to span horizontally between corners and midspan counterfort buttresses, placing principle horizontal reinforcing bar on the inside face of wall.
- C. Structure members deflect when loaded. The users guide to the widely used computer program RetainPro recommends the deflection of the wall be checked because the program does not calculate deflection. Refer to Section 9 titled "Related Design Considerations" in the manual titled "Basics of Retaining Wall Design" page 50. As an estimate, the Concrete Reinforcing Steel Institute (CRSI) manual estimates concrete reinforced stems of cantilevered retaining walls will deflect a horizontal distance at the top of the wall equal to the height of the wall divided by 240. We recommend the appropriate deflection equation and values corresponding to load, condition, and material be employed to determine the deflection corresponding to the lateral loads recommended herein, such that appropriate connections, bracing, or joints can be placed within the structural design to properly account for the deflection. The total deflection may not occur during the backfilling operation, but rather sometime after the frame structure is built over and adjacent to the retaining wall.

These grading recommendations are for the proposed roadway and site grading around the proposed homes:

GRADING

1. All grading shall conform to the Santa Barbara City Grading Code.
2. The area to be graded shall be cleared of surface vegetation, including roots, and root structures.
3. A key shall be placed at the toe of all fill slopes which are to be constructed on existing slopes which are inclined at an angle of 5 horizontal to 1 vertical or steeper. This key shall be a minimum of 12 feet in width, shall extend a minimum of 30 inches below the original undisturbed ground surface measured at the toe of the slope, shall extend a minimum of 4 feet beyond the toe of the slope, and shall be inclined slightly into the hill.
4. During fill placement, all contact surfaces between undisturbed original ground and compacted fill material shall be either horizontal or vertical, and shall be located a minimum of 24 inches below the original undisturbed ground surface.
5. If, during the removal and scarification process, excessive root structures are encountered, these areas shall be deep ripped in two directions to the depth of

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- the root structure after which the disturbed soils and the roots shall be completely removed and the resulting cavities shall be scarified and processed to receive fill in accordance with recommendations contained in this section.
6. If, during the grading operations, previously placed, undocumented fill material is encountered, this fill material shall be removed under the direction of this Laboratory prior to commencement of the filling operations.
 7. In the area to be graded, the loose topsoil and compressible surface soils shall be removed and observed by a representative of our firm. Upon approval of excavation, the exposed ground surface shall be scarified an additional 6 to 8 inches, moistened or dried to near the optimum moisture content, and compacted to 90% of the relative compaction. We anticipate the depth of the surface soil removal to be from 24 to 48 inches below the existing grade.
 8. The removed surface soils and/or imported approved fill may then be placed in loose lifts of approximately 6 inches, thoroughly mixed, moistened or dried to near optimum moisture content, and compacted to a minimum of 90% relative compaction.
 9. Rocks greater than 6 inches in size shall be removed from the soil being spread for compaction.
 10. All fill slopes which are created during the grading operation shall be properly shaped to a maximum slope angle of 2 horizontal to 1 vertical, and compacted by rolling the sheepsfoot roller or similar compaction equipment over the slope face at vertical lift intervals of 30 inches or less.
 11. Import soils, if required for structural fill, shall be granular, non-expansive soils which are equal to or superior in quality to the on-site soils as determined by this Laboratory prior to importation of the fill material to the site.
 12. The compaction standard shall be the latest adoption of the ASTM D-1557 method of compaction.
 13. Positive surface drainage shall direct water away from all slopes and away from the foundation system of the proposed structure.

PAVEMENT

1. Beneath paved roadways, driveways, and parking areas, we recommend the top loose surface soils be removed and recompacted to 90% relative compaction, the top 9 inches being recompacted to 95% relative compaction. The subgrade area shall be check rolled in order to detect isolated soft spots. Any areas found to be yielding under the wheel loads of the equipment shall be stabilized by removal and recompaction.

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2. The Class 2 aggregate base shall be recompact to a minimum of 95% relative compaction in accordance with the California Test Method 216. Asphalt concrete shall be placed only after the Class 2 aggregate base has been demonstrated to be firm and unyielding.
3. If asphalt pavement is selected for the finished pavement surface, we recommend an "R" value of the subgrade soil be performed by this Laboratory in order to provide appropriate thickness of Class 2 aggregate base and asphalt concrete.
4. Maintenance to assist in reducing the potential for rapid deterioration of the asphalt paved areas shall include surface treatment approximately six (6) months to one (1) year after construction and approximately three (3) years from the first treatment. Pavement conditions should be reviewed at least once a year for cracks, puddling of surface water, and overall appearance. If possible, this review should be done in the fall such that cracks may be repaired which may otherwise allow moisture to pass through the pavement and weaken the subgrade.

RETAINING WALLS AT PERIMETER OF ROADWAY AND IN GARDENS OF RESIDENCES

Cantilevered - For cantilevered retaining walls, such as site walls and garden walls, which do not form part of the structure, we recommend the following:

1. The cantilevered retaining wall shall be designed assuming an active soil pressure equivalent to a fluid (E.F.P.) whose weight is 35 pcf for level backfill conditions and 52 pcf for backfill slopes, which are constructed at an angle of up to 27 degrees. These values are based on Coulomb's Equation and the following assumed backfill soil values: internal angle of friction equal to 34 degrees, cohesion equal to zero, and a total unit weight of soil equal to 125 pcf. The E.F.P. value does not include surcharge loads and is based on a free-draining condition. The free-draining condition must be created by placing the backfill specified in this section of the report.
2. The bottom of the retaining wall footing shall extend a minimum distance of 24 inches below the undisturbed natural grade or 12 inches into firm undisturbed original ground (whichever is deeper) and shall be designed assuming an allowable soil bearing value of 2,000 psf. For footings placed on slopes the base of the toe or keyway placed at the toe shall extend to such a depth that there exists 10 horizontal feet between the bottom of the footing and the daylight line of the adjacent slope. It should be noted the key may be placed adjacent to the downhill edge of the retaining wall footing in order to attain the recommended downhill grade footing embedment.

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3. A passive soil pressure equivalent to a fluid whose weight is 350 pcf and a coefficient of friction against sliding of 0.35 may be assumed for the footing excavation described in the recommendation above.
4. The use of equipment to compact soil within the wedge of backfill defined by a 1:1 line projected up from behind the retaining wall to the surface shall be limited to hand-held rammer plate compactors, such as a Wacker BS 45Y. A string line shall be placed along the top of the wall to monitor possible rotation of the wall due to the compaction surcharge. If the wall begins to bow or lean away from the backfilling operations, the compaction process shall stop and the Soils Engineer shall be notified immediately such that modified compaction recommendations can be given at that time.
5. The finish covering on the face of the wall, such as stucco or paint, may be adversely affected by moisture intrusion from the backfill through the back of the wall. To prevent this you should consider waterproofing the back of the wall and footing. All waterproofing and application of waterproofing shall be in accordance with the specifications of the product supplier.
6. Retaining wall backfill shall be a clean coarse sand or gravel wrapped in a filter fabric. The gravel shall be separated from adjacent native soil by a filter fabric, such as Mirafi 140N.™ The retaining wall shall be serviced by appropriately placed weep holes or a perforated drain. This drainage feature must include at least 2 cubic feet of gravel wrapped in filter fabric. Lower quality native backfill material may be utilized outside the triangular wedge which extends upwards from the inside edge of the retaining wall and is a minimum width of 60% of the wall height at ground surface. The sand between the wall and native soil shall have a sand equivalent of 20 or greater and an expansion index equal to zero. To avoid excessive amounts of sand and gravel backfill, do not allow the excavation contractor to cut a vertical excavation 2 to 4 feet beyond the back of the retaining wall footing or stem. Cut only to the point needed to install the drainpipe and slope the excavation back as specified.
7. It is assumed that the rough grade excavation behind the retaining wall is to be cut at a temporary slope angle of 1(H) to 1(V) in order to comply with Cal-OSHA safety requirements.
8. All soil backfill shall be compacted to a minimum of 90% relative compaction. It should be noted retaining walls designed assuming active soil conditions are anticipated to deflect seasonally. In addition, surface features which obtain their support from retaining wall backfill materials are anticipated to express differential movement with respect to the retaining wall as the wall may be resting upon a thinner depth of fill or undisturbed original ground and the surface features may be resting upon a considerable thickness of compacted fill which has settlement characteristics differing from that of original ground. The differential movement between the wall and slab patio may be undesirable. In order to hide or prevent such differential movement, an alternate design may be

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required, such as but not limited to placing a planter between the wall and slab or connecting the slab to the wall, creating a retaining wall which is pinned at the top, not cantilevered.

If you have any questions concerning this matter, please do not hesitate to call. Thank you for the opportunity of providing this service.

Respectfully submitted,

PACIFIC MATERIALS LABORATORY, INC.



Ronald J. Pike
Geotechnical Engineer, G. E. 2291

RJP:jb

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PRELIMINARY
ENGINEERING GEOLOGY
INVESTIGATION

LA VISTA DEL OCEANO PROJECT
SANTA BARBARA, CALIFORNIA

FOR

MR. DAVID GEYER
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SANTA BARBARA, CALIFORNIA

AND
PENFIELD & SMITH ENGINEERS
101 EAST VICTORIA STREET
SANTA BARBARA, CALIFORNIA

RECEIVED

OCT 18 2004
CITY OF SANTA BARBARA
PLANNING DIVISION

BY
RICHARD PAUL COUSINEAU
ENGINEERING GEOLOGIST

AUGUST 23, 2004

PROJECT NO. 240702

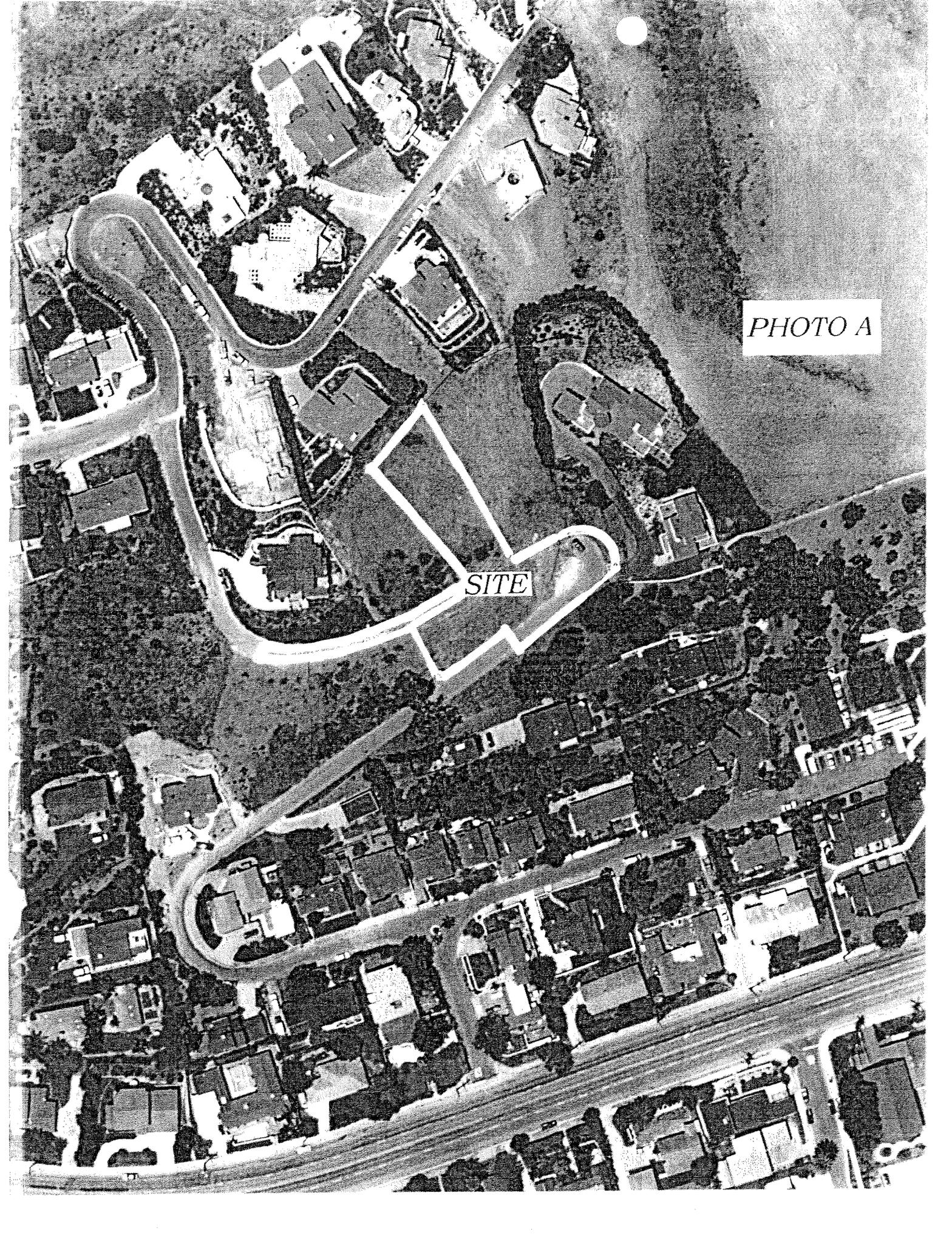


PHOTO A

SITE

INTRODUCTION

This study has been prepared to address specific concerns by the City of Santa Barbara, in their DART comments of June 23, 2004, namely to address and analyze the public improvement plans developed for future portions of La Vista Del Oceano (LVDO) by Penfield & Smith, Engineers. [In addition I was asked to update an Engineering Geology Study I prepared in 1995 on one of the effected lots within the proposed area of study, namely 1570 LVDO. This latter item has been performed for Mr. Sidney Macofsky on August 10, 2004, copies of which were sent to Penfield & Smith.]

My review of the plans for the grading and roadway development of the project indicates that the grade of the existing road is to be raised to a maximum of approximately 10 feet, slopes are to be modified by fill placement, and numerous retaining walls are to be constructed. On specific lots of the project driveways are to be constructed leading from LVDO to future home sites, but this part of the development is beyond the scope of this investigation.

SITE DESCRIPTION

The subject area is situated on a gently south sloping hillside, above Cliff Drive, in the Mesa Community of Santa Barbara, California. Historically, the area was once used for access to oil field development in the early part of the 20th century. It is believed that by the 1940s the area had been abandoned for such usages, however the main access road, LVDO, still remained. In the 1960s there was a spurt in growth in the immediate area with the construction of 6 or 7 homes. Also in the late 1990s five more homes were constructed in the upper portions of LVDO, and now five more are being contemplated for the mid-portion of the area. Please refer to Photo A for a 2003 aerial view of the general vicinity. Old roadway cuts, some as high as 16 feet and at angles of 35 to 60°, made to accommodate the original LVDO, expose the local bedrock, the Santa Barbara Formation. These roadway cuts are still present and generally show very little deterioration, even after 70 to 80 years.

In general the area of the study consists of a natural ground slope of 15 to 20° toward the south and southeast, covered with a thin grasses and light chaparral, on sandy and porous topsoil. Please refer to Photos, included, of the ground surfaces of the area.

INVESTIGATION

This investigation was based upon my past experience within the study area, during the past ten years or so in which I consulted on the following properties: 1562, 1564, 1568, 1570, and 1604 La Vista Del Oceano. In addition, three foot traverses have been made, over the past few weeks, to observe and map the surficial geologic exposures and to note instances of adverse features or conditions in or adjacent to the roadway. Please refer to Figure 4 for the plotting of my field observations and to the approximate location of an old abandoned oil well within the project as well as old roadway cut slopes. Within the roadway itself no significant changes were noted since my last visit to the site in 2002. It is understood that Pacific Materials Laboratory is planning to conduct subsurface studies of certain portions of the immediate area in the near future.

FINDINGS

Three types of earth materials were observed at the project: Artificial Fill, (marked *Af* on Figure 4), Slopewash/Topsoil (*Swr*), and Bedrock (*Qsb*).

Artificial fill is believed to be present, in a crescent shaped deposit, in the hairpin curve area of LVDO and may be a combination of old oil field grading of 70 to 80 years ago, plus some recent fill from utility line backfill excess from recent times. It is also possible that some old oil field debris may be present near the old well site however this has not been confirmed or eliminated in as much as it was beyond the scope of this investigation, but such is suggested to be explored by the Geotechnical Engineer during his subsequent soils studies. In addition, artificial fill is believed to be present on the south side of the lower portion of LVDO, which is also attributed to the original grading. An uneven roadway surface south of the old oil well site may very well be an indication of loose fill in this area. None of the fill (with the possible exception of newer trench backfill) is believed to have been placed or compacted under proper engineering supervision and will probably have to be removed and recompacted as part of the new roadway construction.

Slopewash soils and residual soils, consisting of silty sands, have developed on the slopes of the properties to depths of 1 to 4 feet. These deposits are generally quite dry, loose and not suitable for normal foundation or roadbed in their present state. Due to their very sandy nature they are not susceptible to soil creep, however are very susceptible to local erosion from concentrated flow.

A prominent slope erosion scar was noted on 1569(?) LVDO just above the roadway. This scar is believed to be the result of concentrated runoff from that lot and from the one to the west. Further, Slopewash/Topsoils are not believed appropriate to support the load of structural fills or retaining walls.

The bedrock of the study area is identified as the Santa Barbara formation of Quaternary age and consists primarily of yellow tan colored, silty sand, clayey silt and sandy silt. No discernable bedding was recognized on the exposed out crops, however this formation is generally believed to be relatively massive with an occasional, obscure shallow (4-8° South) measurement obtained on indistinct lineations. No distinct planes of weakness that would promote landsliding were noted in the bedrock of slopes of the property. The Santa Barbara formation bedrock is considered quite suitable for foundation support of the proposed walls that will be constructed on the project. The Geotechnical Engineer should confirm this opinion after laboratory testing is completed. From the engineering geology viewpoint, the natural soils and bedrock, would make excellent fill material, and, when compacted under engineering supervision, would provide good structural backfill and road fill.

FAULT HAZARDS

Most of the reviewed geologic reports (See reference) have stated, after significant subsurface investigations, that the Santa Barbara formation has not been disrupted by the Lavigia fault and there is no evidence for its presence on or beneath subject study area. I concur with these opinions.

CLOSURE

The findings and conclusions of this study have been based upon observations and measurements taken during three recent field visits to the site, review of the civil drawings, and review of the referenced documents in the Appendix. In addition, reference was made to available published maps and documents of the City Planning Department, County and State maps, Dibblee Foundation maps, US Geological Survey maps, and private publications deemed pertinent to site and general vicinity.

Based upon this study, and the reviews stated above, it is my opinion that the proposed grading and construction plans are feasible and appropriate from the Engineering Geology point of view provided the suggestions and recommendations in this report are considered and implemented where necessary.

I trust this report adequately addresses the issues and concerns raised and if or when additional consultation is required that you will contact me.

Respectfully submitted



Richard Paul Cousineau

State Certified Engineering Geologist- Certification Number 321

State Registered Geologist No. 759

Distribution: (1) Addressee

(4) Penfield & Smith- Bob Goda

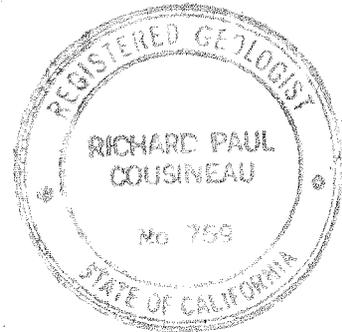
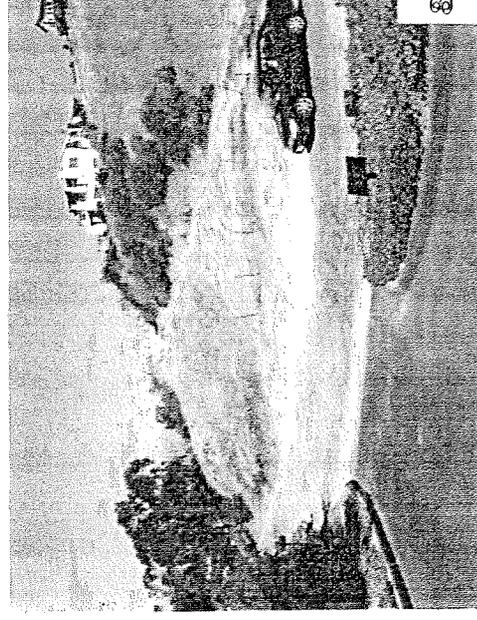
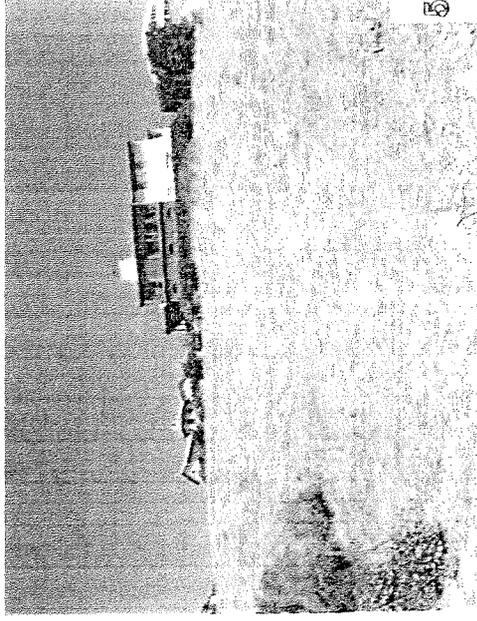
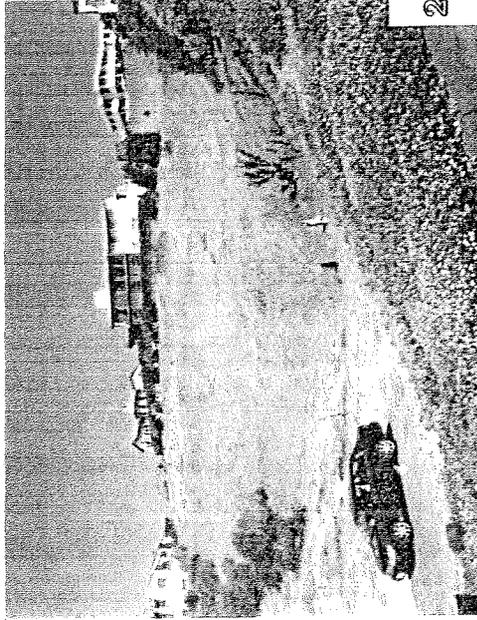
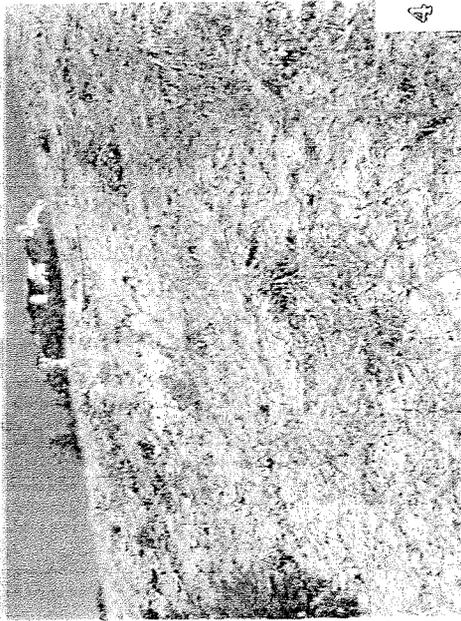
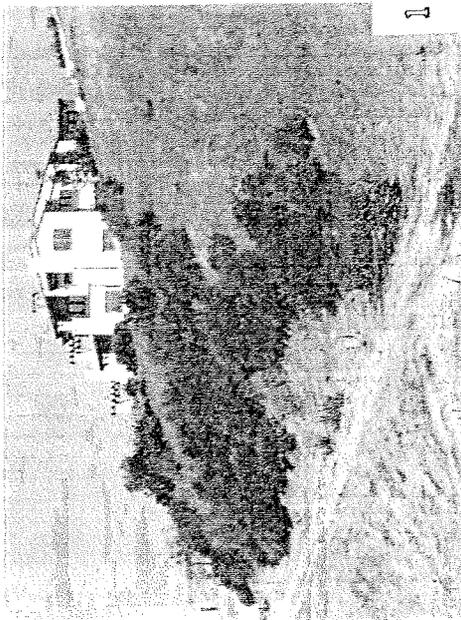
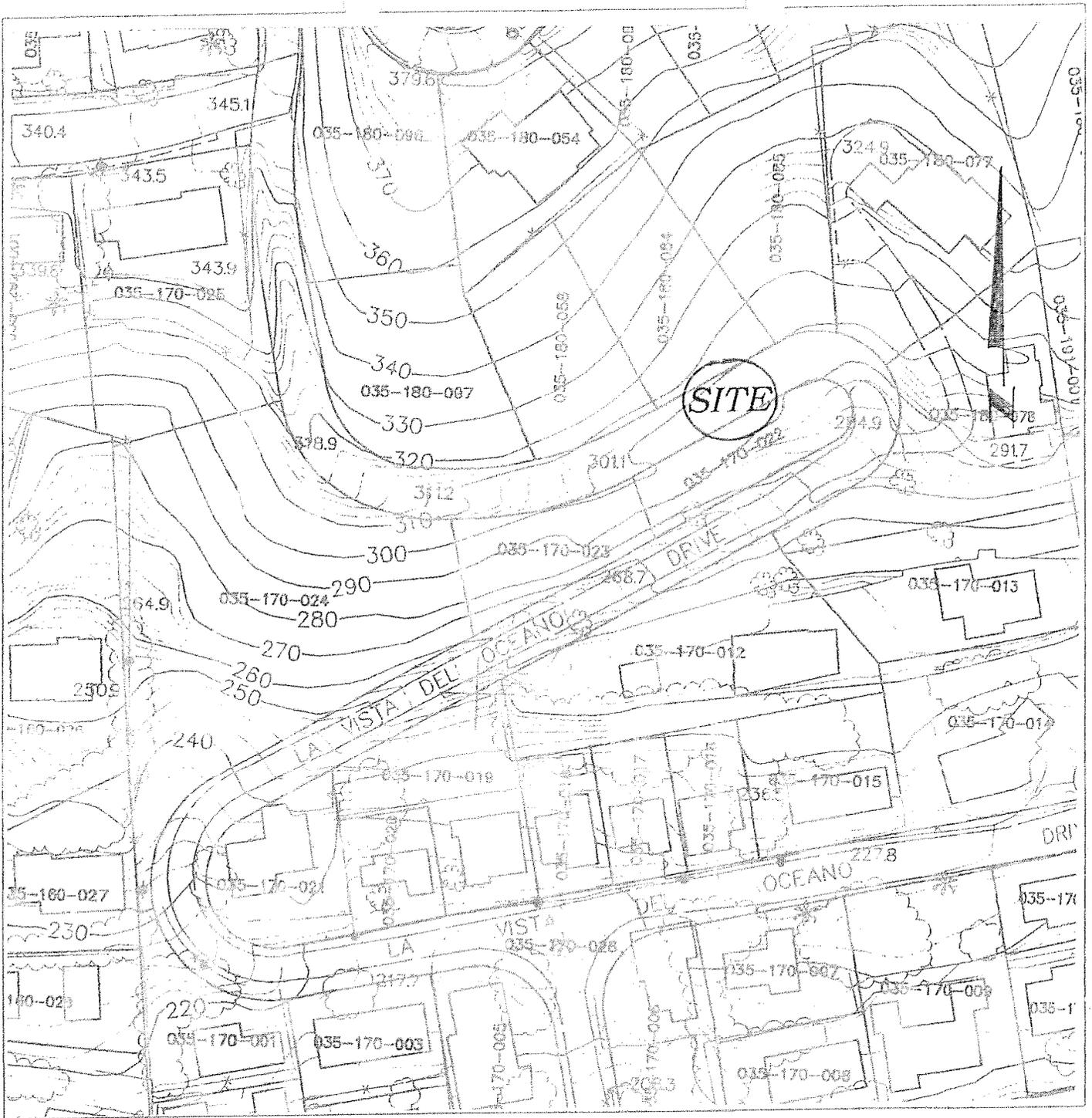


PHOTO LOG

A: Aerial Photo of Vicinity

1. LVDO below 1568 & 1576
2. View of 1570 & 1568 from LVDO
3. View of 1569(?) from East
4. Old Roadway cut below 1570
5. View of 1570 from LVDO
6. View of old roadway cuts by 1564
7. Erosion scar on slope below 1569(?)



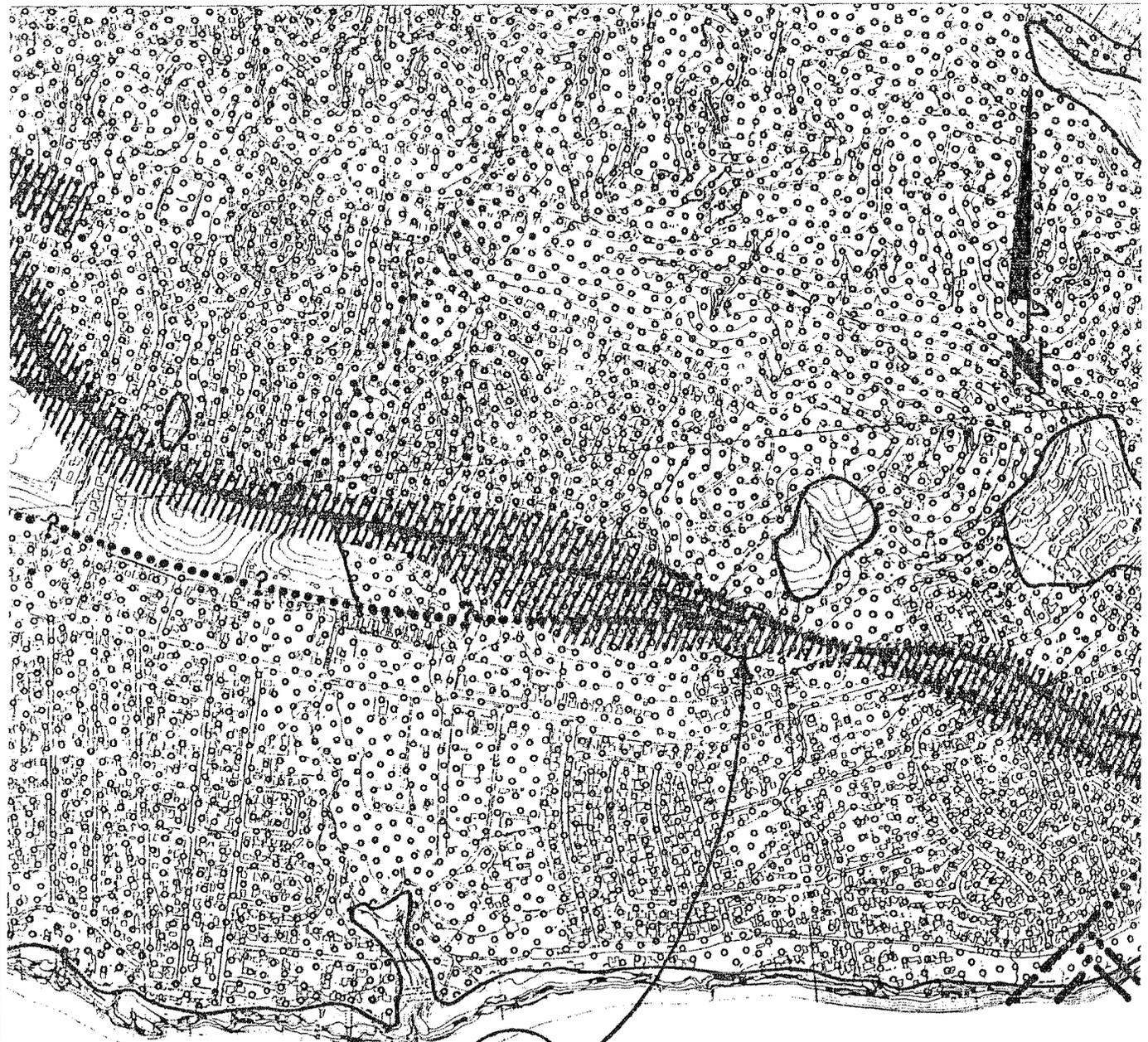


Scale 1"=100'	LOCAL TOPOGRAPHIC VICINITY MAP	
	LA VISTA DEL OCEANO PROJECT	
Project No: 240702	Santa Barbara, California By: Richard Paul Cousineau Engineering Geologist	
		Fig. 1

Ref: City Planning Dept.



Scale 1"=1000'	LOCAL GEOLOGIC VICINITY MAP	
	LA VISTA DEL OCEANO PROJECT	
Project No: 240702	Santa Barbara, California By: Richard Paul Cousineau Engineering Geologist	
		Fig. 2



SITE

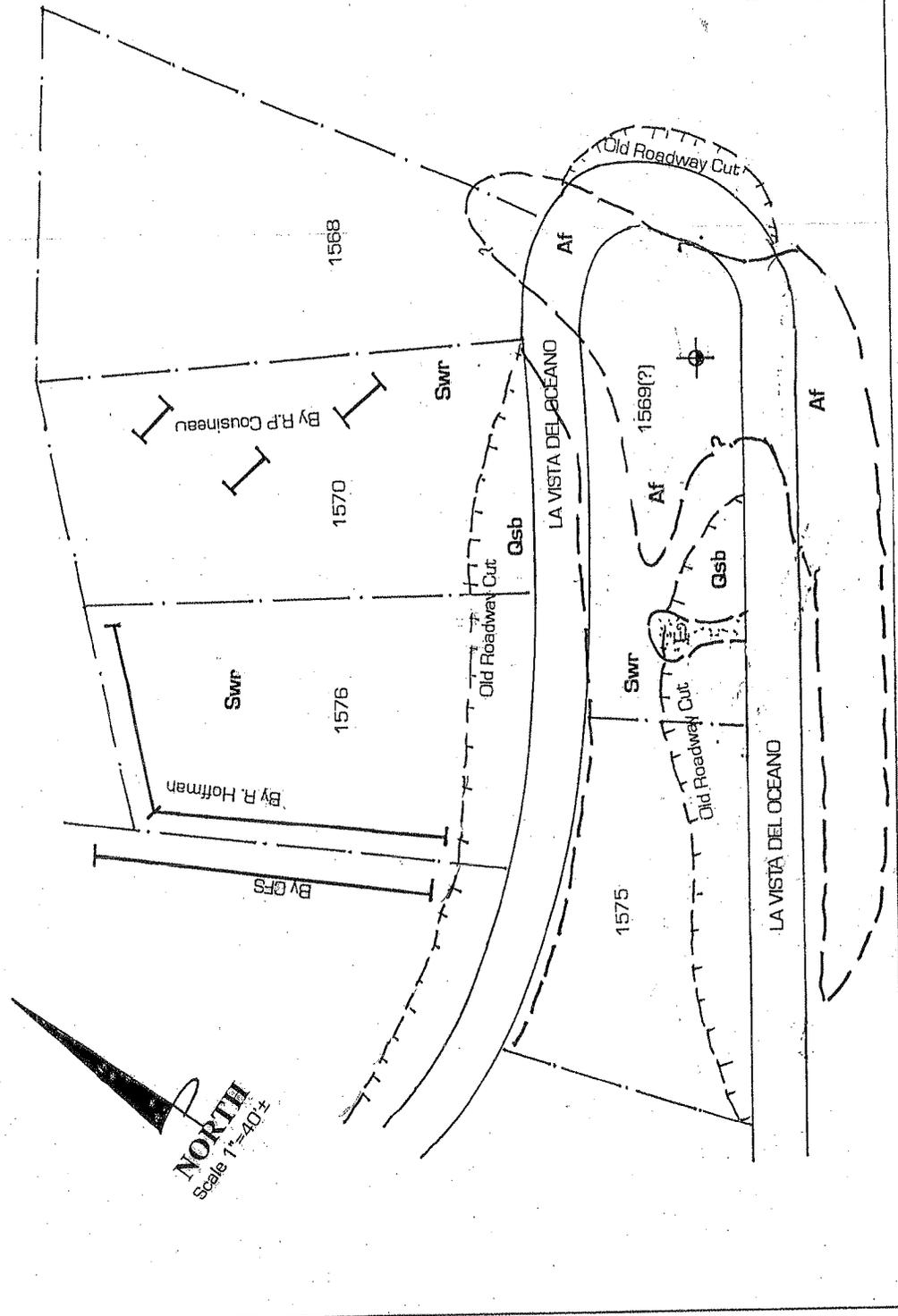
Scale 1"=1000'	SEISMIC HAZARD MAP	
	LA VISTA DEL OCEANO PROJECT	
Project No: 240702	Santa Barbara, California By: Richard Paul Cousineau Engineering Geologist	
		Fig. 3

Ref: City Planning Dept.

LEGEND

- Af— Artificial Fill
- Swr— Slopewash and Residual Soils
- Qsb— Santa Barbara Frm.
- Es— Erosion Scar
- Abandoned Oil Well
- 1570—Address on LVDO
- Location of On-Site and Near-Site Exploratory Trenches

GEOLOGIC INVESTIGATION
La Vista Del Oceano Project
Santa Barbara, California
By
Richard Paul Cousineau
Engineering Geologist
Project 240702—Figure



NORTH
Scale 1" = 40'±



Scale 1"=200'	PORTION OF THE "MESA OIL FIELD" MAP	
	LA VISTA DEL OCEANO PROJECT	
Project No: 240702	Santa Barbara, California By: Richard Paul Cousineau Engineering Geologist	
		Fig. 5

Ref: State of California Division of Oil & Gas. (1960)

APPENDIX OF REFERENCED DOCUMENTS

1. July 17, 1992- Rick Hoffman and Associates- *Preliminary Geologic Investigation Lot 17, La Vista Del Oceano*- [Geyer-1575 LVDO]
2. June 8, 1995- Richard Paul Cousineau-, *Engineering Geology Study, 1570 La Vista Del Oceano*- [Macofsky-1570 LVDO]
3. August 8, 1996- CFG Consultants- *Preliminary Engineering Geology Study- 1604 La Vista Del Oceano-Tebo*- [1604 LVDO]
4. August 25, 1998-Rich Hoffman and Associates-*Revised Geologic Recommendations Pertaining to Preliminary Geologic Investigation (No. 1 above)*-[Geyer-1576 LVDO]
5. July 8, 2004-Earth Systems Pacific -*Geologic Hazards Report-1575 La Vista Del Oceano*- [Schechter-1575LVDO]
6. August 10, 2004, Richard Paul Cousineau-*Engineering Geology Report Update-1570 La Vista Del Oceano* -[Macofsky-1570 LVDO]

Richard Paul Cousineau
Engineering Geology

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Santa Barbara
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RECEIVED

OCT 18 2004

CITY OF SANTA BARBARA
PLANNING DIVISION

September 17, 2004
Project No. 240901

Mr. Russ Banko
5276 Hollister Ave, #159
Santa Barbara, California

Subject Reference: Preliminary Engineering Geology Investigation
Proposed Bucciarelli Residence, APN 35-180-85
1568 La Vista Del Oceano, Santa Barbara, California

Dear Mr. Banko;

Acting upon your request and authorization I have prepared this "Preliminary Engineering Geology Investigation" for the above referenced property. This report completes my assignment in accordance with the authorized proposal dated August 21, 2004, and included surficial mapping, subsurface explorations and research of published and private documents considered pertinent to the site and immediate vicinity.

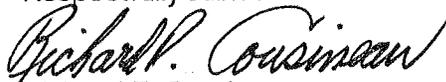
It is understood that plans for the lot include the construction of a two to three story, single-family residence in the northern portions of the lot and a curving driveway leading to the home site from the street below.

Based on this investigation it is my professional opinion that development of the site as contemplated is feasible from the engineering geology viewpoint. Other than the presence of a fill mass near the southern toe of the lot, no unusual geologic features were encountered at the property and no trace of the inferred Lavigia Fault was found.

This investigation was made in accordance with generally accepted engineering geologic procedures and practices and presents fairly the information requested. No other warranty, expressed or implied, is made toward the professional advice contained in this report. The soils engineering field study for this project was performed concurrently by Coast Valley Testing, Inc, and their findings and recommendations will be put forth separately.

A recent aerial photograph, as well as photographs taken during this study, is included in this report. Please call me if questions arise and/or when further consultation is required.

Respectfully submitted



Richard P. Cousineau
State of California Certified Engineering Geologist No.321

Dist. [4] Addressee
[1] Coast Valley Testing



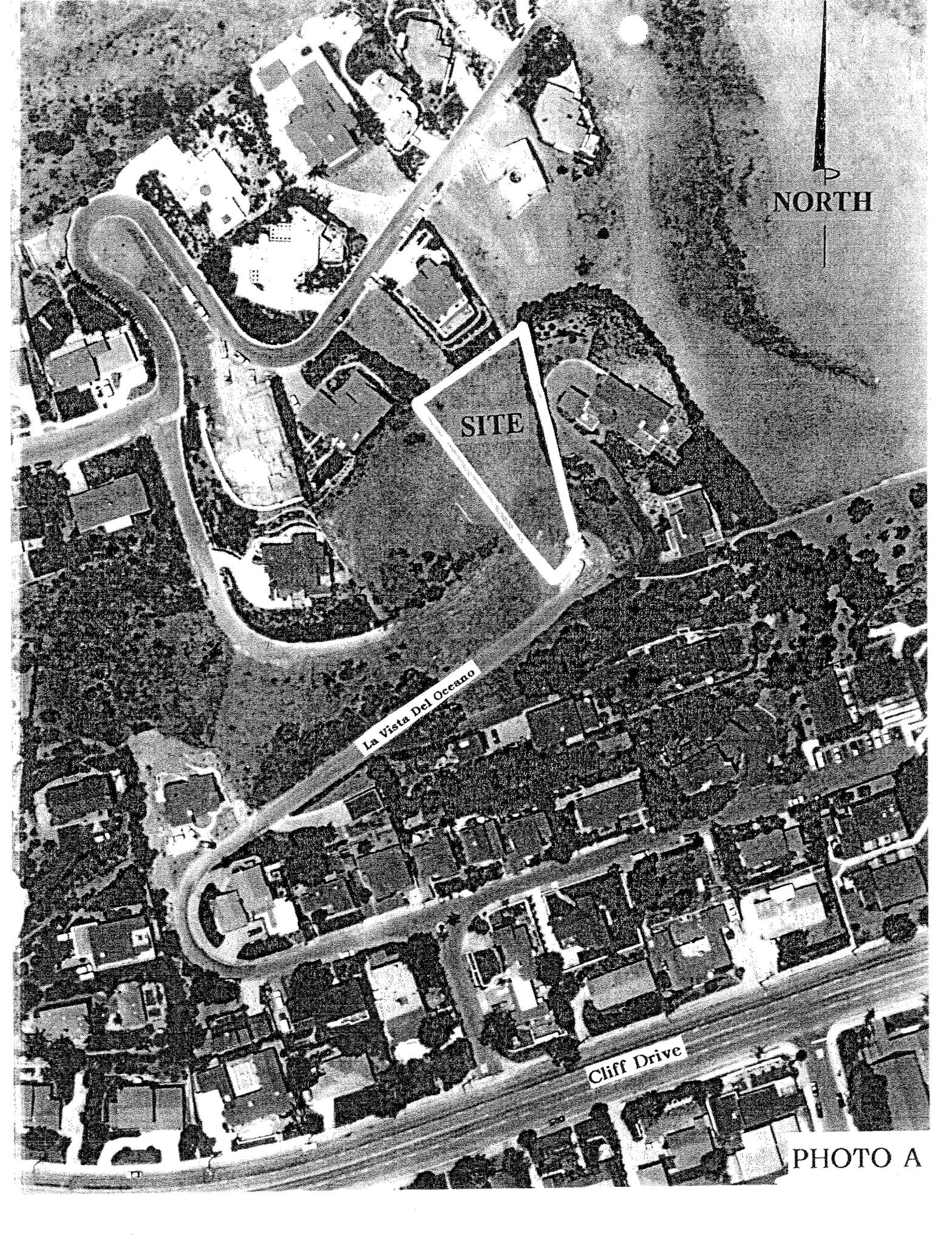
PRELIMINARY ENGINEERING GEOLOGY STUDY

PROPOSED SINGLE FAMILY RESIDENCE
BUCCIARELLI PROPERTY
1568 LA VISTA DEL OCEANO
APN 35-180-85
SANTA BARBARA, CALIFORNIA

FOR
RUSS BANKO
5276 HOLISTER AVE.
SANTA BARBARA, CALIFORNIA

BY
RICHARD PAUL COUSINEAU
ENGINEERING GEOLOGIST

PROJECT NO. 240901
SEPTEMBER 2004

An aerial photograph of a residential neighborhood. A specific area is outlined in white and labeled 'SITE'. The surrounding area contains numerous houses, some with swimming pools, and winding roads. A north arrow is located in the upper right corner.

NORTH

SITE

La Vista Del Oceano

Cliff Drive

PHOTO A

INTRODUCTION

This report describes the findings of surface geology and geologic features at the subject site. The study is based upon the geotechnical features revealed by the surface mapping, by information derived from excavating four exploratory trenches, by research conducted of the general geologic features of the surrounding area, by review of public documents and private reports of the immediate area, by viewing aerial photographs of the site, and by experience gained through previous studies conducted not only in the general Santa Barbara area but also on nearby properties.

To accomplish the objectives of an Engineering Geology study I conducted a program that consisted of the following tasks;

- Mapping the readily accessible geologic outcrops,
- Reviewing selected engineering, geologic, and topographic maps and documents,
- Logging the materials exposed in four exploratory pits dug on the property
- Reviewing and synthesizing the information and findings obtained into this report.

This report was made for Mr. Russ Banko and his clients, the Buciarellis, and their authorized agents only. It may not contain sufficient information for other purposes or other parties. This report shall be considered valid for a period of two years from the date of the report.

SITE DESCRIPTION

The subject property is situated within the Mesa community of the City of Santa Barbara, upon a moderately steep, south sloping terrain, immediately north of La Vista Del Oceano. Location of the site relative to general topography, streets and prominent landmarks is shown on Photo A and Figure 1, the local Topographic Vicinity Map. The site consists of approximately 1/3 acre of vacant, sloping hillside. With access via the existing and partially paved, La Vista Del Oceano.

Overall slope of the property averages about 15 degrees and relief is approximately 50 feet, however, a relatively small portion of the site, near the toe of the slope, displays a slightly different topography reflecting the presence of fill soils of indeterminate age. Considering the fact that the street area was constructed more than 60 years ago for access to previous oil development site, it is possible that this fill area may have been part of that process.

Light grasses cover the site and a stand of exotic trees line the east property line. A main sewer line is present along the west property line, and a storm drain along the east property line.

The general topography of the site, as shown on Figure 1, strongly indicates that it was once a wide drainage area for the local vicinity in the years before development. No incised drainage swales are presently observable, however the approximate location of the present storm drain easement roughly delineates the former drainage area. There are no significant erosion scars or incipient erosion paths on the site.

PROPOSED DEVELOPMENT

It is understood that current plans call for a two to three story, single family residence to be constructed in the northern portions of the parcel, with a curving driveway giving access to the home from La Vista Del Oceano. See Figure 3.

SUBSURFACE EXPLORATION

Subsurface geologic features were investigated by means of four, 6-½ to 10 foot deep, exploratory trenches excavated by crawler backhoe, at the approximate locations shown on Figure 3, and logged by the undersigned geologist. Photographs of the excavating are presented in this report; Photo B. Locations of the pits were chosen to permit investigation of the building site and to intercept signs of earthquake faulting, as depicted on the City Planning Department map,

The exploratory pits encountered an irregular and variable soil profile depth, a generally low moisture of the near-surface soils, and the lack of distinct bedding planes or other structural discontinuities within the bedrock, the Santa Barbara Formation. Evidence of faulting or shallow ground water was not observed. It was readily observed that the depth to bedrock increased to the south, as was expected on a south sloping hillside and wide drainage swale. Exploratory Pit No. 1 encountered weathered bedrock at 3 ½ feet and the depth to weathered bedrock in Pit No.4 was 8 ½ feet. Please refer to the Cross Section on Figure 3, and the Logs Of Exploratory Pits, Figure 5.

LOCAL GEOLOGIC CONDITIONS

Three types of earth materials were found to underlie the site: Soil/Colluvium (slopewash materials), bedrock, and fill. The Santa Barbara Formation bedrock, which underlies the area of the site and surrounding properties, is a poorly layered sedimentary deposit common in the coastal areas of Santa Barbara. The formation was deposited approximately 1.5 to 2 million years ago at a time of significant transition in southern California's recent geologic history. Surface exposures of the Santa Barbara Formation near the subject site reveal outcrops of dark yellow brown, silty to slightly clayey fine sands, generally in a massive state, with no discernable bedding attitudes readily observable. Published geologic references indicate that the formation in this part of the city may have a general inclination of 5 to 10 degrees to the south. In its relatively fresh form the bedrock is a firm, yellow tan silty sand and sandy silt. In its weathered form it was observed to be a dark yellow tan, silty sand.

The property is mantled by a loose to moderately compact, dark gray brown, topsoil consisting of slightly clayey, silty fine sand. This topsoil merges with natural Slopewash (Colluvium) and the thickness of the surficial material increases from about 3 ½ feet in the northern portions of the site to nearly 8 ½ feet near the toe of the slope. In the mid- and lower portions of the lot the soil/Colluvium becomes quite firm below 5 feet, just above the weathered bedrock.

Fill materials consisting of light tan colored, clayey sand, with variable consistency, and probably derived from the local area, mantle the southern most portion of the property. See Figure 3.

No landslides, soil failures, or debris flows were observed on the site or immediate proximity.

GROUNDWATER

The depth to permanent groundwater table on the site is expected to be in excess of 50 feet. Minor temporary seeps may occur during and soon after winter storms, in some cut slopes. Evidence of shallow groundwater was not observed during this study however.

FAULTING AND SEISMICITY

The site has been reported to be in close proximity to the mapped trace of the Lavigia Fault as shown on the City Fault Hazard Map (See Figure 4). Regionally (on the Mesa) the location of the Lavigia Fault is determined by the position of the Quaternary Santa Barbara formation relative to the contact of the Rincon Formation of Miocene age. Topographic expression and the presence of the Santa Barbara formation on the site, as well the absence of fault traces on properties to the west, indicate that the Lavigia Fault is probably located well to the south of the property, possibly near Cliff Drive.

The Potentially Active fault, the Mesa Fault passes in an NE-SW direction about a mile north of the property. Movement on this fault is estimated to have occurred 11,000 to 1,6 million years ago. No Active faults are known to be present on the South Coast mainland; the closest ones are in the Santa Barbara Channel, some 2 to 5 miles+ to the south.

Santa Barbara County, especially the southern portion, is a region of historic low to moderate seismic activity, Earthquakes in 1812, 1857, 1925, 1971 and 1978 have had moderate to severe impact on the region. Most of the epicenters of these earthquake events are believed to have been located offshore, in the Channel. The area is classified as having a 50% probability of experiencing peak ground acceleration greater than 0.2 g in the next 25 years. Although less than the maximum peak acceleration possible at the site, a design horizontal acceleration value of 0.25g was recommended by Michael Hoover to the City's 1978 Geologic Hazards Evaluation. This value is slightly in excess of current Building Code Zone 4 requirements. The Building Code philosophy is that buildings should be designed and constructed to prevent collapse and loss of life during an earthquake, not that they should withstand seismic movement without serious damage.

Other significant faults that could impact the local community include the San Andreas (40 + miles north), the More Ranch-Mission Ridge-Arroyo Parida 1 to 2 miles north) and several offshore faults in the northern and central Santa Barbara Channel.

Because no known active faults that intersect the ground surface are located on or immediately vicinity of the subject property, the potential for ground surface rupture is considered quite remote. The City Seismic Hazard Map (Figure 4) classifies the site to be within an area susceptible to "*Low level damage to single family and small 2 to 3 story structures*".

The experience of the 1994 Northridge Earthquake illustrated the susceptibility of certain poorly engineered sidehill fills to displace during strong ground shaking, with resultant damage. For most structures located on a cut/ fill building pad this phenomena presents an unquantifiable risk that could vary from insignificant to substantial depending upon the method of fill design and placement and field control.

CONCLUSIONS

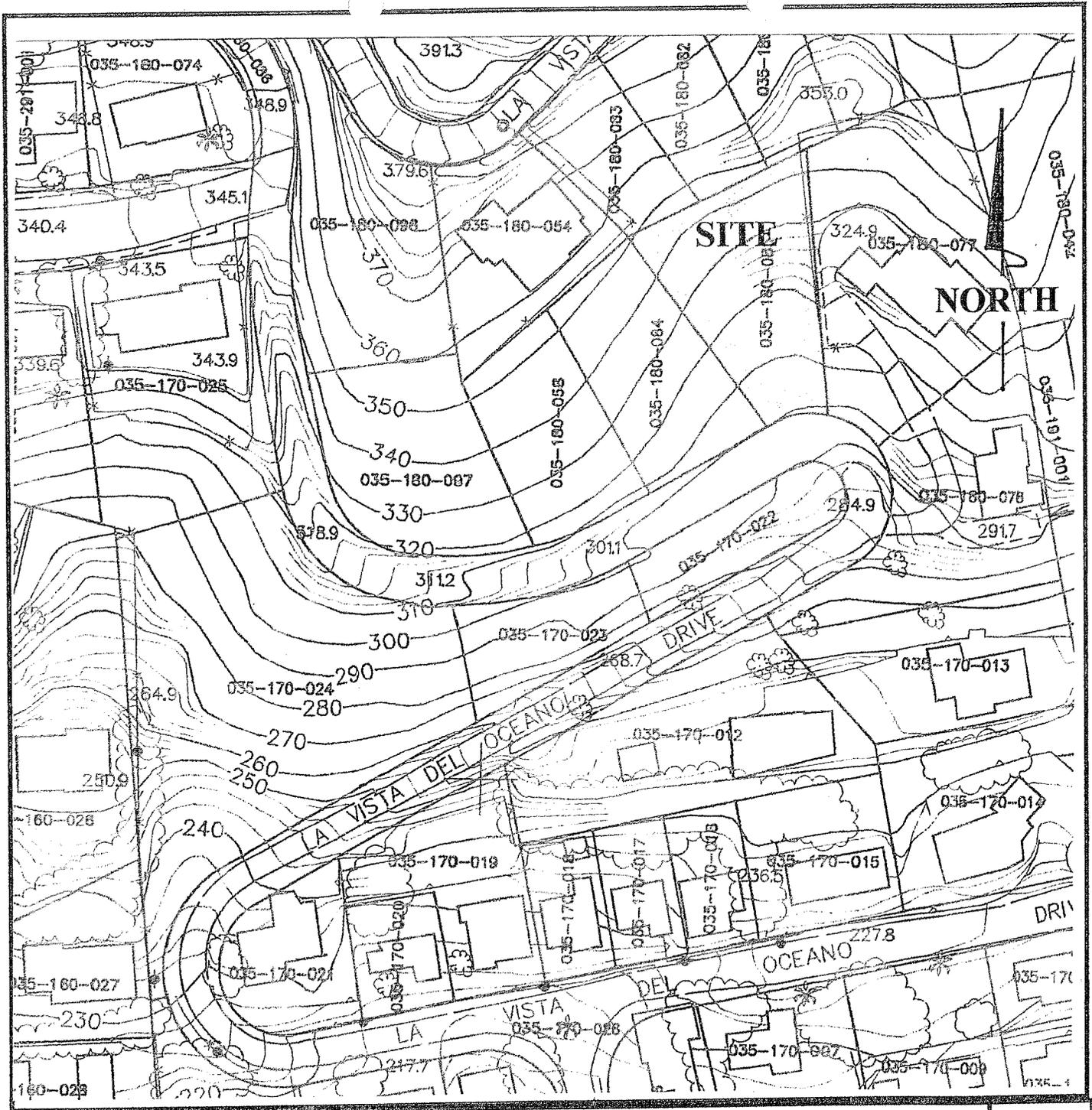
Based upon the field and research studies performed for this investigation. It is my professional opinion that development of the property as currently proposed is geologically feasible. There are no recognized significant geologic hazards present that would preclude normal development. Faulting has been found to be not present in the immediate area and the fault hazard is accordingly considered remote. It should be noted that the site, as well as all of southern California will experience strong ground motion from future local and regional earthquakes. There is nothing unique about the site that would make it subject to higher ground motions relative to nearby properties. Design and construction of the proposed structure in conformance with the latest edition of the Uniform Building Code is considered adequate mitigation in terms of the effects of potential ground shaking.

Uncompacted fills near the toe of the site slope are relatively minor in volume and could be either recompacted or removed during site grading activities . Soil creep appears to be possible in the upper two to three feet of the surface in the steeper portions of the site and would require attention by the soils engineer in the design of foundations and retaining walls,

It is suggested that all residential foundations be founded in the relatively unweathered Santa Barbara Formation materials. Foundation support should not be assumed to be adequate for the topsoil/colluvium without the soil engineer's specific recommendation.

The residence should be designed with roof gutters and downspouts that empty in to non-erosive devices. Concentrated runoff should not be allowed to outlet onto the site. Concrete "Vee" ditches, downdrains, and channels should be designed to intercept site runoff and direct it to the closest storm drain or paved street.

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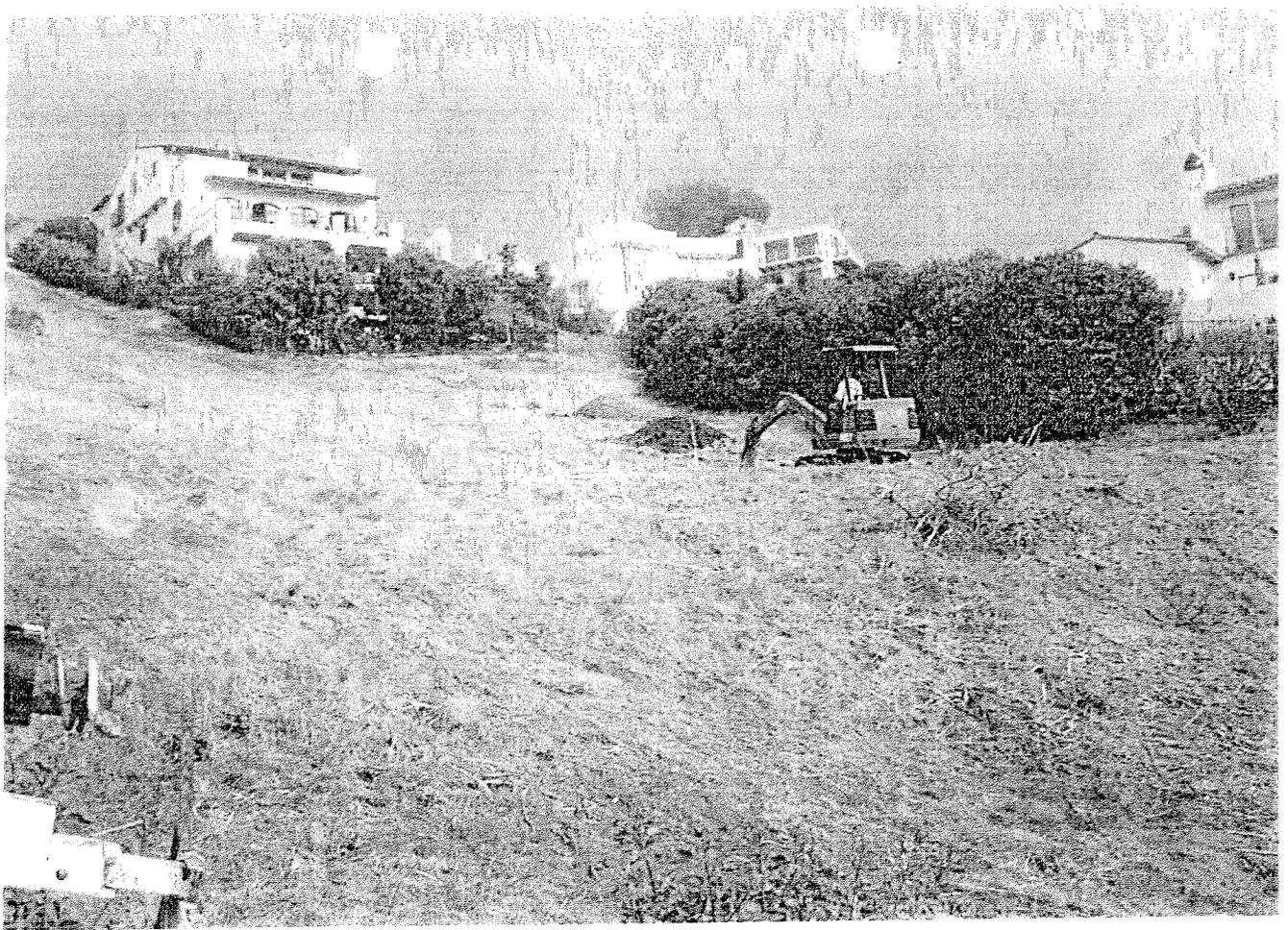
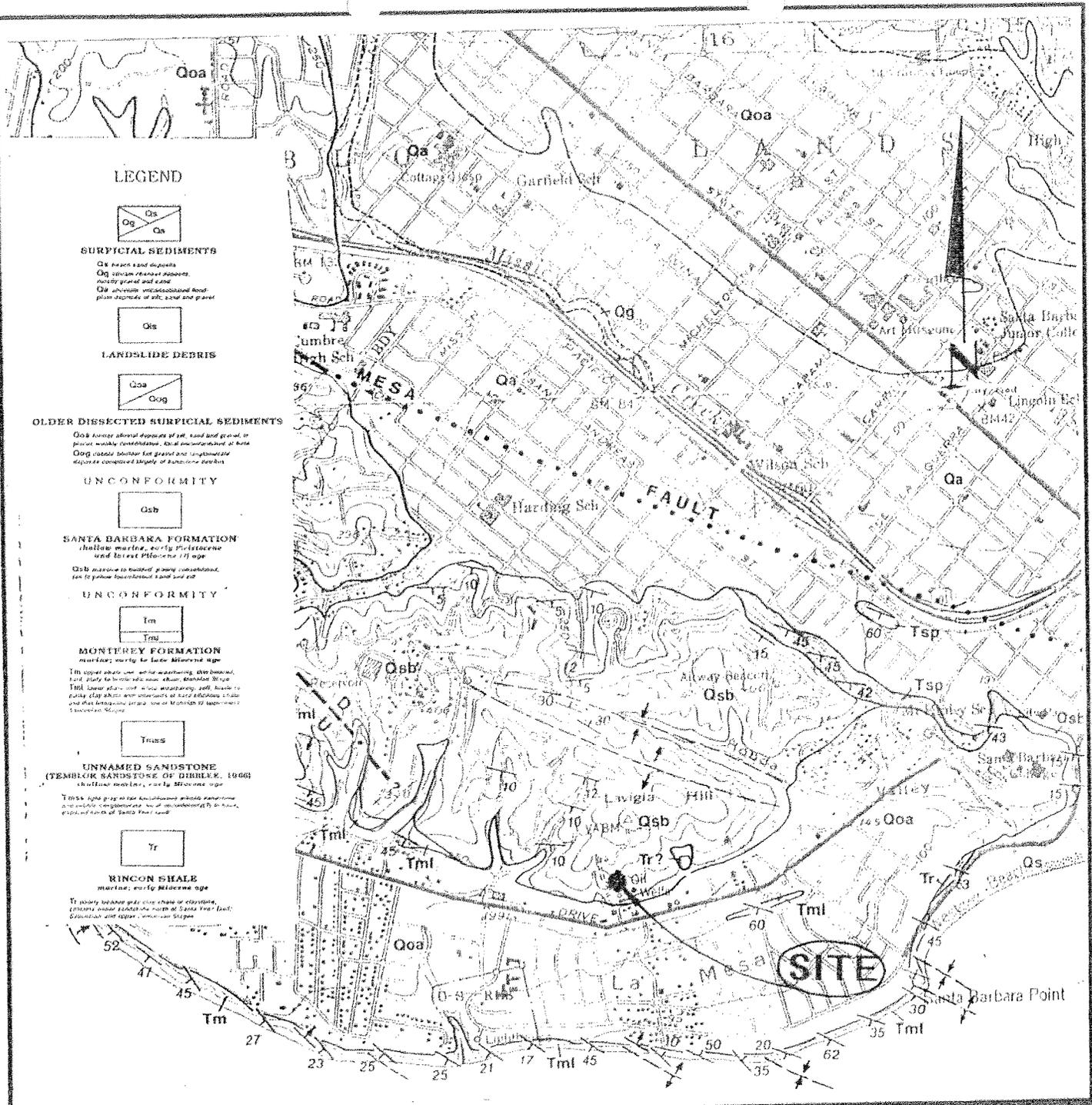


PHOTO B



Scale 1" = 2000' ±

GEOLOGIC VICINITY MAP

RUSS BANKO PROJECT-BUCCIARELLI
 1568 La Vista Del Monte
 Santa Barbara, CA

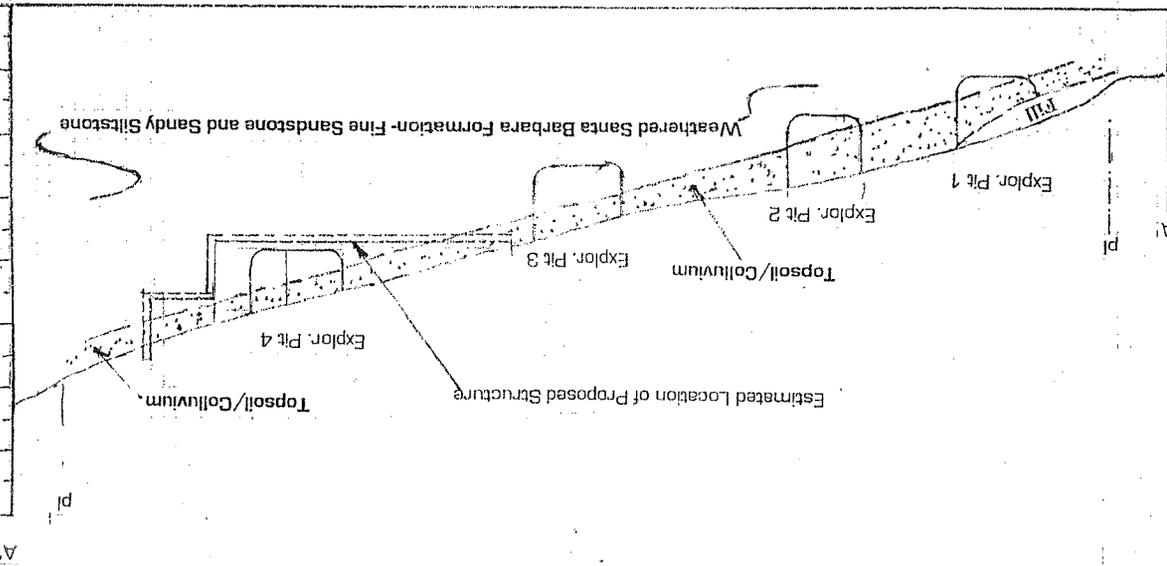
Project No: 240901

By: Richard Paul Cousineau
 Engineering Geologist

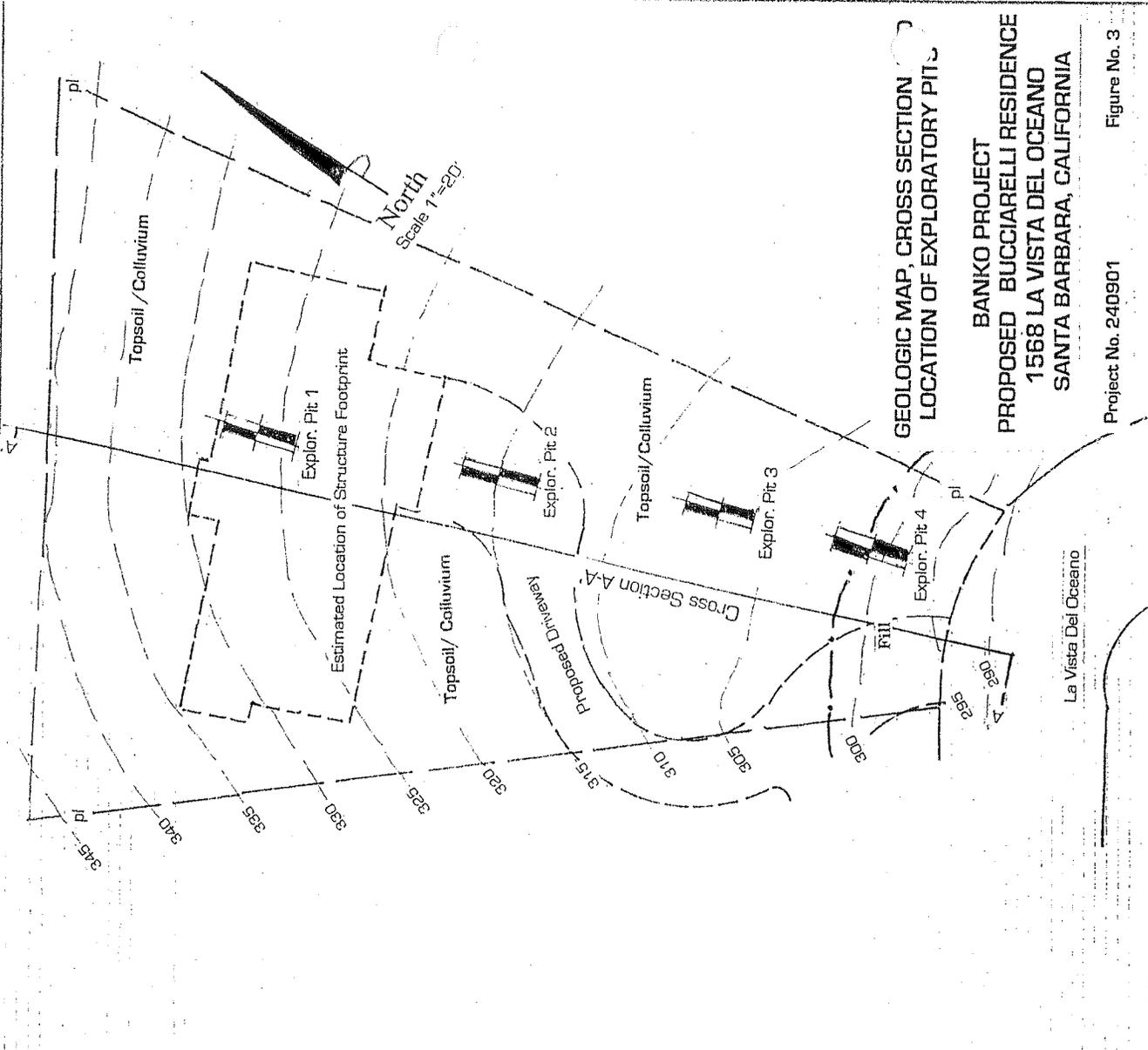
Fig. 2

Ref: Dibblee Foundation

Scale 1"=20'



CROSS SECTION A-A

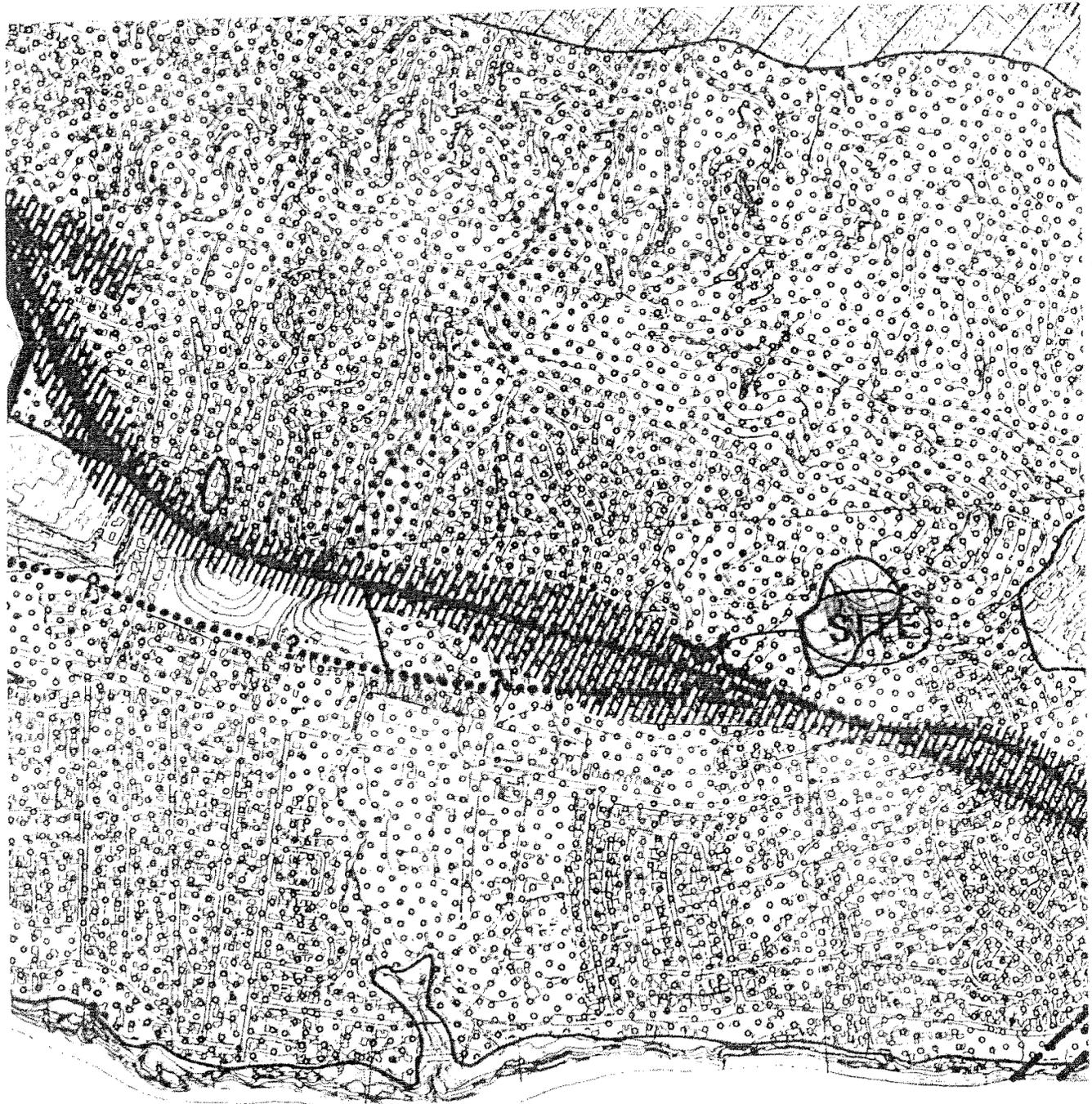


**GEOLOGIC MAP, CROSS SECTION
LOCATION OF EXPLORATORY PIT**

**BANKO PROJECT
PROPOSED BUCCIARELLI RESIDENCE
1568 LA VISTA DEL OCEANO
SANTA BARBARA, CALIFORNIA**

Project No. 240901

Figure No. 3



Scale 1" = 1000' ±

SEISMIC HAZARD MAP

RUSS BANKO PROJECT-BUCCIARELLI
 1568 La Vista Del Monte
 Santa Barbara , CA

Project No: 240901

By: Richard Paul Cousineau
 Engineering Geologist

Fig. 4

Ref: City Planning Dept.

Richard Paul Cousineau
Engineering Geology

505 Alegria Road
Santa Barbara
California 93105
• Tele/Fax •
805.687.3302



Sid Macofsky
525 High Grove Ave.
Goleta, CA 93117

RECEIVED

August 10, 2004
Project No. 240804

Re: Engineering Geology Report Update
1570 La Vista Del Oceano
Santa Barbara, California

OCT 18 2004
CITY OF SANTA BARBARA
PLANNING DIVISION

Dear Mr. Macofsky;

Acting on your recent verbal authorization to "Update" my previous report on the subject property, I submit this letter in response. In order to update the 1995 report I reviewed that report, and made a brief site visit to note any significant topographic or geomorphic features that may have occurred since my last visit, about 9 years ago. While at the site I took a number of photographs which I have included with this letter.

It should be noted that many geologic and soils engineering investigations have been conducted in the surrounding area since 1995, all of which have concluded that the trend of the Lavigia Fault does not pass beneath the property, but in fact is believed to pass well south of the property, if it is present at all.

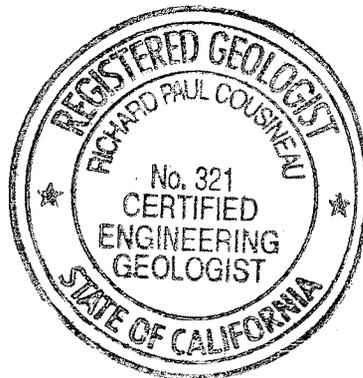
My current observations indicate that no significant topographic changes, earth movement, soil slumping or grading has occurred at the site since 1995. I did note that much of the tall grasses that once covered the site have been cut back, as can be seen on the photographs.

All the previous findings and recommendations shall be considered still valid and applicable.

I trust this letter report "Updating" my previous report is adequate for your purposes at this time and should additional consultation be required that you will call me.

Respectfully submitted

Richard P. Cousineau
State Certified Engineering Geologist No. 321



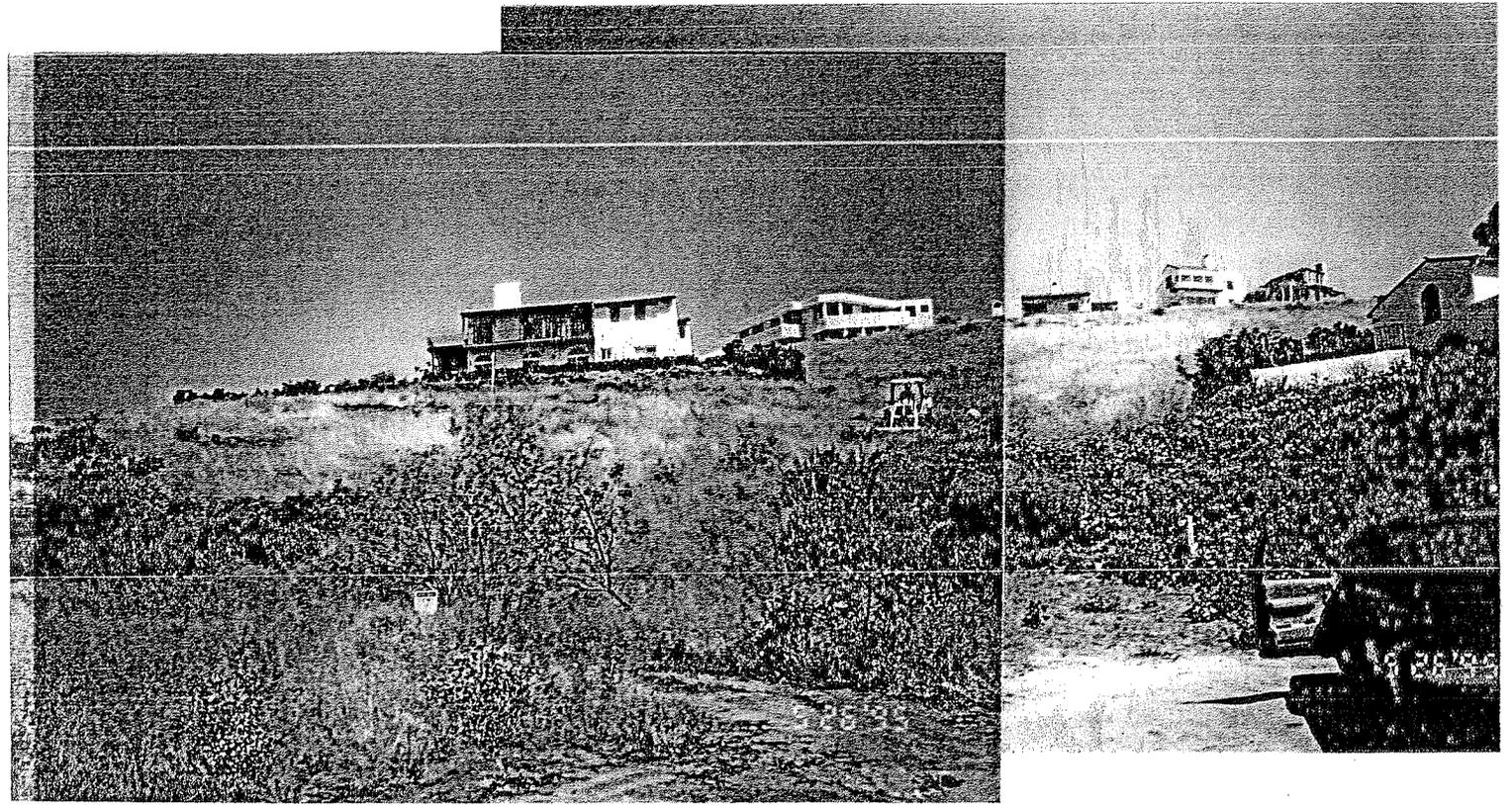
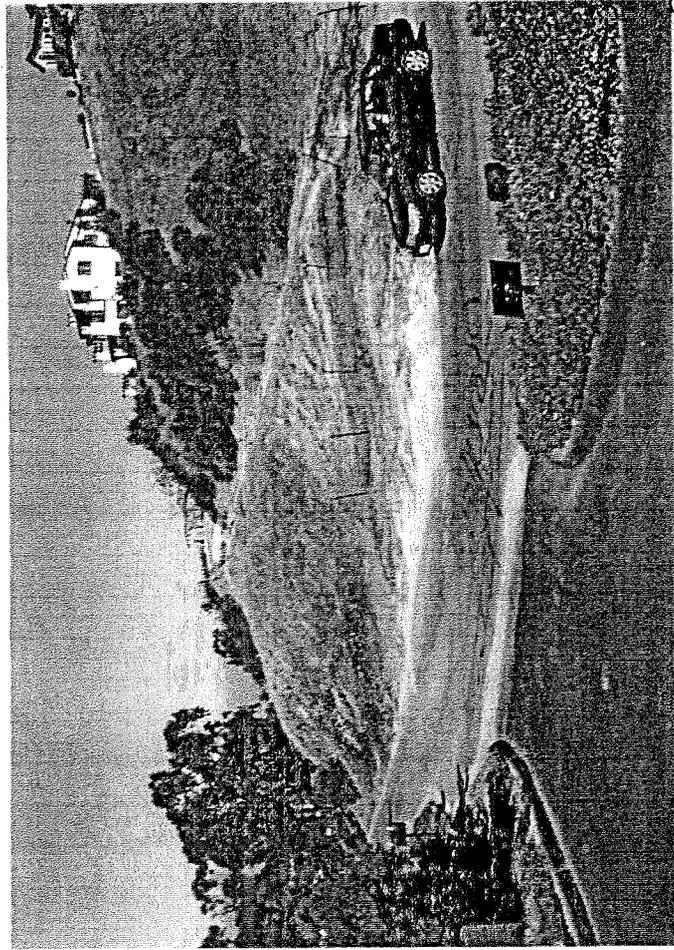
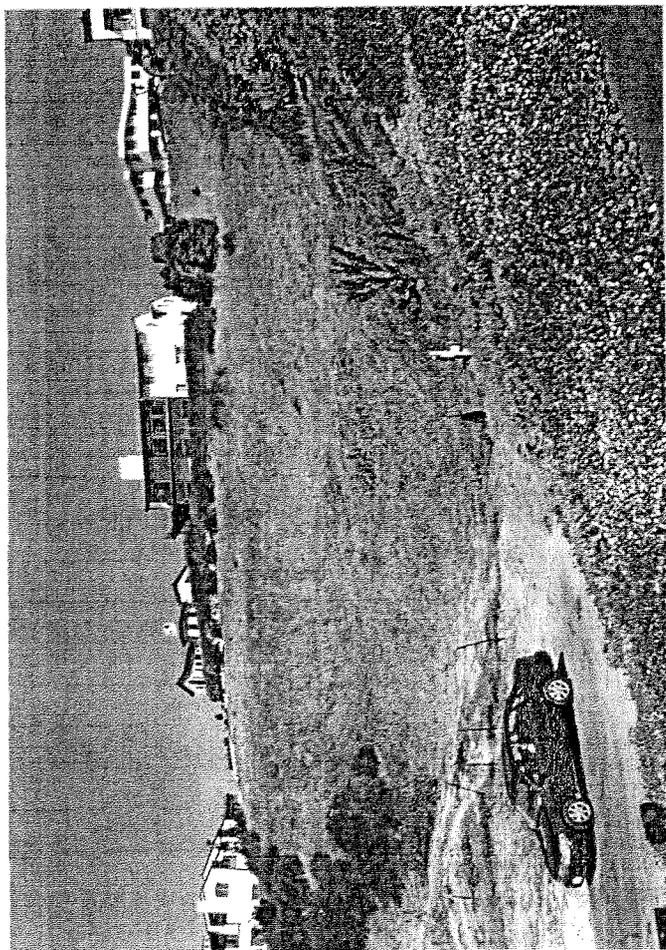
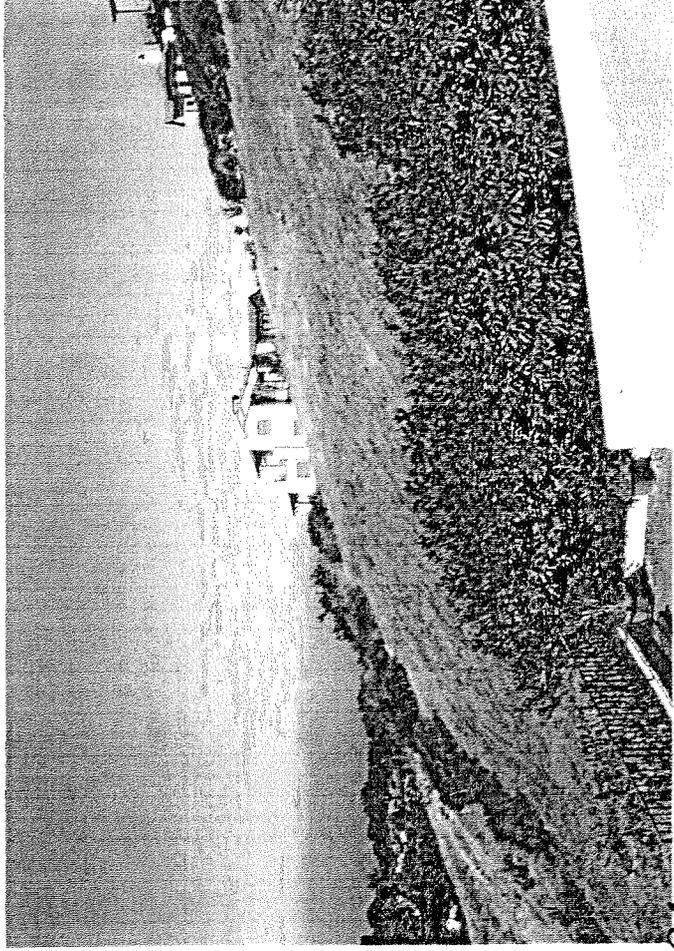
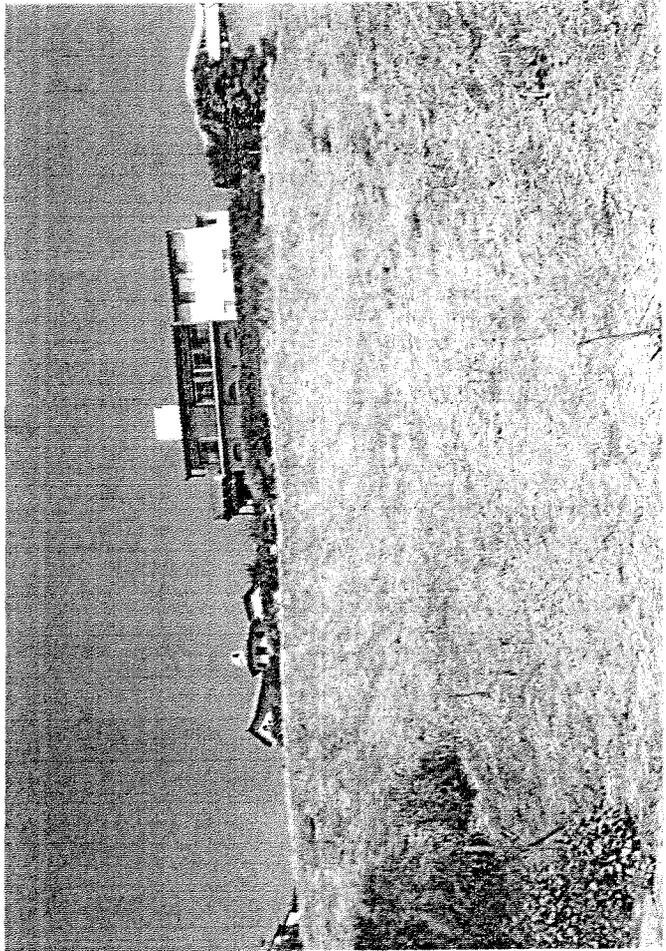


PHOTO 1

1995



PHOTO 2



**GEOLOGIC HAZARDS REPORT
SCHECHTER RESIDENCE
1575 LA VISTA DEL OCEANO
SANTA BARBARA, CALIFORNIA**

July 8, 2004

Prepared for

Mr. Gene Schechter

Prepared by

Earth Systems Pacific
4378 Santa Fe Road
San Luis Obispo, CA 93401

RECEIVED

OCT 18 2004
CITY OF SANTA BARBARA
PLANNING DIVISION

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July 8, 2004

FILE NO.: SL-14235-GA

Mr. Gene Schechter
1330 Sage Hill Drive
Santa Barbara, CA 93109

PROJECT: SCHECHTER RESIDENCE
1575 LA VISTA DEL OCEANO
SANTA BARBARA, CALIFORNIA

SUBJECT: Geologic Hazards Report

REF: Proposal for a Geologic Hazards Report, Schechter Residence, 1575 La Vista Del Oceano, Santa Barbara, California, by Earth Systems Pacific, Doc. No. 0406-117.PRP, dated June 21, 2004

Dear Mr. Schechter:

In accordance with your authorization of the above-referenced proposal, this geologic hazards report has been prepared for use in preparation of plans and specifications for the planned residence at 1575 La Vista Del Oceano in Santa Barbara, California. This report is based upon the results of our review of geologic and geotechnical maps and literature, and field exploration. The report also describes the general geologic characteristics of the site, identifies potential geologic hazards, and provides guidance for site development. Four copies of this report have been furnished for your use.

We appreciate the opportunity to have provided geologic services for this project and look forward to working with you again in the future. If there are any questions concerning this report, please do not hesitate to contact the undersigned.

Sincerely,

Earth Systems Pacific


Richard T. Gorman, C.E.G.
Date Signed: 7-8-04

Doc. No.: 0407-038.RPT

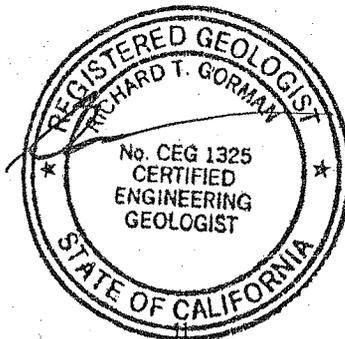




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- Historical Earthquake/Fault Map
- Geologic Map



1.0 INTRODUCTION

Planned Development

The planned project consists of the construction of a two-story single-family residence and associated site improvements. The residence will be located on the up-slope portion of the property, with site access from the north portion of La Vista Del Oceano.

Purpose and Scope of Work

This study has been conducted to evaluate and define the geologic conditions and potential geologic hazards associated with the proposed development of this site. The report is intended to comply with the considerations of Sections 3309.4 and 3309.6 of the 2001 California Building Code (CBC), California Division of Mines and Geology (CDMG) Note 44, and common engineering geology practice.

The scope of work for this geologic hazards study entailed:

1. Research, review and evaluation of the data from geologic reports and maps pertaining to the site and vicinity.
2. A geologic reconnaissance of the site and surrounding areas.
3. Field exploration and research data analysis to characterize the geologic site conditions and to develop conclusions.
4. Preparation of this report and associated graphics to summarize our findings and recommendations.

It is our intent that this report be used exclusively by the client to form the geologic basis of the design of the project as described herein, and in the preparation of plans and specifications. Application beyond this intent is strictly at the user's risk. Analysis of the soil for radioisotopes, hydrocarbons, or chemical properties, or soils engineering issues are beyond the scope of this study.



Location and Description of Site

The project site is located at 1575 La Vista Del Oceano in Santa Barbara, California. At the time of our site reconnaissance, the site was undeveloped and covered with grass, weeds, scattered brush, and a few trees. The site property is bounded on the north and south by La Vista Del Oceano road, (see the "Vicinity Map" in the Appendix). The upper section of La Vista Del Oceano that bounds the north property line is a rough graded dirt road. A fill slope is present to the south (down-slope) of the upper road. The fill slope is approximately 30 feet high with a 2:1 (horizontal to vertical) slope angle. An existing cut slope is present to the north (up-slope) of the lower portion of La Vista Del Oceano. The cut slope is approximately 30 feet high with a 1:1 slope angle.

2.0 FIELD INVESTIGATION

On June 29, 2004, two exploratory trenches were excavated within the building footprint. The trenches were excavated using a backhoe with a 24-inch bucket, to a maximum depth of 12.5 feet below existing grade. The approximate locations of the trenches are shown on the "Trench Location Map" in Appendix A.

Two feet of brown silty sand topsoil was encountered in Trench No. 1. The topsoil was in a loose and dry condition. Underlying the topsoil was light yellow-brown, soft, moist, moderately cemented, weathered sandstone of the Santa Barbara formation, with notable caliche deposits, to a depth of 5 feet. Below the sandstone was a brown and light gray mottled sandy claystone in a soft and moist condition. The claystone had a sheared and chaotic structure, weathered, with iron staining to a depth of 8 feet. Underlying the sandy claystone was yellow-brown silty sandstone in a soft, weathered and moist condition to a depth of 12.5 feet.



Trench No. 2 encountered silty sand fill to a depth of 7 feet. The fill was brown and in a medium dense and dry to moist condition. The fill contained buried metal and wood debris and a small amount of hydrocarbon contamination. At seven feet below existing grade, a buried grass line and buried topsoil was observed underlying the fill. Underlying the buried topsoil was yellow brown silty sandstone in a soft, weathered and moist condition.

Subsurface water was not encountered in the trenches, however, caliche deposits and iron staining present in the bedrock indicates that groundwater was once present in the upper five feet of the subgrade.

3.0 GEOLOGY

Geologic Setting

The most significant structural feature in the general region of the site is the Santa Ynez Mountain Range. The mountains form a narrow continuous range parallel to the coast, and are the most westerly range of the Transverse Ranges of Southern California. The Santa Ynez Mountains are bounded to the north by the Santa Ynez Valley and River, and to the south by the coastal plain area. The mountains are composed almost entirely of sedimentary rocks that range in age from Late Jurassic (144 to 163 million years before present) to recent. The mountain range is dominated by northwest trending-faults. One of the most significant faults in the range is the Santa Ynez Fault. The fault separates two structural blocks: the southern block which includes the Santa Ynez Range and coastal plain; and the northern block which includes the Santa Ynez River area. South of the Santa Ynez Fault, the range generally consists of a homocline with a regional southerly dip toward the Santa Barbara Channel.

Locally, the site lies on the coastal plain area. The coastal plain area is generally a continuation of the southward-dipping homoclinal structure of the Santa Ynez Mountains. However, within the coastal plain area the homoclinal structure is broken by many faults that



are parallel to subparallel to the Santa Ynez Mountains. The faulting has also compressed the sediments into folds with axes trending west-northwest, see "Geologic Map" in the Appendix.

According to the geologic map prepared by Dibblee, Jr. (1966), the site is underlain by sediment of the Santa Barbara formation, (see "Geologic Map" in the Appendix). The formation generally consists of soft sandstone and siltstone that is poorly consolidated, friable, and thickly bedded. The soft sandstone and siltstone of the formation erode to low rounded hillside terrain. Our field investigation concurs with the Dibblee, Jr. geologic map.

Faulting

According to the *Fault Activity Map of California* (Jennings, 1994), the closest mapped *active* fault to the site is the northwest-trending Santa Ynez Fault, located approximately 7 miles north of the site. The Santa Ynez Fault and associated subsidiary faults make up a major active fault system. The fault trends eastward along the northern base of the Santa Ynez and Topatopa Mountain Ranges for more than 65 miles. Along the 65+ mile course, the fault has elevated the southern mountain block that forms the above mountain ranges and has created a steep north-facing escarpment. The majority of displacement has been vertical, but there also has been significant amount of left-lateral displacement (Dibblee, Jr. 1966).

The closest *mapped* fault to the site (not considering activity) is the Lavigia Fault located approximately 1/2-mile west of the site. The Lavigia Fault is a secondary fault that branches off the More Ranch Fault and is traceable for about 4 miles southeastward of this junction. The fault lies within the La Mesa Hills but is not clearly exposed or expressed topographically in these hills. Evidence for its existence is the exposure of the Miocene-age Monterey and Temblor sandstone formations on the elevated southern block against the Pliocene-age Santa Barbara formation on the northern block. The displacement of the fault is



large, at least 2100 feet, but diminishes to the southwest where the fault is believed to die out, possibly into a small fold within the Monterey formation (Dibblee, Jr. 1966).

Groundwater

Free subsurface water was not encountered to a maximum depth explored of 12.5 feet.

Slope Stability

No evidence of *gross* slope instability was observed during the site reconnaissance or during the subsurface field exploration. However, shallow surface failures were noted in the slope face nearest the southern property boundary. Although no evidence of surficial slope instability was observed in the vicinity of the proposed building area, due to the soft, weathered condition of the sandstone bedrock there is a potential for shallow slope failures to occur, particularly during intense rainstorms. The sheared and chaotic structure of the sandy claystone encountered in Trench No. 1 could be an indication of down-slope movement.

To evaluate the stability of the existing cut slope, a slope stability analysis was performed. The profile of the cut slope was analyzed for stability under static conditions. The stability analyses were conducted for near optimum and saturated conditions for the in-situ bedrock material. The soil shear strengths used for the analysis were taken from the *Preliminary Foundation Investigation* prepared by Pacific Materials Laboratory of Santa Barbara, Inc., (2004). The analyses were conducted using the PCSTABL5 computer program. This program, which was developed at Purdue University, has been used internationally for many years and is considered to be one of the foremost slope stability programs in the industry. The cut slope was primarily analyzed using the Modified Janbu method of slices. Based on the subsurface geologic conditions observed during the field investigation, it was assumed that at least the upper 8 feet of the subgrade could become saturated during an intense rainstorm.



The results of the analysis indicated that there is high potential for shallow slope failures to occur in the existing cut slope. The head of the slope failure could also extend into the existing fill slope (see the "Slope Stability Plot" in the Appendix).

4.0 SEISMICITY

Earthquake History

The historic seismicity in the site region was researched using EQSEARCH (Blake, 2000) and the Boore and others (1997) method of analysis for rock sites. EQSEARCH is a computer program that performs automated searches of a custom catalog of historical Central California earthquakes. As the program searches the catalog, it computes and prints the epicentral distance from the selected site to each of the earthquakes within the specified search area. The epicentral distances should be considered estimated distances, particularly for earthquake data information that dates prior to 1932, when instruments were first used to record earthquake data. The parameters used for the search consisted of earthquake Richter magnitudes ranging from 5.0 to 9.0, which occurred in a 65-mile radius of the site from 1800 to 2003.

Results of the search indicated that within the search parameters, 55 earthquakes have occurred. Using the ground acceleration attenuation method of Boore and others (1997), the highest horizontal peak ground acceleration estimated to have occurred at the site from those historical earthquakes is 0.25g. This earthquake had a 5.0 magnitude, occurred in 1806, and was located approximately 0.9 miles southeast of the site. This earthquake probably occurred on an offshoot of the Mission Ridge-Arroyo Parida Fault, (see the "Historical Earthquake/Fault Map" in the Appendix). This was also the earthquake to have occurred closest to the project site. The highest magnitude earthquake to have occurred within the search parameters was a 7.9 magnitude quake, known as the 1857 rupture of the San Andreas Fault, approximately 62 miles north of the project site.



Primary Seismic Hazards

Surface Ground Rupture

The site is not located in a State Earthquake Fault Zone and there are no mapped active faults adjacent to or crossing the site. Therefore, the potential for surface ground rupture to occur within the site is considered to be very low.

Ground Shaking

The site is located in a region of generally high seismicity. According to the 2001 edition of the California Building Code, Chapter 16, Figure 16 A-2, the site lies within Seismic Zone 4, the most active seismic zone rated. The site has the potential of experiencing strong ground shaking from earthquakes on regional and/or local causative faults. To characterize the seismicity at the site, a seismic analysis was performed.

The Probabilistic Seismic Hazard Analysis (PSHA) was performed using the FRISKSP computer program (Blake, revised 2000, ver. 4.0) to obtain the Design Basis Earthquake (DBE). This earthquake is defined as having a 10 percent chance of exceedance in 50 years with a return period of approximately 475 years. To develop the DBE, significant mapped faults within a radius of 65 miles from the site were selected from the program database. The peak horizontal ground acceleration and spectral accelerations at 5% damped for a CBC soil type S_D were estimated using the Boore and others (1997) method for stiff soil sites. The soil profile type was taken from information presented in the soils engineering report prepared for the site by Pacific Materials Laboratory, 2004.

The results of the analysis indicate that the DBE is estimated to have a peak spectral acceleration of 1.29g at 0.30 seconds and a peak horizontal ground acceleration of 0.52g.



Secondary Earthquake Effects

Liquefaction

Soil liquefaction is the loss of soil strength during a significant seismic event. It occurs primarily in saturated, loose to medium-dense, fine to medium-grained sands and sandy silts. Common types of liquefaction-related ground failure include differential settlement and lateral spreading.

Due to the absence of groundwater within the upper 50 feet of the ground surface and the medium-dense conditions of the sand deposits, the potential for liquefaction to occur at the site is considered to be non-existent.

Seismically Induced Landsliding

Due to the soft, friable, and weathered condition of the sandstone bedrock underlying the site, there is a high potential for shallow slope failures to occur.

Seismically Induced Settlement

Seismically induced settlement of sufficient magnitude to cause structural damage is normally associated with poorly consolidated, predominantly sandy soils, or variable consolidation characteristics within the building areas. Due to the medium-dense condition of the underlying bedrock, the potential for seismically induced settlement is low.

5.0 CONCLUSIONS AND RECOMMENDATIONS

General

It is our opinion that the existing local and regional geologic conditions would not preclude construction of the proposed single-family residence at the site. However, it is recommended that the soils engineer investigate the nature and extent of the debris encountered in Trench No. 2 to see if it has an impact on the recommendations in the soils engineering report or if it could interfere with the construction process.



Seismic Hazards

The site is located within the seismically active Central California area, and moderate to severe ground shaking can be expected during the life of the proposed residence. The largest historical mean peak horizontal ground acceleration estimated to have occurred in the near vicinity of the site within the last 200 years was 0.25g.

There are no mapped active faults that cross or are adjacent to the site, therefore, the potential for surface-fault rupture at the site is considered to be very low.

The potential for secondary seismic hazards to occur at the site such as liquefaction and seismically induced settlement is considered to be low.

Static and Seismic Slope Stability

Based on the results of the slope stability analysis and the soft, friable, and weathered condition of the sandstone bedrock underlying the site, there is a high potential for shallow slope failures to occur. Therefore, it is recommended that the existing cut slope along the up-slope side of lower La Vista del Oceano road be retained.

6.0 CLOSURE

The conclusions and recommendations of this report are based on data acquired and evaluated from this study and are intended to apply only to the proposed residence at the site. The conclusions of this report are based upon the assumption that the site geologic conditions do not deviate substantially from those disclosed in our research and field exploration. If any variations or undesirable conditions are encountered during construction, or if the proposed construction will differ from that planned at the present time, Earth Systems Pacific should be notified so that supplemental recommendations can be given.



Schechter Residence

July 8, 2004

This report is valid for conditions as they exist at this time for the type of development described herein. Our intent was to perform the investigation in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in the locality of this project under similar conditions. No representation, warranty, or guarantee is either expressed or implied. This report is intended for the exclusive use of the client as discussed in the "Scope of Services Section". Application beyond the stated intent is strictly at the user's risk.

This document, the data, conclusions, and recommendations contained herein are the property of Earth Systems Pacific. This report shall be used in its entirety, with no individual sections reproduced or used out of context. Copies may be made only by Earth Systems Pacific, the client, and the client's authorized agents for use exclusively on the subject project. All other rights are retained by Earth Systems Pacific and any other use is subject to federal copyright laws and the written approval of Earth Systems Pacific.

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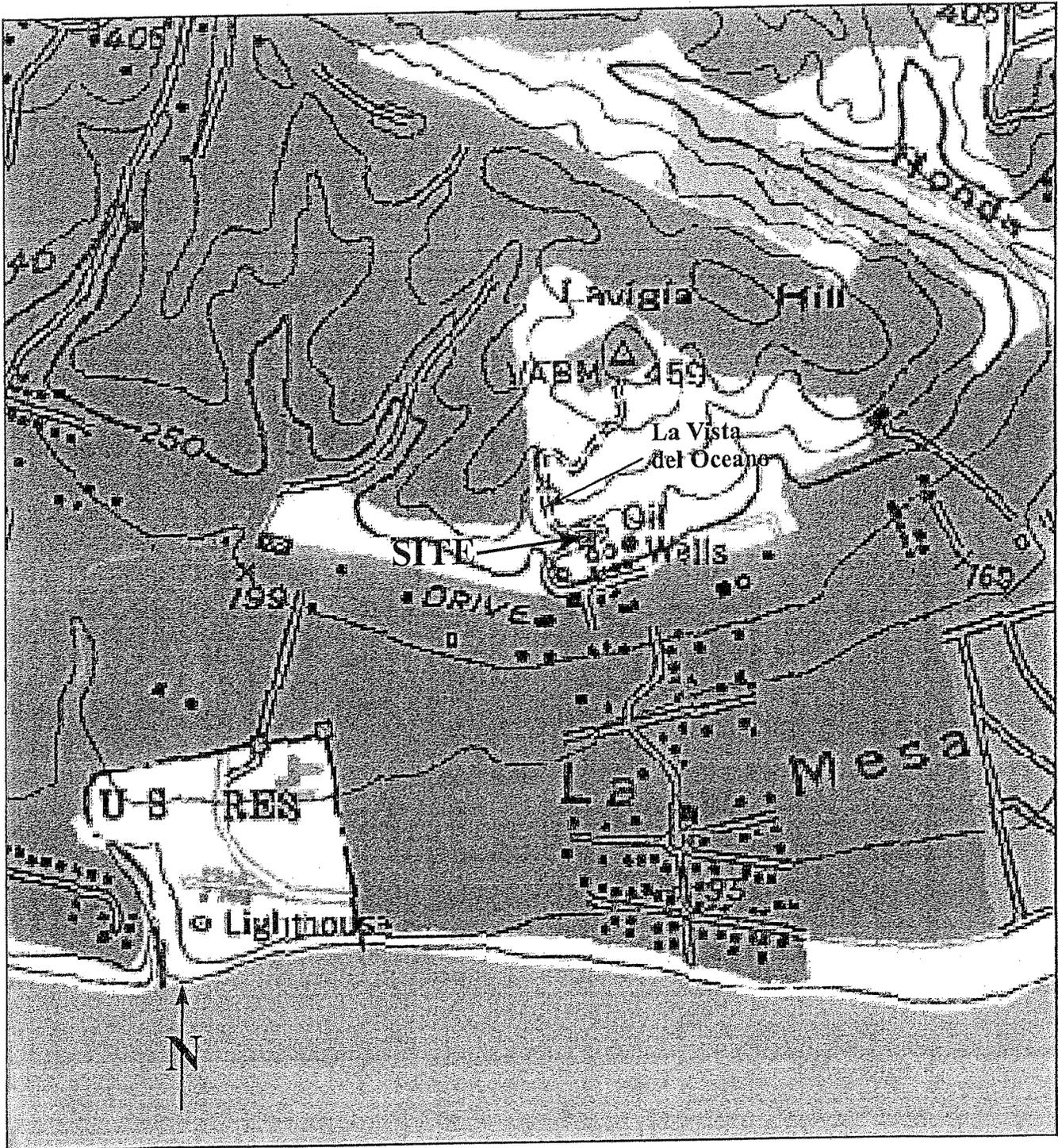
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- Blake, T. F., FRISKSP (ver. 4): *A Computer Program for the Probabilistic Estimation of Peak Acceleration and Uniform Hazard Spectra Using 3-D Faults as Earthquake Sources User's Manual*, 2000.
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- Jennings, C. W., *Fault Activity Map of California and Adjacent Areas*, California Division of Mines and Geology Geologic Map 6, 1994.
- Pacific Materials Laboratory of Santa Barbara, Inc., *Preliminary Foundation Investigation, Proposed Single-Family Residence, 1575 La Vista del Oceano, City of Santa Barbara, California*, File No. 04-11630-2, dated April 2, 2004.

APPENDIX

Vicinity Map
Trench Location Map
Trench Logs
Slope Stability Plot
Historical Earthquake/Fault Map
Geologic Map

VICINITY MAP
SCHECHTER RESIDENCE
1575 LA VISTA DEL OCEANO
Santa Barbara, California



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July 2004

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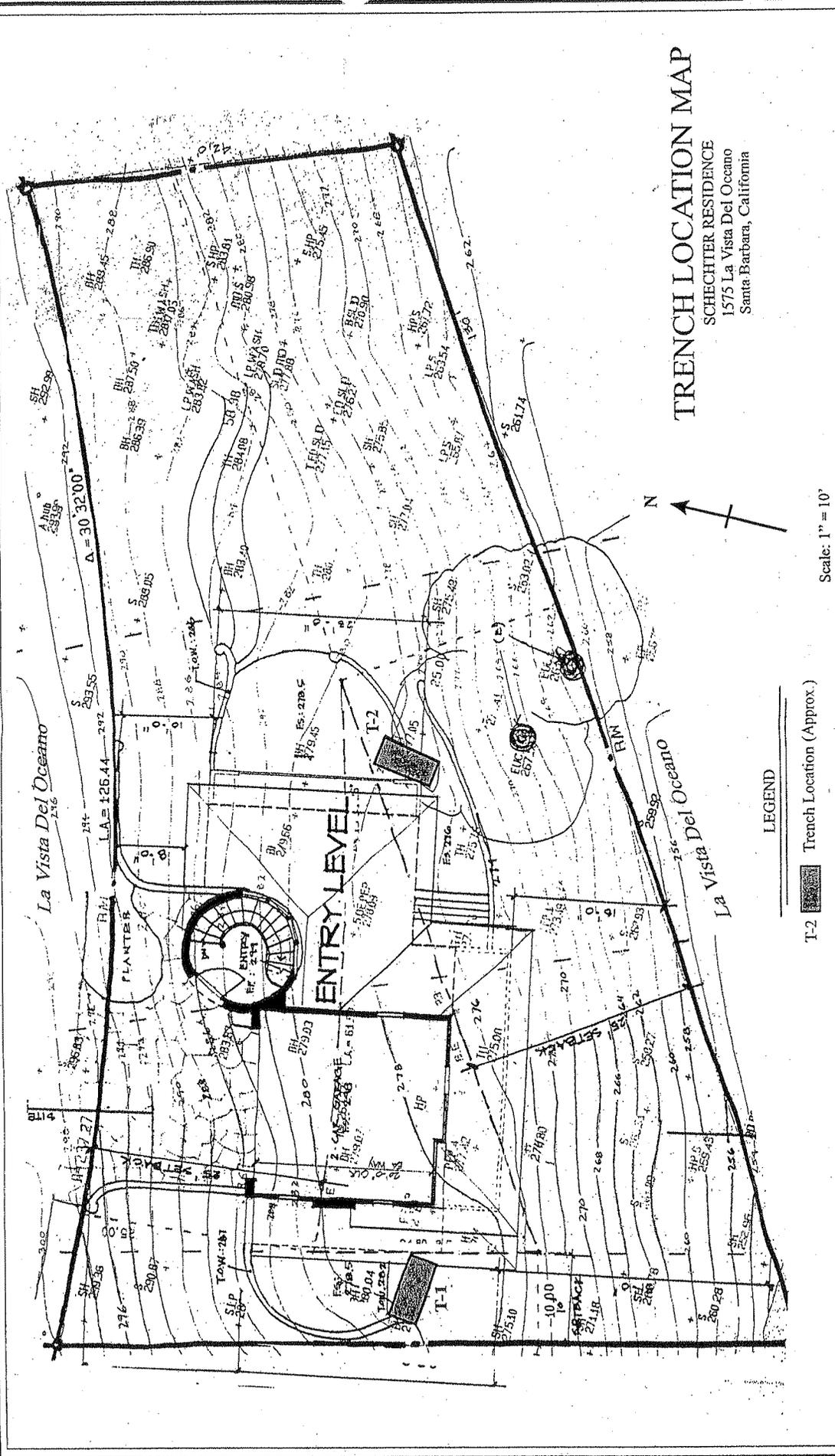
LOGGED BY: R. Wagner
DRILL RIG: Backhoe
AUGER TYPE: 24" bucket

PAGE 1 OF 1
JOB NO.: SL-14235-GA
DATE: 06/29/04

DEPTH (feet)	USCS CLASS	SYMBOL	SAMPLE DATA					
			INTERVAL (feet)	SAMPLE TYPE	DRY DENSITY (pcf)	MOISTURE (%)	BLOWS PER 6 IN.	
SCHECHTER RESIDENCE 1575 La Vista Del Oceano Santa Barbara, California								
SOIL DESCRIPTION								
0	SM							
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								

LEGEND: Ring Sample Grab Sample Shelby Tube Sample SPT

NOTE: This log of subsurface conditions is a simplification of actual conditions encountered. It applies at the location and time of drilling. Subsurface conditions may differ at other locations and times.



TRENCH LOCATION MAP

SCHECHTER RESIDENCE
 1575 La Vista Del Oceano
 Santa Barbara, California

LEGEND

T-2  Trench Location (Approx.)

Scale: 1" = 10'

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 SL - 14235 - GA

Earth Systems Pacific

4378 Santa Fe Road, San Luis Obispo, CA 93401
 February, 2003





LOGGED BY: R. Wagner

DRILL RIG: Backhoe

AUGER TYPE: 24" bucket

JOB NO.: SL-14235-GA

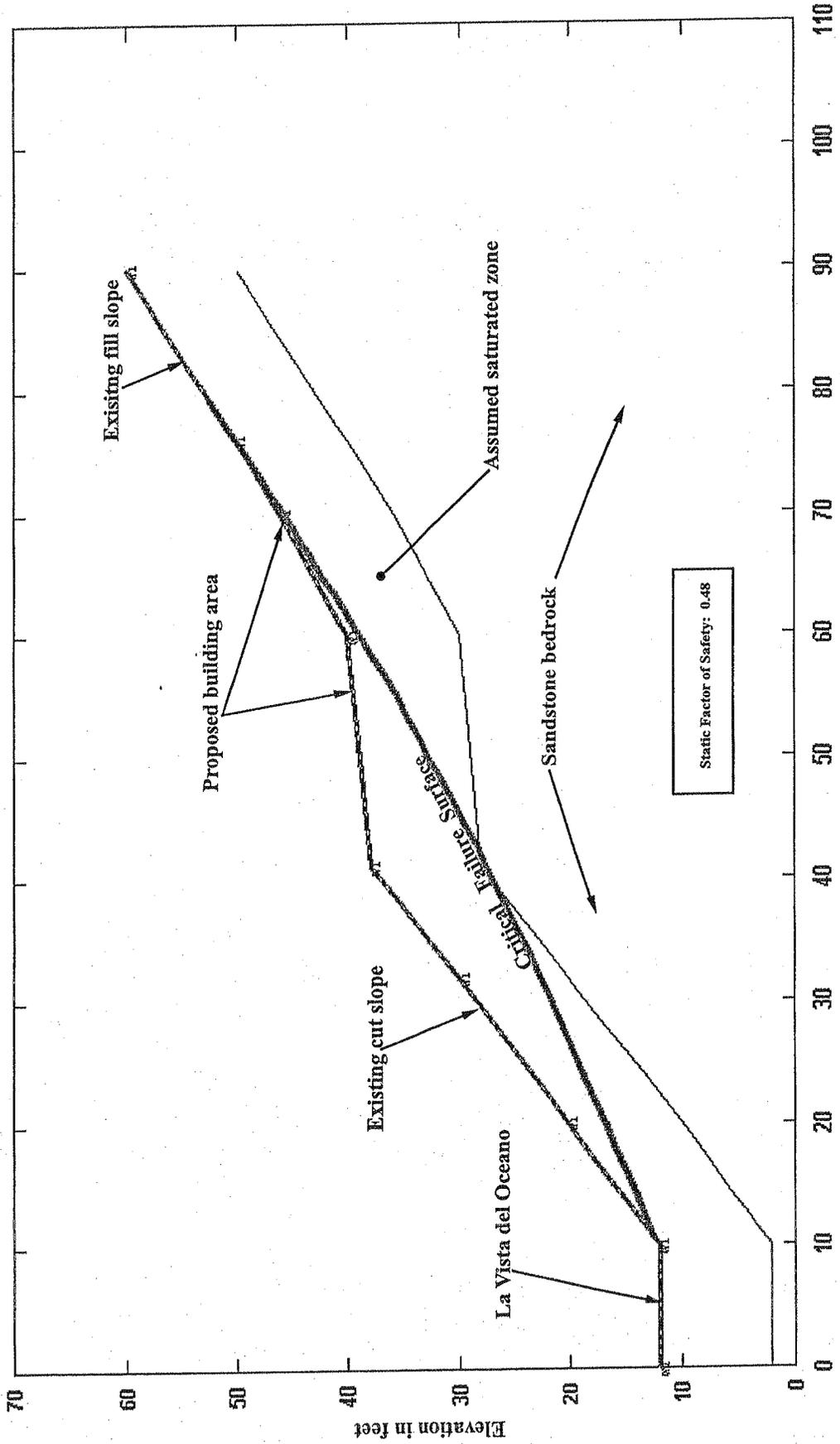
DATE: 06/29/04

DEPTH (feet)	USCS CLASS	SYMBOL	SAMPLE DATA					
			INTERVAL (feet)	SAMPLE TYPE	DRY DENSITY (pcf)	MOISTURE (%)	BLOWS PER 6 IN.	
SCHECHTER RESIDENCE 1575 La Vista Del Oceano Santa Barbara, California								
SOIL DESCRIPTION								
0	SM							
1								
2								
3								
4								
5								
6								
7	SM							
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23								
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25								
26								

LEGEND: ■ Ring Sample ○ Grab Sample □ Shelby Tube Sample ● SPT

NOTE: This log of subsurface conditions is a simplification of actual conditions encountered. It applies at the location and time of drilling. Subsurface conditions may differ at other locations and times.

SLOPE STABILITY PLOT
SCHECHTER RESIDENCE
 1575 LA VISTA DEL OCEANO
 Santa Barbara, California



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 July 2004

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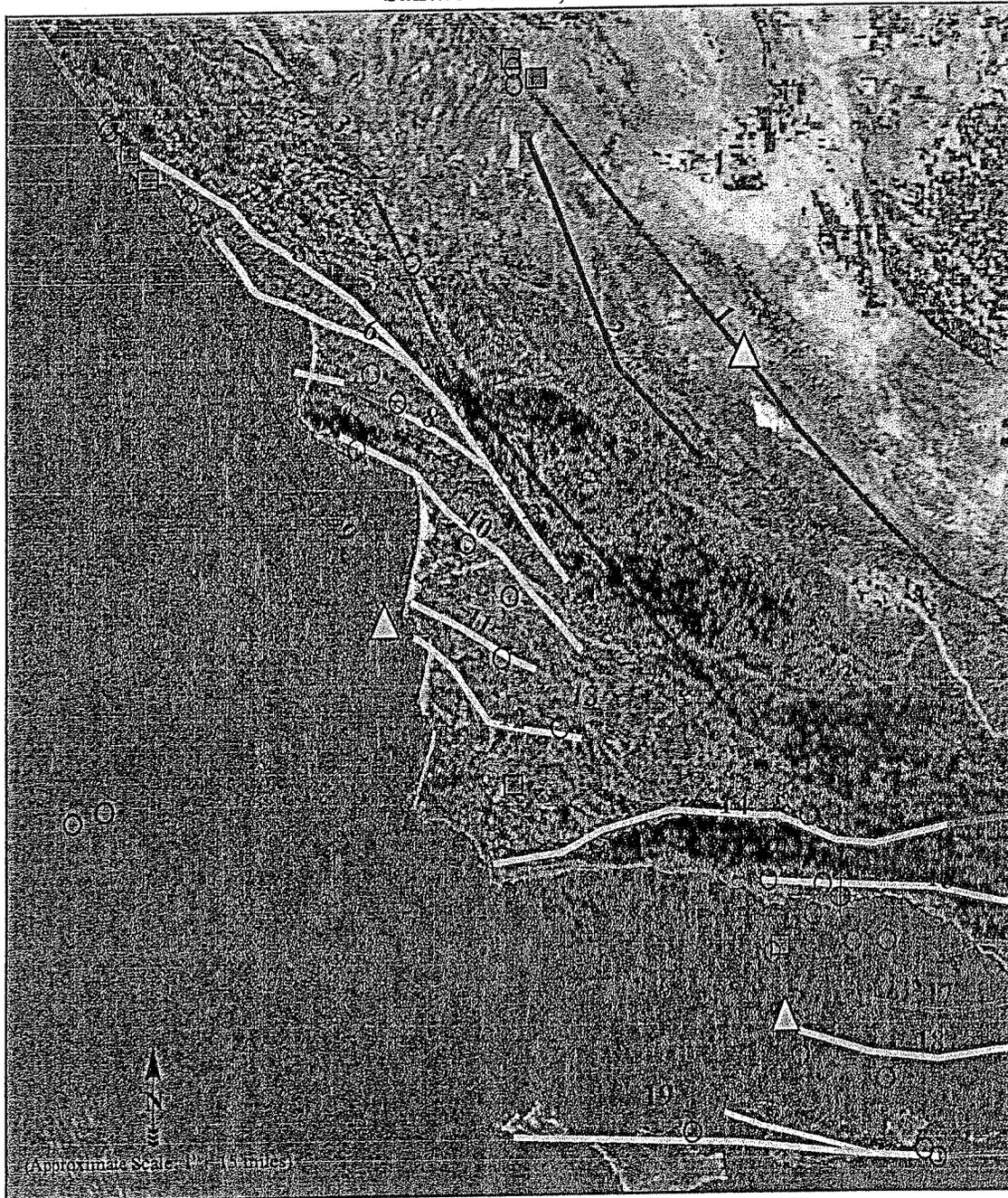
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HISTORICAL EARTHQUAKE/Fault MAP

SCHECHTER RESIDENCE

1575 La Vista Del Oceano

Santa Barbara, California



LEGEND

- Approximate Location of Site
- Historic rupture (<200 years)
- Holocene fault (<10,000 years)
- Late Quaternary (<700,000 years)
- Quaternary fault (<1.6 million)

EARTHQUAKE MAGNITUDE

- 5.0 to 5.9
- 6.0 to 6.9
- 7.0 to 7.9

FAULTS

- | | |
|---------------------|--------------------------------|
| 1 San Andreas | 11 Casmalia |
| 2 San Juan | 12 Lions Head |
| 3 Rinconada | 13 Los Alamos |
| 4 East Huasna | 14 Santa Ynez |
| 5 Oceanic | 15 Mission Ridge-Arroyo Parida |
| 6 Cambria | 16 Red Mountain |
| 7 West Huasna | 17 Ventura |
| 8 Los Osos | 18 Oak Ridge |
| 9 San Simeon-Hosgri | 19 Santa Cruz |
| 10 San Luis Range | |

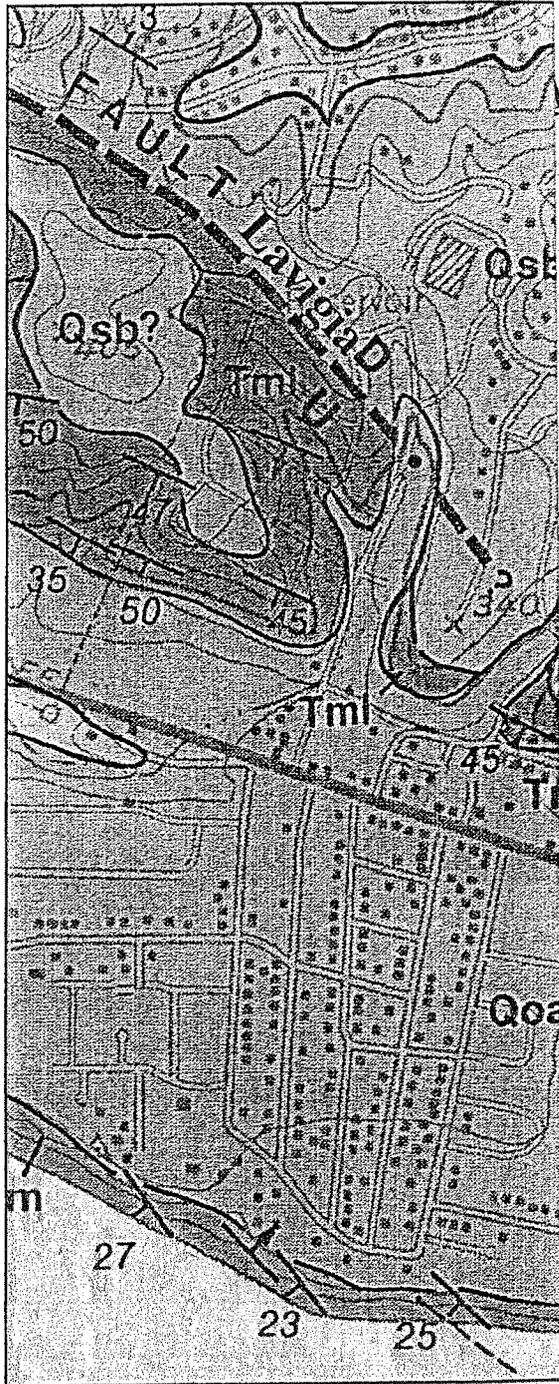


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EXPLANATION

Geologic Symbols

 Contact
 Dashed where approximately located or inferred

 High-angle fault
 where approximately located or inferred; dotted where concealed

 Thrust or reverse fault
 where approximately located or inferred; dotted where concealed.
 Teeth on upper plate. Dip of fault plane between 30° and 80°

 Anticline
 surface. Dashed where approximately located; dotted where concealed

 Syncline
 surface. Dashed where approximately located; dotted where concealed

⊕ 30° 90°
 Horizontal Inclined Vertical
 Strike and dip of beds



Approx. Scale: 1" = 1000'



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 July 2004

August 9, 2004

FILE:GR04Aug:Geyer2

Mr. & Mrs. David Geyer
4694 Granada Way
Santa Barbara, California 93110

RECEIVED

OCT 18 2004
CITY OF SANTA BARBARA
PLANNING DIVISION

Re: *Updated and Revised Geologic Recommendations pertaining to Preliminary Geologic Investigation*
1576 Vista del Oceano
Santa Barbara, California

Dear Mr. & Mrs. Geyer:

1. INTRODUCTION

At your request and that of your Civil Engineer, Mr. Bob Goda of Penfield & Smith, I am presenting herewith an updated and revised summary letter regarding the geologic conditions on the above referenced property. This current report is meant to supplement my two previously prepared reports for you and the previous owner of the property, Mr. Lin Sayre. These two other reports include my *Preliminary Geologic Investigation* report prepared for Mr. Sayre on July 17, 1992 and a *Revised Geologic Recommendations* report prepared for you dated August 25, 1998. This later report included two detailed graphics that are included within this report. Figure 1 is a **SITE GEOLOGIC MAP** that shows the local geologic conditions of the property and the location of the *Geologic Inspection Trench* and Figure 2 is **DIAGRAMMATIC CROSS SECTION** of the parcel that illustrates the conceptual cross sectional profile of the proposed new residence.

It is my understanding that you propose to construct a new single family residence on the property. The house will utilize water from a metered source and dispose of septic effluent via the public sewer system. As part of this updated study, I have reviewed my previously prepared reports and graphics, made a reconnaissance level field inspection of the property and surrounding area and discussed my updated geologic recommendations with the project Geotechnical Engineer, Mr. Ron Pike of Pacific Materials Laboratory of Goleta, California. I have also reviewed a *Conceptual Site Plan* prepared by Penfield & Smith, Engineers for the property, Work Order 15096.02 (no date). In summary, the main focus of this updated report is to re-emphasize the importance of the foundation design for the proposed residence and retaining walls on the property. All elements of the foundation and major retaining wall should be supplemented by use of drilled and cast in place concrete piles that extend a minimum of 20 feet below existing grade. I have outlined later in this report my conclusions and specific recommendations regarding these updated geologic guidelines.

2. FINDINGS

I have made a brief reconnaissance level field inspection of the site to determine if there are new or modified geologic conditions on the subject property. I did not observe any significant geologic changes to the property since I conducted my last field visit in 1998. There are several new residences in the vicinity of the subject property.

Review of the recently prepared **Conceptual Site Plan** prepared by Penfield & Smith, Engineers shows that the proposed residence will be a multi-story, single family, wood frame structure that "steeps" up slope in three levels, roughly following the topographic contours of the parcel. Access to the residence will be by a paved driveway leading to the site from the east along the southern portions of the parcel. The down slope site of the driveway access will be supported by an engineered retaining wall. Penfield & Smith has also shown on the Conceptual Site Plan elements of the Grading and Drainage Plan.

In order to provide you with flexibility in your final design for the residence and to incorporate my site development guidelines regarding slope stability and erosion control, I have outlined below several updated recommendations that should be incorporated into your building plans.

3. RECOMMENDATIONS

I have prepared a **SITE GEOLOGIC MAP** that shows the local geologic conditions on the property, the location of my original *geologic inspection trench (A-A'-AA')*, the local strike and dip information, the property boundary and the alignment of my geologic cross section. Based on this information, I have prepared a **DIAGRAMMATIC CROSS SECTION** through the central portions of the property to illustrate the subsurface profile and to provide you, your Architect, the Civil Engineer (Penfield & Smith), and Geotechnical Engineer (Pacific Materials Laboratory) with a visual representation of my proposed geologic design constraints and recommendations (see Figure 2).

3.1. **FOUNDATION DESIGN CONCEPT**

In order to reduce the risk associated with slope instability and erosion, I recommend that the base of the foundation for the residence and the driveway retaining wall be placed at least 20 feet below the elevation of the existing ground surface. This can be accomplished by several different means. The various construction elements can be cut into the hillside by grading to a depth where the final elevation of the concrete slab and foundation are at least 20 feet below original ground surface. Those portions of the conventional foundation that are not 20 feet or more below grade shall be supplemented by the use of footing extensions or drilled and cast in place piles in order to reach the 20 foot depth guideline. Figure 2 shows a approximately north-south aligned profile through the hillside that illustrates this design concept.

3.2. GRADING GUIDELINES

In summary, I suggest that grading occur to "key" the foundation into the hillside to a depth that is at least through the soil profile and into firm bedrock (approximately 6 to 8 feet below existing grade). Deeper cuts are advised but may not be possible throughout the entire structure. All cut slopes shall not exceed an angle of 2:1 (horizontal to vertical) without the use of an engineered retaining wall. Temporary construction grading can create cut slopes as steep as 1½:1 (horizontal to vertical) or as outlined within standard Cal-OSHA Grading and Excavation Guidelines. Steeper temporary cut slopes may be possible, but may require construction shoring or other means of support. Grading for the exposed (non-retained) temporary cut and fill slopes should be conducted during the dry season because the local earth materials are highly susceptible to erosion because of their weakly consolidated sandy nature.

3.3. FRENCH DRAINS

Portions of the property could experience oversaturation conditions during heavy rainfall events due to the permeable nature of the sandy materials within the Santa Barbara Formation bedrock. Based on the potential for daylighting of groundwater under slabs, I recommend that you install French Drains behind and under the various foundation and retaining wall elements of the house in order to intercept and transport all excess subsurface fluids away from the building and side yard areas. For planning purposes, French Drains should be installed on the up gradient side of all retaining walls and foundation components that are placed below grade. The French Drains should be placed at least 12 inches below finish interior grade of the various floor elevation components. The captured water should be transported via closed pipelines all the way to the base of the slope, the driveway, or onto La Vista del Oceano. Proper design and function of these French drains is very important in minimizing the potential for water entry into the various structural components. I have shown the conceptual design and location of the French Drains on Figure 2 (see *DIAGRAMMATIC CROSS SECTION*).

3.4. EROSION AND DRAINAGE CONTROL

The Santa Barbara Formation is composed of highly erodible sand and silt. Erosion and drainage control are therefore critical to reducing geologic impacts to the hillside. I therefore recommend that all surface water runoff from impervious areas such as roadways, roofs, walkways, and parking areas be captured and directed via an impervious conduit or paved surface to the base of the slope, the driveway, or La Vista del Oceano. The entire drain system should be inspected and cleaned on a regular basis to ensure it is functioning correctly. Details of the drainage system should be provided by the project Architect or Civil Engineer.

3.5. VEGETATION PROGRAM

The use of deep rooted, drought tolerant plants in the landscaping plan are recommended for the graded areas in order to further minimize the potential for oversaturation of the local earth materials and associated erosion hazards. Thick and deep rooted plant varieties are recommended because they tend to stabilize the slope and keep it in a state of undersaturation. The revegetation program should be implemented as soon as practical after the rough grading process. I suggest that the project Architect work cooperatively with an experienced landscape architect or nurseryman to provide a landscape plan that includes the use of drought tolerant plant varieties. Timing of the installation of the revegetation program is also important to reduce winter runoff and other potential drainage control problems.

3.6. FURTHER GEOLOGIC REVIEW

I recommend that I review and approve of all final grading and building plans prior to finalization of your development plans. I also recommend that a representative from my office be present during the rough grading process and during the excavation of the footings in order to inspect the lithologic character, depth to firm earth materials, and to review other unforeseen geologic hazards on the project site. I require that I be given at least 48 hours notice prior to the grading process for scheduling purposes.

The geotechnical analysis and design guidelines for the residential and retaining wall foundation needs to be upgraded by Pacific Materials Laboratory. Because of their familiarity with the project site and surrounding area, I recommend that they conduct the required geotechnical analysis and design work. I also require that I review and approve of all their foundation recommendations prior to my final approval of the project.

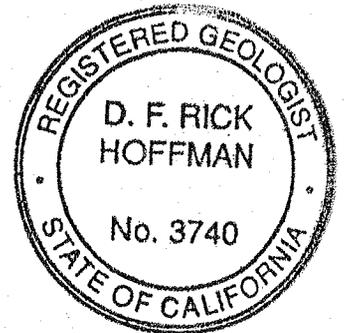
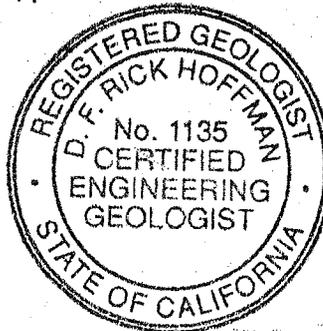
.....

I trust this updated report and graphics provide you with the planning information you requested. If I can be of further assistance to you regarding this project, please feel free to call upon me.

Sincerely,



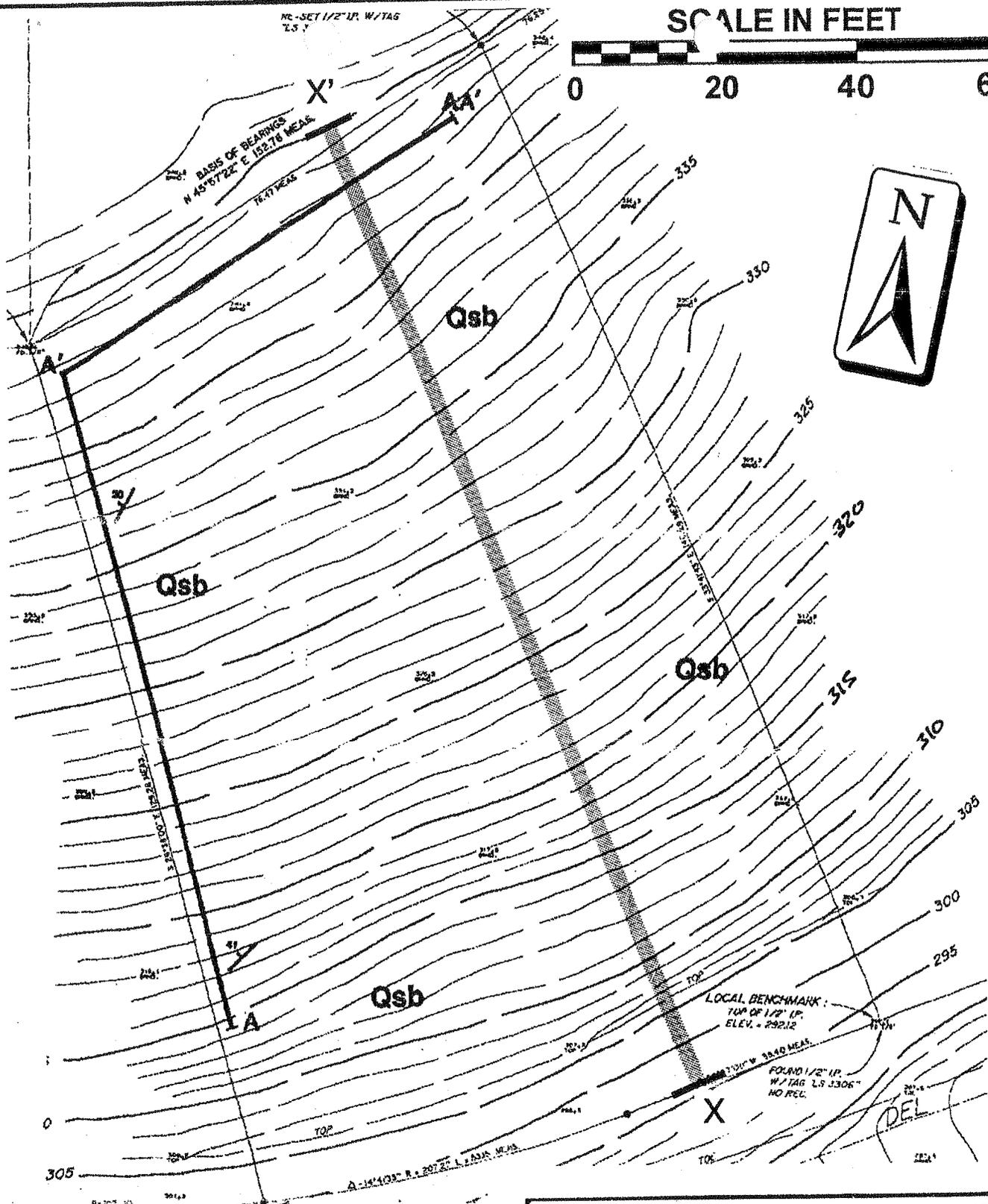
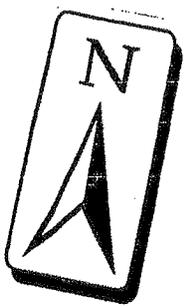
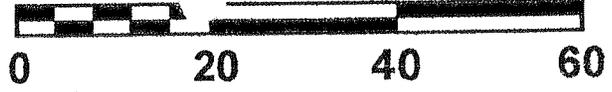
Mr. Rick Hoffman
Certified Engineering Geologist & Hydrogeologist
State of California
RG #3740 EG #1135 HG #448



cc: Mr. Ron Pike, Geotechnical Engineer, Pacific Materials Laboratory
 Mr. Bob Gota, Civil Engineer, Penfield & Smith, Engineers

NO. SET 1/2" IP, W/TAG
L.S. 7

SCALE IN FEET



Qsb Santa Barbara Formation: yellow to brown sand, unconsolidated to weakly consolidated, with some white caliche filled fractures, chert and sandstone pebbles and shell fragments

25 ↘ Strike and dip of bedding
A — A' Geologic inspection trench

X — X' Line of Geologic Cross Section (see Figure 2)

SITE GEOLOGIC MAP

REVISED GEOLOGIC INVESTIGATION

Geyer Residential Project

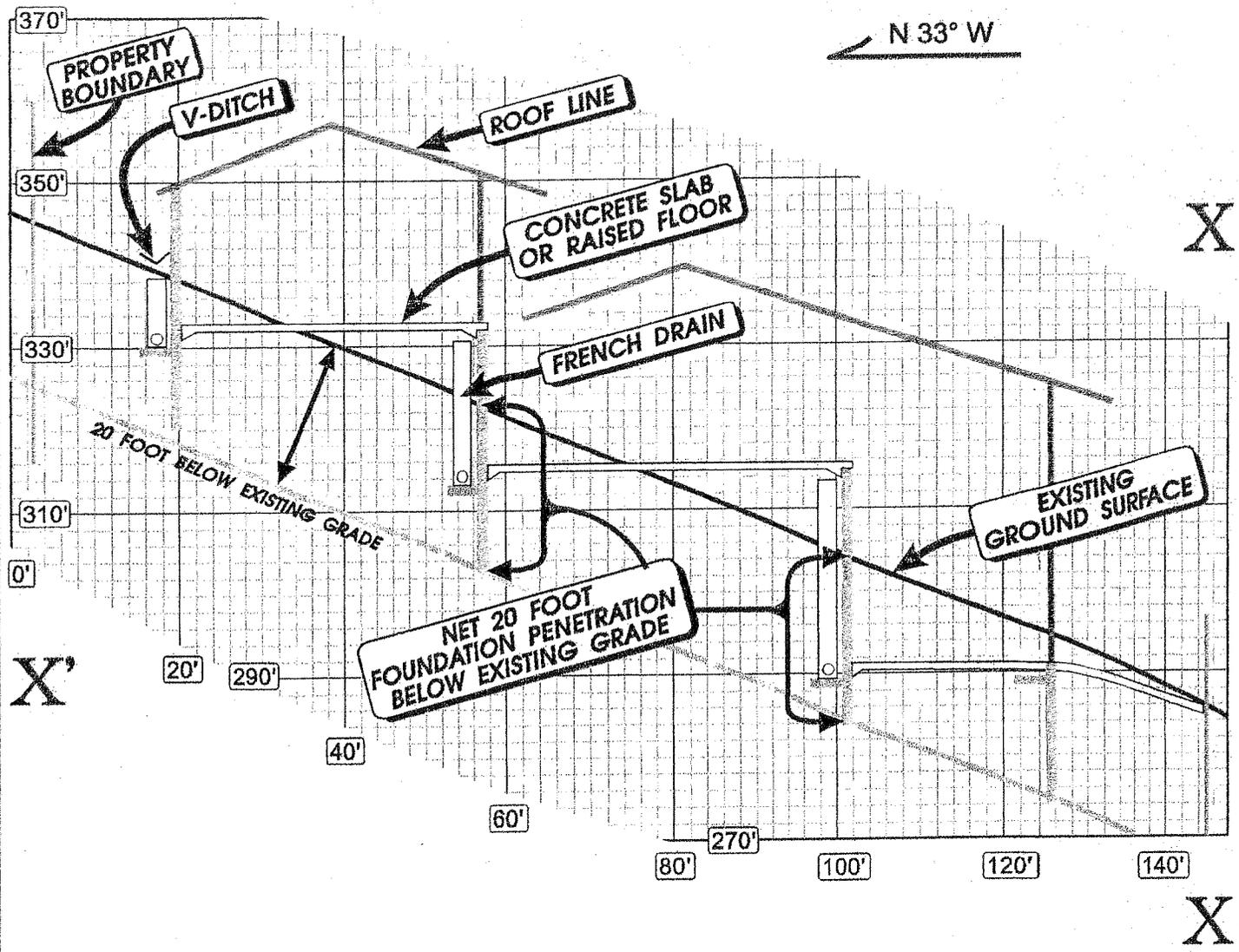
1576 Vista del Oceano, Santa Barbara, California

Rick Hoffman and Associates

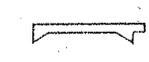
CONSULTING ENGINEERING GEOLOGISTS
RG 3740 EG 1135
1149 Palomino Rd. Santa Barbara, CA 93105
(805) 569-1911

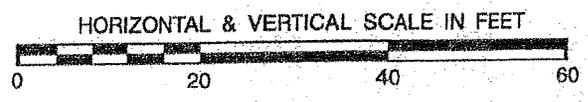
FIGURE

1



LEGEND

-  Property line; approximate
-  Retaining wall & supplemental caisson
-  French drain system (behind retaining wall)
-  Concrete slab or raised floor
(see Geotechnical Engineering Report)
-  V-ditch for surface water drainage
-  Roof line (diagrammatic)



DIAGRAMMATIC CROSS SECTION
 REVISED GEOLOGIC INVESTIGATION
 Geyer Residential Project
 1576 La Vista del Oceano, Santa Barbara, California

Rick Hoffman and Associates
 ENGINEERING GEOLOGISTS & HYDROGEOLOGISTS

1149 Palomino Rd., Santa Barbara, CA 93105
 TEL. (805) 569-1911 FAX (805) 569-0142

FIGURE
2

Penfield Smith
ENGINEERS • SURVEYORS • PLANNERS

CORPORATE OFFICE
101 EAST VICTORIA STREET, P.O. BOX 98
SANTA BARBARA, CALIFORNIA 93102
805-963-9532 • FAX 805-966-9801

W.O. 15,096.02

April 28, 2005

Marisela Salinas
City of Santa Barbara
Community Development Department
630 Garden Street
Santa Barbara, California 93101

RECEIVED
APR 28 2005
CITY OF SANTA BARBARA
PLANNING DIVISION

Subject: Additional Materials

**MST1999-00714, La Vista Del Oceano Drive Connection
La Vista Del Oceano Road right of way**

**Geyer New Residence, 1576 La Vista Del Oceano Drive.
APN 035-180-058, MST1999-01043**

**Macofsky New Residence, 1570 La Vista Del Oceano Drive
APN 035-180-084, MST98-00706**

**Bucciarelli New Residence, 1568 La Vista Del Oceano Drive
APN 035-180-085, MST99-00513**

**Schechter New Residence, 1575 La Vista Del Oceano Drive
APN 035-170-023, MST2003-00652**

Dear Marisela:

This letter accompanies additional information requested in your email to me dated March 22, 2005.

The plan set for the Schechter residence has been revised. Floor area has been added on the north side of the main level. This area is below grade and would not add any visible size or bulk to the structure. It is however within the front yard setback area. This increased the floor area of the residence by 204 square feet. The floor area would now be 2,311 sq. ft. Your email references having all of the required applications listed on the plans. I believe the plans are accurate in this respect.

I am providing you with several copies of the sheet that depicts all of the proposed project elevations, neighboring house elevations and site sections and an 8 ½" X 11" reduction of this sheet.

Marisela Salinas
April 28, 2005
Page-2

Abandoned Oil Well

I have contacted the California Department of Conservation, Division of Oil, Gas, & Geothermal Resources (DOGGR) regarding the location and condition of the abandoned oil well indicated on our plans. Their letter dated April 13, 2005 is enclosed. They believe that the well was a dry hole and was abandoned in 1936. The DOGGR maps indicate that the well identified as "Daniel Fisher Smith 1" is located approximately where we have indicated it to be on our plans. No structures are proposed in that location. However, the location of the well given in the "Notice of Intention to Drill New Well" on file with DOGGR states that the well is located off our site and would have no relation to our project. I am providing you with the information that I have at this time and will request clarification with DOGGR.

I don't believe that the project would be affected by the abandoned well. The project could be conditioned such that if the well were encountered during construction it would be properly abandoned at that time. Without knowing more precisely the location of the abandoned well it would not be possible to know whether construction of the residences could be affected. Because the construction of the structures will require excavation to elevations well below the existing grades, it would be unlikely that the abandoned well would remain undiscovered in the vicinity of proposed construction.

I will make DOGGR aware of the discrepancy between their map and the location called out in the Notice and provide you with any additional information that I can obtain.

Please contact me by phone at 963-9538 ext. 188 or email to reg@penfieldsmith.com with questions about this letter or any aspect of this project.

Very truly yours,

PENFIELD & SMITH



Bob Goda
Associate Planner

Enclosures: DOGGR letter dated April 13, 2005
DOGGR map #301
A portion of map #301, (not to scale)
A copy of the La Vista Del Oceano Property



DEPARTMENT OF CONSERVATION
STATE OF CALIFORNIA

DIVISION OF OIL,
GAS, & GEOTHERMAL
RESOURCES

5075 S. BRADLEY ROAD
SUITE 221
SANTA MARIA
CALIFORNIA
93455-5077

PHONE
805/937-7246

FAX
805/937-0673

INTERNET
constrv.ca.gov

ARNOLD
SCHWARZENEGGER
GOVERNOR

April 13, 2005

Mr. Bob Goda
Penfield & Smith
101 E. Victoria St.
Santa Barbara, CA 93101

Subject: Daniel Fisher well "Smith" 1
Mesa Field

Dear Mr. Goda:

The subject well was drilled in 1934 and abandoned in 1936, and does not meet current standards for abandonment. The location given in the Notice of Intention to Drill New Well is 7 feet North and 32 feet West from the Southwest corner of Lot 14A of the La Vista Del Oceano Tract.

If any structure is to be located over or in the proximity of a previously abandoned well, there is the possibility that the well may need to be plugged and abandoned to current Division specifications. Section 3208.1 of the Public Resources Code authorizes the State Oil, Gas, and Geothermal Resources Supervisor to order the reabandonment of any previously abandoned well when construction of any structure over or in the proximity of the well could result in a hazard. The cost of reabandonment operations is the responsibility of the owner of the property upon which the structure will be located.

This office must be contacted for abandonment requirements if construction in the vicinity of the well would restrict future access to the well (see attached) or if grading would involve any disturbance to the existing and surface plug.

If you have any questions regarding the above comments, or need additional information, please contact our office at (805) 937-7246.

Sincerely,

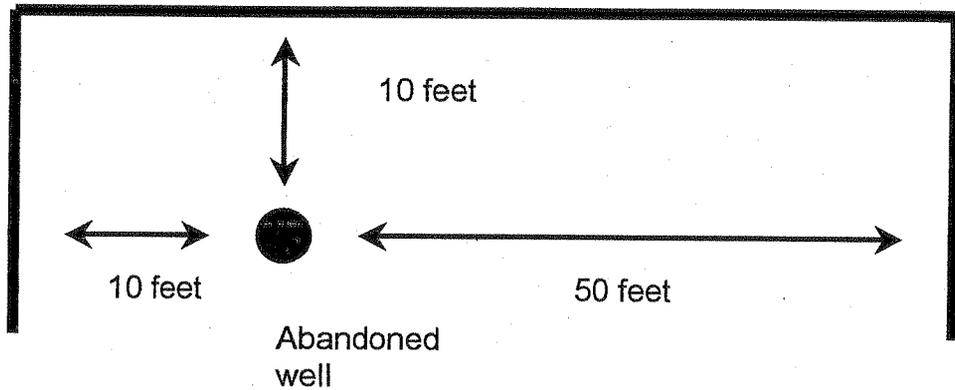
William E. Brannon
Deputy Supervisor

RB:hc

cc: EQSCC file

SUFFICIENT CLEARANCE BETWEEN STRUCTURES AND WELLS

Sufficient clearance shall be defined as being 10 feet or greater from the structure and/or property line, limited to any two adjacent sides of the well and 50 feet or greater from the structure and/or property line on the third side of the well. The fourth side shall always have open access (approximately speaking, enough clearance to make a u-turn with a semi truck).



Open

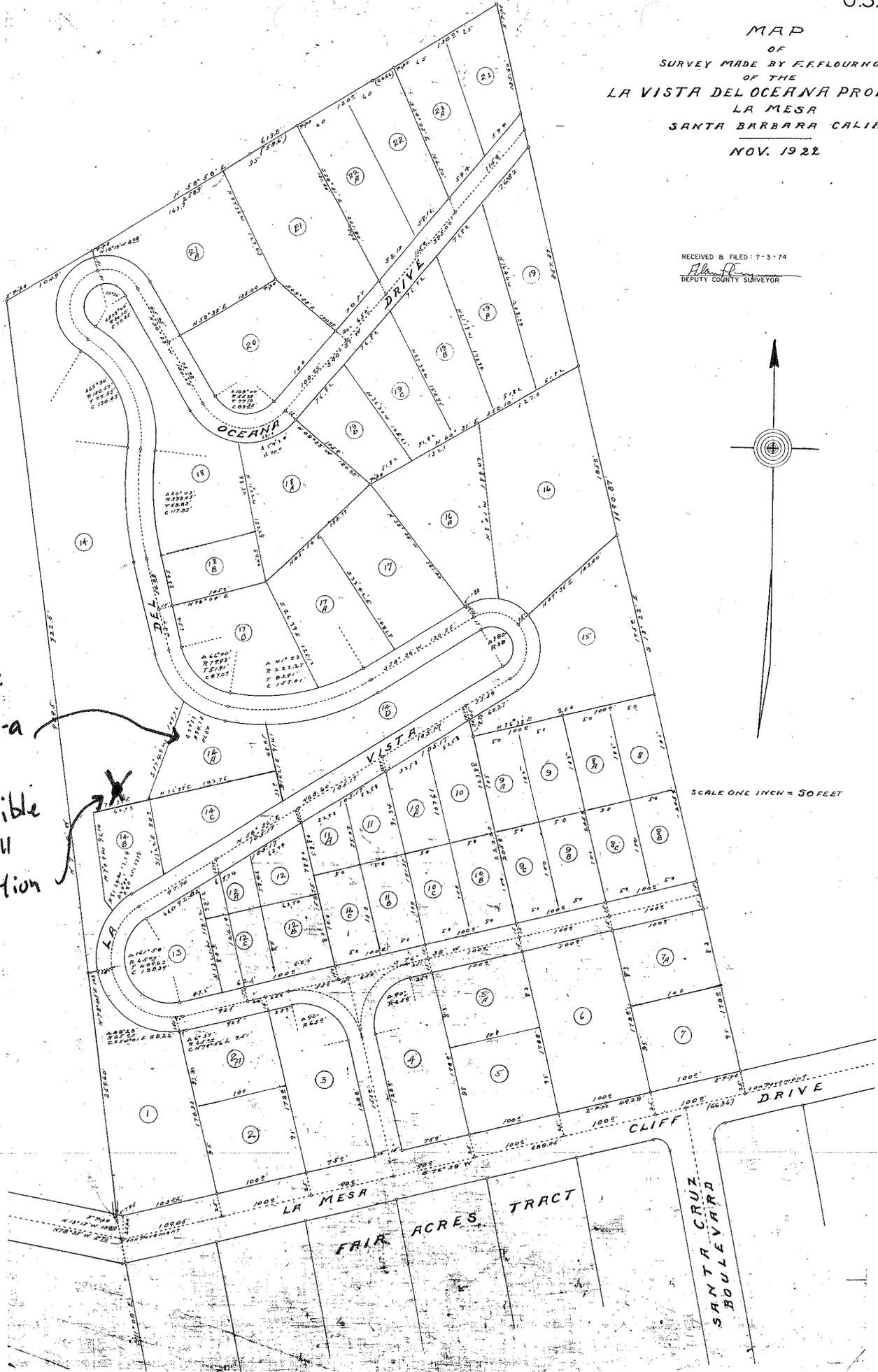
MAP
OF
SURVEY MADE BY F.F. FLOURNOY
OF THE
LA VISTA DEL OCEANA PROPERT
LA MESA
SANTA BARBARA CALIF.
NOV. 1922

RECEIVED & FILED: 7-3-74
Alvin D. ...
DEPUTY COUNTY SURVEYOR



SCALE ONE INCH = 50 FEET

Lot
14-a
Possible
well
location



Daniel Fisher
'Smith' 1

Sun Coast Properties Inc
'Kavarno' 1

Fred E Cole
'Stewart Community' 1

Estate
'gs' 3

T G Ross
1

Sun Coast Properties Inc
'Strehle' 1

Sun Coast Properties Inc
'Caldwell' 1

Drake Oil Co
'Nye' 1

Kennet
'Ro

Fred E Cole
'Cole' 9

Midcoast Oil Co
'Ora B' 1

Fred E Cole
'Cole' 14

Fred E Cole
'Cole' 1

D A Brown
1

K F Ross
'Ross' 1

Charles L Ross
'Ballantyne' 1

Moss & Walker
'Schuldt' 1

Charles L Ross
'Adams' 1

Fred E Cole
'Cole' 12

Portion of
DOGGER MAP # 301

Oil Co
'ott' 2

Allied Petroleum Corp

Beloil Co

