



Planning Director Staff Report – Hearing on February 15, 2017

County of Ventura • Resource Management Agency • Planning Division

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GMB ELLIOTT FAMILY LLC. COASTAL PLANNED DEVELOPMENT CASE NO. PL17-0084

A. PROJECT INFORMATION

1. **Request:** The Applicant requests approval of a Coastal Planned Development (PD) permit [Case No. PL17-0084] for construction of a 525-square foot second story addition, new interior stairway, lattice overhang, and first floor renovation of the existing 1,930 sq. ft. single-family dwelling.
2. **Applicant/Property Owner:** GMB Elliott Family, LLC., 2148 Troon Road, Houston, TX 77019
3. **Applicant's Representative:** Rasmussen and Associates, Scott Boydston, 21 South California Street, Fourth Floor, Ventura, CA 93001
4. **Decision-Making Authority:** Pursuant to the Ventura County Coastal Zoning Ordinance (CZO) (Section 8174-5 and Section 8181-3 et seq.), the Planning Director is the decision-maker for the requested PD permit.
5. **Project Site Size, Location, and Parcel Number:** The 8,767-square foot property is located at 8120 Puesta Del Sol, near the intersection of Puesta Del Sol and Buena Fortuna, in the Rincon Point Community, in the unincorporated area of Ventura County. The Tax Assessor's parcel numbers for the parcel that constitute the project site is 008-0-170-200 (Exhibit 2).
6. **Project Site Land Use and Zoning Designations:**
 - a. Countywide General Plan Land Use Map Designation: Existing Community (Exhibit 2)
 - b. Coastal Area Plan Land Use Map Designation: Residential - Medium 2.1-6DU/acre (Exhibit 2)
 - c. Zoning Designation: CR1-7,000 square foot (Coastal One-Family. Residential, 7,000 sq. ft. minimum lot size) (Exhibit 2)

County of Ventura
Planning Commission Hearing
PL21-0035
Exhibit 3 - February 15, 2017
Planning Director Staff Report

7. Adjacent Zoning and Land Uses/Development (Exhibit 2):

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	CR 1-7,000 square foot	Single family Residential
East	CR 1-7,000 square foot	Single family Residential
South	COS-10ac	Pacific Ocean
West	CR 1-7,000 square foot	Single family Residential

- 8. History:** In 1958, the property was created by deed conveyance from Charles L. and Elizabeth B. Washburn to Herbert S. Hazeltine, Jr. and Frances Sue Hazeltine. A Certificate of Compliance (No. 17-07-1198) was recorded legalizing the creation of the subject property in accordance with California Government Code Section 66499.35.

Planning Division staff reviewed the permitting history of the subject property and found the following permits: Building Permit No.13,995 for a single-family dwelling (issued on February 27, 1959), Building Permit No. R-13166, for removal of pilings and replace with concrete footings, (issued on April 7, 1967), and Zoning Clearance No. ZC15-0015 and Building Permit No. B15-000010 for concrete caisson foundation repair (issued on January 21, 2015).

The existing single-family dwelling (1,930 s. f.) and decking (1,875 s.f.) are elevated on piles. The existing two-car carport (343 s.f.) is beneath the master bedroom and bath. In accordance with CZO Section 8182-7.1.1 the existing single-family dwelling is legal non-conforming. The property's non-conforming status is a result of the existing raised decks and ramps located within the side yard setbacks and the residence's uniquely designed layout of four separate living areas that have no internal access to each other, specifically a kitchen and living area unit and (3) three separate one-bedroom and one-bathroom units.

No open or closed violations exist or are associated with the subject property.

- 9. Project Description:** The Applicant is requesting approval of a Coastal Planned Development (PD) Permit for a 525-square foot second story addition, new interior stairway, new 65 s.f. lattice overhang, and a first-floor renovation of the existing 1,930 sq. ft. beachfront single-family dwelling with an attached two-car carport positioned underneath the residence's master bedroom

With the above changes, the single-family dwelling will encompass a total of 2,455 sq. ft. of gross floor area. The existing single-family dwelling and attached two-car carport was constructed in 1959 on a grade beam and caisson foundation system.

The property is considered legal non-conforming as a result of the existing raised decks and ramps located within the setbacks and the residence's uniquely designed layout of four separate living areas (kitchen and living area unit and three separate bedroom and bathroom units) having no internal access to each other. The existing building footprint of the single-family dwelling, attached two-car carport, and raised decking will remain the same. The proposed second story addition of 525 s.f. will be accessed by a new interior stairway and will contain two bedrooms and a bathroom. The proposed addition would remove less than 50% of the existing residence's roof area and would continue to maintain its legal non-conforming status in accordance with Section 8182-7.1.1 of the Coastal Zoning Ordinance.

The first-floor renovation consists of: a) conversion of the fourth bedroom into a TV room; b) conversion of a full bathroom into a laundry room and half bath; and c) the addition of an interior stairway to access the second-floor addition. The interior of the residence will be reconfigured by combining two of the one bedroom and bath units into one unit consisting of three bedrooms and two and a half baths, thereby resulting in a total of three separate units.

The height of the single-family dwelling with the second level addition will be 22 feet 2-1/8 inches at the averaged midpoint and 23 feet 2-1/2 inches at the ridge line peak.

The trash/recycling area will be located to the west of the existing carport. No grading or vegetation removal is proposed. No ground disturbance is proposed as all new development is located within the existing building footprint.

The subject property is accessed directly from Puesta Del Sol, a private street within the gated Rincon Point community, at the southern terminus of Bates Road in the North Coast area of unincorporated Ventura County. The project is within the mapped floodway of Rincon Creek. The Casitas Municipal Water District will continue to provide water and the Carpinteria Sanitary District will continue to provide sewage disposal for the residential use of the property.

No native vegetation will be removed as part of the Project. The single-family dwelling, as well as construction activities associated with the single-family dwelling, will not extend beyond the subject property.

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

Pursuant to CEQA (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (Title 14, California Code of Regulations, Division 6, Chapter 3, Section 15000 et seq.), the proposed project is subject to environmental review.

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents.

The proposed project qualifies for a Class 1 (Existing Facilities) Categorical Exemption pursuant to CEQA Guidelines Section 15301(e)(1) of the CEQA Guidelines. The Class I exemption applies to projects that involve additions to existing structures that will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. As stated in Section A.9 of this staff report (above), the proposed project consists of the interior renovations and the addition of 525 s.f. of new development in an area that was previously disturbed as part of the construction of the original single-family dwelling.

Furthermore, none of the exceptions set forth in Section 15300.2 apply to the proposed project. Therefore, this project is categorically exempt pursuant to Section 15301(e)(1) of the CEQA Guidelines. Therefore, based on the foregoing information, the project complies with the requirements of the CEQA Guidelines.

C. CONSISTENCY WITH THE GENERAL PLAN

The Ventura County General Plan *Goals, Policies and Programs* (2015, page 4) states:

...in the unincorporated area of Ventura County, zoning and any permits issued thereunder, any subdivision of land, any public works project, any public (County, Special District, or Local Government) land acquisition or disposition, and any specific plan, must be consistent with the Ventura County General Plan Goals, Policies and Programs, and where applicable, the adopted Area Plan.

Furthermore, the Ventura County CZO (Section 8181-3.5.a) states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County Coastal Area Plan.

Evaluated below is the consistency of the proposed project with the applicable policies of the General Plan *Goals, Policies and Programs* and *Coastal Area Plan*.

- 1. General Plan Resources Policy 1.1.2-1:** *All General Plan amendments, zone changes and discretionary development shall be evaluated for their individual and cumulative impacts on resources in compliance with the California Environmental Quality Act.*

General Plan Resources Policy 1.1.2-2: *Except as otherwise covered by a more restrictive policy within the Resources Chapter, significant adverse impacts on resources identified in environmental assessments and reports shall be mitigated to less than significant levels or, where no feasible mitigation measures are available, a statement of overriding considerations shall be adopted.*

As discussed in Section B (above), Planning Division staff evaluated the project's individual impacts and contribution to cumulative impacts to resources in compliance with CEQA. The proposed project is categorically exempt from environmental review pursuant to Section 15301(e)(1) (Existing Facilities) of the CEQA Guidelines, and will not create a significant adverse impact to resources.

Based on the discussion above, the proposed project is consistent with Policies 1.1.2-1 and 1.1.2-2.

- 2. General Plan Resources Policy 1.3.2-2:** *Discretionary development shall comply with all applicable County and State water regulations.*

General Plan Resources Policy 1.3.2-4: *Discretionary development shall not significantly impact the quantity or quality of water resources within watershed, groundwater recharge areas or groundwater basins.*

The proposed project consists of the interior renovations and the addition of 525 sf to an existing single-family dwelling. The addition to the existing single-family dwelling will not result in a net change in the number of water or sanitation service connections. Casitas Municipal Water District (CMWD) will continue to provide water for the use of the subject property and Carpinteria Sanitary District will continue to provide wastewater service. Therefore, the project will not significantly impact the quantity or quality of water resources.

Based on the above discussion, the proposed project is consistent with the Policies 1.3.2-2 and -4

- 3. General Plan Resources Policy 1.7.2-1:** *Notwithstanding Policy 1.7.2-2, discretionary development which would significantly degrade visual resources or significantly alter or obscure public views or visual resources shall be prohibited unless no feasible mitigation measures are available, and the decision-making body determines there are overriding considerations.*

Coastal Area Plan – Scenic Resources Section 30251: *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of*

public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of the surrounding area and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The project site is located at 8120 Puesta Del Sol, in the Rincon Point community. Rincon Point is a gated residential community developed with a mix of newer and older one- and two-story single-family dwellings. The subject lot is located adjacent to the beach and immediately southeast of the mouth of Rincon Creek. Public views of the lot are limited to beachgoers and members of the public walking along the Rincon Point Beach parking lot. The proposed addition as described in Section A9 of this staff report (above) is subject to the development standards of the Ventura County CZO (Section 8175-2). The height of the single-family dwelling with the second level addition will be 22 feet 2-1/8 inches at the averaged midpoint and 23 feet 2-1/2 inches at the ridgeline peak. The existing gabled roof of the master bedroom and bath located above the two-car carport would partially obscure the second-story addition from beachgoers view. The addition would be constructed on the interior portion of the building site and would not restrict views from neighboring public vantage points. The new construction of a second-story addition will not increase the existing building coverage of 25% and will not exceed the maximum allowable building coverage of 42% of lot area pursuant to Figure 16.1 of the Coastal Area Plan.

Based on the discussion above, the proposed project will be consistent with the policies stated above.

- 4. Ventura County General Plan Goals, Policies and Programs Resources**
Policy 1.8.2-1: *Discretionary developments shall be assessed for potential paleontological and cultural resource impacts, except when exempt from such requirements by CEQA. Such assessments shall be incorporated into a Countywide paleontological and cultural resource data base.*

General Plan Goals, Policies and Programs Resources Policy 1.8.2-5:
During environmental review of discretionary development the reviewing agency shall be responsible for identifying sites having potential archaeological, architectural or historical significance and this information shall be provided to the County Cultural Heritage Board for evaluation.

Coastal Area Plan Archaeological and Paleontological Resources Policy B5: *Where new development would adversely impact paleontological resources, reasonable mitigation measures will be required. Such measures may involve covering the site, moving the structure(s) to another site on the parcel, or not*

constructing on the site, depending on the severity of the impacts and the significance of the resources.

Coastal Act § 30244: *Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Office, reasonable mitigation measures shall be required.*

The project site is an existing developed site. No grading is proposed. Paleontological Map Series of the Resource Management Agency Geographical Information System (RMA GIS) indicates that the subject property is located in an area of very low paleontological importance. The underlying geology is identified as active beach. The single-family dwelling (1,930 s.f.) and decking (1,875 s.f.) are elevated on piles. The two-car carport (343 s.f.) is beneath the master bedroom and bathroom. All of the proposed development would occur above grade, no impacts to archeological or paleontological resources will occur.

The Cultural Heritage Board staff evaluated the subject property to determine whether the site or residence was eligible for listing in the California Register of Historic Resources or at the local level as a "potential Cultural Heritage Site." The residence, built in 1959, met the 50-year age threshold for historical significance however, neither the residence or site met any of the criteria for listing as a Cultural Heritage Site outlined in Section 1365-5 of the Ventura County Cultural Heritage Ordinance 4225.

Based upon the discussion above, the proposed project is consistent with General Plan Policies 1.8.2-1 and 1.8.2-5, Coastal Area Plan Archaeological and Paleontological Resources Policy B5, and Coastal Act § 30244.

- 5. Ventura County General Plan Goals, Policies and Programs Resources**
Policy 1.10.2-1: *Discretionary development which would cause significant impacts to coastal beaches or sand dunes shall be prohibited unless the development is conditioned to mitigate the impacts to less than significant levels.*

Ventura County General Plan Goals, Policies and Programs Resources
Policy 1.10.2-2: *Discretionary developments which would result in the removal of dune vegetation shall be conditioned to replace the vegetation.*

The proposed renovations described in Section A9 of this staff report (above) do not include ground disturbance or grading impacts extending beyond the property boundaries (Exhibit 4, Condition No. 1). The proposed addition will not occur on the beach or within areas that have dune vegetation. Therefore, the proposed project will not cause significant impacts to coastal beaches or result in the removal of dune vegetation.

Based on the discussion above, the proposed project is consistent with Policies 1.10.2-1 and 1.10.2-2.

- 6. General Plan Hazards Policy 2.1.2-1:** *Applicants for land use and development permits shall provide all necessary information relative to identified hazards that may affect or be affected by their proposed project. Applicants shall also specify how they intend to mitigate identified hazards.*

General Plan Hazards Policy 2.1.2-2: *All geologic and soil engineering reports submitted with land use and development permit applications, including recommendations for measures to eliminate or mitigate possible hazards, shall be signed by qualified personnel registered and certified by the State in the appropriate discipline, such as Professional Engineers and/or Certified Engineering Geologists.*

General Plan Goals, Policies and Programs Hazards Policy 2.12.2-2: *Discretionary development in areas adjacent to coastal beaches shall be allowed only if the Public Works Agency with technical support from the Ventura County Watershed Protection District, determines from the applicant's submitted Wave Run-up Study that wave action and beach erosion are not hazards to the proposed development, or that the hazard would be mitigated to a less-than-significant level, and that the project would not contribute to beach erosion.*

Coastal Area Plan Central Coast Hazards Policy 3: *New development shall be sited and designed to minimize risks to life and property in areas of high geologic, flood, and fire hazards.*

Coastal Area Plan Central Coast Hazards Policy 4: *All new development will be evaluated for its impacts to, and from, geologic hazards (including seismic safety, landslides, expansive soils, subsidence, etc.), flood hazards, and fire hazards. Feasible mitigation measures shall be required where necessary.*

Coastal Area Plan Central Coast Hazards Policy 5: *The County may require the preparation of a geologic report at the applicant's expense. Such report shall include feasible mitigation measures which will be used in the proposed development.*

The applicant submitted a geotechnical engineering report (Exhibit 5, Earth Systems Southern California, June 6, 2017) for the subject property. The report determined that the nearest fault (Carpinteria fault) is approximately 2,500 feet north of the subject property, however, the area is not within one of the "Fault Rupture Hazard Zones" that have been specified by the State of California that are of most concern for ground shaking at the subject property. No landslides are mapped on or near the site.

The subject property is within Zone AE Regulatory Floodway from Rincon Creek and Zone VE floodplain from the Pacific Ocean as indicated on FEMA Flood Insurance Rate Map (Panel No. 06111C0701E, effective date 1/20/2010). The proposed project would add a second-story and not expand the building's first

floor footprint or enclose any area that would reduce the flood storage area of the Regulatory Floodway. Therefore, a wave run up study was not required because the proposed project does not require any modifications to the existing residence's foundation system nor does it involve additions to the first floor.

The Ventura County Fire Protection District (VCFPD) reviewed the proposed project and determined that the existing water supply on Puesta del Sol is adequate for fire protection purposes. Furthermore, the proposed project will be subject to VCFPD conditions of approval to ensure adequate water supply and access is available for fire protection (Exhibit 4, Condition Nos. 26).

The existing residence is built on a grade beam and caisson foundation system. The proposed project will not include any new development beyond the existing footprint and will not require the construction of shoreline protective devices.

The existing residence is not protected by an existing shoreline protective device such as a seawall. The proposed development will not require the construction of shoreline protective devices. Therefore, the proposed development will not contribute to beach erosion or alteration of natural landforms along the adjacent shoreline or require the construction of shoreline protection devices. Based on the discussion above, the proposed project will be consistent with the policies stated above.

7. Ventura County General Plan Goals, Policies and Programs Hazards Policy
2.10.2-3: *Development shall be protected from a 100-year flood if built in the flood plain areas.*

According to the Ventura County Watershed Protection District – Advanced Planning Section, the proposed project is located within Zone AE Regulatory Floodway from Rincon Creek and Zone VE floodplain from the Pacific Ocean as indicated on FEMA Flood Insurance Rate Map (Panel No. 06111C0701E, effective date 1/20/2010). The Applicant proposes to construct a 525 s.f. second-story addition and not to expand the building's first floor footprint or enclose any area that would reduce the flood storage area of the Regulatory Floodway. The project qualifies for the National Flood Insurance Program's 50% Substantial Improvement Exemption and meets the requirements of the County of Ventura Floodplain Management Ordinance 4465 due to the construction cost limit of the proposed second-story improvements will be set at no more than 50% of the existing building's value less the land value and less a depreciation factor.

In light of the new Sea Level Rise Policy Guidance adopted August 12, 2015, the California Coastal Commission staff recommend that wave runup studies be provided for all discretionary projects involving new construction on the coast to study sea level rise and future erosion potential of the site. Since the proposed project does not require modifications to the existing residence's foundation nor

does it involve additions to the first floor, the County Planning Division staff determined that a wave run up study was not required.

The Permittee will be required to get a Floodplain Development Permit to ensure the proposed project will be designed for, and protected from, the 100-year flood and a Notice of Flood Hazard shall be recorded on the title of the subject property (Exhibit 4, Condition Nos. 24 and 25).

Based on the discussion above, the proposed project is consistent with Policy 2.10.2-3.

8. Ventura County General Plan Goals, Policies and Programs Hazards Policy 2.13.2-1: *All applicants for discretionary permits shall be required, as a condition of approval, to provide adequate water supply and access for fire protection and evacuation purposes.*

As stated in this staff report (above), the Casitas Municipal Water District will continue to provide water to the property. The Ventura County Fire Protection District (VCFPD) reviewed the proposed project and determined that the existing water supply on Puesta del Sol is adequate for fire protection purposes. Furthermore, the proposed project will be subject to VCFPD conditions of approval to ensure adequate water supply and access is available for fire protection (Exhibit 4, Condition Nos. 26 and 27).

Based on the discussion above, the proposed project is consistent with Policy 2.13.2-1.

9. General Plan Hazards Policy 2.16.2-1: *All discretionary development shall be reviewed for noise compatibility with surrounding uses. Noise compatibility shall be determined from a consistent set of criteria based on the standards listed below. An acoustical analysis by a qualified acoustical engineer shall be required of discretionary developments involving noise exposure or noise generation in excess of the established standards. The analysis shall provide documentation of existing and projected noise levels at on-site and off-site receptors, and shall recommend noise control measures for mitigating adverse impacts.*

- (1) *Noise sensitive uses* proposed to be located near highways, truck routes, heavy industrial activities and other relatively continuous noise sources shall incorporate noise control measures so that:
 - a. Indoor noise levels in habitable rooms do not exceed CNEL 45.
 - b. Outdoor noise levels do not exceed CNEL 60 or Leq1H of 65 dB(A) during any hour.
- (2) *Noise sensitive uses* proposed to be located near railroads shall incorporate noise control measures so that:
 - a. Guidelines (1)a. and (1)b. above are adhered to.
 - b. Outdoor noise levels do not exceed L10 of 60 dB(A).

- (3) *Noise sensitive uses proposed to be located near airports:*
 - a. Shall be prohibited if they are in a CNEL 65 or greater, noise contour.
 - b. Shall be permitted in the CNEL 60 to CNEL 65 noise contour area only if means will be taken to ensure interior noise levels of CNEL 45 or less...
- (5) *Construction noise shall be evaluated and, if necessary, mitigated in accordance with the County Construction Noise Threshold Criteria and Control Plan.*

The proposed single-family dwelling qualifies as a noise sensitive use and is located approximately 751 feet from Highway 101. The residential use of the property is not considered a noise generator that will adversely affect any nearby noise sensitive uses (e.g., existing, surrounding residences).

The Applicant submitted a noise study (Exhibit 6, Rincon Consultants, Inc dated August 22, 2017) which documents that outdoor noise levels at the subject property do not exceed CNEL 60 or Leq1H of 65dBA. Additionally, the study indicates that the proposed double-paned windows for the second story addition should achieve noise reduction of at least 20 dBA as compared to exterior levels. Thus, interior noise levels would remain well within the County's 45 dBA CNEL standard and additional attenuation would not be needed. The use of a single-family dwelling will not result in noise beyond what would be expected in a residential community.

The proposed project will involve noise-generating construction activities that have the potential to adversely affect surrounding residential uses. Therefore, pursuant to the requirements of the Ventura County Construction Noise Threshold Criteria and Control Plan, the proposed project will be subject to a condition of approval to limit construction activities when noise-sensitive uses (i.e., neighboring residences) are not considered to be sensitive to construction noise (i.e., 7:00 a.m. to 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m. Saturday, Sunday and State holidays), consistent with the Ventura County Construction Noise Threshold Criteria and Control Plan (Exhibit 4, Condition 16).

Based on the discussion above, the proposed project is consistent with Policy 2.16.2-1.

10. Ventura County General Plan Goals, Policies and Programs Hazards Policy
2.10.2-3: *Development shall be protected from a 100-year flood if built in the flood plain areas.*

According to the Ventura County Watershed Protection District – Advanced Planning Section, the proposed project is located within Zone AE Regulatory Floodway from Rincon Creek and Zone VE floodplain from the Pacific Ocean as

indicated on FEMA Flood Insurance Rate Map (Panel No. 06111C0701E, effective date 1/20/2010). The Applicant proposes to construct a 525 s.f. second-story addition and not to expand the building's first floor footprint or enclose any area that would reduce the flood storage area of the Regulatory Floodway. The project qualifies for the National Flood Insurance Program's 50% Substantial Improvement Exemption and meets the requirements of the County of Ventura Floodplain Management Ordinance 4465 due to the construction cost limit of the proposed second-story improvements will be set at no more than 50% of the existing building's value less the land value and less a depreciation factor.

The Permittee will be required to get a Floodplain Development Permit to ensure the proposed project will be designed for, and protected from, the 100-year flood (Exhibit 4 Condition No. 25).

Based on the discussion above, the proposed project is consistent with Policy 2.10.2-3.

11. General Plan Land Use Policy 3.3.2-2(2): *Lower- and moderate-income rental housing located in the Coastal Zone shall be concurrently replaced within three miles, if feasible, when two or more such units are converted or demolished.*

The proposed project would not result in the conversion or demolition of two or more housing units within the Coastal Zone. Therefore, an analysis of the income level of the existing single-family dwelling is not required.

Based on the discussion above, the proposed project is consistent with Policy 3.3.2-2(2).

12. Public Facilities and Services Policy 4.1.2-1: *Discretionary development shall be conditioned to contribute land, improvements or funds toward the cost of needed public improvements and services related to the proposed development.*

The proposed project consists of a 525 s.f. second-story addition to an existing single-family dwelling, a new stairway and interior renovations. As discussed in the proposed project description (Section A.9 of this staff report, above), the Casitas Municipal Water District will continue to provide water and Carpinteria Sanitary District will continue to provide sewage disposal service to the subject property. Access to the site will provided with via U.S. Highway 101 to Bates Road to Puesta del Sol. The proposed project does not include an expansion of the residential use of the subject property beyond what is currently allowed. Therefore, the proposed project will not require any public improvements and services beyond what currently exists for the current residential use of the subject property.

Based on the discussion above, the proposed project is consistent with Policy 4.1.2-1.

Ventura County General Plan Goals, Policies and Programs Public Facilities and Services Policy 4.4.2-2: *Any subdivision, or discretionary change in land use having a direct effect upon the volume of sewage, shall be required to connect to a public sewer system. Exceptions to this policy to allow the use of septic systems may be granted in accordance with County Sewer Policy. Installation and maintenance of septic systems shall be regulated by the County Environmental Health Division in accordance with the County's Sewer Policy, County Building Code, and County Service Area 32.*

The Carpinteria Sanitary District provides sewer service for the subject property and will continue to do so for the proposed project. The proposed project will not increase the volume of sewage as the proposed project will result in no net change in the number of dwelling units on the subject property. Furthermore, the Resource Management Agency, Environmental Health Division staff reviewed the proposed project and determined that the existing sewer connection is adequate to continue to serve the proposed second-story addition to the single-family dwelling.

13. Public Facilities and Services Policy 4.1.2-2: *Development shall only be permitted in those locations where adequate public services are available (functional), under physical construction or will be available in the near future.*

As discussed in Section C.9 of this staff report (above), adequate public services are currently available (functional) for the proposed project. The Casitas Municipal Water District will continue to provide water and Carpinteria Sanitary District will continue to provide sewage disposal services to the proposed project. The construction of the 525 s.f. addition will not require an increase in the number of water or sewage connections. The continued residential use of the single-family dwelling will not increase traffic along Bates Road or other public roads used to access the property. Therefore, no improvements to the existing public roadway system are required for the proposed use of the single-family dwelling.

Based on the discussion above, the proposed project is consistent with Policy 4.1.2-2.

14. Ventura County General Plan Goals, Policies and Programs Public Facilities and Services Policy 4.3.2-1: *Development that requires potable water shall be provided a permanent potable water supply of adequate quantity and quality that complies with applicable County and State water regulations. Water systems operated by or receiving water from Casitas Municipal Water District, the Calleguas Municipal Water District or the United Water Conservation District will be considered permanent supplies unless an Urban Water management Plan (prepared pursuant to Part 2.6 of Division 6 of the Water Code) or a water supply and demand assessment (prepared pursuant to Part 2.10 of Division 6 of the Water Code) demonstrates that there is insufficient water supply to serve cumulative development within the district's service area. When the proposed*

water supply is to be drawn exclusively from wells in areas where groundwater supplies have been determined by the Environmental Health Division or the Public Works Agency to be questionable or inadequate, the developer shall be required to demonstrate the availability of a permanent potable water supply for the life of the project.

The Casitas Municipal Water District currently serves, and will continue to serve, the project site. The proposed 525 s.f. second-story addition to the existing single-family dwelling will not result in an increase in water service connections.

Based on the discussion above, the proposed project is consistent with Policy 4.3.2-1.

15. Ventura County General Plan Goals, Policies and Programs Public Facilities and Services Policy 4.4.2-2: *Any subdivision, or discretionary change in land use having a direct effect upon the volume of sewage, shall be required to connect to a public sewer system. Exceptions to this policy to allow the use of septic systems may be granted in accordance with County Sewer Policy. Installation and maintenance of septic systems shall be regulated by the County Environmental Health Division in accordance with the County's Sewer Policy, County Building Code, and County Service Area 32.*

The proposed project includes the 525 s.f. addition to an existing single-family dwelling. The Casitas Municipal Water District currently provides sewer service to the subject property, and will continue to do so for the proposed project. The Carpinteria Sanitary District will continue to provide wastewater disposal. The proposed project will not increase the volume of sewage as the proposed project will result in no net change in the number of dwelling units on the subject property. Furthermore, the Resource Management Agency, Environmental Health Division staff reviewed the proposed project and confirmed that the existing sewer connection will continue to serve the proposed single-family dwelling.

Based on the discussion above, the proposed project is consistent with Policy 4.4.2-2.

16. Ventura County General Plan Goals, Policies and Programs Public Facilities and Services Policy 4.8.2-1: *Discretionary development shall be permitted only if adequate water supply, access and response time for fire protection can be made available.*

As discussed in this staff report (above), the Casitas Municipal Water District will continue to provide water to the project site. The nearest full-time fire station to the project site is Fire Station 25 located at 5674 W. Pacific Coast Highway, approximately four miles north of the project site. The VCFPD reviewed the proposed project and provided recommended conditions of approval to ensure adequate water supply, access and response time will be available for fire protection (Exhibit 4, Condition Nos. 26 and 27)

Based on the discussion above, the proposed project is consistent with Policy 4.8.2-1.

17. Ventura County General Plan Goals, Policies and Programs Public Facilities and Services Policy 4.10.2-2: *Discretionary development which would obstruct or adversely impact access to a public recreation resource shall be conditioned to provide public access as appropriate.*

Coastal Area Plan Central Coast Access (Vertical) Policy 1. *For all new development between the first public road and the ocean, granting of an easement to allow vertical access to the mean high tide line shall be mandatory unless:*

- a. Adequate public access is already available within a reasonable distance of the site measured along the shoreline,*
- b. Access at the site would result in unmitigable adverse impacts on areas designated as "sensitive habitats" or tidepools by the land use plan,*
- c. Findings are made, consistent with Section 30212 of the Coastal Act, that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected, or*
- d. The parcel is too narrow to allow for an adequate vertical access corridor without adversely affecting the privacy of the property owner.*

Coastal Area Plan – Shoreline Access Section 30211: *Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.*

Coastal Area Plan – Shoreline Access Section 30212: *Public access from the nearest public roadway to the shoreline along the coast shall be provided in new development projects except where (a) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.*

Access to the beach is provided by an existing, dedicated accessway from Rincon Beach parking lot that runs southeast to the public beach which is located approximately 635 feet to the north of the subject property. The proposed single-family dwelling will not extend beyond the property boundaries and will not impede shoreline access routes (Exhibit 4, Condition No. 1). Therefore, the construction of the 525 s.f. addition to the existing single-family dwelling will not interfere with the public's right of access to the sea and will not require development of new, dedicated accessways to the public beach.

Based on the discussion above, the proposed project is consistent with these policies and Section 30211 and 20212 of Coastal Act.

18.Coastal Area Plan – Environmentally Sensitive Habitat Areas Section 30240:

- (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.*
- (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.*

The subject property is adjacent to Rincon Beach and trees that could be potential nesting areas. Recommended conditions of approval prohibit construction during the bird nesting season (January 1 through September 15) unless a bird survey is conducted, limit noise-generating construction activities, and confine construction activities and materials to within the boundaries of the subject property (Exhibit 4, Condition Nos. 2, 13 and 15). Therefore, the project would not disrupt habitat values or significantly degrade nesting areas that area considered environmentally sensitive habitat areas.

Based on the discussion above, the proposed project would not disrupt habitat values or significantly degrade these environmentally sensitive habitat areas and is consistent with Section 30240 of the Coastal Act.

19.Coastal Area Plan – Beach Erosion and Shoreline Structures Section 30253: New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazards.*
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

The subject development will not include development beyond the existing boundaries of the subject property (Exhibit 4, Condition No.1). The subject property is not located within any high fire hazard area or near any geologic faults. The proposed 525 s.f. addition to the existing single-family residence will not require the construction of shoreline protective devices. Therefore, the proposed development will not contribute to beach erosion or alteration of natural landforms along the adjacent shoreline or require construction of shoreline protection devices.

Based on the discussion above, the proposed project is consistent with Sections 30253 of the Coastal Act.

20.Coastal Area Plan Housing Section 30250(a): *New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.*

The subject property is located in area designated as existing Community-Urban Reserve by the General Plan. The property is surrounded by residential development except for the west side property line that is adjacent to the beach. The 525 s.f. addition to the existing dwelling will not result in an increase of water and sewer connections, or traffic generation compared to existing conditions. Furthermore, the existing public services, including public roadways, are adequate to serve the proposed single-family dwelling.

Based on the discussion above, the proposed project is consistent with Section 30250(a) of the Coastal Act.

D. ZONING ORDINANCE COMPLIANCE

Pursuant to the Ventura County CZO Section 8174-4, the proposed use is allowed in the CR1-7,000 sq. ft. zone district with the granting of a PD. The proposed project includes the construction of buildings and structures that are subject to the development standards of the Ventura County CZO (Section 8175-2). Table 1 lists the applicable development standards and a description of whether the proposed project complies with the development standards. Upon the granting of the PD, the proposed project will comply with this requirement.

Table 1 lists the applicable development standards and a description of whether the proposed project complies with the development standards.

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	In conformance?
Minimum Lot Area (Gross)	7,000 sq. ft.	Yes, the subject property is 8,824 sq.ft. in size.
Maximum Percentage of Building Coverage	42%	Yes, the lot equates to 25% coverage.
Front Setback	20 feet	Yes
Side Setback	5 feet	Yes
Rear Setback	15 feet	Yes
Maximum Building Height	25 feet	Yes
Sec. 8178-2.4.b.(1) (Environmentally Sensitive Habitat Areas – Standards for		Yes, with the imposition of Condition Nos. 3 and 17

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	In conformance?
<p>Beaches):</p> <p><i>An applicant for any coastal development, including shoreline protective devices, must show that the proposal will not cause long-term adverse impacts on beach or intertidal areas...</i></p>		<p>(Exhibit 4) and as described in Section A9 of this staff report, the applicant is required to maintain the site in a neat and orderly manner. Thus, the potential spreading of construction refuse which could otherwise adversely impact offsite special status species that occupy the intertidal areas, will be avoided.</p>

E. PD FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to determine that the proposed project is consistent with the permit approval standards of the Ventura County CZO (Section 8181-3.5 et seq.). The proposed findings and supporting evidence are as follows:

- 1. The proposed development is consistent with the intent and provisions of the County's Certified Local Coastal Program [Section 8181-3.5.a].**

Based on the information and analysis presented in Sections C and D of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's Certified Local Coastal Program can be made.

- 2. The proposed development is compatible with the character of surrounding development [Section 8181-3.5.b].**

The project site is in the Rincon Point residential beach community, characterized by single-family dwellings that range between one and two stories. The subject property is developed with a single-family dwelling reminiscent of the Mid-Century Modern architectural style of the existing residences that are located to the west and east of the subject property.

The proposed 525 s.f. second-story addition will be compatible with the existing residential community. Furthermore, the proposed project does not include the introduction of a new use that is inconsistent with the surrounding residential uses.

Based on the discussion above, this finding can be made.

- 3. The proposed development, if a conditionally permitted use, is compatible with planned land uses in the general area where the development is to be located [Section 8181-3.5.c].**

The proposed 525 s.f. addition to an existing single-family dwelling, new stairway, and interior renovations, is not a conditionally permitted use and, therefore, the requirement of this finding does not apply to the proposed project.

Based on the discussion above, this finding can be made.

- 4. The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses [Section 8181-3.5.d].**

The proposed 525 s.f. addition to the existing single-family dwelling will not expand the current permissible use of the subject property. As discussed in Section C of this staff report (above), the proposed project does not include any new physical development that may interfere with surrounding residential and beach uses on other properties located within the vicinity of the subject property. The proposed project will not result in a change in traffic generation, water or sewage disposal service connections, and existing public services are adequate to serve the proposed development along with existing residential development on neighboring property. Furthermore, as discussed in Section C of this staff report, the proposed project will be subject to a condition of approval to limit the days and times of noise-generating construction activities, and will not involve development activities outside of the subject property. Finally, as discussed in Section D of this staff report (above), the proposed project will comply with the maximum building height, minimum building setback, and maximum building coverage standards of the CR1-7,000 sq. ft. zone. Therefore, the addition of 525 s.f. (and interior renovations) of the existing single-family dwelling will not be obnoxious or harmful, or impair the utility of neighboring properties or uses.

Based on the discussion above, this finding can be made.

- 5. The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare [Section 8181-3.5.e].**

The 525 s.f. addition to the existing single-family dwelling and interior renovations will not expand the current residential use of the subject property. As discussed in Section C of this staff report (above), adequate public resources and infrastructure exist to serve the proposed single-family dwelling. The Casitas Municipal Water District will continue to provide water and the Carpinteria Sanitary District will continue to provide sewage disposal service to the subject property. Furthermore, the proposed project will not generate new traffic, and Bates Road and the surrounding public road network. Finally, the proposed project will be subject to conditions of approval to limit the days and times of

noise-generating construction activities, and to ensure that adequate fire flow, access, and response times exist for fire protection purposes. Therefore, the proposed project will not be detrimental to the public interest health, safety, convenience, or welfare.

Based on the discussion above, this finding can be made.

F. PLANNING DIRECTOR HEARING NOTICE, PUBLIC COMMENTS, AND JURISDICTIONAL COMMENTS

On February 2, 2018, the Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091), and Ventura County CZO (Section 8181-6.2 et seq.). The Planning Division mailed notice to owners of property within 300 feet and residents within 100 feet of the property on which the project site is located and placed a legal ad in the *Ventura County Star*. As of the date of this document, no comments have been received.

G. RECOMMENDED ACTIONS

Based upon the analysis and information provided above, Planning Division Staff recommends that the Planning Director take the following actions:

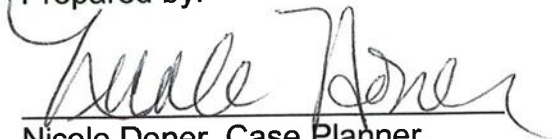
1. **CERTIFY** that the Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 15301(e) (1) of the CEQA Guidelines.
3. **MAKE** the required findings to grant a Coastal PD Permit pursuant to § 8181-3.5 of the Ventura County CZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **GRANT** Coastal PD (Case No. PL17-0084), subject to the conditions of approval (Exhibit 4).
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

The decision of the Planning Director is final unless appealed to the Planning Commission within 10 calendar days after the permit has been approved, conditionally approved, or denied (or on the following workday if the 10th day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning

Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

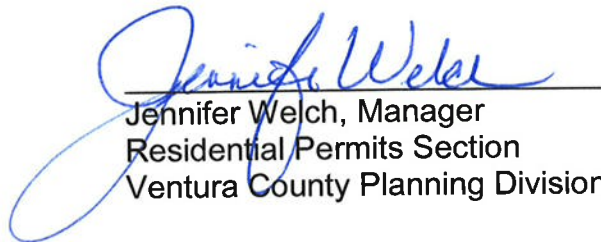
If you have any questions concerning the information presented above, please contact Nicole Doner at (805) 654-5042 or nicole.doner@ventura.org.

Prepared by:



Nicole Doner, Case Planner
Residential Permits Section
Ventura County Planning Division

Reviewed by:



Jennifer Welch, Manager
Residential Permits Section
Ventura County Planning Division

EXHIBITS

- Exhibit 2 - Aerial Location, General Plan and Zoning Designations, and Land Use Maps
- Exhibit 3 - Plans
- Exhibit 4 - Draft Conditions of Approval
- Exhibit 5 - Geotechnical Engineering Report- Earth Systems Southern California, June 6, 2017
- Exhibit 6 - Noise Study for 8120 Puesta Del Sol - Rincon Consultants, August 22, 2017



Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2012



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 12-21-2017

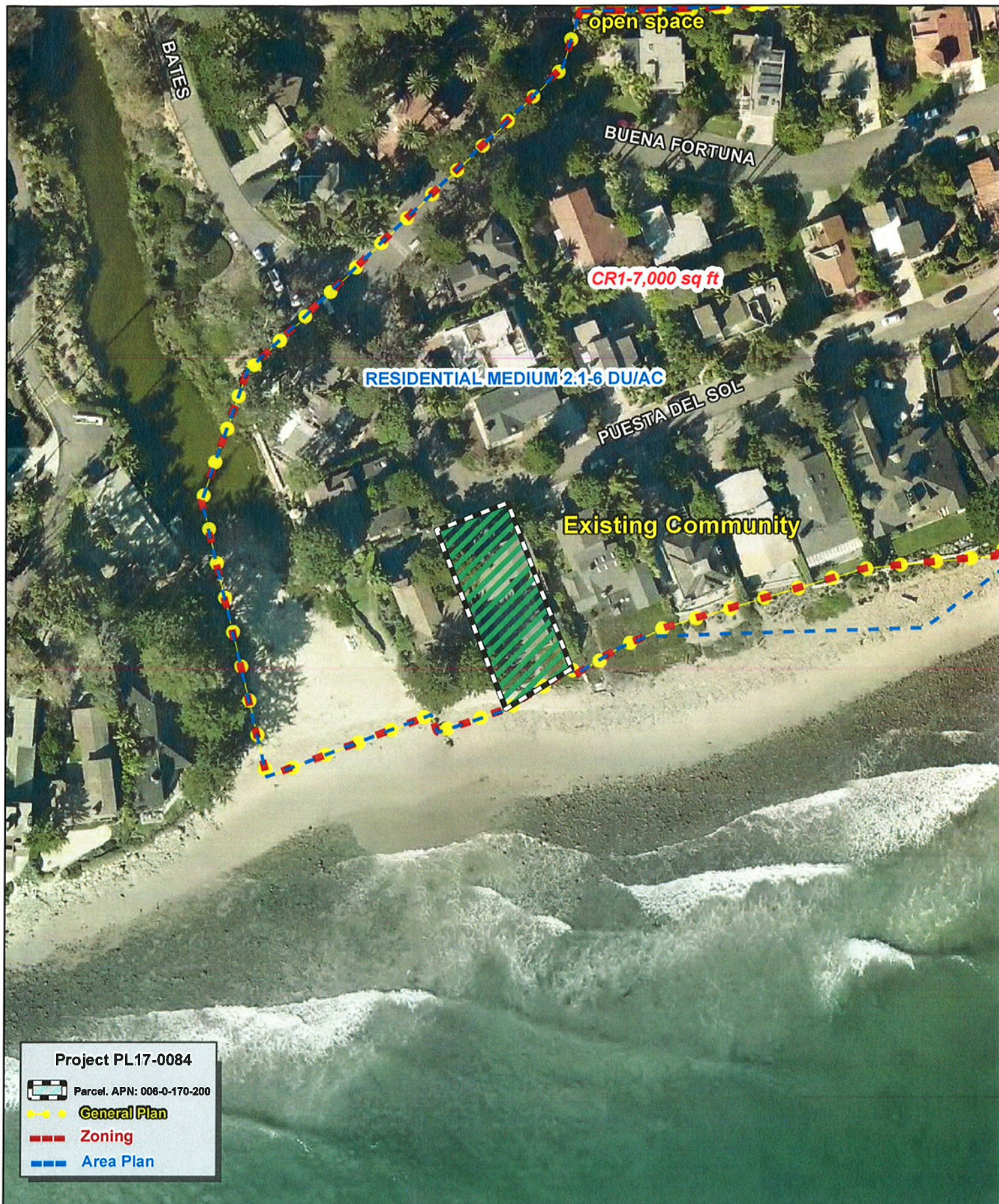


County of Ventura
Planning Director Hearing
PL17-0084
**Exhibit 2 – Aerial Location, General Plan
and Zoning Designations,
and Land Use Maps**

0 8,000 16,000 Feet

Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.





Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 12-21-2017
This aerial imagery is under the
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Source: Pictometry, Jan. 2017



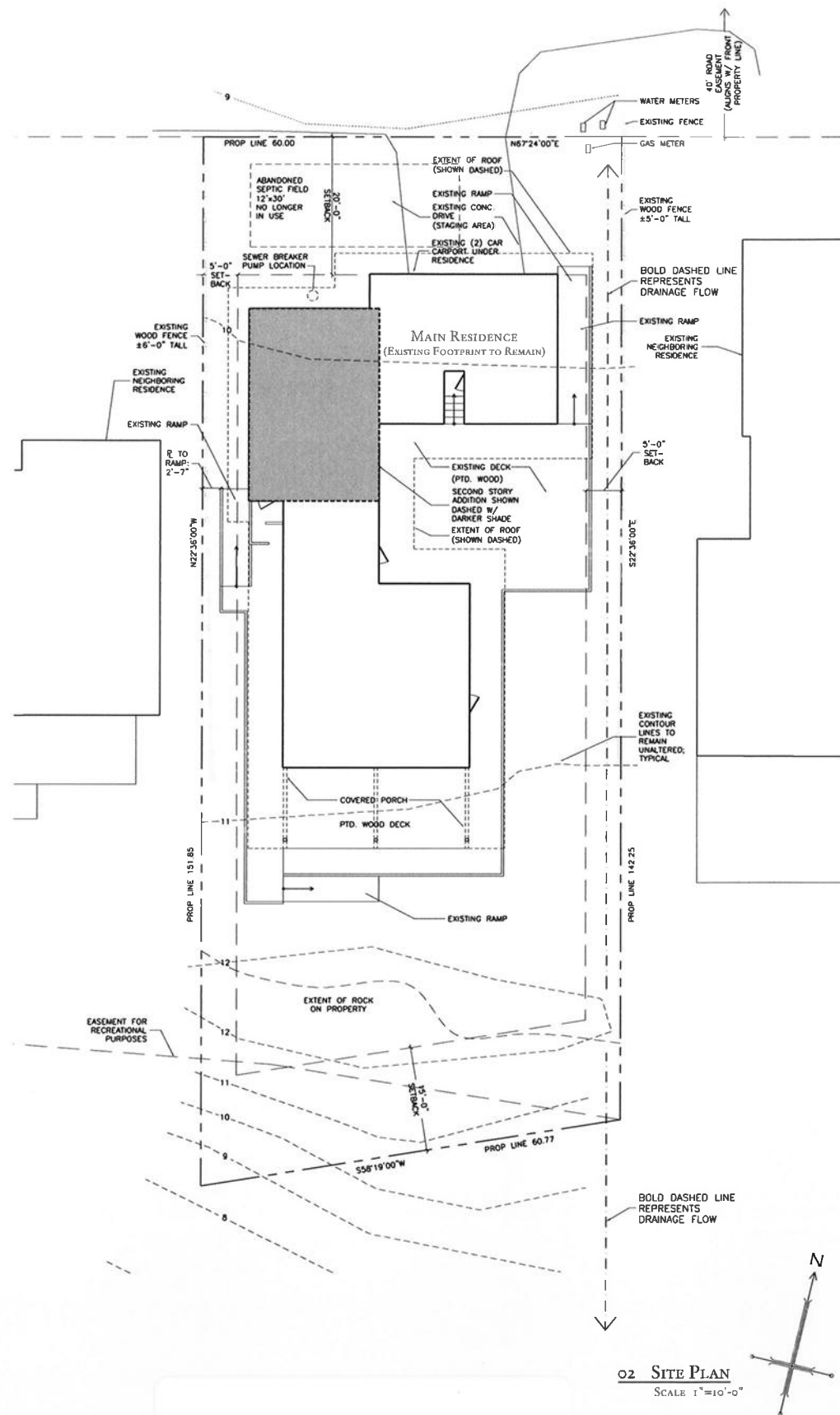
County of Ventura
Planning Director Hearing
PL17-0084
General Plan & Zoning Map

0 50 100 Feet

Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.



RH



County of Ventura
Planning Director Hearing
PL17-0084
Exhibit 3 – Plans

01 VICINITY MAP & FIRE HYDRANT LOCATIONS

SCALE 1"=100'



PROJECT INFORMATION:

PROJECT ADDRESS: 8120 PUESTA DEL SOL
CARPINTERIA, CA 93013
PROPERTY OWNER: MR. GREGORY ELLIOTT
2148 TROON RD.
HOUSTON, TX 77019
(713) 341-1733
GELLIOTT@STERLING-GROUP.COM
ARCHITECT OF RECORD: RASMUSSEN AND ASSOCIATES
21 S. CALIFORNIA ST., FOURTH FLOOR
VENTURA, CA 93001
(805) 648-1234
SBOYDSTUN@RA-ARCH.COM
DESIGN ARCHITECT: CURTIS & WINDHAM ARCHITECTS
3813 MONTROSE BLVD., SUITE 100
HOUSTON, TX 77006
(713) 942-7251
DANIEL@CURTISWINDHAM.COM
STRUCTURAL ENGINEER: VAN SANDE STRUCTURAL CONSULTANTS
2920 DE LA VINA ST.
SANTA BARBARA, CA 93105
(805) 963-6901
JAMLI@VSSC.BIZ
TBD
RE: SITE PLAN
008-0-170-200
RE: SITE PLAN
LOT SIZE: 8,824 SF / 0.20 ACRES
GENERAL CONTRACTOR: TBD
LEGAL DESCRIPTION: RE: SITE PLAN
ASSESSOR'S PARCEL NUMBER: 008-0-170-200
SETBACKS: RE: SITE PLAN
LOT SIZE: 8,824 SF / 0.20 ACRES

BUILDING AREAS (EXISTING): FIRST FLOOR/TOTAL: *1,930 SF
BUILDING AREAS (PROPOSED): FIRST FLOOR: *1,930 SF
SECOND FLOOR: *525 SF
TOTAL: *2,455 SF
*NOTE: DOES NOT INCLUDE EXISTING DECKS TO REMAIN

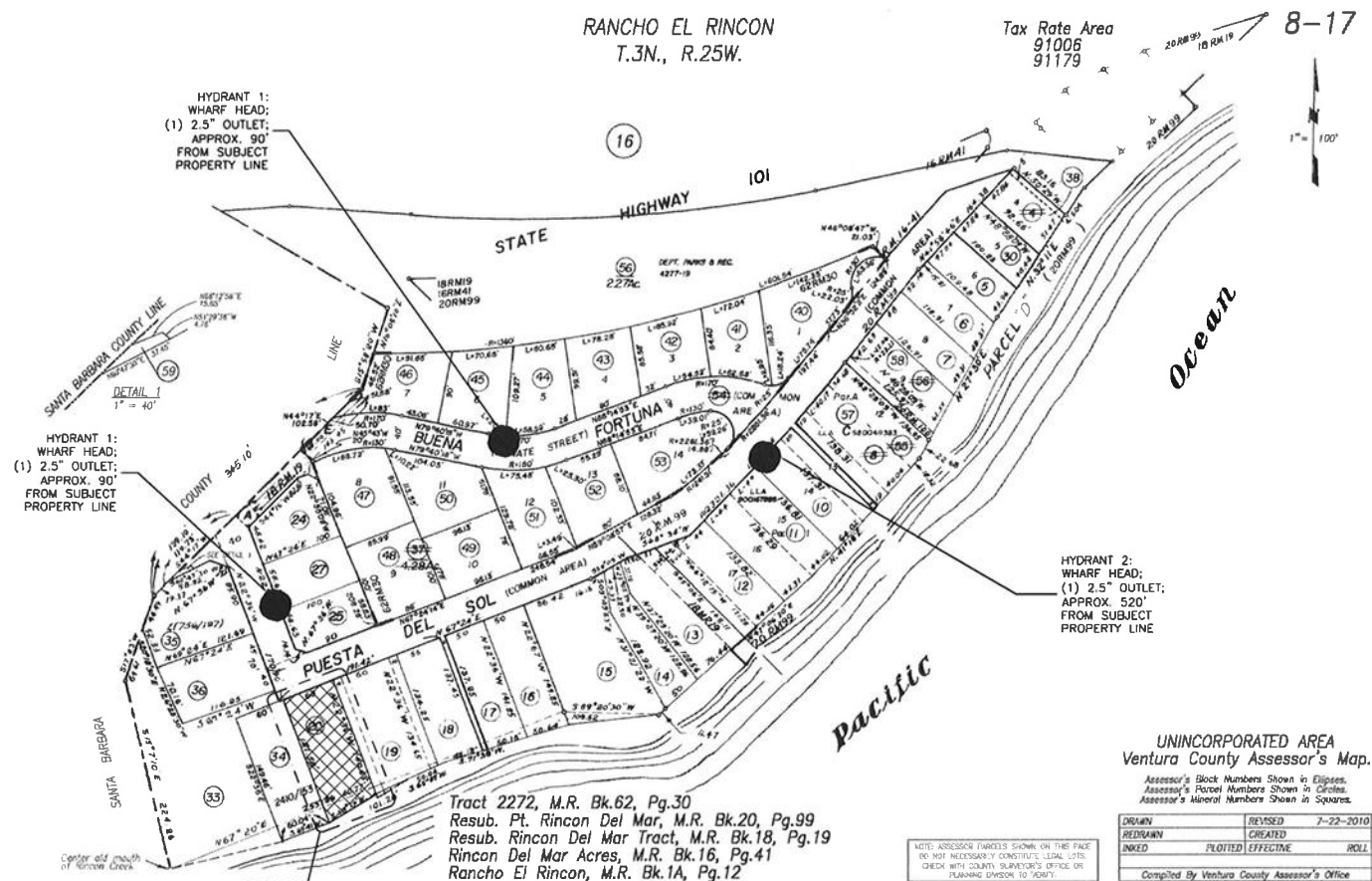
TOTAL BUILDING COVERAGE SIZE (EXISTING TO REMAIN): 3,806 SF
TOTAL AREA OF BUILDING & STRUC. COVERAGE/LOT SIZE: 43.1%

PERCENTAGE OF EXISTING ROOF DISTURBED: 876 SF / 3,420 SF = 26%

GENERAL PLAN DESIGNATION: EXISTING COMMUNITY
AREA PLAN DESIGNATION: COASTAL
ZONING: CR1-7000 SF
USE: R3; RESIDENTIAL
TYPE OF CONSTRUCTION: TYPE 5; NON-SPRINKLERED
PARKING: REQUIRED: 2 COVERED
PROVIDED: 2 COVERED
PERVIOUS VS. IMPERVIOUS: BUILDING & STRUCTURES: 3,806 SF
PAVED SURFACES: 324 SF
PERVIOUS SURFACES: 4,694 SF
FEMA-DETERMINED BASE FLOOR ELEVATION (BFE): 15.0'
PLUS ONE-FOOT FREEBOARD: 16.0'

SCOPE OF WORK:

RENOVATION OF/ADDITION TO EXISTING 1950'S RESIDENCE. FIRST FLOOR
RENOVATION OF 2 BEDROOMS, 3 BATHS & LAUNDRY. ADDITION OF NEW STAIR TO
NEW SECOND FLOOR WHICH STACKS ABOVE EXISTING FIRST FLOOR FOOTPRINT AND
CONTAINS 2 BEDROOMS AND 1 BATH.



UNINCORPORATED AREA Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Mineral Numbers Shown in Squares.

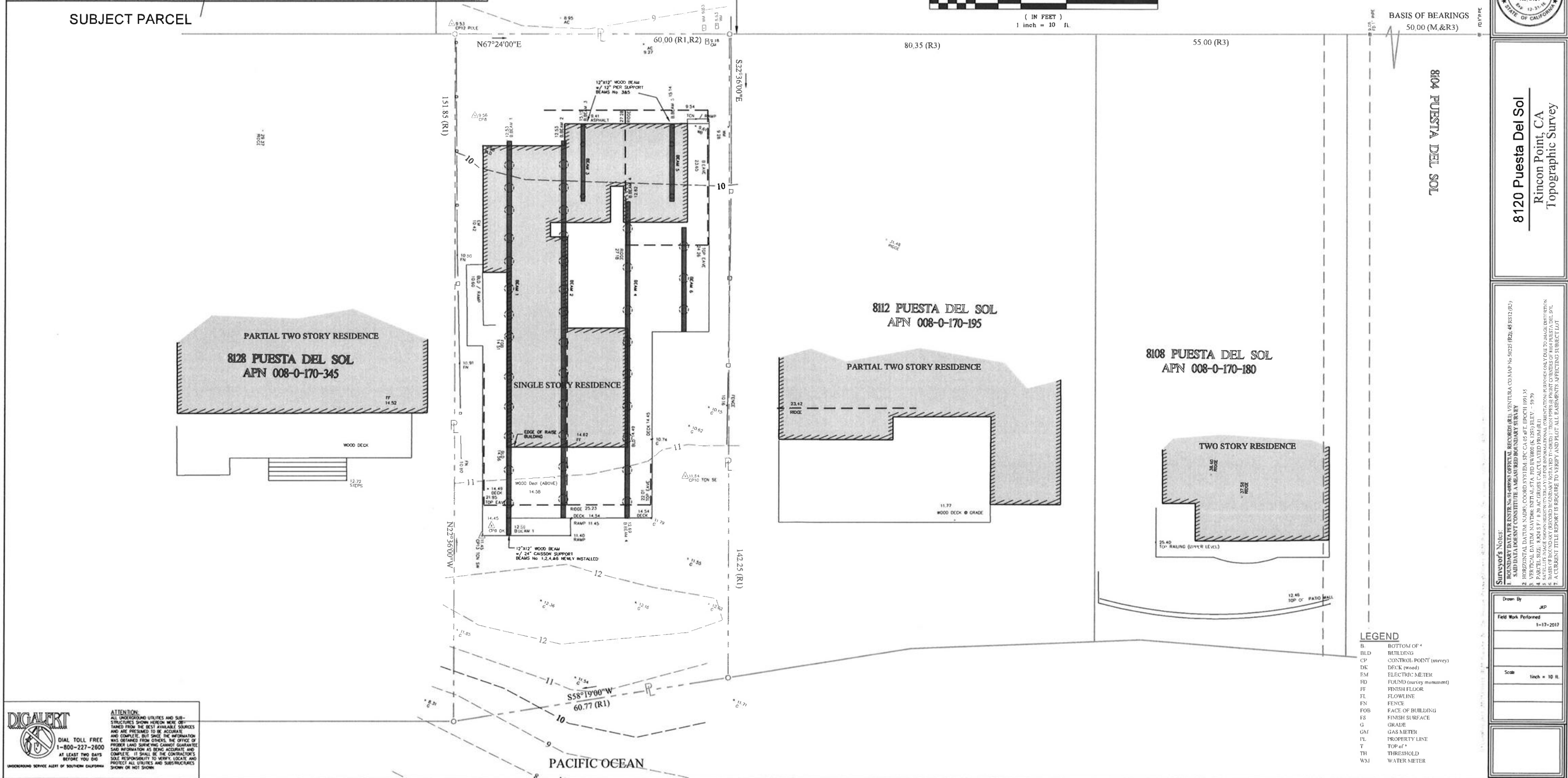
DATE	REVISION	BY	DATE
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7-22-2010	7-22-2010		
7-22-2010	7-22-2010		
7-22-2010	7-22-2010		

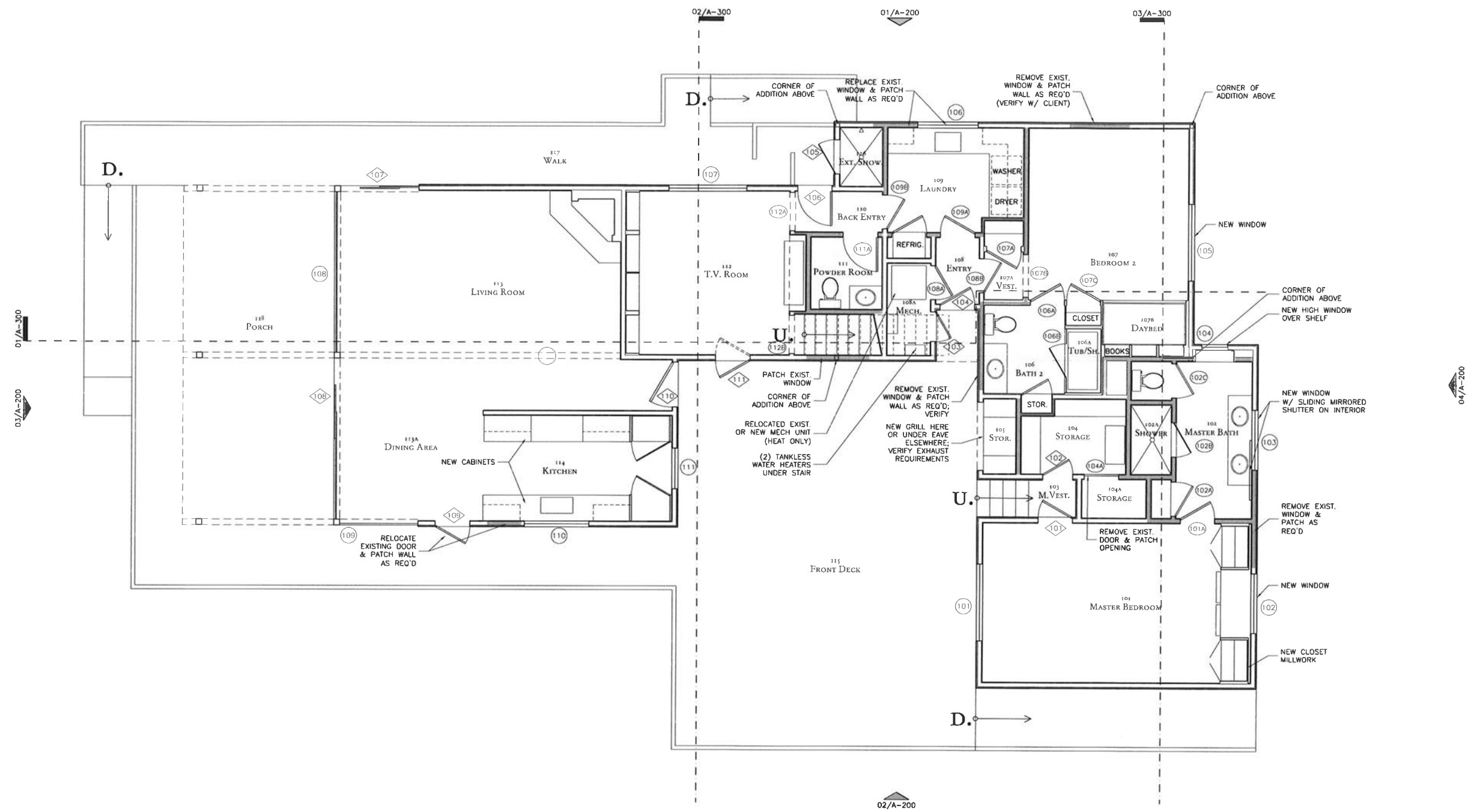
SHEET INDEX OF DRAWINGS:

SHEET	DESCRIPTION
A-000	SITE PLAN - PROJECT INFO.
A-100	FIRST FLOOR PLAN (EXISTING)
A-101	FIRST FLOOR PLAN (PROPOSED)
A-102	SECOND FLOOR PLAN (PROPOSED)
A-103	FOUNDATION PLAN, ROOF PLAN & SCHEDULES
A-200	EXTERIOR ELEVATIONS
A-300	BUILDING SECTIONS
S0.1	STRUCTURAL GENERAL NOTES
S0.2	TYPICAL DETAILS
S0.3	TYPICAL DETAILS
S1.1	FOUNDATION & FIRST FLOOR FRAMING PLAN
S2.1	SECOND FLOOR FRAMING PLAN
S3.1	ROOF FRAMING PLAN
S4.1	FOUNDATION DETAILS
S5.1	ROOF FRAMING DETAILS
S6.1	ROOF FRAMING DETAILS

8/11/2017 - REVISIONS
6/12/2017 - ISSUE FOR PLANNED DEVELOPMENT & FLOODPLAIN PERMITS
5/22/2017 - ISSUE FOR PRELIMINARY PRICING

8120 PUESTA DEL SOL RINCON POINT, CALIFORNIA		
DRAWING TITLE		
SITE PLAN		
DATE	SCALE	SCALE AS NOTED
5/22/2017		A-000 SHEET





01 FIRST FLOOR PLAN
SCALE 1/4"=1'-0"



NOTE: NEW FRAMED
WALLS SHOWN SHADED:

6/12/2017 - ISSUE FOR PLANNED DEVELOPMENT & FLOODPLAIN PERMITS
5/22/2017 - ISSUE FOR PRELIMINARY PRICING

8120 PUESTA DEL SOL RINCÓN POINT, CALIFORNIA		
DRAWING TITLE		
FIRST FLOOR PLAN (PROPOSED)		
DATE		SCALE AS NOTED
5/22/2017		A-101 SHEET

FINISH SCHEDULE - FIRST FLOOR

REF. NO.	LOCATION	WALLS	FLOORS	CEILING	TRIM			COUNTER-TOPS	NOTES:
					BASE	CROWN	CASING		
101	M. BEDROOM	GYP. BD.	WOOD	WOOD (S)	WOOD	---	WOOD	---	STAINED WD. BUILT-INS ON ONE WALL
102	M. BATH	WOOD (P)	WOOD	WOOD (S)	WOOD	---	WOOD	STONE 'B'	STAINED WD. VANITY; SLIDING RECESSED MIRROR
102A	SHOWER	TILE	STONE 'A'	TILE	---	---	---	---	FRAMELESS GLASS SHOWER DOOR
103	M. VEST	---	---	---	---	---	---	---	EXISTING TO REMAIN
104	STORAGE	GYP. BD.	WOOD	GYP. BD.	WOOD	---	WOOD	---	PAINTED WD. MILLWORK
104A	STORAGE	GYP. BD.	WOOD	GYP. BD.	WOOD	---	WOOD	---	EXISTING TO REMAIN
105	STORAGE	WOOD (P)	---	WOOD (P)	---	---	---	STONE 'B'	PAINTED WD. MILLWORK; GRILL BY OWNER
106	BATH 2	WOOD (P)	WOOD	GYP. BD.	WOOD	---	WOOD	STONE 'B'	PAINTED WD. VANITY
106A	TUB/SHOWER	TILE	---	TILE	---	---	---	---	FRAMELESS GLASS ENCLOSURE
107	BEDROOM 2	GYP. BD.	WOOD	GYP. BD.	WOOD	---	WOOD	---	EXISTING TO REMAIN
107A	VESTIBULE	GYP. BD.	WOOD	GYP. BD.	WOOD	---	WOOD	---	EXISTING TO REMAIN
107B	DAYBED	WOOD (P)	---	WOOD (P)	---	---	---	---	STAINED WD. BOOKSHELVES AT BACK WALL
108	ENTRY	WOOD (P)	WOOD	GYP. BD.	WOOD	---	WOOD	---	EXISTING TO REMAIN
108A	MECH.	GYP. BD.	WOOD	GYP. BD.	---	---	---	---	EXISTING TO REMAIN
109	LAUNDRY	GYP. BD.	STONE 'A'	GYP. BD.	WOOD	---	WOOD	STONE 'B'	PAINTED WD. MILLWORK; NEW W/O
110	BACK ENTRY	GYP. BD.	STONE 'A'	GYP. BD.	WOOD	---	WOOD	---	EXISTING TO REMAIN
111	POWDER ROOM	GYP. BD.	STONE 'A'	GYP. BD.	WOOD	---	WOOD	STONE 'B'	PAINTED WD. VANITY
112	T.V. ROOM	WOOD (S)	WOOD	WOOD (P)	WOOD	---	WOOD	---	BUILT-IN STAINED WD. BOOKSHELF
113	LIVING ROOM	---	---	---	---	---	---	---	EXISTING TO REMAIN
113A	DINING AREA	---	---	---	---	---	---	---	EXISTING TO REMAIN
114	KITCHEN	WOOD (S)	WOOD	WOOD (P)	WOOD	---	WOOD	---	PRICE THIS ROOM AS ALTERNATE
115	FRONT DECK	---	---	---	---	---	---	---	EXISTING TO REMAIN
116	SHOWER	TILE	STONE 'A'	TILE	---	---	---	---	FRAMELESS GLASS SHOWER DOOR
117	WALK	---	---	---	---	---	---	---	EXISTING TO REMAIN
118	PORCH	---	---	---	---	---	---	---	EXISTING TO REMAIN

FINISH SCHEDULE - SECOND FLOOR

201	STAIR HALL	WOOD (S)	WOOD	WOOD (P)	WOOD	---	WOOD	---	STAINED WD. RISERS, TREADS & HANDRAIL
202	GUEST BATH	GYP. BD.	STONE 'A'	GYP. BD.	WOOD	---	WOOD	STONE 'B'	PAINTED WD. VANITY
202A	SHOWER	TILE	STONE 'A'	TILE	---	---	---	---	FRAMELESS GLASS SHOWER DOOR
203	BEDROOM 3	GYP. BD.	WOOD	GYP. BD.	WOOD	---	WOOD	---	BUILT-IN PTD. WD. MILLWORK
204	BEDROOM 4	GYP. BD.	WOOD	GYP. BD.	WOOD	---	WOOD	---	EXISTING TO REMAIN

WINDOW SCHEDULE

GENERAL NOTE: NEW WINDOWS TO MATCH EXISTING; ALL WINDOWS NOT SCHEDULED ARE EXISTING TO REMAIN.

REF. NO.	LOCATION	OPERATION	FINISH OPENING			DETAILS	NOTES
			JAMB DEPTH	WIDTH	HEIGHT		
102	M. BEDROOM	SLIDING	V.I.F.	4'-8"	3'-6"		
103	M. BATH	SLIDING	V.I.F.	4'-8"	3'-6"		
104	M. BATH	CASEMENT	V.I.F.	2'-0"	2'-0"		
105	BEDROOM 2	SLIDING	V.I.F.	6'-0"	3'-6"		
106	LAUNDRY	SLIDING	V.I.F.	4'-8"	3'-6"		
201	STAIR HALL	SLIDING	V.I.F.	3'-0"	3'-6"		
202	STAIR HALL	SLIDING	V.I.F.	3'-0"	3'-6"		
203	GUEST BATH	SLIDING	V.I.F.	3'-0"	3'-6"		
204	SHOWER	CASEMENT	V.I.F.	2'-6"	3'-6"		
205	BEDROOM 4	CASEMENT	V.I.F.	2'-6"	3'-6"		
206	BEDROOM 4	CASEMENT	V.I.F.	2'-6"	3'-6"		
207	BEDROOM 3	CASEMENT	V.I.F.	2'-0"	3'-6"		
208	BEDROOM 3	SLIDING	V.I.F.	4'-8"	3'-6"		
209	STAIR HALL	CASEMENT	V.I.F.	2'-0"	3'-6"		

DOOR SCHEDULE - EXTERIOR

GENERAL NOTE: ALL EXTERIOR DOORS NOT SCHEDULED ARE EXISTING TO REMAIN.

REF. NO.	LOCATION	OPERATION	FINISH OPENING			DETAILS	NOTES
			JAMB DEPTH	WIDTH	HEIGHT		
105	EXT. SHOWER	DOUBLE SWING	V.I.F.	2'-8"	6'-8"		FRAMELESS GLASS SHOWER DOOR
109	KITCHEN	SINGLE SWING	V.I.F.	2'-8"	6'-8"		RELOCATE EXISTING EXT. DOOR

DOOR SCHEDULE - FIRST FLOOR INTERIOR

GEN. NOTE: NEW DOORS TO MATCH EXISTING; ALL DOORS NOT SCHEDULED ARE EXISTING TO REMAIN; SALVAGE & RE-USE EXISTING DOORS WHERE POSSIBLE.

REF. NO.	LOCATION	OPERATION	FINISH OPENING			DETAILS	NOTES
			JAMB DEPTH	WIDTH	HEIGHT		
101A	M. BEDROOM	SINGLE SWING	V.I.F.	2'-8"	6'-8"		
102A	M. BATH	SINGLE SWING	V.I.F.	2'-8"	6'-8"		
102B	M. BATH	DOUBLE SWING	V.I.F.	2'-8"	6'-8"		FRAMELESS GLASS SHOWER DOOR
102C	M. BATH	SINGLE SWING	V.I.F.	2'-8"	6'-8"		
104A	STORAGE	SINGLE SWING	V.I.F.	2'-8"	6'-8"		
106A	BATH 2	SINGLE SWING	V.I.F.	2'-8"	6'-8"		INCORPORATED INTO MILLWORK
106B	BATH 2	DOUBLE SWING	V.I.F.	2'-8"	6'-8"		FRAMELESS GLASS SHOWER DOOR
107A	BATH 2	SINGLE SWING	V.I.F.	2'-8"	6'-8"		
107B	BATH 2	CASED OPENING	V.I.F.	2'-8"	6'-8"		
107C	BATH 2	SINGLE SWING	V.I.F.	2'-8"	6'-8"		
108B	ENTRY	SINGLE SWING	V.I.F.	2'-8"	6'-8"		
109A	LAUNDRY	SINGLE SWING	V.I.F.	2'-8"	6'-8"		
109B	LAUNDRY	SINGLE SWING	V.I.F.	2'-8"	6'-8"		
111A	POWDER RM.	SINGLE SWING	V.I.F.	2'-8"	6'-8"		
112A	T.V. ROOM	CASED OPENING	V.I.F.	2'-8"	7'-2"		
112B	T.V. ROOM	CASED OPENING	V.I.F.	2'-8"	7'-2"		

DOOR SCHEDULE - SECOND FLOOR INTERIOR

GEN. NOTE: NEW DOORS TO MATCH EXISTING; ALL DOORS NOT SCHEDULED ARE EXISTING TO REMAIN; SALVAGE & RE-USE EXISTING DOORS WHERE POSSIBLE.

REF. NO.	LOCATION	OPERATION	FINISH OPENING			DETAILS	NOTES
			JAMB DEPTH	WIDTH	HEIGHT		
201A	STAIR HALL	SINGLE SWING	V.I.F.	2'-8"	6'-8"		
201B	STAIR HALL	SINGLE SWING	V.I.F.	2'-8"	6'-8"		
201C	STAIR HALL	SINGLE SWING	V.I.F.	2'-8"	6'-8"		
202A	SHOWER	SINGLE SWING	V.I.F.	2'-8"	6'-8"		FRAMELESS GLASS SHOWER DOOR
203A	BEDROOM 3	SINGLE SWING	V.I.F.	2'-8"	6'-8"		
204A	BEDROOM 4	SINGLE SWING	V.I.F.	2'-8"	6'-8"		

ELECTRIC & EQUIPMENT NOTES

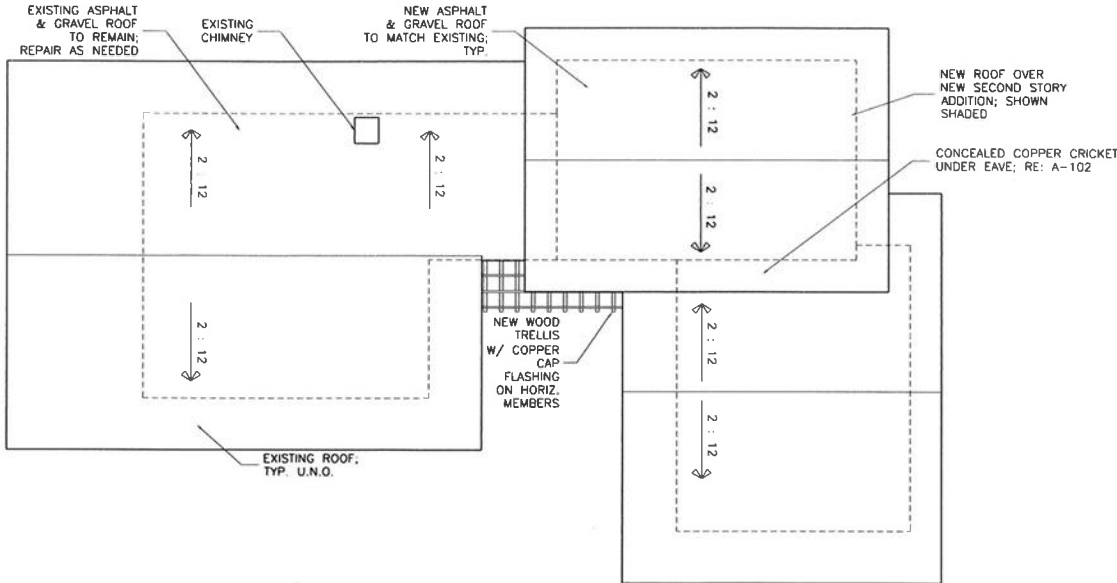
NOTE: BASE PRELIMINARY ELECTRICAL PRICING ON REASONABLE SQUARE FOOTAGE ALLOWANCE; EXISTING TO REMAIN WHERE POSSIBLE; DECORATIVE FIXTURES BY OWNER.

REF. NO.	LOCATION	ITEMS	NOTES
108A	MECHANICAL	(2) WATER HEATERS	TANKLESS; ELECTRICAL OR GAS TBD
		FURNACE	REPLACE EXISTING FURNACE, ELECTRICAL OR GAS TBD

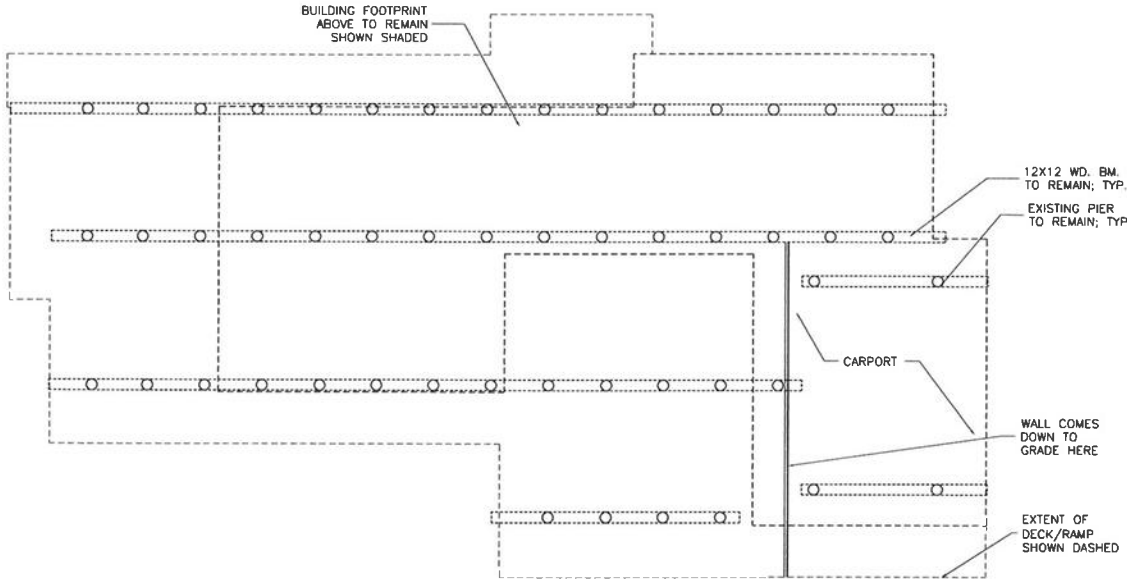
APPLIANCE LIST

NOTE: VERIFY W/ OWNER & ARCHITECT PRIOR TO PURCHASE/FABRICATION

REF. NO.	LOCATION	ITEMS	MODEL
109	LAUNDRY	WASHER	GE FRONT LOAD
		DRYER	GE FRONT LOAD; ELECTRIC
		REF./FRZ	GE 30"; GTE18ISHSS



02 ROOF PLAN
SCALE 1/8"=1'-0"



01 FOUNDATION PLAN
SCALE 1/8"=1'-0"

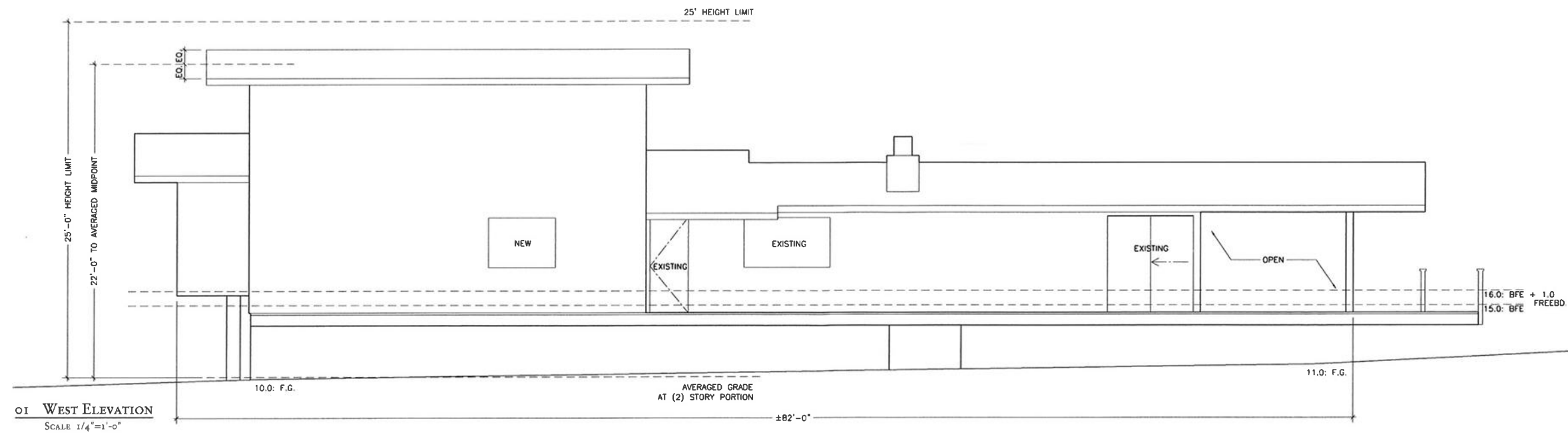
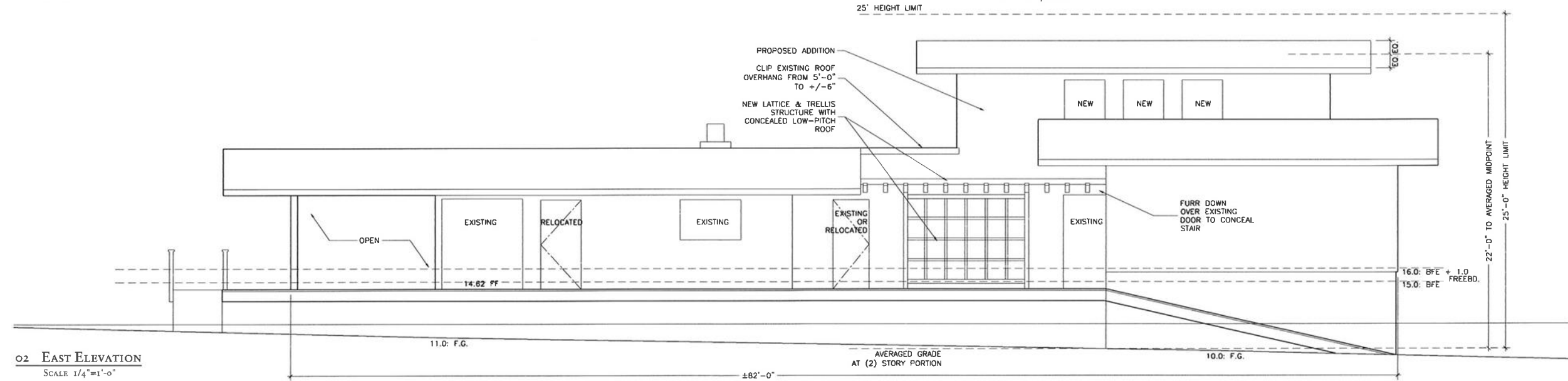
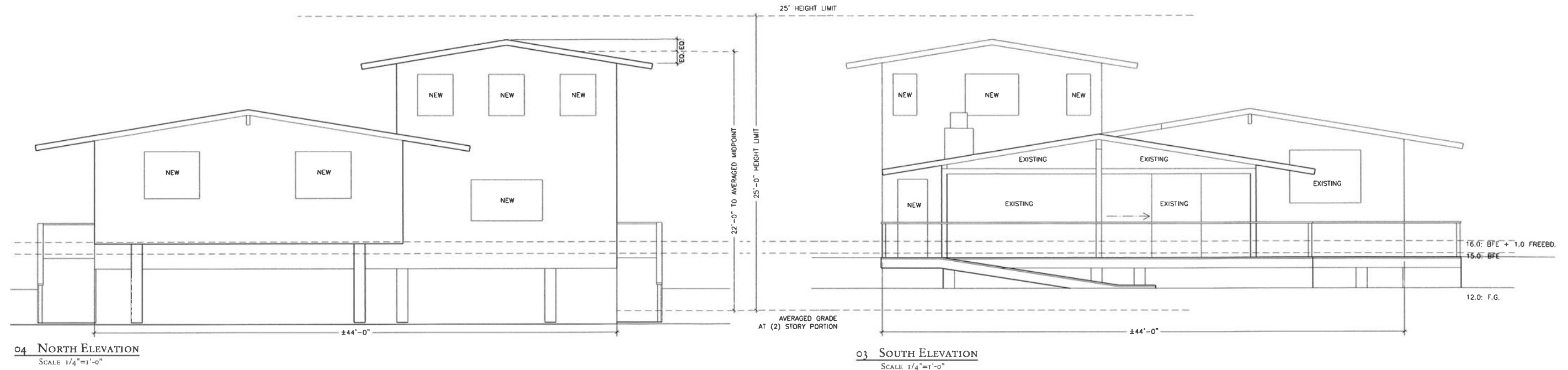


FEMA-DETERMINED BASE FLOOR ELEVATION (BFE):
PLUS ONE-FOOT FREEBOARD:

15.0'
16.0'

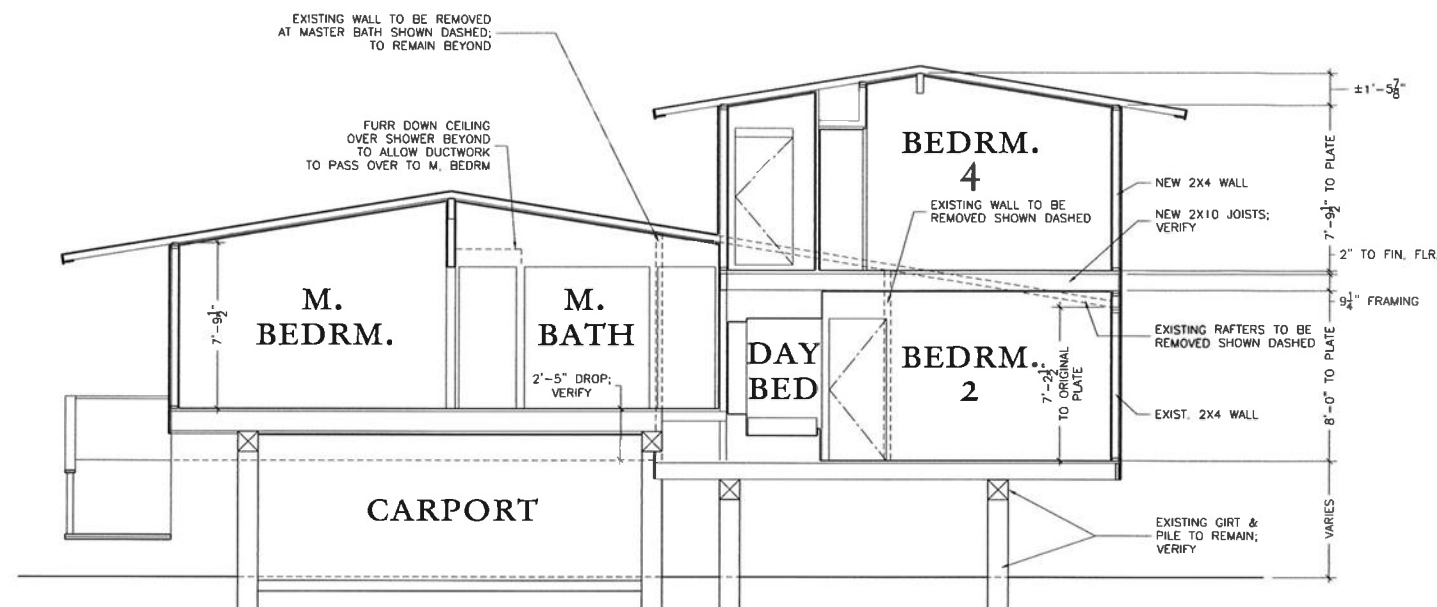
6/12/2017 - ISSUE FOR PLANNED DEVELOPMENT & FLOODPLAIN PERMITS
5/12/2017 - ISSUE FOR PRELIMINARY PRICING

8120 PUESTA DEL SOL Rincon Point, California		
DRAWING TITLE		
FOUNDATION PLAN, ROOF PLAN, & SCHEDS.		
DATE		SCALE AS NOTED
5/12/2017		A-103 SHEET

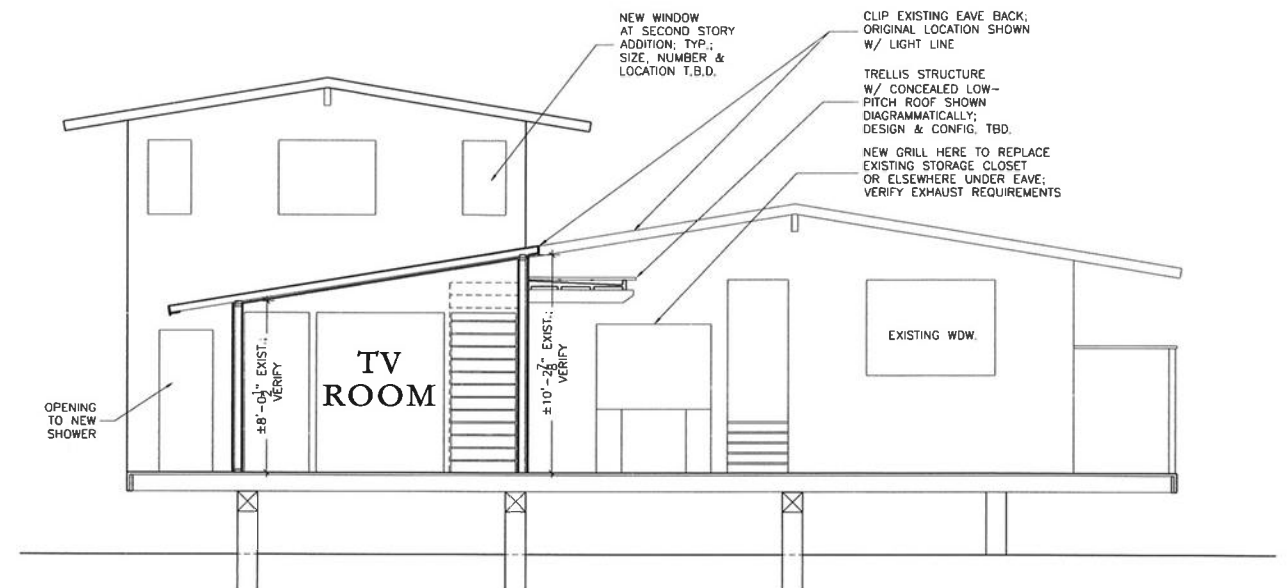


6/12/2017 - ISSUE FOR PLANNED DEVELOPMENT & FLOODPLAIN PERMITS
5/22/2017 - ISSUE FOR PRELIMINARY PRICING

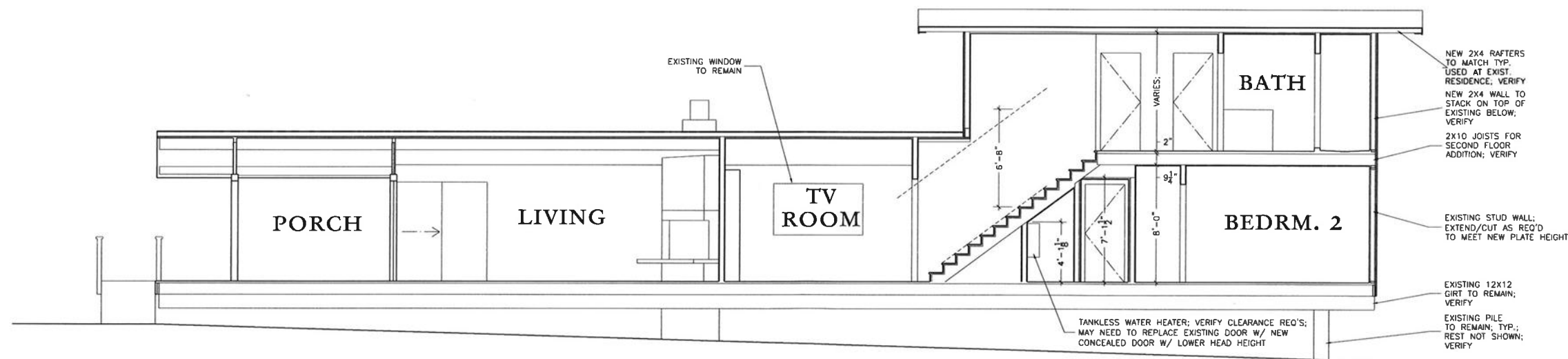
8120 PUESTA DEL SOL RINCON POINT, CALIFORNIA		
DRAWING TITLE ELEVATIONS		
DATE 5/22/2017		SCALE AS NOTED A-200 SHEET



03 TRANSVERSE SECTION
SCALE 1/4"=1'-0"



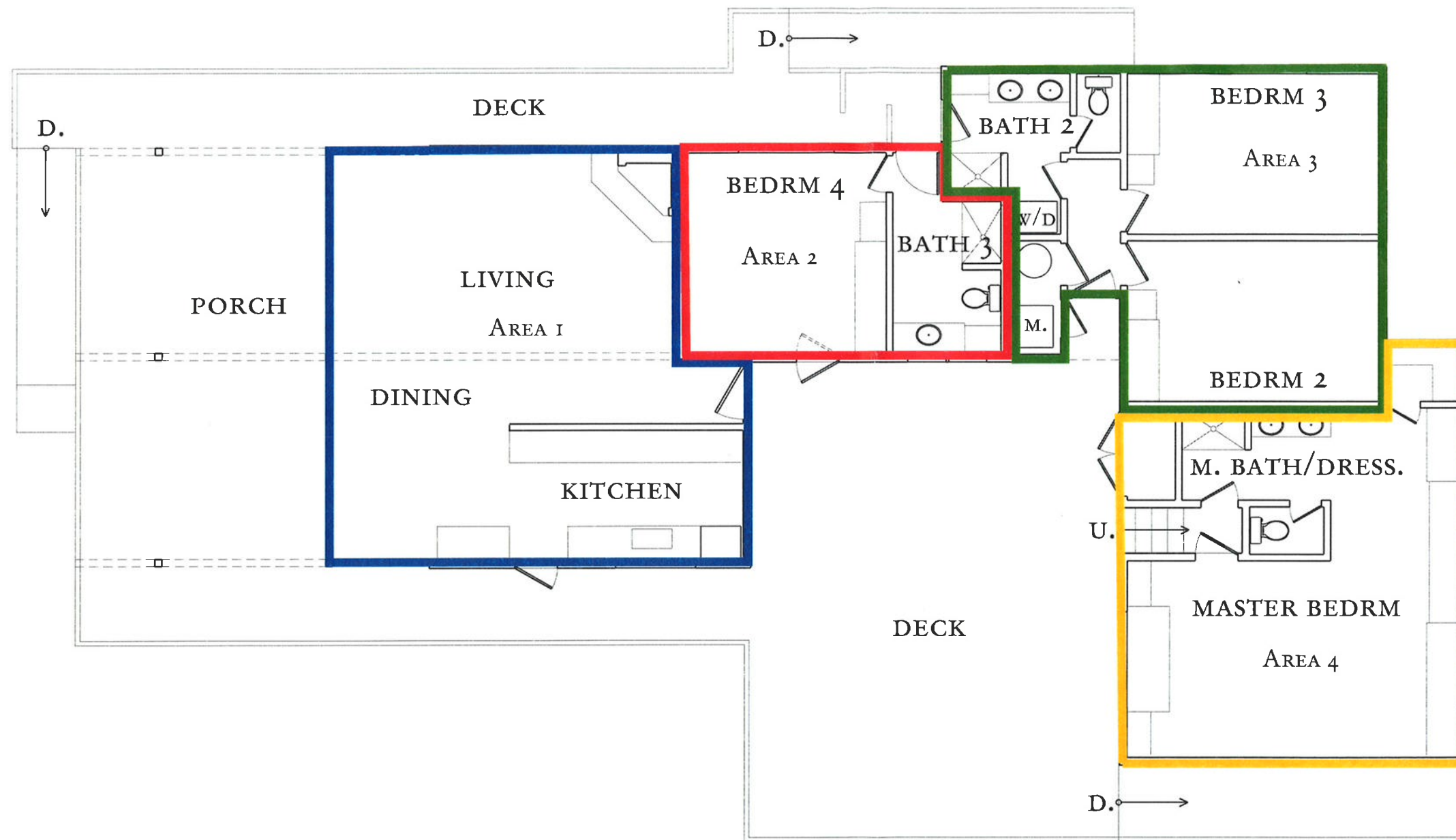
02 TRANSVERSE SECTION
SCALE 1/4"=1'-0"



01 LONGITUDINAL SECTION
SCALE 1/4"=1'-0"

6/12/2017 - ISSUE FOR PLANNED DEVELOPMENT & FLOODPLAIN PERMITS
5/22/2017 - ISSUE FOR PRELIMINARY PRICING

8120 PUESTA DEL SOL RINCON POINT, CALIFORNIA		
DRAWING TITLE BUILDING SECTIONS		
DATE 5/22/2017		SCALE AS NOTED A-300 SHEET



EXISTING:

- AREA 1: 611 FT²
- AREA 2: 241 FT²
- AREA 3: 473 FT²
- AREA 4: 427 FT²

*Existing
First Floor Plan*

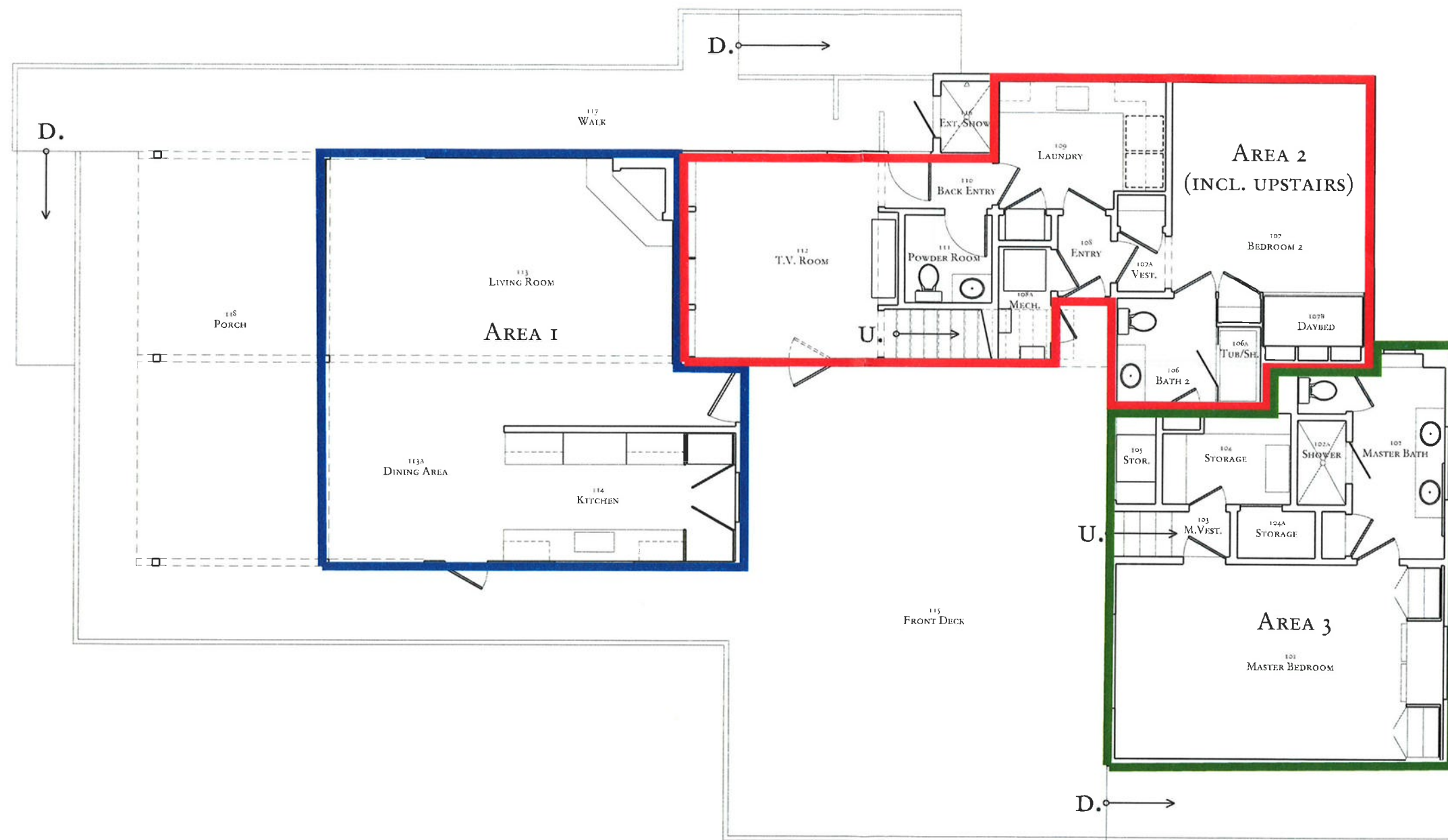
8120 PUESTA DEL SOL

CURTIS & WINDHAM
Architects

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Scale: 1/8" = 1'-0"

0' 5' 10' 20'



PROPOSED:

- AREA 1: 611 FT²
- AREA 2: 1138 FT²
- AREA 3: 440 FT²

*Proposed
First Floor Plan*

8120 PUESTA DEL SOL

CURTIS & WINDHAM
architects

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Scale: 1/8" = 1'-0"

0' 5' 10' 20'

NEW SECOND
STORY ADDITION BEYOND
BUILT OUT OVER
EXISTING FIRST FLR.

25' HEIGHT LIMIT

NEW TRELLIS ON WALL

OPEN

EXISTING

RELOCATED

EXISTING

14.82 FF

11.0: F.G.

AVERAGED GRADE
AT (2) STORY PORTION

10.0: F.G.

22'-0" TO AVERAGED MIDPOINT
25'-0" HEIGHT LIMIT

EXISTING WINDSCREEN
EXISTING RAILING;
TYPICAL

EAST ELEVATION

NEW SECOND
STORY ADDITION
BUILT OUT OVER
EXISTING FIRST FLR.

25' HEIGHT LIMIT

22'-0" TO AVERAGED MIDPOINT
25'-0" HEIGHT LIMIT

AVERAGED GRADE
AT (2) STORY PORTION

9.0: F.G.

NORTH ELEVATION

GENERAL NOTES:

- ALL NEW CONSTRUCTION TO
MATCH EXISTING RESIDENCE:
- WOOD BOARD & BATTEN SIDING
- GRAVEL ROOF
- METAL OR WOOD WINDOWS
- EXISTING PAINTED WOOD DECK,
RAMPS & RAILINGS TO REMAIN

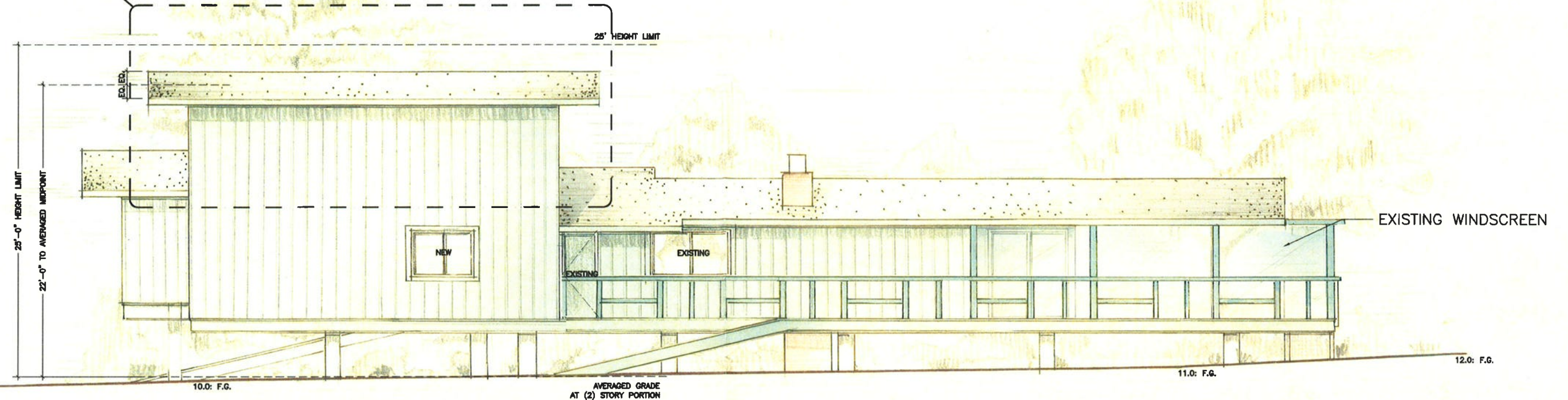
Proposed Elevations

8120 PUESTA DEL SOL

Scale: 1/8" = 1'-0"

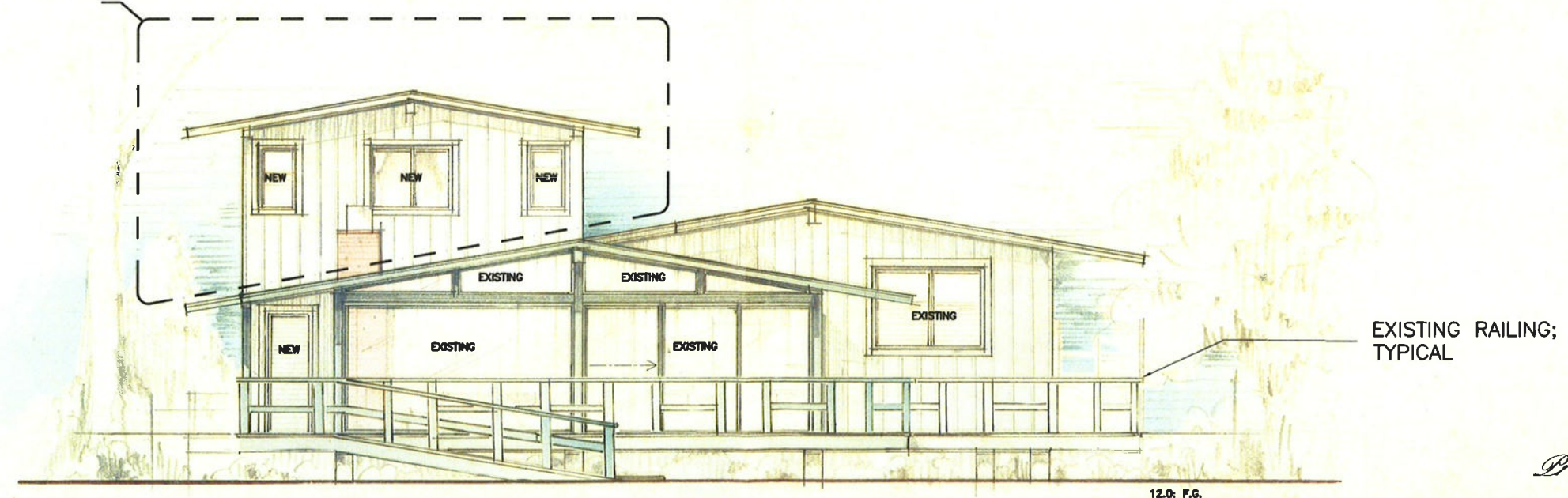
0' 5' 10' 20'

NEW SECOND
STORY ADDITION
BUILT OUT OVER
EXISTING FIRST FLR.



WEST ELEVATION

NEW SECOND
STORY ADDITION
BUILT OUT OVER
EXISTING FIRST FLR.



SOUTH ELEVATION

GENERAL NOTES:

- ALL NEW CONSTRUCTION TO MATCH EXISTING RESIDENCE:
- WOOD BOARD & BATTEN SIDING
- GRAVEL ROOF
- METAL OR WOOD WINDOWS
- EXISTING PAINTED WOOD DECK, RAMPS & RAILINGS TO REMAIN

Proposed Elevations

8120 PUESTA DEL SOL

Scale: 1/8" = 1'-0"

0' 5' 10' 20'

**DRAFT CONDITIONS OF APPROVAL FOR COASTAL PLANNED DEVELOPMENT
(PD) PERMIT CASE NO. PL17-0084**

RESOURCE MANAGEMENT AGENCY

Planning Division (PL) Conditions

1. Project Description

This Coastal Planned Development (PD) Permit is based on and limited to compliance with the project description stated in this condition below, all County land use hearing exhibits in support of the project marked Exhibits 2, 3, 4, 5 and 6 dated February 15, 2018, and conditions of approval set forth below. Together, these conditions and documents describe the "Project." Together, these conditions describe the "Project." Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the Coastal PD Permit, and/or further California Environmental Quality Act (CEQA) environmental review. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this Coastal PD Permit and applicable law.

The Project Description is as follows:

The Project consists of a PD permit that includes...

- Construction of a 525-square foot (s.f.) second story addition, new 65 s.f. lattice overhang, and new interior stairway, and
- First floor renovation of the existing 1,930 sq. ft. beachfront single-family dwelling with an attached two-car carport positioned underneath the residence's master bedroom

With the above changes, the single-family dwelling will encompass a total of 2,455 sq. ft. of gross floor area. The existing single-family dwelling and attached two-car carport was constructed in 1959 on a grade beam and caisson foundation system.

The property is considered legal non-conforming as a result of the existing raised decks and ramps located within the setbacks and the residence's uniquely designed layout of four separate living areas (kitchen and living area unit and three separate bedroom and bathroom units) having no internal access to each other. The existing building footprint of the single-family dwelling, attached two-car carport, and raised decking will remain the same. The proposed second story addition of 525 s.f. will be accessed by a new interior stairway and will contain two bedrooms and a bathroom. The proposed addition would remove less than 50% of the existing residence's roof area and would continue to

maintain its legal non-conforming status in accordance with Section 8182-7.1.1 of the Coastal Zoning Ordinance.

The first-floor renovation consists of: a) conversion of the fourth bedroom into a TV room; b) conversion of a full bathroom into a laundry room and half bath; and c) the addition of an interior stairway to access the second-floor addition. The interior of the residence will be reconfigured by combining two of the one bedroom and bath units into one unit consisting of three bedrooms and two and a half baths, thereby resulting in a total of three separate units.

The height of the single-family dwelling with the second level addition will be 22 feet 2-1/8 inches at the averaged midpoint and 23 feet 2-1/2 inches at the ridge peak.

The trash/recycling area will be located to the west of the existing carport. No grading or vegetation removal is proposed. No ground disturbance is proposed as all new development is located within the existing building footprint.

The subject property is accessed directly from Puesta Del Sol, a private street within the gated Rincon Point community, at the southern terminus of Bates Road in the North Coast area of unincorporated Ventura County. The project is within the mapped floodway of Rincon Creek. The Casitas Municipal Water District will continue to provide water and the Carpinteria Sanitary District will continue to provide sewage disposal for the residential use of the property.

No native vegetation will be removed as part of the Project. The single-family dwelling, as well as construction activities associated with the single-family dwelling, will not extend beyond the subject property.

The development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the Project description above and all approved County land use hearing exhibits in support of the Project and conditions of approval below. (PL-1)

2. Required Improvements for of the Project

Purpose: To ensure the Project site conforms to the plans approved at the Planning Director hearing in support of the Project.

Requirement: The Permittee shall ensure that all required off-site and on-site improvements for the Project, including structures, paving, and parking, are completed in conformance with the approved plans stamped as Planning Director hearing (Exhibits 2 and 3). The Permittee shall submit all final building and site plans for the County's review and approval in accordance with the approved plans.

Documentation: The Permittee shall obtain Planning Division staff's stamped approval on the Project plans and submit them to the County for inclusion in the Project file.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit all final development plans to the Planning Division for review and approval. Unless the Planning Director and/or Public Works Agency Director allow the Permittee to provide financial security and a final executed agreement, approved as to form by the County Counsel, that ensures completion of such improvements, the Permittee shall complete all required improvements prior to occupancy. The Permittee shall maintain the required improvements for the life of the Project.

Monitoring and Reporting: The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8183-5 of the *Ventura County Coastal Zoning Ordinance*. (PL-3)

3. Site Maintenance

Purpose: To ensure that the PD area is maintained in a neat and orderly manner so as not to create any hazardous conditions or unsightly conditions which are visible from outside the PD area.

Requirement: The Permittee shall maintain the project site in compliance with the described uses outlined in Condition No. 1 (Permitted Land Uses). Only equipment and/or materials which the Planning Director determines to substantially comply with Condition No. 1 (Permitted Land Uses), or which are authorized by any subsequent amendments to this PD, shall be stored on the property during the life of this PD.

Prior to construction activities, the Permittee shall install temporary construction fencing around the perimeter of the property to retain construction refuse and debris onsite. The temporary construction fencing shall be six feet high and shall be covered with material from the bottom to the top of the fencing, and along the entire length of the fencing to screen any unsightly conditions. The property shall be securely locked at the end of each construction day and when construction personnel are not present on the subject property. In addition, a trash bin(s) will be stored onsite during construction to contain and control trash and construction debris. All trash and debris must be placed in covered, onsite trash containers (consistent with Condition No. 17) and must be emptied regularly.

In accordance with Section 8175-5.16 (Storage of Building Materials, Temporary) of the Ventura County Coastal Zoning Ordinance, such storage is permitted during construction and limited to 45 days thereafter. Trash container(s) authorized by the conditions of this PD Permit do not authorize their use or location outside of the property boundaries.

Documentation: Pursuant to Condition No. 1 (Permitted Land Uses), the PD and any amendments thereto.

Timing: Temporary construction fencing and trash bin(s)/container(s) described in the Requirement section must be installed prior to any development. The Permittee shall maintain the project site in compliance with the described uses outlined in Condition No. 1 (Permitted Land Uses) for the life of the permit.

Monitoring and Reporting: The County Building Inspector, Public Works Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8183-5 of the *Ventura County Coastal Zoning Ordinance*. (PL-4)

4. PD Modification

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions, the Permittee shall first contact the Planning Director to determine if the proposed activity requires a modification of this Coastal PD Permit. The Planning Director may, at the Planning Director's sole discretion, require the Permittee to file a written and/or mapped description of the proposed activity in order to determine if a Coastal PD Permit modification is required. If a Coastal PD Permit modification is required, the modification shall be subject to:

- a. The modification approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director; and
- b. Environmental review, as required pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, §§ 21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, §§ 15000-15387), as amended from time to time. (PL-5)

5. Construction Activities

Prior to any demolition or construction activities (whichever occurs first), the Permittee shall obtain a Zoning Clearance from the Planning Division, and a Building Permit from the Building and Safety Division. (PL-6)

The Permittee shall not store or locate vehicles, equipment, or materials used during demolition or construction activities, outside the subject property or in any way that blocks access to public rights of way, driveways, sidewalks, or the public beach.

6. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this Coastal PD Permit and/or commencement of construction and/or operations under this Coastal PD Permit shall constitute the Permittee's formal agreement to comply with all conditions of this Coastal PD Permit. Failure to abide by and comply with any condition of this Coastal PD Permit shall constitute grounds for enforcement action provided in the *Ventura County Coastal Zoning Ordinance* (Article 13), which shall include, but is not limited to, the following:

- a. Public reporting of violations to the Planning Commission and/or Board of Supervisors;
- b. Suspension of the permitted land uses (Condition No. 1);
- c. Modification of the Coastal PD Permit conditions listed herein;
- d. Recordation of a "Notice of Noncompliance" on the deed to the subject property;
- e. The imposition of civil administrative penalties; and/or
- f. Revocation of this Coastal PD Permit.

The Permittee is responsible for being aware of and complying with the Coastal PD Permit conditions and all applicable federal, state, and local laws and regulations. (PL-7)

7. Time Limits

- a) At the conclusion of the local appeal period set forth in the *Ventura County Coastal Zoning Ordinance* (§ 8181-9.2), or following a final decision on a filed appeal, the Planning Division shall send a Notice of Final Decision to the California Coastal Commission (CCC). The CCC may set another appeal period pursuant to terms and conditions set forth in the California Coastal Act (Pub. Res. Code, § 30000 et seq.). Following the expiration of the CCC's appeal period, and if no appeals are filed, the decision regarding the Coastal PD Permit will be considered "effective." Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for demolition and construction in order to initiate the development set forth in Condition No. 1 (Project Description).
- b) This Coastal PD Permit shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for demolition or construction (whichever occurs first) within one year from the granting or approval of this Coastal PD Permit (*Ventura County Coastal Zoning Ordinance* § 8181-7.7). The Planning Director may grant a one-year extension of time to the Permittee in order to obtain the first Zoning Clearance if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to initiate the permitted land use, and the Permittee has requested the time extension in writing at least 30 days prior to the one-year expiration date.

- c) Prior to the issuance of the Zoning Clearance for demolition or construction (whichever occurs first), all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the last Zoning Clearance for the Project, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this Coastal PD Permit.

8. Documentation Verifying Compliance with Other Agencies' Requirements Related to this Coastal PD Permit

Purpose: To ensure compliance with, and notification of, federal, state, and/or local government regulatory agencies that have requirements that pertain to the Project (Condition No. 1, above) that is the subject of this Coastal PD Permit.

Requirement: Upon the request of the Planning Director, the Permittee shall provide the Planning Division with documentation (e.g., copies of permits or agreements from other agencies, which are required pursuant to a condition of this Coastal PD Permit) to verify that the Permittee has obtained or satisfied all applicable federal, state, and local entitlements and conditions that pertain to the Project.

Documentation: The Permittee shall provide this documentation to Planning Division staff in the form that is acceptable to the agency issuing the entitlement or clearance, to be included in the Planning Division Project file.

Timing: The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for demolition or construction (whichever occurs first).

Monitoring and Reporting: The Planning Division maintains the documentation provided by the Permittee in the respective Project file. In the event that the federal, state, or local government regulatory agency prepares new documentation due to changes in the Project or the other agency's requirements, the Permittee shall submit the new documentation within 30 days of receipt of the documentation from the other agency. (PL-9)

9. Notice of Coastal PD Permit Requirements and Retention of Coastal PD Permit Conditions On-Site

Purpose: To ensure full and proper notice of these Coastal PD Permit conditions affecting the use of the subject property.

Requirement: Unless otherwise required by the Planning Director, the Permittee shall notify, in writing, the Property Owner(s) of record, contractors, and all other parties and vendors who regularly conduct activities associated with the Project, of the pertinent conditions of this Coastal PD Permit.

Documentation: The Permittee shall maintain a current set of Coastal PD Permit conditions and exhibits at the Project site.

Timing: Prior to issuance of a Zoning Clearance for demolition or construction (whichever occurs first) and throughout the life of the Project.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8183-5 of the *Ventura County Coastal Zoning Ordinance*. (PL-10)

10. Recorded Notice of Land Use Entitlement

Purpose: The Permittee shall record a "Notice of Land Use Entitlement" form and the conditions of this Coastal PD Permit with the deed for the subject property that notifies the current and future Property Owner(s) of the conditions of this Coastal PD Permit.

Requirement: The Permittee shall sign, have notarized, and record with the Office of the County Recorder, a "Notice of Land Use Entitlement" form furnished by the Planning Division and the conditions of this Coastal PD Permit, with the deed of the property that is subject to this Coastal PD Permit.

Documentation: Recorded "Notice of Land Use Entitlement" form and conditions of this Coastal PD Permit.

Timing: The Permittee shall record the "Notice of Land Use Entitlement" form and conditions of this Coastal PD Permit, prior to issuance of a Zoning Clearance for demolition or construction (whichever occurs first).

Monitoring and Reporting: The Permittee shall return a copy of the recorded "Notice of Land Use Entitlement" form and conditions of this Coastal PD Permit to Planning Division staff to be included in the Project file. (PL-11)

11. Financial Responsibility for Compliance Monitoring and Enforcement

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the *Ventura County Coastal Zoning Ordinance* (§ 8183-5) related to this Coastal PD Permit. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the

rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.

- b. Billing Process: The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this Coastal PD Permit. The Permittee shall have the right to challenge any charge or penalty prior to payment. (PL-12)

12. Defense and Indemnification

- a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this Coastal PD Permit. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.
- b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.
- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this Coastal PD Permit, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.
- d. Neither the issuance of this Coastal PD Permit, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this

Coastal PD Permit serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

13. Invalidation of Condition(s)

If any of the conditions or limitations of this Coastal PD Permit are held to be invalid in whole or in part by a court of competent jurisdiction, that holding shall not invalidate any of the remaining Coastal PD Permit conditions or limitations. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Permittee shall be required to fully comply with this Coastal PD Permit, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This Coastal PD Permit shall continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

If a court of competent jurisdiction invalidates any condition in whole or in part, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this Coastal PD Permit, at the discretion of the Planning Director, the Planning Director may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Director shall make the determination of adequacy. If the Planning Director cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this Coastal PD Permit may be revoked. (PL-14)

14. Contact Person

Purpose: To designate a person responsible for responding to complaints.

Requirement: The Permittee shall designate a contact person(s) to respond to complaints from citizens and the County which are related to the permitted uses of this Coastal PD Permit.

Documentation: The Permittee shall provide the Planning Director with the contact information (e.g., name and/or position title, address, business and cell phone numbers, and email addresses) of the Permittee's field agent who receives all orders, notices, and communications regarding matters of condition and code compliance at the Project site.

Timing: Prior to the issuance of a Zoning Clearance for demolition or construction (whichever occurs first), the Permittee shall provide the Planning Division the contact information of the Permittee's field agent(s) for the Project file. If the address or phone number of the Permittee's field agent(s) should change, or the responsibility is assigned

to another person, the Permittee shall provide Planning Division staff with the new information in writing within three calendar days of the change in the Permittee's field agent.

Monitoring and Reporting: The Planning Division maintains the contact information provided by the Permittee in the Project file. The Planning Division has the authority to periodically confirm the contact information consistent with the requirements of § 8183-5 of the *Ventura County Coastal Zoning Ordinance*. (PL-17)

15. Change of Owner and/or Permittee

Purpose: To ensure that the Planning Division is properly and promptly notified of any change of Permittee.

Requirement: The Permittee shall file, as an initial notice with the Planning Director, the new name(s), address(es), telephone and FAX number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the permitted uses, and the company officer(s). The Permittee shall provide the Planning Director with a final notice once the transfer of ownership and/or operational control has occurred.

Documentation: The initial notice must be submitted with the new Permittee's contact information. The final notice of transfer must include the effective date and time of the transfer and a letter signed by the new Property Owner(s), lessee(s), and/or operator(s) of the permitted uses acknowledging and agreeing to comply with all conditions of this Coastal PD Permit.

Timing: The Permittee shall provide written notice to the Planning Director 10 calendar days prior to the change of ownership or change of Permittee. The Permittee shall provide the final notice to the Planning Director within 15 calendar days of the effective date of the transfer.

Monitoring and Reporting: The Planning Division maintains notices submitted by the Permittee in the Project file and has the authority to periodically confirm the information consistent with the requirements of § 8183-5 of the *Ventura County Coastal Zoning Ordinance*. (PL-20)

16. Construction Noise

Purpose: In order for this Project to comply with the Ventura County General Plan *Goals, Policies and Programs* (2015) Noise Policy 2.16.2-1(5) and the County of Ventura Construction Noise Threshold Criteria and Control Plan (Amended 2010).

Requirement: The Permittee shall limit demolition and construction activity for site preparation and development to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m., Saturday, Sunday, and State holidays.

Demolition and construction equipment maintenance shall be limited to the same hours. Non-noise generating demolition and construction activities such as interior painting are not subject to these restrictions.

Documentation: The Permittee shall post a sign stating these restrictions in a conspicuous on-site location visible to the general public. The sign must provide a telephone number of the site foreman, or other person who controls activities on the jobsite, for use for complaints from the affected public. (See Condition No. 15, above.)

Timing: The sign shall be installed prior to the issuance of a building permit and throughout demolition and construction activities. The Permittee shall maintain a "Complaint Log," noting the date, time, complainant's name, nature of the complaint, and any corrective action taken.

Monitoring and Reporting: The Permittee shall provide photo documentation showing posting of the required signage to the Planning Division prior to the commencement of demolition or construction activities. (PL-59)

17. Trash Containers During Construction

Purpose: In order to comply with § 8178-2.4.b (2) of the *Ventura County Coastal Zoning Ordinance* and to avert long-term adverse impacts on beach or intertidal areas.

Requirement: The Permittee shall ensure that all trash containers used during the demolition and construction phase of the Project have a lid/cover that must be secured at the end of each working day. Trash and debris shall be collected and placed in the designated trash bins at the end of each working day. Trash enclosures shall not restrict access to public right of ways, driveways, or sidewalks along Puesta del Sol.

Timing: Prior to the issuance of a Zoning Clearance for demolition or construction (whichever occurs first), the Permittee shall illustrate the enclosures on all development plans for the Planning Division's review and approval.

Documentation: A copy of the approved site plan.

Monitoring and Reporting: The Planning Division maintains a copy of the approved site plan in the Project file. The Planning Division has the authority to inspect the site to ensure that the enclosures are constructed as illustrated on the approved plans, prior to occupancy. The Planning Division has the authority to periodically inspect the site to ensure that the trash enclosures are maintained consistent with the requirements of § 8183-5 of the *Ventura County Coastal Zoning Ordinance*.

18. Noise Attenuation Features

Purpose: In order to ensure interior noise levels do not exceed the maximum acceptable noise levels set forth in the Ventura County General Plan *Goals, Policies, and Programs* Noise Policy 2.16.2-1.

Requirement: The Permittee shall install noise attenuation features, including double-paned windows and sound dampening exterior doors, in the single-family dwelling, in order so that interior noise levels do not exceed the maximum acceptable interior noise levels set forth in Ventura County General Plan *Goals, Policies, and Programs* Noise Policy 2.16.2-1.

Documentation: The Permittee shall submit building plans and any other documentation (e.g., manufacturer's specifications for windows and doors) that specify the noise attenuation features that will be included in the single-family dwelling, and demonstrate compliance with the requirements of Ventura County General Plan *Goals, Policies, and Programs* Noise Policy 2.16.2-1.

Timing: Prior to issuance of a Zoning Clearance for construction, the Permittee shall provide the building plans and other documentation (if required) to the Planning Division for review and approval.

Monitoring and Reporting: The Planning Division has the authority to conduct inspections to ensure that the specified noise attenuation features are installed in compliance with this condition, consistent with the requirements of § 8183-5 of the *Ventura County Coastal Zoning Ordinance*.

19. Subsequent Movement of Public Trust Boundary; Repair or Removal of Damaged Development

Purposes: For Permittee to acknowledge that over time, sea level rise may cause the public trust boundary to move inland resulting in the originally-permitted development to be subject to public ownership through the public trust doctrine. And to obligate Permittee to remove any permitted development which, through such public trust boundary migration, becomes located on State or public trust lands, or which is damaged by waves, erosion, liquefaction, sea level rise, or any other naturally occurring coastal hazard, provided that Permittee cannot obtain a lease or equivalent property interest in the State or public trust lands to allow the permitted development to remain.

Requirement: The Permittee agrees that if the dwelling(s), garage(s), deck(s), driveway/patios, and/or any other permitted development becomes located on State or public trust lands through the landward migration of public trust lands on the subject lot, or such development is damaged or destroyed due to waves, erosion, liquefaction, sea level rise, or any other naturally occurring coastal hazard, the Permittee, at its sole cost and expense, shall remove all such development which is located on State or public trust lands pursuant to a coastal development permit which Permittee must obtain to authorize said removal. Permittee shall not be required to remove any such

development if Permittee obtains a lease or equivalent property interest in the State or public trust lands that allows the permitted development to remain. In the event that portions of the development fall on the beach before they are removed, the Permittee shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site.

Documentation: Prior to the issuance of a Coastal Planned Development Permit for repair or maintenance of permitted development that is damaged or destroyed due to waves, erosion, liquefaction, sea level rise, or any other naturally occurring coastal hazard, the Permittee shall provide the Planning Director with a written determination, along with supporting documentation, from the State Lands Commission demonstrating either that: (1) no permitted development which the Permittee seeks authorization to repair or maintain is located on State or public trust lands; or (2) specific permitted development is located on State or public trust lands. If the Permittee obtains a lease or equivalent property interest from the State Lands Commission to allow permitted development to remain on State or public trust lands, the Permittee shall also submit a copy of said lease, property interest, and all related documentation affecting the Permittee's property rights to use the subject land. If the Permittee is required to remove the permitted development that is located on State or public trust lands, a Coastal Planned Development Permit will be required to remove the structures. The Permittee shall provide a copy of the plans denoting the structures to be removed as part of the permit application for said Planned Development Permit.

Timing: In the event Permittee is required to remove permitted development pursuant to this condition, the Permittee shall submit a complete application for a permit authorizing the removal within 90 days from the date the Permittee is informed the permitted development must be removed in accordance with this condition.

Monitoring and Reporting: The Planning Division has the authority to conduct site inspections to ensure ongoing compliance by the Permittee with this condition consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

PUBLIC WORKS AGENCY (PWA)

Integrated Waste Management Division (IWMD) Conditions

20. Waste Diversion and Recycling Requirement

Purpose: To ensure the Project complies with Ordinance No. 4445. Ordinance No. 4445 pertains to the diversion of recyclable materials generated by the Project (e.g., paper, cardboard, wood, metal, greenwaste, soil, concrete, plastic containers, and beverage containers) from local landfills through recycling, reuse, or salvage. Ordinance No. 4445 can be reviewed at www.vcpublicworks.orgord4445.

Requirement: Ordinance No. 4445 (§ 4770-2.3) requires the Permittee to work with a County-franchised solid waste hauler who will determine the level of service required to divert recyclables generated by the Project from local landfills. For a complete list of County-franchised solid waste haulers, go to: www.wasteless.orgcommercialhaulers.

Documentation: The Permittee must maintain copies of their bi-monthly solid waste billing statements for a minimum of one year. The address on the billing statement must match the address of the permitted business.

Timing: Upon request, the Permittee must provide the IWMD with a copy of a current solid waste billing statement to verify compliance with this condition.

Monitoring and Reporting: Upon request, the Permittee shall allow IWMD staff to perform a free, on-site, waste audit to verify recyclable materials generated by their business are being diverted from the landfill. (IWMD-1)

21. Construction and Demolition (C&D) Debris Recycling Plan (Form B)

Purpose: Ordinance No. 4421 requires the Permittee to divert recyclable C&D materials generated by the Project (e.g., wood, metal, greenwaste, soil, concrete, asphalt, paper, and cardboard) from local landfills through recycling, reuse, or salvage. Review Ordinance No. 4421 at: www.vcpublishworks.orgord4421.

Requirement: The Permittee must submit a comprehensive recycling plan (Form B – Recycling Plan) to the IWMD for any proposed construction and/or demolition projects that require a building permit.

Documentation: The Form B – Recycling Plan must ensure a minimum of 60% of the recyclable C&D debris generated by the project will be diverted from the landfill by recycling, reuse, or salvage. A copy of Form B is available at: <http://www.vcpublishworks.orgbormsB&C>. A comprehensive list of permitted recyclers, County-franchised haulers, and solid waste and recycling facilities in Ventura County is available at: www.vcpublishworks.orgC&D. A list of local facilities permitted to recycle soil, wood, and green waste is available at: www.vcpublishworks.orggreenwaste. A complete list of County-franchised solid waste haulers is available at: <http://www.vcpublishworkds.orgcommercialhaulers>.

Timing: Upon the RMA Building and Safety Division's issuance of a building permit for the Project, the Permittee must submit a Form B – Recycling Plan to the IWMD for approval.

Monitoring and Reporting: The Permittee is required to keep a copy of the approved Form B – Recycling Plan until the RMA Building and Safety Division's issuance of a final permit. (IWMD-2)

22. C&D Debris Reporting Form (Form C)

Purpose: Ordinance No. 4421 requires the Permittee to divert recyclable C&D materials generated by the Project (e.g., wood, metal, greenwaste, soil, concrete, paper, cardboard, and plastic containers) from local landfills through recycling, reuse, or salvage. Review Ordinance No. 4421 at: www.vcpublishworks.orgord4421.

Requirement: The Permittee must submit a Form C – Reporting Form to the IWMD for approval prior to issuance of their final Building & Safety Division permit. A copy of Form C – Reporting Form is available at: www.vcpublishworks.orgformsB&C.

Documentation: The Permittee must submit original recycling facility receipts and/or documentation of reuse with their Form C – Reporting Form to verify a minimum of 60% of the recyclable C&D debris generated by their project was diverted from the landfill.

Timing: A completed Form C – Reporting Form, with required recycling facility receipts and/or documentation or reuse, must be submitted to the IWMD for approval prior to Building and Safety Division's issuance of final permit.

Monitoring and Reporting: The Permittee is required to keep a copy of their approved Form C – Reporting Form until Building and Safety Division's issuance of final permit. (IWMD-3)

Water Resources Division, Water Quality—County Stormwater Program Section (CSWP)

23. Compliance with Stormwater Development Construction Program

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board National Pollution Discharge Elimination System (NPDES) Municipal Stormwater Permit No. CAS004002 (Permit) the Project is subject to the construction requirements for surface water quality and storm water runoff in accordance with Part 4.F., "Development Construction Program" of the Permit.

Requirement: The construction of the proposed project shall meet requirements contained in Part 4.F. "Development Construction Program" of the Permit through the inclusion of effective implementation of the Construction BMPs during all ground disturbing activities.

Documentation: The Permittee shall submit to the Watershed Protection District – County Stormwater Program Section (CSWP) for review and approval a completed and signed SW-1 form (Best Management Practices for Construction Less Than One Acre) which can be found at <http://onestoppermit.ventura.org/>.

Timing: The above listed item shall be submitted to the CSWP for review and approval prior to issuance of a Zoning Clearance for Construction.

Monitoring and Reporting: CSWP will review the submitted materials for consistency with the NPDES Municipal Stormwater Permit. Building Permit Inspectors will conduct inspections during construction to ensure effective installation of the required BMPs.

Engineering Services Department Section

24. The applicant will apply for a Floodplain Development Permit with the Public Works Agency prior to issuance of a building permit. The anticipated project will qualify for the 50% Substantial Improvement Exemption and meet the requirements of the National Flood Insurance Program and the County of Ventura Floodplain Management Ordinance 4465.

25. Notice of Flood Hazard Recorded on Property Title

Purpose: To comply with the Ventura County General Plan Goals, Policies and Program Policy 2.10.2-2 so as to inform existing and future owners of the subject property that the site, in whole or in part, has currently been mapped by the Federal Emergency Management Agency (FEMA) as being in a 1% annual chance (100-year) floodplain.

Requirement: The Permittee shall, with the assistance of the Ventura County Public Works Agency Floodplain Manager, have recorded on the title of the subject property a Notice of Flood Hazard.

Documentation: A Notice of Flood Hazard will be prepared by the Ventura County Public Works Agency Floodplain Manager.

Timing: The Permittee shall have the Notice of Flood Hazard recorded on the title of the subject property, prior to issuance of a Zoning Clearance for construction.

Monitoring and Reporting: The Permittee shall provide a copy of the recorded Notice of Flood Hazard to the RMA Building and Safety Division, and the Public Works Agency maintains a copy of the recorded Notice of Flood Hazard in the Project case file. (EWP-3)

OTHER VENTURA COUNTY AGENCIES

Ventura County Fire Protection District (VCFPD) Conditions

26. Fire Department Clearance

Purpose: To provide the Permittee a list of all applicable fire department requirements for their project.

Requirement: The Permittee shall obtain VCFD Form #126 "Requirements for Construction" for any new structures or additions to existing structures before issuance of building permits.

Documentation: A signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction."

Timing: The Permittee shall submit VCFPD Form #126 Application to the Fire Prevention Bureau for approval before issuance of building permits

Monitoring and Reporting: A copy of the completed VCFPD Form #126 shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau will conduct a final on-site inspection of the project to ensure compliance with all conditions and applicable codes / ordinances. (VCFPD-51)

27. Inspection Authority

Purpose: To ensure on-going compliance with all applicable codes, ordinances and project conditions.

Requirement: The Permittee, by accepting these project conditions of approval, shall acknowledge that the fire code official (Fire District) is authorized to enter at all reasonable times and examine any building, structure or premises subject to this project approval for the purpose of enforcing the Fire Code and these conditions of approval.

Documentation: A copy of the approved entitlement conditions.

Timing: The Permittee shall allow on-going inspections by the fire code official (Fire District) for the life of the project.

Monitoring and Reporting: A copy of the approved entitlement conditions shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall ensure ongoing compliance with this condition through on-site inspections. (VCFPD-60)

GEOTECHNICAL ENGINEERING REPORT
FOR PROPOSED CONSTRUCTION AT
8120 PUESTA DEL SOL
RINCON POINT AREA OF VENTURA COUNTY, CALIFORNIA

PROJECT NO.: VT-25376-01
JUNE 6, 2017

PREPARED FOR
GREGORY AND MICHELLE ELLIOTT
C/O CURTIS & WINDHAM ARCHITECTS INC.
ATTENTION: DANIEL OSTENDORF

BY
EARTH SYSTEMS SOUTHERN CALIFORNIA
1731-A WALTER STREET
VENTURA, CALIFORNIA 93003

County of Ventura
Planning Director Hearing
PL17-0084
Exhibit 5 – Geotechnical Engineering
Report – Earth Systems Southern
California, June 6, 2017



Earth Systems
Southern California

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June 6, 2017

Project No.: VT-25376-01
Report No.: 17-6-19

Gregory and Michelle Elliott
c/o Curtis & Windham Architects Inc.
Attention: Daniel Ostendorf
3815 Montrose Boulevard, Suite 100
Houston, TX 77006

Project: 8120 Puesta Del Sol
Rincon Point Area of Ventura County, California

As authorized, Earth Systems Southern California (Earth Systems) has performed a geotechnical study for proposed construction to be located at 8120 Puesta del Sol in the Rincon Point area of Ventura County, California. The accompanying Geotechnical Engineering Report presents the results of our subsurface exploration and laboratory testing programs, and our conclusions and recommendations pertaining to geotechnical aspects of project design. This report completes Phase I of the scope of services described within our proposal No. VP17-128 dated May 10, 2017, revised on May 16, 2017; and authorized by Mr. Gregory Elliott on May 17, 2017.

We have appreciated the opportunity to be of service to you on this project. Please call if you have any questions, or if we can be of further service.

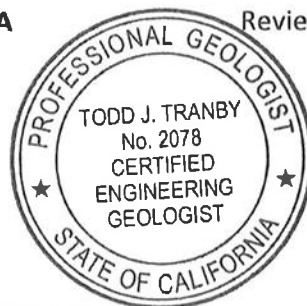
Respectfully submitted,

EARTH SYSTEMS SOUTHERN CALIFORNIA

Reviewed and Approved

Meng Wei Lu
Staff Engineer

Todd J. Tranby
Engineering Geologist



Richard M. Beard
Geotechnical Engineer

Copies: 2 - Curtis & Windham Architects Inc.: Daniel Ostendorf (1 via mail, 1 via email)
4 - Rasmussen & Associates: Scott Boydston (3 via mail, 1 via email)
1 - Project File

TABLE OF CONTENTS

INTRODUCTION	1
PROJECT DESCRIPTION	1
PURPOSE AND SCOPE OF WORK	1
SITE SETTING	2
REGIONAL GEOLOGY	2
SEISMICITY AND SEISMIC DESIGN	2
SOIL CONDITIONS	4
ANALYSIS OF EARTHQUAKE-INDUCED SETTLEMENT	5
FAULT RUPTURE HAZARD	5
LANDSLIDES	6
ROCKFALL	6
FLOODING	6
CONCLUSIONS AND RECOMMENDATIONS	6
STRUCTURAL DESIGN	7
Caissons	7
Caisson Installation	8
Frictional and Lateral Coefficients	9
Helical Piers	9
Settlement Considerations	10
ADDITIONAL SERVICES	10
LIMITATIONS AND UNIFORMITY OF CONDITIONS	10
BIBLIOGRAPHY	11
APPENDIX A	
Vicinity Map	
Regional Geologic Map 1 (Dibblee)	
Regional Geologic Map 2 (CGS/USGS[SCAMP])	
Seismic Hazard Zones Map	
Site Plan	
On-Site Field Study	
Field Study of Referenced Project	
Logs of On-Site Test Pits	
Logs of Referenced Borings	
Symbols Commonly Used on Boring Logs	
Unified Soil Classification System	

TABLE OF CONTENTS (Continued)

APPENDIX B

Laboratory Testing (Referenced)

Tabulated Laboratory Test Results (Referenced)

Individual Laboratory Test Results (Referenced)

APPENDIX C

Table 1809.7 Minimum Foundation Design Table

APPENDIX D

2016 CBC and ASCE 7-10 Seismic Parameters

USGS Design Maps Reports

Fault Parameters

APPENDIX E

Caisson Capacities

INTRODUCTION

Project Description

This report presents results of a Geotechnical Engineering study performed for proposed construction to be located at 8120 Puesta Del Sol in the Rincon Point area of Ventura County, California (see Vicinity Map in Appendix A). It is our understanding that the proposed construction includes a second story addition over the northwest corner of an existing one-story residence that is supported by a grade beam and caisson foundation system. Structural considerations for building column loads of up to 25 kips with maximum wall loads of 2 kips per lineal foot were used as a basis for the recommendations of this report. If actual loads vary significantly from these assumed loads, Earth Systems should be notified since reevaluation of the recommendations contained in this report may be required.

It is anticipated that loads from the new construction will be supported on the existing foundation. If the Project Structural Engineer determines this to be infeasible, Earth Systems anticipates that new caissons or helical piers will be added to the existing foundation system.

A nearby project (Geotechnical Engineering Report for 8128 Puesta Del Sol, Earth Systems Southern California, VT-23585-02, October 26, 2006) is located about 50 feet southwest of the project site, and will be referenced and its geotechnical data used to prepare this report.

Purpose and Scope of Work

The purpose of the geotechnical study that led to this report was to analyze the soil conditions of the site with respect to the proposed construction and to prepare geotechnical recommendations for construction. The soil conditions include surface and subsurface soil types, expansion potential, settlement potential, bearing capacity, and the presence or absence of subsurface water. The scope of work included:

- Performing a reconnaissance of the site.
- Hand excavating and logging 2 test pits to provide information to the Structural Engineer.
- Consulting with owner representatives and design professionals.
- Reviewing and analyzing geotechnical data from the referenced project.
- Preparing this report.

Contained in this report are:

- Descriptions and results of field and laboratory tests that were performed.
- Conclusions and recommendations pertaining to site grading and structural design.

Site Setting

An existing one-story residence currently occupies the site. The site is bounded by Puesta Del Sol to the northwest, 2 residential buildings to the southwest and northeast, and the Pacific Ocean to the southeast.

REGIONAL GEOLOGY

The site lies along the Santa Barbara Channel coastal plains in the western portion of the Transverse Ranges geologic province. Numerous east-west trending folds and reverse faults indicative of active north-south transpressional tectonics characterize the region. The Carpinteria fault is mapped approximately 2,500 feet north of the project site by T.W. Dibblee, Jr. and CGS/USGS (SCAMP), see Regional Geologic Maps in Appendix A. The project site is not located within one of the "Fault Rupture Hazard Zones" that have been specified by the State of California (C.D.M.G. 1972, Revised 1994). No landslides are mapped on the site by T.W. Dibblee, Jr. and CGS/USGS (SCAMP). The site is underlain by Pico Formation Bedrock and Alluvium according to the attached Regional Geologic Maps in Appendix A. Pico Formation Bedrock, Alluvium, and Beach Deposits were encountered during field exploration of the referenced project.

SEISMICITY AND SEISMIC DESIGN

Although the site is not within a State-designated "fault rupture hazard zone", it is located in an active seismic region where large numbers of earthquakes are recorded each year. Historically, major earthquakes felt in the vicinity of the project site have originated from faults outside the area. These include the December 21, 1812 "Santa Barbara Region" earthquake, that was presumably centered in the Santa Barbara Channel, the 1857 Fort Tejon earthquake, the 1872 Owens Valley earthquake, and the 1952 Arvin-Tehachapi earthquake.

It is assumed that the 2016 CBC and ASCE 7-10 guidelines will apply for the seismic design parameters. The 2016 CBC includes several seismic design parameters that are influenced by the geographic site location with respect to active and potentially active faults, and with respect to subsurface soil or rock conditions. The seismic design parameters presented herein were determined by the U.S. Seismic Design Maps "risk-targeted" calculator on the USGS website for the jobsite coordinates (34.3738° North Latitude and 119.4762° West Longitude). The calculator adjusts for Soil Site Class C, and for Occupancy (Risk) Category I/II/III. The calculated 2016 California Building Code (CBC) and ASCE 7-10 seismic parameters typically used for structural design are included in Appendix D and summarized in the table on next page.

Summary of Seismic Parameters – 2016 CBC

Site Class (Table 20.3-1 of ASCE 7-10 with 2013 update)	C
Occupancy (Risk) Category	I/II/III
Maximum Considered Earthquake (MCE) Ground Motion	
Spectral Response Acceleration, Short Period – S_s	2.736 g
Spectral Response Acceleration at 1 sec. – S_1	0.986 g
Site Coefficient – F_a	1.00
Site Coefficient – F_v	1.30
Site-Modified Spectral Response Acceleration, Short Period – S_{MS}	2.736 g
Site-Modified Spectral Response Acceleration at 1 sec. – S_{M1}	1.282 g
Design Earthquake Ground Motion	
Short Period Spectral Response – S_{DS}	1.824 g
One Second Spectral Response – S_{D1}	0.855 g
Reference: USGS, 2017 Latitude: 34.3738 N degrees Longitude: 119.4762 W degrees	

The values presented in the table above are appropriate for a 2 percent probability of exceedance in 50 years. A listing of the calculated 2016 CBC and ASCE 7-10 seismic parameters is attached. The site peak ground acceleration (PGA) per Section 1803.5.12 of the 2016 CBC and Section 11.8.3 of ASCE 7-10 is 1.090 g.

The Fault Parameters table in Appendix D lists the significant "active" and "potentially active" faults within a 41-mile (65-kilometer) radius of the project site. The distance between the site

and the nearest portion of each fault is shown, as well as the respective estimated maximum earthquake magnitudes, and the deterministic mean site peak ground accelerations. It should be noted that the faults shown in the fault table in Appendix D does not fully overlap those shown on the Regional Geologic Maps in Appendix A.

SOIL CONDITIONS

Evaluation of the subsurface indicates that much of the project site is blanketed by a layer of artificial fill (whose thickness was about 2 feet), which is underlain by alluvial deposits, which is underlain by Pico Formation Bedrock (encountered at about 8 feet). The soil within the referenced borings generally are silty sands, silty gravels, silty clays, and siltstones.

According to the laboratory testing performed for the referenced project, it is anticipated that bearing soils lie in the "Very Low" expansion range based on the expansion index of zero. The locally (County of Ventura) adopted version of this classification of soil expansion, Table 1809.7, is included in Appendix C of this report. It appears that soils can be cut by normal grading equipment, but difficulty in drilling or installing helical piers may occur due to cobbles, groundwater, and caving materials.

Groundwater was encountered at a depth of about 4 feet within the on-site test pits TP-1 and TP-2; and about 3 feet within the referenced borings B-1 and B-2. Per the Seismic Hazard Zone Report for the Pitas 7.5-Minute Quadrangle, Ventura County, California (CGS, 2002), the depth of historical high groundwater is estimated to be less than 10 feet in the project vicinity.

Samples of near-surface soils from the referenced project site were tested for pH, resistivity, soluble sulfates, and soluble chlorides. The test results provided in Appendix B should be distributed to the design team for their interpretations pertaining to the corrosivity or reactivity of various construction materials (such as concrete and piping) with the soils. It should be noted that sulfate contents (140 mg/Kg) are in the "S0" exposure class (i.e. "Negligible" severity range) of Table 19.3.1.1 of ACI 318-14. Therefore, special concrete designs will not be necessary for the measured sulfate contents according to Table 19.3.2.1 of ACI 318-14.

Based on criteria established by the County of Los Angeles, measurements of resistivity of near-surface soils (3,140 ohms-cm from referenced boring B-1@0'-5', and 700 ohms-cm from

referenced boring B-2@8') indicate that they are "Severely Corrosive" to ferrous metal (i.e. cast iron, etc.) pipes. It should be noted that Earth Systems does not practice soil corrosion engineering.

ANALYSIS OF EARTHQUAKE-INDUCED SETTLEMENT

Earthquake-induced cyclic loading can be the cause of several significant phenomena, including liquefaction in fine sands and silty sands. Liquefaction results in a loss of soil strength and can cause structures to settle and, in extreme cases, to experience bearing failure.

The potential hazard posed by liquefaction is considered to be "low" due to the following reasons:

- Shallow bedrock (encountered at about 8 feet).
- The existing one-story residence is supported by a grade beam and caisson foundation system which is embedded into the underlying Pico Formation Bedrock, and any new foundations will also bear into bedrock.

FAULT RUPTURE HAZARD

A fault is a break in the earth's crust upon which movement has occurred in the recent geologic past and future movement is expected. A summary of nearby active faults is presented in Appendix D under Table 1 Fault Parameters.

The proposed construction does not lie within a State of California designated active fault hazard zone. The activity of faults is classified by the State of California based on the Alquist-Priolo Earthquake Fault Zoning Act (1972). An active fault has had surface rupture with Holocene time (the past 11,000 years). A potentially active fault shows evidence of surface displacement during Quaternary time (last 1.6 million years). An inactive fault has no evidence of movement within the Quaternary time.

As previously discussed in the Regional Geology section of this report, the Carpinteria fault is mapped approximately 2,500 feet north of the project site by T.W. Dibblee, Jr. and

CGS/USGS(SCAMP), see Regional Geologic Maps in Appendix A. Therefore, the potential for fault rupture at the proposed construction site is considered "low".

LANDSLIDES

Landsliding is a process where a distinct mass of rock or soil moves downslope due to gravity. No landslides are mapped on the project site by Dibblee or CGS/USGS(SCAMP) (see Regional Geologic Maps in Appendix A). Because there are no identified landslides either on or trending into the proposed construction site, hazards associated with these phenomena are considered "low".

ROCKFALL

Loose boulder-sized rocks and/or weathering bedrock outcrops located upslope from construction can lead to a rockfall hazard. Since no loose boulder-sized rock or weathering bedrock outcrop were present near the uphill side of the site, the potential for rockfall onto the proposed construction site appears to be "low".

FLOODING

The project site lies within one of the flood hazard areas mapped by Federal Emergency Management Agency (FEMA), FEMA Flood Map for Ventura County Unincorporated Areas, effective January 20, 2010, Map No. 06111C0701E.

CONCLUSIONS AND RECOMMENDATIONS

It is currently unknown whether the existing grade beam and caisson foundation system can handle the new loads posed by the proposed second story addition. It is the Project Structural Engineer's responsibility to evaluate this concern and design new caissons, if necessary.

The following text provides design values for the existing caissons, new caissons, and /or helical piers to assist the Project Structural Engineer in this process. Specific conclusions and recommendations addressing these geotechnical considerations, as well as general recommendations regarding the geotechnical aspects of design and construction, are presented in the following sections.

A. Structural Design

1. Caissons

- a. Caissons may be used to underpin the residence. Figures in Appendix E provide allowable downward caisson capacities versus depth for 18-inch, 24-inch, and 30-inch diameter caissons. The allowable downward capacities include a factor-of-safety of 3.0 to side resistance (end bearing was not included in the design). The charts assume the bedrock contact is about 8 feet below the ground surface and should be adjusted for other depths to bedrock.
- b. The graphs for downward and upward pile capacities were determined using friction only. The graph can be used directly for piles with top elevations near the existing ground surface. **The minimum recommended penetration into the underlying bedrock is 10 feet for the new piles (if new piles are needed).**
- c. Individual piles in groups should be spaced at least 3 widths apart, measured from center to center. However, if caissons are placed closer together, a group efficiency of about 0.8 should be assumed because the piles are designed for skin resistance. Specific group efficiencies can be determined as the foundation design progresses.
- d. The lateral resistance to individual piles can be determined using a passive resistance of 130 psf per foot of depth in the alluvium (assumed to be below groundwater) and a passive resistance of 400 psf per foot of depth in the bedrock. Both these values include a factor of safety of 2. The contact between the alluvium and the bedrock can be assumed to be 8 feet below the existing ground surface based on the borings at the site. The effective width of isolated piles can be assumed to be twice their actual width when calculating lateral resistance.
- e. Because caissons will be utilizing only skin friction for support, it will not be necessary to thoroughly clean the bottoms of the excavation. However, excessive loose debris and slough must be removed.
- f. Groundwater is expected to fluctuate with tidal conditions, but can be near the ground surface. Groundwater is expected to affect drill hole stability above the bedrock.
- g. Because of the proximity of the project to the ocean, the salt water environment should be considered in design.
- h. It is recommended that concrete used in the piles be placed with a slump of 4 to 6 inches in dry excavations and 6 to 8 inches when placed under water. In

dry excavations, the concrete can free-fall so long as it is dropped vertically and does not strike the reinforcing cage. In wet excavations, the concrete should be tremied to the bottom of the excavation. In no case should the concrete be allowed to free fall through water or drilling fluids. The end of the tremie should be kept several feet below the top of the concrete. The concreting should continue until clean concrete is discharged at the top of the pile.

- i. Pile construction should be continuously monitored by the Geotechnical Engineer's representative to verify compliance with the intent of this report.
- j. Pile capacities are based on the strength of the soils and the bedrock. The Structural Engineer is responsible for determining the structural adequacy of the piles.
- k. It is the Structural Engineer's responsibility to design the reinforcement for the caissons to sustain the imposed axial and lateral loading.

2. Caisson Installation

- a. The Geotechnical Engineer, or his representatives, should be present during excavation and installation of all caissons to observe subsurface conditions, and to document penetration into load supporting materials (i.e. firm native Pico Formation Bedrock).
- b. Since the caissons are designed to rely on intimate frictional contact with the soil and bedrock, any casing (if used) should be removed during placement of concrete. Slick or smeared zones on the side-walls of the bore-holes should be removed and, bentonite slurry and similar stabilizing fluids should not be used in bore holes without allowing for a reduction in pile load capacity.
- c. The design mix for the concrete to be used in the caisson construction should be established and approved by the Structural Engineer prior to the time of construction. Compression tests should be performed on samples of the concrete in accordance with applicable codes or requirements of the Structural Engineer. Inspection by qualified personnel should be provided during the concrete batching and during placement of caisson steel and concrete.
- d. Caissons located within three caisson diameters of each other should be drilled and filled alternately so that concrete is permitted to set before drilling an adjacent caisson. The time for initial set of the concrete will depend on the design mix and should be determined in the field at the time of construction.

No fewer than 4 hours should be allowed for the concrete to set before drilling for an adjacent caisson. No caisson hole should be left open overnight. Since the exact caisson installation process is not known at this time, it is important for Earth Systems to be consulted relative to recommendations for placement criteria to aid in maintaining the integrity of the caissons during placement.

- e. The bottoms of caisson excavations should be relatively clean of loose soils and debris prior to placement of concrete. Any water encountered should be pumped from the boreholes prior to the placement of concrete, or placement of concrete should be by use of a tremie or pump line such that the water is displaced during the concrete placement. The volume of concrete placed should be measured to compare with the design volume.
- f. Installed caissons should not be more than 2 percent from the plumb position.
- g. Due to the presence of relatively shallow groundwater, temporary casing may be necessary to minimize bore-hole caving during caisson construction. Use of special drilling mud or other methods to keep boreholes open during construction may be acceptable upon review by the Geotechnical Engineer.

3. Frictional and Lateral Coefficients

- a. Resistance to lateral loading may be provided by soil friction acting on the base of grade beams. A coefficient of friction of 0.35 may be applied to dead load forces. This value includes a factor of safety of 2.0.
- b. Passive resistance acting on the sides of grade beams equal to 200 pcf of equivalent fluid weight may be included for resistance to lateral load. This value includes a factor of safety of 2.0 and assumes the grade beams will be above groundwater.
- c. Passive resistance may be combined with frictional resistance provided that a one-third reduction in the coefficient of friction is used.

4. Helical Piers

- a. We recommend that all the plates on the helical piers be bottomed onto the native Pico Formation Bedrock. For preliminary design, the helical piers can be designed to support dead loads plus normal duration live loads using an allowable end bearing capacity of 2,500 pounds per square foot (psf) for intimate contact with the native Pico Formation Bedrock. The structural

capacity of helical piers should be determined by the Project Structure Engineer.

- b. The allowable bearing value may be increased by one-third when transient loads such as wind and/or seismicity are included.
- c. The helical piers' capacities should be confirmed by a minimum of 2 load tests.

5. Settlement Considerations

- a. A maximum settlement of about 0.25 inch is anticipated for caisson foundations designed as recommended.
- b. Differential settlement between adjacent load bearing members should be less than one-half the maximum settlement.

ADDITIONAL SERVICES

This report is based on the assumption that an adequate program of monitoring and testing will be performed by Earth Systems during construction to check compliance with the recommendations given in this report. The recommended tests and observations include, but are not necessarily limited to the following:

- Review of the plans during the design phase of the project.
- Observation, consultation, and inspection during foundation construction.

LIMITATIONS AND UNIFORMITY OF CONDITIONS

The analyses and recommendations submitted in this report are based in part upon the data obtained from the boring of the referenced project. The nature and extent of variations between and beyond the points of exploration may not become evident until construction. If variations then appear evident, it will be necessary to reevaluate the recommendations of this report.

The scope of services did not include any environmental assessment or investigation for the presence or absence of wetlands, hazardous or toxic materials in the soil, surface water, groundwater or air, on, below, or around this site. Any statements in this report or on the soil boring logs regarding odors noted, unusual or suspicious items or conditions observed, are strictly for the information of the client.

Findings of this report are valid as of this date; however, changes in conditions of a property can occur with passage of time whether they are due to natural processes or works of man on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur whether they result from legislation or broadening of knowledge. Accordingly, findings of this report may be invalidated wholly or partially by changes outside our control. Therefore, this report is subject to review and should not be relied upon after a period of 1 year.

In the event that any changes in the nature, design, or location of the addition are planned, the conclusions and recommendations contained in this report should not be considered valid unless the changes are reviewed and conclusions of this report modified or verified in writing.

This report is issued with the understanding that it is the responsibility of the Owner, or of his representative to ensure that the information and recommendations contained herein are called to the attention of the Architect and Engineers for the project and incorporated into the plan and that the necessary steps are taken to see that the Contractor and Subcontractors carry out such recommendations in the field.

As the Geotechnical Engineers for this project, Earth Systems has striven to provide services in accordance with generally accepted geotechnical engineering practices in this community at this time. No warranty or guarantee is expressed or implied. This report was prepared for the exclusive use of the Client for the purposes stated in this document for the referenced project only. No third party may use or rely on this report without express written authorization from Earth Systems for such use or reliance.

It is recommended that Earth Systems be provided the opportunity for a general review of final design and specifications in order that earthwork and foundation recommendations may be properly interpreted and implemented in the design and specifications. If Earth Systems is not accorded the privilege of making this recommended review, it can assume no responsibility for misinterpretation of the recommendations contained herein.

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APPENDIX A

Vicinity Map

Regional Geologic Map 1 (Dibblee)

Regional Geologic Map 2 (CGS/USGS [SCAMP])

Seismic Hazard Zones Map

Site Plan

On-Site Field Study

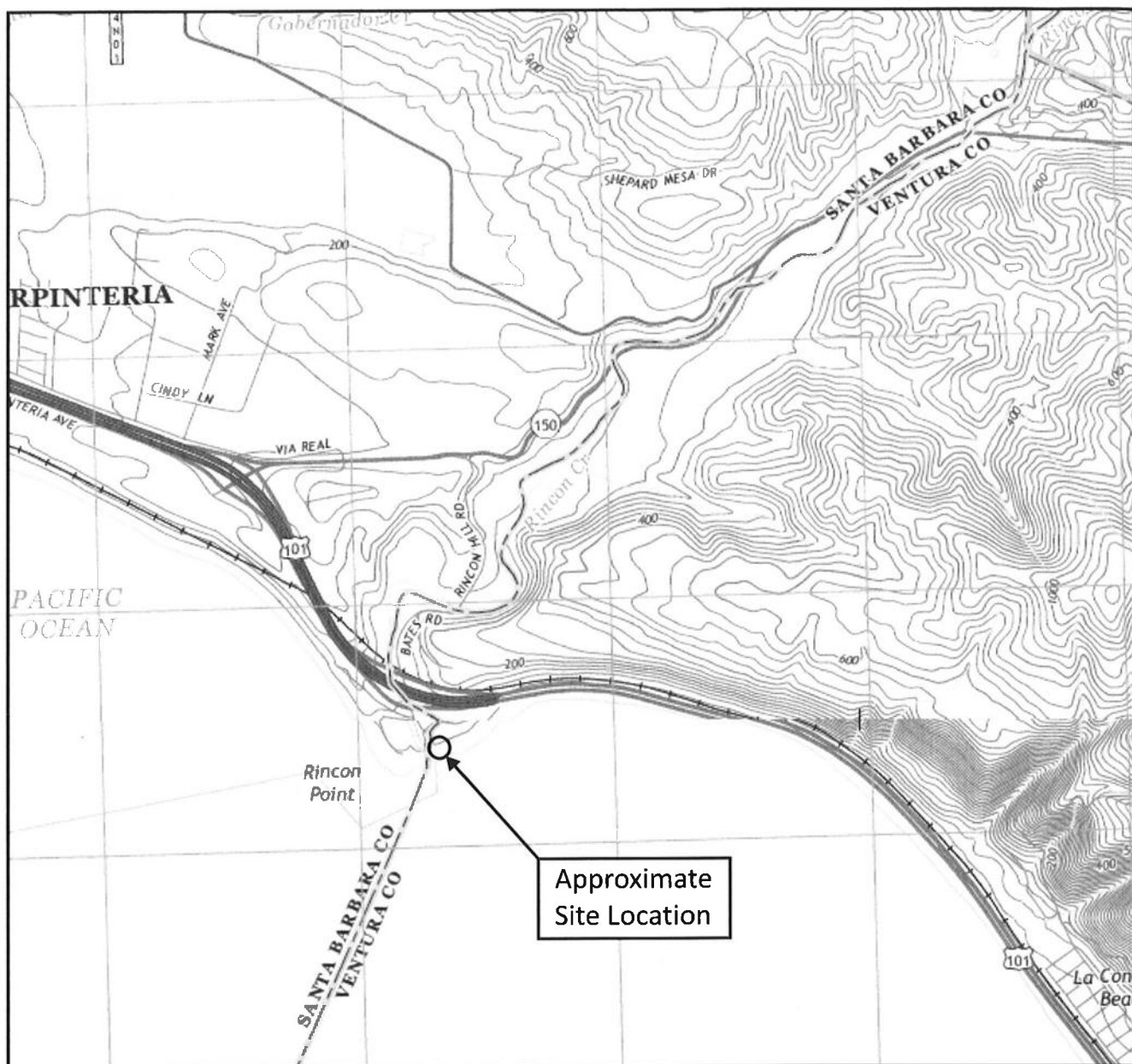
Field Study of Referenced Project

Logs of On-Site Test Pits

Logs of Referenced Borings

Symbols Commonly Used on Boring Logs

Unified Soil Classification System



*Taken from USGS Topo Maps, Pitas Point and White Ledge Peak Quadrangles, California, 2015.

Approximate Scale: 1" = 2,000'

0 2,000' 4,000'



VICINITY MAP

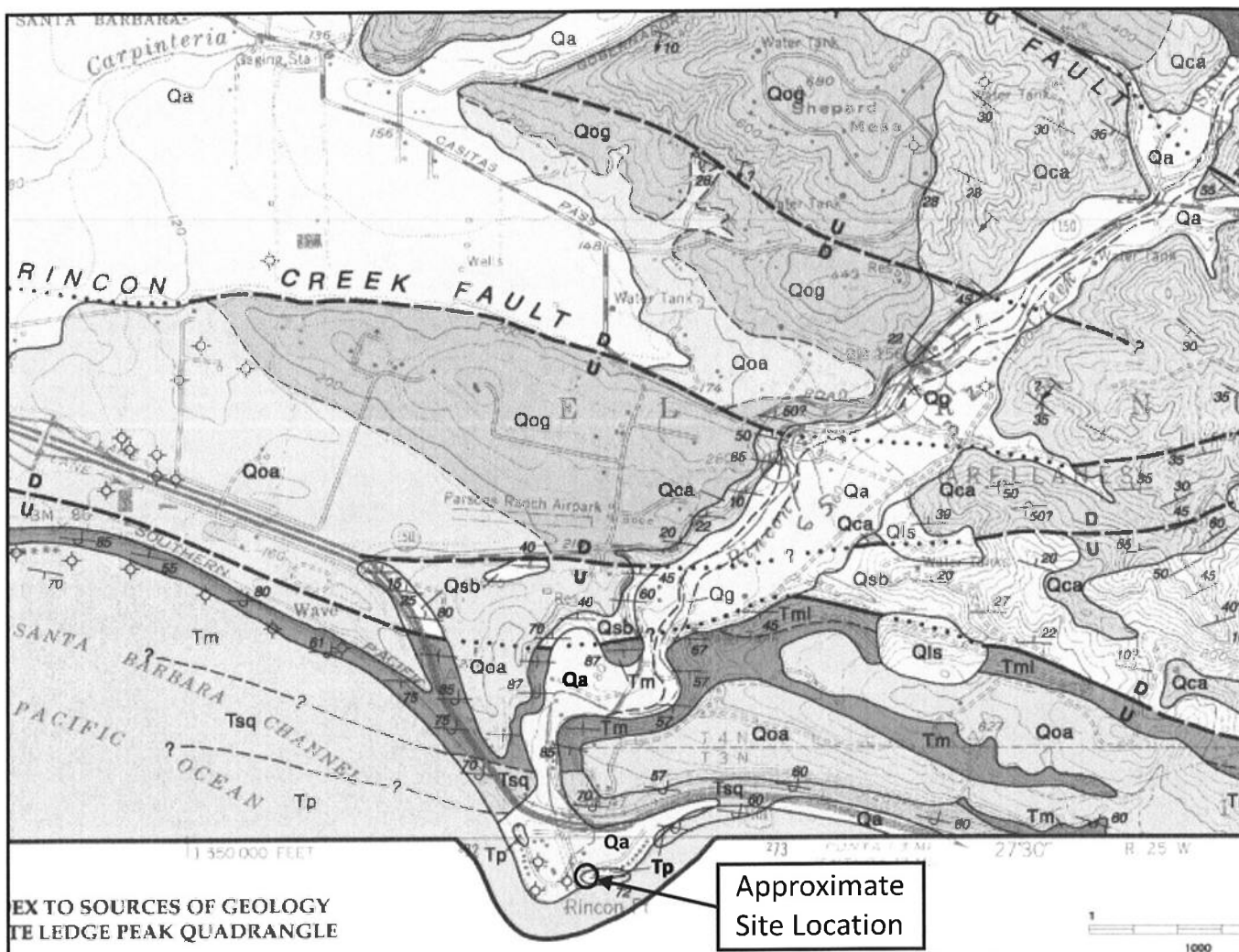
8120 Puesta Del Sol
Rincon Point Area of Ventura County, California



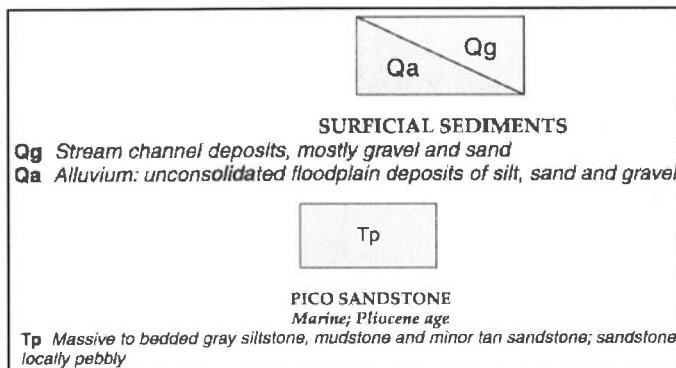
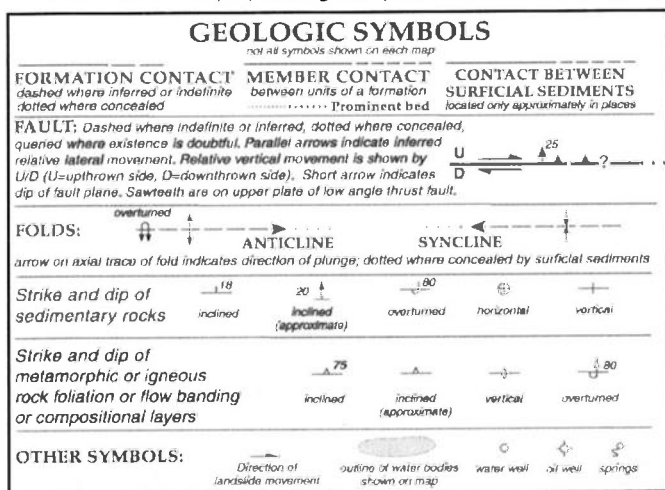
Earth Systems
Southern California

June 2017

VT-25376-01



*Taken from Dibblee, Jr., Geologic Map of The White Ledge Peak Quadrangle, Santa Barbara and Ventura Counties, California, 1987, DF-11.



REGIONAL GEOLOGIC MAP 1

8120 Puesta Del Sol
 Rincon Point Area of Ventura County, California



Earth Systems
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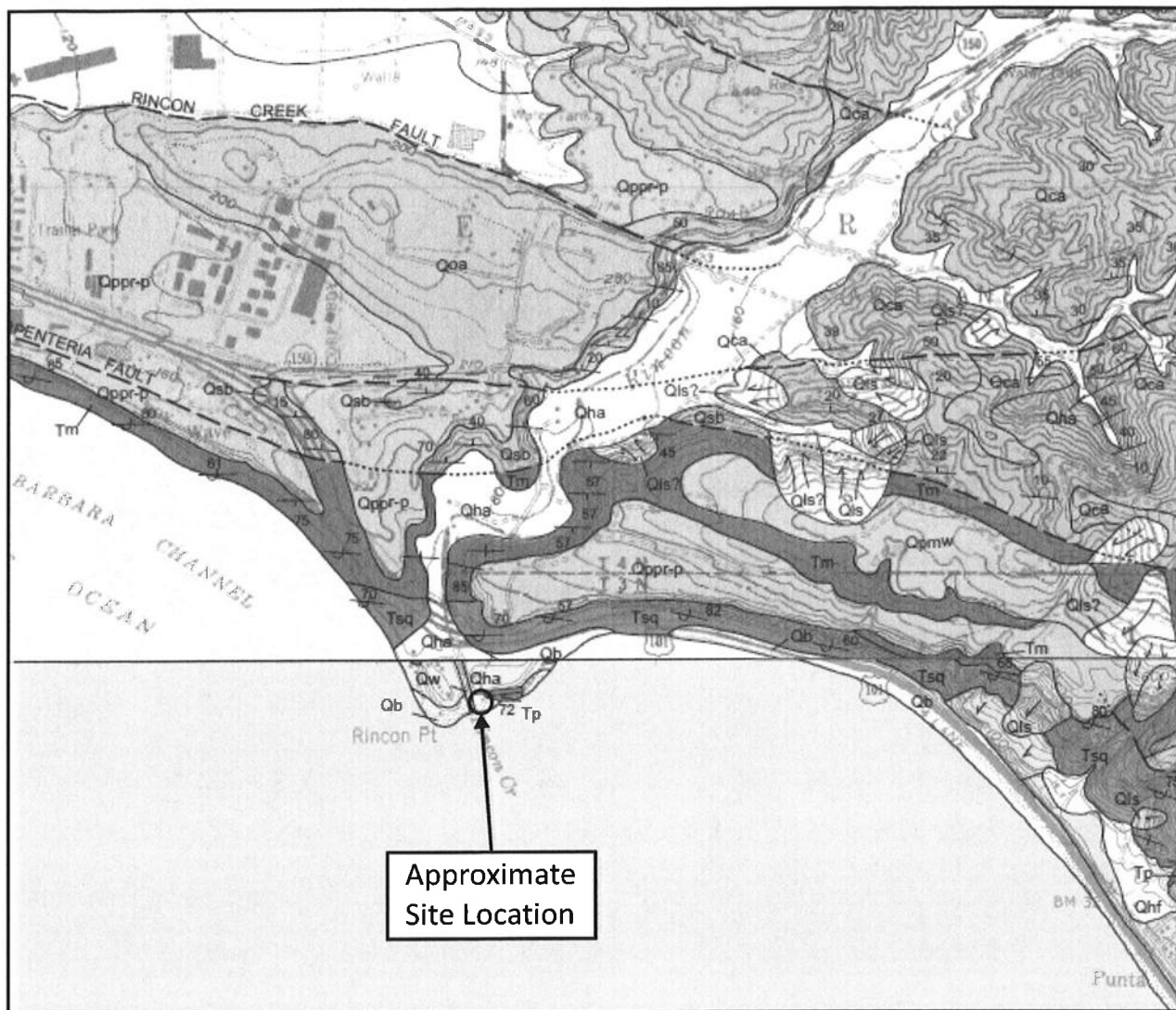
June 2017

VT-25376-01

Approximate Scale: 1" = 2,000'

0 2,000' 4,000'





*Taken from USGS, SCAMP Geologic Maps of the White Ledge Peak and Pitas Point Quadrangles, Santa Barbara and Ventura Counties, California, 2004 and 2003.

Qha:

Holocene undivided alluvial and colluvial deposits on the floors of valleys, includes active stream deposits; composed of unconsolidated sandy clay with some gravel.

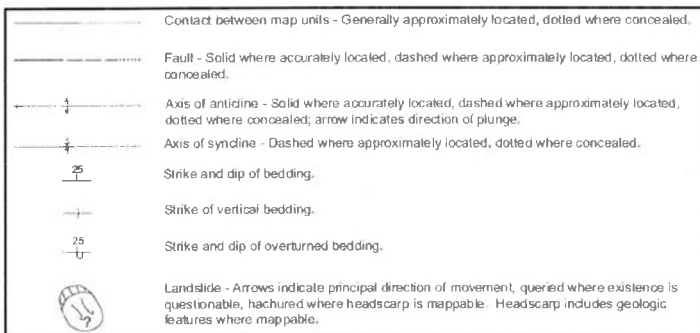
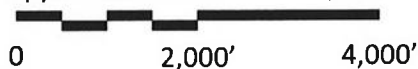
Tp:

Pliocene undivided Pico Formation; composed of claystone, siltstone, sandstone, locally pebbly; generally susceptible to landsliding.

Qb:

Active beach deposits; consists mainly of loose sand, fine-to coarse-grained.

Approximate Scale: 1" = 2,000'



REGIONAL GEOLOGIC MAP 2

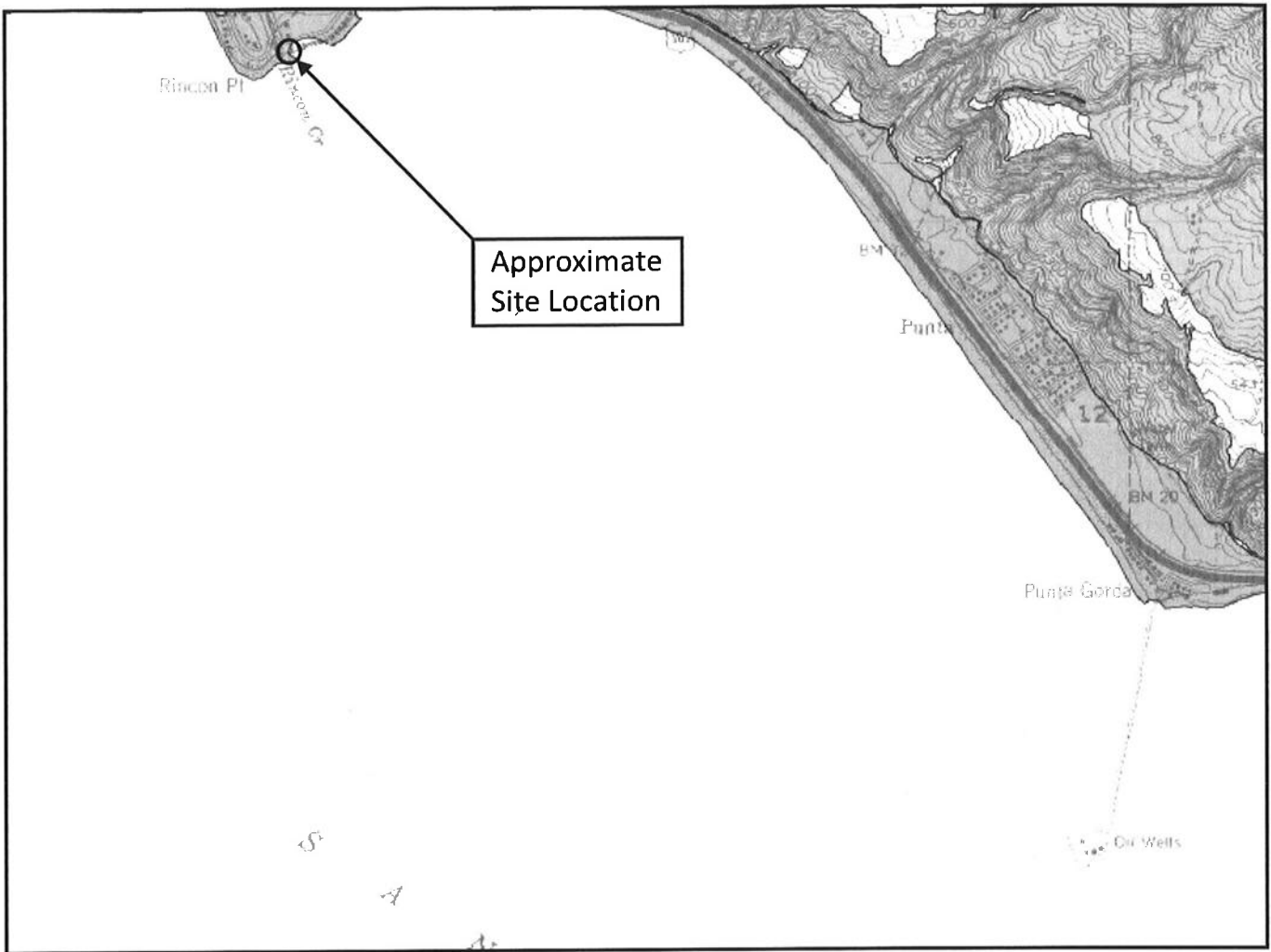
8120 Puesta Del Sol
Rincon Point Area of Ventura County, California



**Earth Systems
Southern California**

June 2017

VT-25376-01



STATE OF CALIFORNIA SEISMIC HAZARD ZONES

Delineated in compliance with
Chapter 7.8, Division 2 of the California Public Resources Code
(Seismic Hazards Mapping Act)

PITAS POINT QUADRANGLE

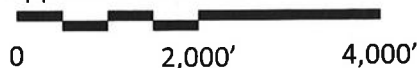
OFFICIAL MAP

Released: December 20, 2002

[Signature]
STATE GEOLOGIST



Approximate Scale: 1" = 2,000'



MAP EXPLANATION

Zones of Required Investigation:

Liquefaction

Areas where historical occurrence of liquefaction, or local geological, geotechnical and ground-water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

Earthquake-Induced Landslides

Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

NOTE: Seismic Hazard Zones identified on this map may include developed land where delineated hazards have already been mitigated to city or county standards. Check with your local building/planning department for information regarding the location of such mitigated areas.

SEISMIC HAZARD ZONES MAP

8120 Puesta Del Sol
Rincon Point Area of Ventura County, California



Earth Systems
Southern California

June 2017

VT-25376-01

ON-SITE FIELD STUDY

- A. On May 25, 2017, two test pits (TP-1 and TP-2) were hand excavated to a maximum depth of about 5 feet below the ground surface to observe the existing caisson and grade beam system. The approximate locations of the test pits were determined in the field by pacing and sighting, see Site Plan in this Appendix.
- B. The final logs of the on-site test pits represent interpretations of the contents of the field logs during the referenced subsurface study. The final logs are included in this Appendix.

FIELD STUDY OF REFERENCED PROJECT

- A. On August 18, 2006, one boring (B-1) was drilled to a depth of about 7.5 feet below the existing grade in the driveway of the referenced project site (8128 Puesta Del Sol) to observe the soil profile and to obtain samples for laboratory analysis. Drilling terminated on cobbles and boulders. Boring B-1 was drilled using a solid stem 6-inch, diameter, hollow stem auger powered by a Mobil B-80 drill rig. The hammer used to obtain the samples was a down-hole safety type. The approximate location of Boring B-1 was determined in the field by pacing and sighting, and is shown on the Site Plan in Appendix A.
- B. On August 31, 2006, a second boring (B-2) was drilled to a depth of about 16 feet below the existing grade in the driveway of the referenced project site. Drilling was terminated after the hole was advanced about 8 feet into the bedrock. Boring B-2 was drilled using an 18-inch diameter bucket auger powered by a Hitachi drill rig. The sampler was driven with the rig's Kelly bar, but blow-counts were not recorded. The approximate location of Boring B-2 was determined in the field by pacing and sighting, and is shown on the Site Plan in Appendix A.
- C. Samples were obtained within the test borings with a Modified California (M.C.) ring sampler (ASTM D 3550 with shoe similar to ASTM D 1586). The M.C. sampler has a 3 inch outside diameter and a 2.37-inch inside diameter, and is used with brass ring liners. Alternatively, a 2.00 inches outside diameter by 1.67-inch inside diameter standard penetration sampler was used. In boring B-1, the samples were obtained by driving the samplers with a 140-pound hammer falling 30 inches but in Boring B-2 a heavy Kelly bar was used.
- D. One bulk sample was collected from the cuttings of the soils encountered between the depths of 1 and 5 feet in Boring B-1.
- E. The final logs of the referenced borings represent interpretations of the contents of the field logs and the results of laboratory testing performed on the samples obtained during the referenced subsurface study. The final logs are included in this Appendix.

Logs of On-Site Test Pits



BORING NO: TP-1								DRILLING DATE: May 25, 2017	
PROJECT NAME: 8120 Puesta Del Sol								DRILLING METHOD:	
PROJECT NUMBER: VT-25376-01								DRILL:	
BORING LOCATION: Per Plan								LOGGED BY: SC	
Vertical Depth	Sample Type			PENETRATION RESISTANCE (BLOWS/6")	SYMBOL	USCS CLASS	UNIT DRY WT. (pcf)	MOISTURE CONTENT (%)	DESCRIPTION OF UNITS
	Bulk	SPT	Mod. Calif.						
0						SM			ALLUVIUM: Medium brown slightly silty sand; scattered gravels; loose; dry to damp.
						SP			ALLUVIUM: Yellowish brown beach sand; fine grained; scattered cobbles; loose to medium dense; damp to moist; wet at 48 inches depth.
									19 inch thick grade beam located 25 inches below existing grade. 12 inch diameter caisson extends below grade beam.
5									Total Depth: 54 inches. Groundwater Depth: 48 inches.
10									
15									
20									

Note: The stratification lines shown represent the approximate boundaries between soil and/or rock types and the transitions may be gradual.

**BORING NO: TP-2**

PROJECT NAME: 8120 Puesta Del Sol

PROJECT NUMBER: VT-25376-01

BORING LOCATION: Per Plan

DRILLING DATE: May 25, 2017

DRILLING METHOD:

DRILL:

LOGGED BY: SC

Vertical Depth	Sample Type			PENETRATION RESISTANCE (BLOWS/6")	SYMBOL	USCS CLASS	UNIT DRY WT. (pcf)	MOISTURE CONTENT (%)	DESCRIPTION OF UNITS
	Bulk	SPT	Mod. Calif.						
0						SP			ALLUVIUM: Yellowish brown beach sand; fine grained; scattered gravels and cobbles; loose to medium dense; damp to moist; wet at 50 inches depth. 25 inch thick grade beam located 24 inches below existing grade. 12 inch diameter caisson extends below grade beam.
5									
10									Total Depth: 60.0 inches. Groundwater Depth: 50.0 inches.
15									
20									

Note: The stratification lines shown represent the approximate boundaries between soil and/or rock types and the transitions may be gradual.

Logs of Referenced Borings

**BORING NO: 1**

PROJECT NAME: 8128 Puesta Del Sol

PROJECT NUMBER: VT-23585-02

BORING LOCATION: Per Plan

DRILLING DATE: August 18, 2006

DRILL RIG: Mobile B-80

DRILLING METHOD: 6" Hollow Stem Auger

LOGGED BY: Wesley Smith

Vertical Depth	Sample Type			PENETRATION RESISTANCE (BLOWS/6"	SYMBOL	USCS CLASS	UNIT DRY WT. (pcf)	MOISTURE CONTENT (%)	DESCRIPTION OF UNITS
	Bulk	SPT	Mod. Calif.						
0									SURFACE: 4" of asphalt over 3" of base.
				9/14/12		SM			ARTIFICIAL FILL: Silty fine sand, scattered fine gravels, moist, grayish brown to brown.
						GM			ALLUVIUM: Fine to coarse sand and gravels, some cobbles, well graded, wet, medium dense, grayish brown to moderate brown.
5						GM			ALLUVIUM: Sandy fine to coarse gravels with silt, some cobbles, angular to subrounded, wet, medium dense, dark gray to grayish brown.
10									Refusal at 7.5 feet due to large cobble or small boulder.
15									Groundwater was measured after drilling at 2.8 feet.
20									
25									
30									
35									

Note: The stratification lines shown represent the approximate boundaries between soil and/or rock types and the transitions may be gradual.

**BORING NO: 2**

PROJECT NAME: 8128 Puesta Del Sol

PROJECT NUMBER: VT-23585-02

BORING LOCATION: Per Plan

DRILLING DATE: August 31, 2006

DRILL RIG: Terra Firma Hitachi 160LC










DRILLING METHOD: 18" Auger

LOGGED BY: Wesley Smith


Vertical Depth	Sample Type			PENETRATION RESISTANCE (BLOWS/6")	SYMBOL	USCS CLASS	UNIT DRY WT. (pcf)	MOISTURE CONTENT (%)	DESCRIPTION OF UNITS
	Bulk	SPT	Mod. Calif.						
0									SURFACE: 4" of asphalt over 5" of base.
						SM			ARTIFICIAL FILL: Silty sand with gravels, some cobbles, moist, moderate brown.
						GM			ALLUVIUM: Silty sand and gravel with cobbles, wet, grayish brown to greenish brown.
5						ML			HIGHLY WEATHERED PICO FORMATION: Clayey silt to silty clay, non plastic to low plasticity, moist, stiff, olive green.
10				20 for 12"		Tp	124	19	PICO FORMATION: Siltstone, slightly weathered to fresh, weak competency, moist, light green to olive green.
15				25 for 12"		Tp	105	19	Same as above, except weak to moderately strong competency.
20									Final Depth: 16.0 feet Groundwater was encountered at about 3.0 feet.
25									
30									
35									
















Note: The stratification lines shown represent the approximate boundaries between soil and/or rock types and the transitions may be gradual.

SYMBOLS COMMONLY USED ON BORING LOGS

-  Modified California Split Barrel Sampler
-  Modified California Split Barrel Sampler - No Recovery
-  Standard Penetration Test (SPT) Sampler
-  Standard Penetration Test (SPT) Sampler - No Recovery
-  Perched Water Level
-  Water Level First Encountered
-  Water Level After Drilling
-  Pocket Penetrometer (tsf)
-  Vane Shear (ksf)

- 1. The location of borings were approximately determined by pacing and/or siting from visible features. Elevations of borings are approximately determined by interpolating between plan contours. The location and elevation of the borings should be considered
- 2. The stratification lines represent the approximate boundary between soil types and the transition may be gradual.
- 3. Water level readings have been made in the drill holes at times and under conditions stated on the boring logs. This data has been reviewed and interpretations made in the text of this report. However, it must be noted that fluctuations in the level of the groundwater may occur due to variations in rainfall, tides, temperature, and other factors at the time measurements were made.

BORING LOG SYMBOLS	
	Earth Systems Southern California

MAJOR DIVISIONS			GRAPH SYMBOL	LETTER SYMBOL	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVEL AND GRAVELLY SOILS MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVELS (LITTLE OR NO FINES)		GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
				GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES
				GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES
	SAND AND SANDY SOILS MORE THAN 50% OF COARSE FRACTION PASSING NO. 4 SIEVE	CLEAN SAND (LITTLE OR NO FINES)		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
				SP	POORLY-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		SM	SILTY SANDS, SAND-SILT MIXTURES
				SC	CLAYEY SANDS, SAND-CLAY MIXTURES
FINE GRAINED SOILS MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS	LIQUID LIMIT <u>LESS</u> THAN 50		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS	LIQUID LIMIT <u>GREATER</u> THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
				CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS
				OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENT

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS

UNIFIED SOIL CLASSIFICATION SYSTEM



Earth Systems
Southern California

APPENDIX B

Laboratory Testing (Referenced)
Tabulated Laboratory Test Results (Referenced)
Individual Laboratory Test Results (Referenced)

LABORATORY TESTING (REFERENCED)

- A. Samples were reviewed along with field logs to determine which would be analyzed further. Those chosen for laboratory analysis were considered representative of soils that would be exposed and/or used during grading, and those deemed to be within the influence of proposed structures. Test results are presented in graphic and tabular form in this Appendix.
- B. In-situ moisture content and dry unit weight for the ring samples were determined in general accordance with ASTM D 2937.
- C. The relative strength characteristics of soils were determined from the results of an unconfined compression test on an undisturbed sample. The specimen was tested in accordance with ASTM D 2166.
- D. A maximum density test was performed to estimate the moisture-density relationship of typical soil materials. The test was performed in accordance with ASTM D 1557.
- E. The gradation characteristics of certain samples were evaluated by hydrometer (in accordance with ASTM D 422) and sieve analysis procedures. The samples were soaked in water until individual soil particles were separated, then washed on the No. 200 mesh sieve, oven dried, weighed to calculate the percent passing the No. 200 sieve, and mechanically sieved. Additionally, hydrometer analyses were performed to assess the distribution of the particles that passed the No. 200 screen. The hydrometer portions of the tests were run using sodium hexametaphosphate as a dispersing agent.
- F. A portion of the bulk sample was sent to another laboratory for analyses of soil pH, resistivity, chloride contents, and sulfate contents. Soluble chloride and sulfate contents were determined on a dry weight basis. Resistivity testing was performed in accordance with California Test Method 424, wherein the ratio of soil to water was 1:3.

TABULATED LABORATORY TEST RESULTS (REFERENCED)

REMODEDED SAMPLES

BORING AND DEPTH	B-1@1'-5'	B-2@8'	B-2@15'
USCS	SM	CL	CL
MAXIMUM DENSITY (pcf)	120.0/124.0*	--	--
OPTIMUM MOISTURE (%)	10.0/9.5*	--	--
IN-PLACE DENSITY (pcf)	--	124	105
IN-PLACE MOISTURE (%)	--	19	19
UNCONFINED STRENGTH (ksf)	--	--	9.34
EXPANSION INDEX	0	--	--
pH	8.2	--	--
RESISTIVITY (ohms-cm)	3,140	700	--
SOLUBLE CHLORIDES (mg/Kg)	100	1,040	--
SOLUBLE SULFATES (mg/Kg)	140	--	--
GRAIN SIZE DISTRIBUTION (%)			
GRAVEL	12	--	0
SAND	73	--	18
SILT	12	--	50
CLAY	3	--	32

* = Corrected for Oversize (ASTM D4718)

Individual Laboratory Test Results (referenced)

UNCONFINED COMPRESSIVE STRENGTH

ASTM D-2166

Date: 9/18/2006

Job Name: 8128 Puesta Del Sol

Job Number: VT-23585-02

Sample: B2 @ 8' Tech: JR

Sample Description: Very dark grayish brown silt

Moist weight, g:	585.0	% Moisture content:	19.2
Length, in:	3.95	Diameter, in:	2.4
Area, in ² :	4.52	Volume, in ³ :	17.87
Wet density, pcf:	124.7	Dry density, pcf:	104.6

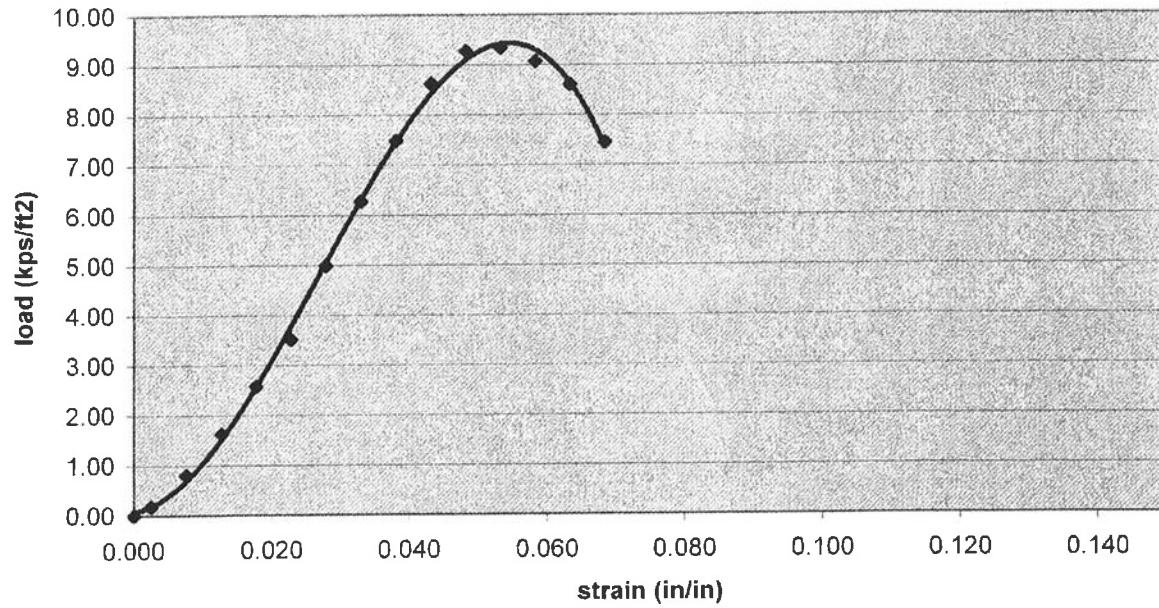
Specimen deformation (in.)	Vertical strain	Proving ring dial reading	Load (lb.)	Corrected area (in ²)	Stress (lb/in ²)	Stress (kps/ft ²)
0.000	0.000	0	0.00	4.52	0.00	0.00
0.010	0.003	12	5.61	4.54	1.24	0.18
0.030	0.008	77	25.67	4.56	5.63	0.81
0.050	0.013	162	51.90	4.58	11.33	1.63
0.070	0.018	261	82.46	4.61	17.90	2.58
0.090	0.023	360	113.01	4.63	24.41	3.52
0.110	0.028	455	161.15	4.65	34.63	4.99
0.130	0.033	511	203.91	4.68	43.59	6.28
0.150	0.038	564	244.37	4.70	51.97	7.48
0.170	0.043	615	283.31	4.73	59.93	8.63
0.190	0.048	645	306.22	4.75	64.43	9.28
0.210	0.053	650	310.04	4.78	64.89	9.34
0.230	0.058	640	302.40	4.80	62.95	9.07
0.250	0.063	622	288.66	4.83	59.77	8.61
0.270	0.068	573	251.25	4.86	51.74	7.45
	0.000		-186.25	4.52	-41.17	-5.93
	0.000		-186.25	4.52	-41.17	-5.93

Notes: Specimen shorter than ideal. Some divots in cylinder walls.

8128 Puesta Del Sol
B2 @ 8'

VT-23585-02

Unconfined Compressive Strength



VT-23585-02

MAXIMUM DENSITY / OPTIMUM MOISTURE

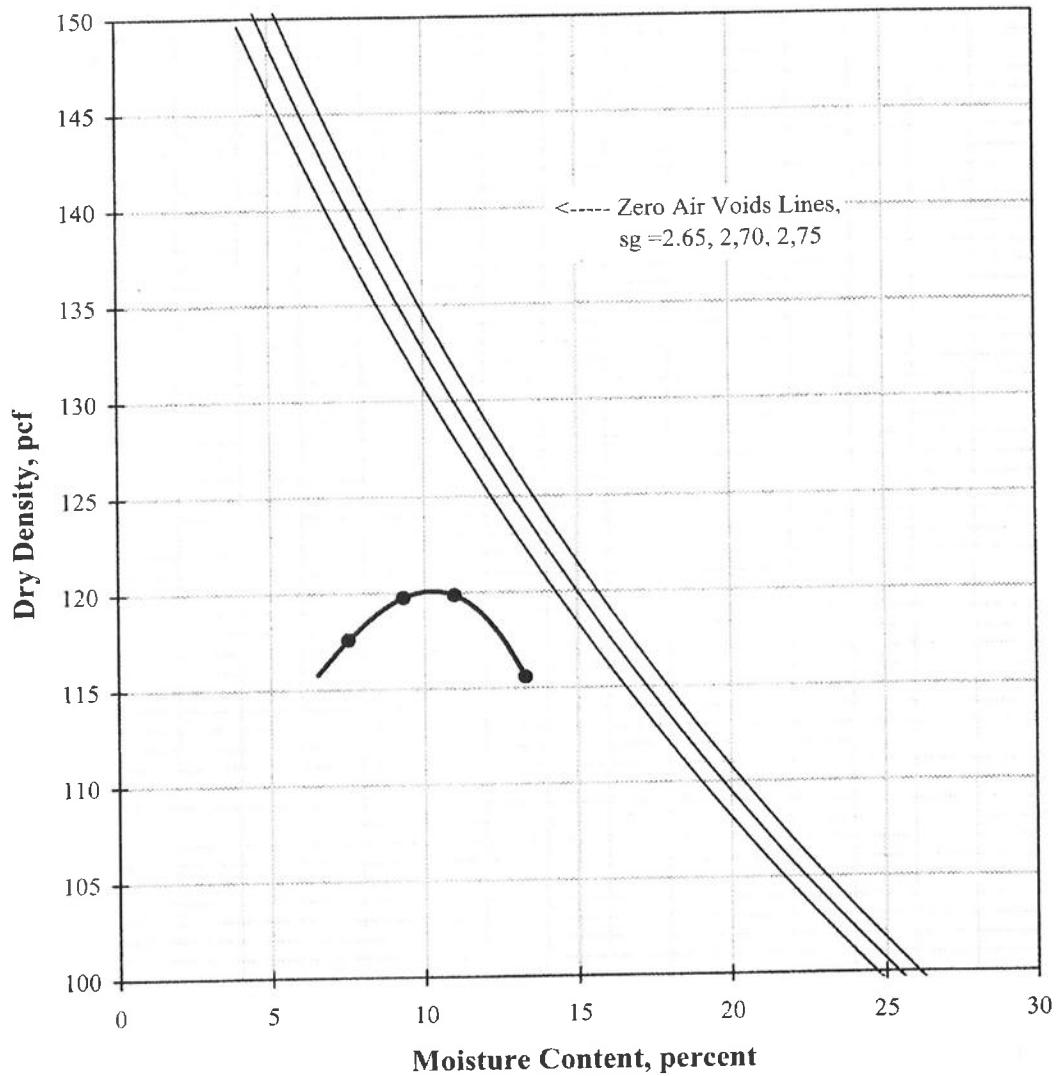
ASTM D 1557-91 (Modified)

Job Name: 8128 Puesta Del Sol
Sample ID: B 1 @ 1-5
Location: 1-5 Feet
Description: Gravelly Silty Sand

Procedure Used: A
Prep. Method: Moist
Rammer Type: Automatic

Maximum Density: 120 pcf
Optimum Moisture: 10%

Sieve Size	% Retained
3/4"	0.0
3/8"	0.0
#4	11.9



VT-23585-02

MAXIMUM DENSITY / OPTIMUM MOISTURE

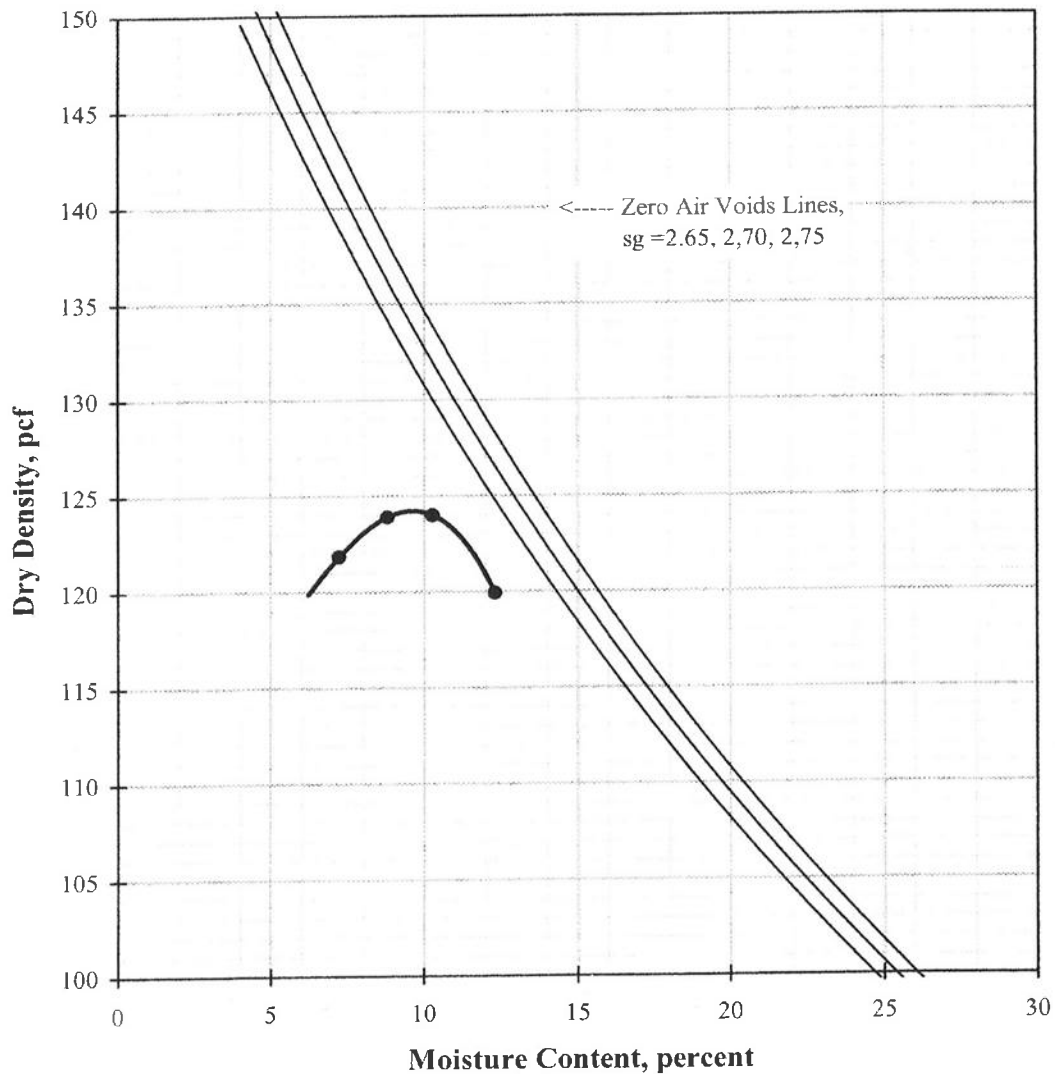
ASTM D 1557-91 (Modified)

Job Name: 8128 Puesta Del Sol
Sample ID: B 1 @ 1-5
Location: 1-5 Feet
Description: Gravelly Silty Sand

Procedure Used: A
Prep. Method: Moist
Rammer Type: Automatic

Maximum Density: 124 pcf
Optimum Moisture: 9.5%
Corrected for Oversize (ASTM D4718)

Sieve Size	% Retained
3/4"	0.0
3/8"	0.0
#4	11.9



SHORT HYDRO

Job Name: 8128 Puesta Del Sol

Job No.: VT-2385-02

Sample ID: **B-1 @ 1-5'**

Soil Description:

Hydroscopic Moisture

Air Dry Wt, g: 100.0
Oven Dry Wt, g 98.0
% Moisture: 2.0

Air Dry Sample Wt., g: 686.2
Corrected Wt., g: 672.5

Sieve Analysis for + #10 Material

Sieve Size	Wt Ret	% Ret	% Passing
1/2 inch	2.8	0.41	99.59
3/8 inch	11.0	1.60	98.40
#4	81.0	11.80	88.20
#8	103.1	15.02	84.98
#10	119.6	17.43	82.57

Air Dry Hydro Sample Wt., g: 66.9
Corrected Wt., g: 65.6
Calculation Factor 0.7940

Hydrometer Analysis for < #10 Material

Start time: 10:51:00 AM

Short Hydro	Time of Reading	Hydro Reading	Temp. at Reading, °C	Correction Factor	Corrected Hydro Reading
20 sec	10:51:20 AM	20	22	7.8	12.2
1 hour	11:51:00 AM	10	22	7.8	2.2

% Gravel:	11.8
% Sand:	72.8
% Silt:	12.6
% Clay:	2.8

SHORT HYDRO

Job Name: 8128 Puesta Del Sol

Job No.: VT-2385-02

Sample ID: **B2 @ 15'**

Soil Description: **sandy clayey silt**

Hydroscopic Moisture

Air Dry Wt, g: 100.0
Oven Dry Wt, g: 98.0
% Moisture: 2.0

Air Dry Sample Wt., g: 230.5
Corrected Wt., g: 225.9

Sieve Analysis for + #10 Material

Sieve Size	Wt Ret	% Ret	% Passing
1/2 inch	0.0	0.00	100.00
3/8 inch	0.0	0.00	100.00
#4	0.0	0.00	100.00
#8	0.0	0.00	100.00
#10	0.0	0.00	100.00

Air Dry Hydro Sample Wt., g: 58.8
Corrected Wt., g: 57.6
Calculation Factor 0.5762

Hydrometer Analysis for < #10 Material

Start time: 11:00:00 AM

Short Hydro	Time of Reading	Hydro Reading	Temp. at Reading, °C	Correction Factor	Corrected Hydro Reading
20 sec	11:00:20 AM	55	22	7.8	47.2
1 hour	12:00:00 PM	26	22	7.8	18.2

% Gravel:	0.0
% Sand:	18.1
% Silt:	50.3
% Clay:	31.6

Capco Analytical Services, INC. (CAS)
1536 Eastman Avenue, Suite B
Ventura CA 93003
(805) 644-1095

Client: Earth Systems Southern CA
Sample ID: B1 @ 0-5
Date Received: 09/19/06

Sample Matrix: Soil
CAS LAB NO: 06204101
Date Sampled: 09/18/06

WET CHEMISTRY ANALYSIS SUMMARY

COMPOUND	RESULT	UNITS	DF	PQL	METHOD	ANALYZED
*Chloride	100	mg/Kg	1	10	300.0M	09/20/06
pH	8.2	S.U.	1	--	9045	09/20/06
*Resistivity	3140	ohms-cm	1	3	CA Test 424	09/20/06
*Sulfate	140	mg/Kg	1	10	300.0M	09/20/06

*Sample was extracted using a 1:3 ratio of soil and DI water.
Results were based on the original sample weight.

PQL: Practical Quantitation Limit
BQL: Below Practical Quantitation Limit


Principal Analyst

APPENDIX C

Table 1809.7 Minimum Foundation Design Table

TABLE 1809.7
PRESCRIPTIVE FOOTINGS FOR SUPPORTING WALLS OF LIGHT FRAME CONSTRUCTION*

WEIGHTED EXPANSION INDEX (13)	FOUNDATION FOR SLAB & RAISED FLOOR SYSTEM (4) (8)							CONCRETE SLABS (8) (12)		PREMOISTENING OF SOILS UNDER FOOTINGS, PIERS AND SLABS (4) (5)	RESTRICTION ON PIERS UNDER RAISED FLOORS
	NUMBER OF STORIES	STEM THICKNESS	FOOTING WIDTH	FOOTING THICKNESS	ALL PERIMETER FOOTINGS (5)	INTERIOR FOOTINGS FOR SLAB AND RAISED FLOORS (5)	REINFORCEMENT FOR CONTINUOUS FOUNDATIONS (2) (6)	3-1/2" MINIMUM THICKNESS			
					DEPTH BELOW NATURAL SURFACE OF GROUND AND FINISH GRADE			REINFORCEMENT (3)	TOTAL THICKNESS OF SAND (10)		
0 - 20 Very Low (non- expansive)	1 2 3	6 8 10	12 15 18	6 6 8	12 18 24	12 18 24	1-#4 top and bottom	#4 @ 48" o.c. each way, or #3 @ 36" o.c. each way	2"	Moistening of ground recommended prior to placing concrete	Piers allowed for single floor loads only
21-50 Low	1 2 3	6 8 10	12 15 18	6 6 8	15 18 24	12 18 24	1-#4 top and bottom	#4 @ 48" o.c. each way, or #3 @ 36" o.c. each way	4"	120% of optimum moisture required to a depth of 21" below lowest adjacent grade. Testing required.	Piers allowed for single floor loads only
51-90 Medium	1 2	6 8	12 15	6 6	21 21	12 18	1-#4 top and bottom	#3 @ 24" o.c. each way	4"	130% of optimum moisture required to a depth of 27" below lowest adjacent grade. Testing required	Piers not allowed
	3	10	18	8	24	24	#3 bars @ 24" in ext. footing Bend 3' into slab (7)				
91-130 High	1 2	6 8	12 15	6 6	27 27	12 18	2-#4 Top and Bottom	#3 @ 24" o.c. each way	4"	140% of optimum moisture required to a depth of 33" below lowest adjacent grade. Testing required.	Piers not allowed
	3	10	18	8	27	24	#3 bars @ 24" in ext. footing Bend 3' into slab (7)				
Above 130 Very High	Special design by licensed engineer/architect										

*Refer to next page for footnotes (1) through (14).

FOOTNOTES TO TABLE 1809.7

1. Premoistening is required where specified in Table 1809.7 in order to achieve maximum and uniform expansion of the soil prior to construction and thus limit structural distress caused by uneven expansion and shrinkage. Other systems which do not include premoistening may be approved by the Building Official when such alternatives are shown to provide equivalent safeguards against the adverse effects of expansive soil.
2. Reinforcement for continuous foundations shall be placed not less than 3" above the bottom of the footing and not less than 3" below the top of the stem.
3. Reinforcement shall be placed at mid-depth of slab.
4. After premoistening, the specified moisture content of soils shall be maintained until concrete is placed. Required moisture content shall be verified by an approved testing laboratory not more than 24 hours prior to placement of concrete.
5. Crawl spaces under raised floors need not be pre-moistened except under interior footings. Interior footings which are not enclosed by a continuous perimeter foundation system or equivalent concrete or masonry moisture barrier complying with Footnote # 12 of Table 1809.7 shall be designed and constructed as specified for perimeter footings in Table 1809.7.
6. Foundation stem walls which exceed a height of three times the stem thickness above lowest adjacent grade shall be reinforced in accordance with Chapter 21 and Section 1914 in the IBC, or as required by engineering design, whichever is more restrictive.
7. Bent reinforcing bars between exterior footing and slab shall be omitted when floor is designed as an independent, "floating" slab.
8. Where frost conditions or unusual conditions beyond the scope of this table are found, design shall be in accordance with recommendations of a foundation investigation. Concrete slabs shall have a minimum thickness of 4 inches when the expansion index exceeds 50.
9. The ground under a raised floor system may be excavated to the elevation of the top of the perimeter footing, except where otherwise required by engineering design or to mitigate groundwater conditions.
10. GRADE BEAM, GARAGE OPENING. A grade beam not less than 12" x 12" in cross section, or 12" x depth required by Table 1809.7, whichever is deeper, reinforced as specified for continuous foundations in Table 1809.7, shall be provided at garage door openings.
11. Where a post-tensioning slab system is used, the width and depth of the perimeter footings shall meet the requirements of this table.
12. An approved vapor barrier shall be installed below concrete slab-on-grade floors of all residential occupancies in such a manner as to form an effective barrier against the migration of moisture into the slab. When sheet plastic material is employed for this purpose it shall be not less than 6 mils (.006 inch) in thickness. The installation of a vapor barrier shall not impair the effectiveness of required anchor bolts or other structural parts of a building. Foundations at the perimeter of concrete floor slabs shall form a continuous moisture barrier of Portland cement concrete or solid grouted masonry to the depths required by Table 1809.7.
13. When buildings are located on expansive soil having an expansion index greater than 50, gutters, downspouts, piping, and/or other non-erosive devices shall be provided to collect and conduct rainwater to a street, storm drain, or other approved watercourse or disposal area.
14. Fireplace footings shall be reinforced with a horizontal grid located 3" above the bottom of the footing and consisting of not less than No. 4 Bars at 12" on center each way. Vertical chimney reinforcing bars shall be hooked under the grid. Depth of fireplace chimney footings shall be no less than that required by Table 1809.7.

APPENDIX D

**2016 CBC & ASCE 7-10 Seismic Parameters
USGS Design Maps Reports
Fault Parameters**

2016 California Building Code (CBC) (ASCE 7-10) Seismic Design Parameters

			<u>CBC Reference</u>	<u>ASCE 7-10 Reference</u>
Seismic Design Category	E		Table 1613.5.6	Table 11.6-2
Site Class	C		Table 1613.5.2	Table 20.3-1
Latitude:	34.374 N			
Longitude:	-119.476 W			
<u>Maximum Considered Earthquake (MCE) Ground Motion</u>				
Short Period Spectral Response	S_S	2.736 g	Figure 1613.5	Figure 22-3
1 second Spectral Response	S_1	0.986 g	Figure 1613.5	Figure 22.4
Site Coefficient	F_a	1.00	Table 1613.5.3(1)	Table 11.4-1
Site Coefficient	F_v	1.30	Table 1613.5.3(2)	Table 11-4.2
	S_{MS}	2.736 g	$= F_a * S_S$	
	S_{M1}	1.282 g	$= F_v * S_1$	
<u>Design Earthquake Ground Motion</u>				
Short Period Spectral Response	S_{DS}	1.824 g	$= 2/3 * S_{MS}$	
1 second Spectral Response	S_{D1}	0.855 g	$= 2/3 * S_{M1}$	
	T_o	0.09 sec	$= 0.2 * S_{D1} / S_{DS}$	
	T_s	0.47 sec	$= S_{D1} / S_{DS}$	
Seismic Importance Factor	I	1.00	Table 1604.5	
	F_{PGA}	1.00		

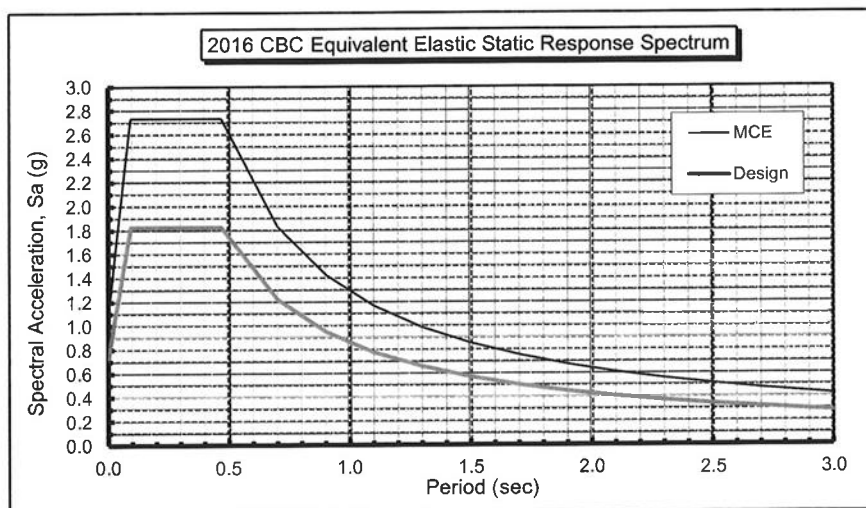


Table 11.5-1	Design
Period T (sec)	Sa (g)
0.00	0.730
0.05	1.314
0.09	1.824
0.47	1.824
0.70	1.221
0.90	0.949
1.10	0.777
1.30	0.657
1.50	0.570
1.70	0.503
1.90	0.450
2.10	0.407
2.30	0.372
2.50	0.342
2.70	0.316
2.90	0.295

Design Maps Summary Report

User-Specified Input

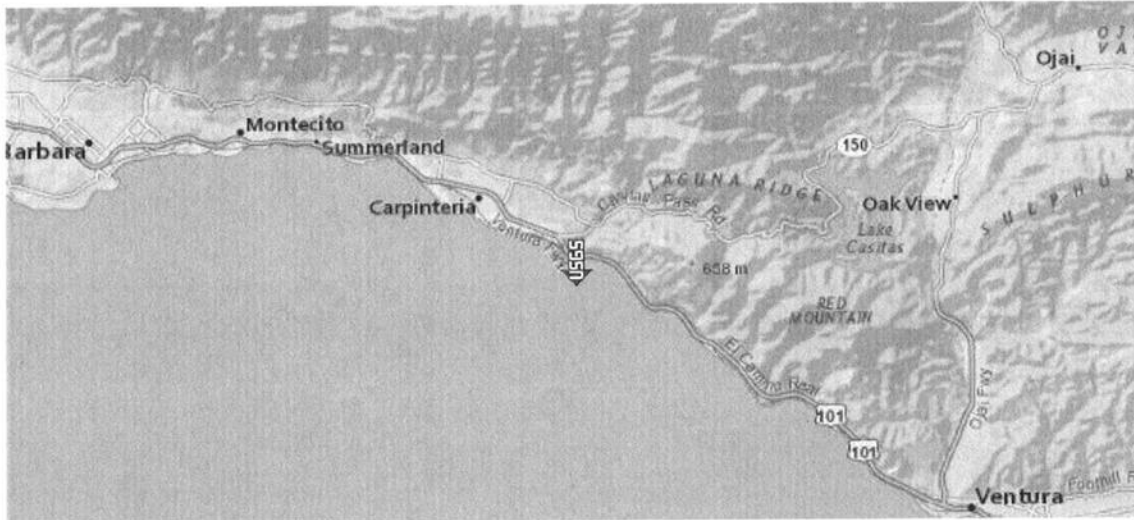
Report Title VT-25376-01 8120 Puesta Del Sol
Mon June 5, 2017 19:06:27 UTC

Building Code Reference Document ASCE 7-10 Standard
(which utilizes USGS hazard data available in 2008)

Site Coordinates 34.3738°N, 119.4762°W

Site Soil Classification Site Class C – “Very Dense Soil and Soft Rock”

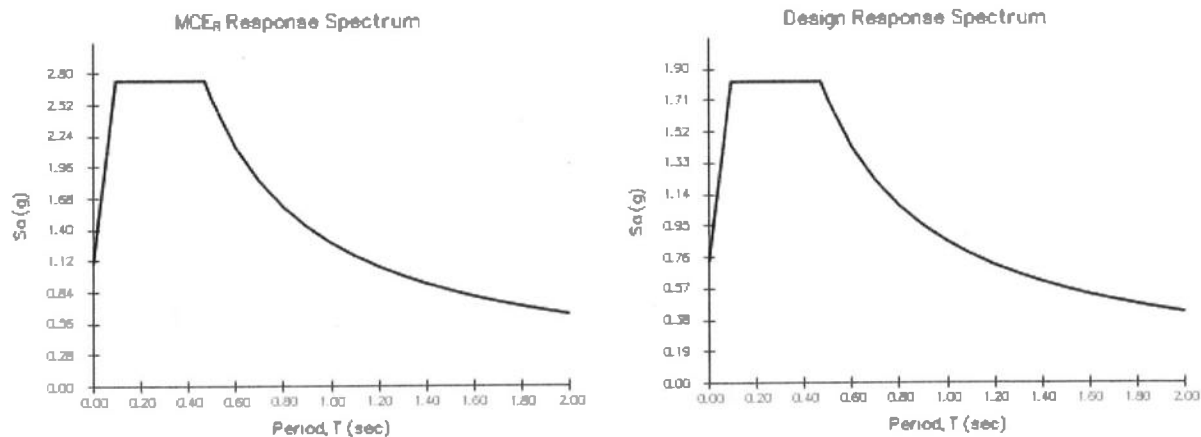
Risk Category I/II/III



USGS-Provided Output

$S_s = 2.736 \text{ g}$	$S_{MS} = 2.736 \text{ g}$	$S_{DS} = 1.824 \text{ g}$
$S_1 = 0.986 \text{ g}$	$S_{M1} = 1.282 \text{ g}$	$S_{D1} = 0.855 \text{ g}$

For information on how the S_s and S_1 values above have been calculated from probabilistic (risk-targeted) and deterministic ground motions in the direction of maximum horizontal response, please return to the application and select the “2009 NEHRP” building code reference document.



For PGA_M , T_L , C_{RS} , and C_{R1} values, please [view the detailed report](#).

Although this information is a product of the U.S. Geological Survey, we provide no warranty, expressed or implied, as to the accuracy of the data contained therein. This tool is not a substitute for technical subject-matter knowledge.



Design Maps Detailed Report

ASCE 7-10 Standard (34.3738°N, 119.4762°W)

Site Class C – “Very Dense Soil and Soft Rock”, Risk Category I/II/III

Section 11.4.1 — Mapped Acceleration Parameters

Note: Ground motion values provided below are for the direction of maximum horizontal spectral response acceleration. They have been converted from corresponding geometric mean ground motions computed by the USGS by applying factors of 1.1 (to obtain S_s) and 1.3 (to obtain S_1). Maps in the 2010 ASCE-7 Standard are provided for Site Class B. Adjustments for other Site Classes are made, as needed, in Section 11.4.3.

From **Figure 22-1** ^[1]

$$S_s = 2.736 \text{ g}$$

From **Figure 22-2** ^[2]

$$S_1 = 0.986 \text{ g}$$

Section 11.4.2 — Site Class

The authority having jurisdiction (not the USGS), site-specific geotechnical data, and/or the default has classified the site as Site Class C, based on the site soil properties in accordance with Chapter 20.

Table 20.3-1 Site Classification

Site Class	\bar{v}_s	\bar{N} or \bar{N}_{ch}	\bar{s}_u
A. Hard Rock	>5,000 ft/s	N/A	N/A
B. Rock	2,500 to 5,000 ft/s	N/A	N/A
C. Very dense soil and soft rock	1,200 to 2,500 ft/s	>50	>2,000 psf
D. Stiff Soil	600 to 1,200 ft/s	15 to 50	1,000 to 2,000 psf
E. Soft clay soil	<600 ft/s	<15	<1,000 psf

Any profile with more than 10 ft of soil having the characteristics:

- Plasticity index $PI > 20$,
- Moisture content $w \geq 40\%$, and
- Undrained shear strength $\bar{s}_u < 500$ psf

F. Soils requiring site response analysis in accordance with Section 21.1

See Section 20.3.1

$$\text{For SI: } 1 \text{ ft/s} = 0.3048 \text{ m/s} \quad 1 \text{ lb/ft}^2 = 0.0479 \text{ kN/m}^2$$

Section 11.4.3 — Site Coefficients and Risk-Targeted Maximum Considered Earthquake (MCE_R) Spectral Response Acceleration Parameters

Table 11.4-1: Site Coefficient F_a

Site Class	Mapped MCE_R Spectral Response Acceleration Parameter at Short Period				
	$S_s \leq 0.25$	$S_s = 0.50$	$S_s = 0.75$	$S_s = 1.00$	$S_s \geq 1.25$
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.2	1.2	1.1	1.0	1.0
D	1.6	1.4	1.2	1.1	1.0
E	2.5	1.7	1.2	0.9	0.9
F	See Section 11.4.7 of ASCE 7				

Note: Use straight-line interpolation for intermediate values of S_s

For Site Class = C and $S_s = 2.736$ g, $F_a = 1.000$

Table 11.4-2: Site Coefficient F_v

Site Class	Mapped MCE_R Spectral Response Acceleration Parameter at 1-s Period				
	$S_1 \leq 0.10$	$S_1 = 0.20$	$S_1 = 0.30$	$S_1 = 0.40$	$S_1 \geq 0.50$
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.7	1.6	1.5	1.4	1.3
D	2.4	2.0	1.8	1.6	1.5
E	3.5	3.2	2.8	2.4	2.4
F	See Section 11.4.7 of ASCE 7				

Note: Use straight-line interpolation for intermediate values of S_1

For Site Class = C and $S_1 = 0.986$ g, $F_v = 1.300$

Equation (11.4-1):

$$S_{MS} = F_a S_s = 1.000 \times 2.736 = 2.736 \text{ g}$$

Equation (11.4-2):

$$S_{M1} = F_v S_1 = 1.300 \times 0.986 = 1.282 \text{ g}$$

Section 11.4.4 — Design Spectral Acceleration Parameters

Equation (11.4-3):

$$S_{DS} = \frac{2}{3} S_{MS} = \frac{2}{3} \times 2.736 = 1.824 \text{ g}$$

Equation (11.4-4):

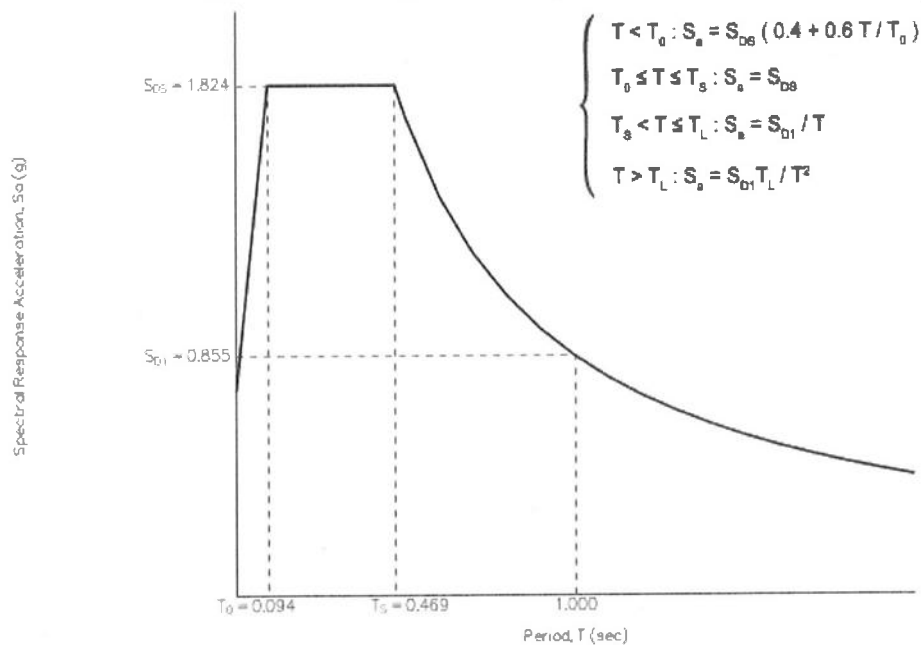
$$S_{D1} = \frac{2}{3} S_{M1} = \frac{2}{3} \times 1.282 = 0.855 \text{ g}$$

Section 11.4.5 — Design Response Spectrum

From Figure 22-12 ^[3]

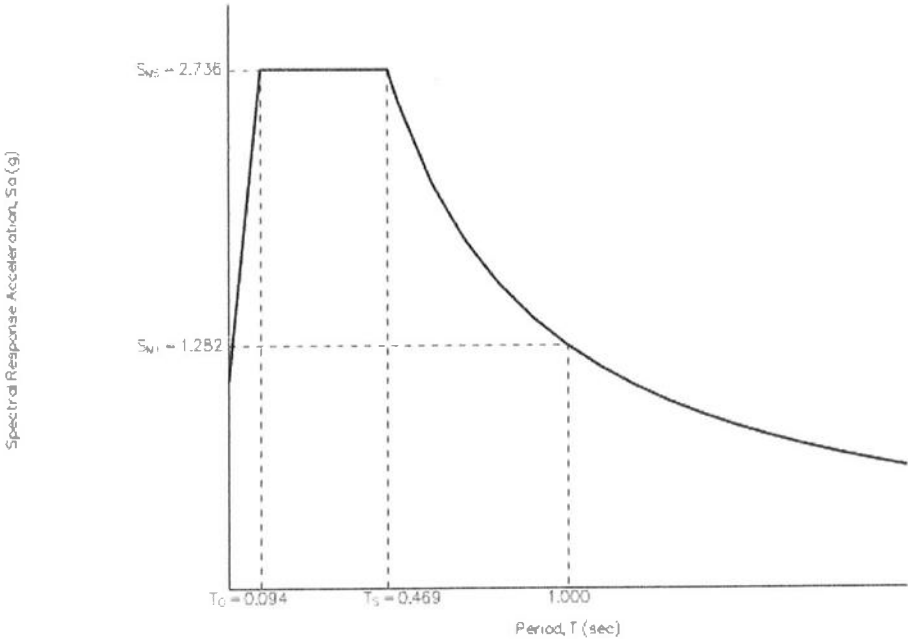
$$T_L = 0 \text{ seconds}$$

Figure 11.4-1: Design Response Spectrum



Section 11.4.6 — Risk-Targeted Maximum Considered Earthquake (MCE_R) Response Spectrum

The MCE_R Response Spectrum is determined by multiplying the design response spectrum above by 1.5.



Section 11.8.3 — Additional Geotechnical Investigation Report Requirements for Seismic Design Categories D through F

From **Figure 22-7** ^[4]

$$PGA = 1.090$$

Equation (11.8-1):

$$PGA_M = F_{PGA} PGA = 1.000 \times 1.090 = 1.09 \text{ g}$$

Table 11.8-1: Site Coefficient F_{PGA}

Site Class	Mapped MCE Geometric Mean Peak Ground Acceleration, PGA				
	PGA ≤ 0.10	PGA = 0.20	PGA = 0.30	PGA = 0.40	PGA ≥ 0.50
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.2	1.2	1.1	1.0	1.0
D	1.6	1.4	1.2	1.1	1.0
E	2.5	1.7	1.2	0.9	0.9
F	See Section 11.4.7 of ASCE 7				

Note: Use straight-line interpolation for intermediate values of PGA

For Site Class = C and PGA = 1.090 g, $F_{PGA} = 1.000$

Section 21.2.1.1 — Method 1 (from Chapter 21 – Site-Specific Ground Motion Procedures for Seismic Design)

From **Figure 22-17** ^[5]

$$C_{RS} = 0.895$$

From **Figure 22-18** ^[6]

$$C_{R1} = 0.897$$

Section 11.6 — Seismic Design Category

Table 11.6-1 Seismic Design Category Based on Short Period Response Acceleration Parameter

VALUE OF S_{DS}	RISK CATEGORY		
	I or II	III	IV
$S_{DS} < 0.167g$	A	A	A
$0.167g \leq S_{DS} < 0.33g$	B	B	C
$0.33g \leq S_{DS} < 0.50g$	C	C	D
$0.50g \leq S_{DS}$	D	D	D

For Risk Category = I and $S_{DS} = 1.824g$, Seismic Design Category = D

Table 11.6-2 Seismic Design Category Based on 1-S Period Response Acceleration Parameter

VALUE OF S_{D1}	RISK CATEGORY		
	I or II	III	IV
$S_{D1} < 0.067g$	A	A	A
$0.067g \leq S_{D1} < 0.133g$	B	B	C
$0.133g \leq S_{D1} < 0.20g$	C	C	D
$0.20g \leq S_{D1}$	D	D	D

For Risk Category = I and $S_{D1} = 0.855g$, Seismic Design Category = D

Note: When S_1 is greater than or equal to $0.75g$, the Seismic Design Category is **E** for buildings in Risk Categories I, II, and III, and **F** for those in Risk Category IV, irrespective of the above.

Seismic Design Category \equiv "the more severe design category in accordance with Table 11.6-1 or 11.6-2" = E

Note: See Section 11.6 for alternative approaches to calculating Seismic Design Category.

References

1. Figure 22-1: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-1.pdf
2. Figure 22-2: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-2.pdf
3. Figure 22-12: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-12.pdf
4. Figure 22-7: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-7.pdf
5. Figure 22-17: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-17.pdf
6. Figure 22-18: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-18.pdf

Table 1
Fault Parameters

Fault Section Name	Distance		Avg Dip	Avg Dip	Avg Rake	Trace Length	Fault Type	Mean	Mean	Slip Rate
	(miles)	(km)	Angle	Direction	(deg.)	(km)		Mag	Return Interval	
			(deg.)	(deg.)	(deg.)				(years)	(mm/yr)
Red Mountain	1.1	1.8	56	2	90	101	B	7.4		2
Mission Ridge-Arroyo Parida-Santa Ana	3.6	5.8	70	176	90	69	B	6.8		0.4
North Channel	4.7	7.5	26	10	90	51	B	6.7		1
Ventura-Pitas Point	4.9	8.0	64	353	60	44	B	6.9		1
Santa Ynez (East)	8.1	13.0	70	172	0	68	B	7.2		2
Pitas Point (Upper)	8.6	13.8	42	15	90	35	B	6.8		1
Oak Ridge (Offshore)	8.8	14.2	32	180	90	38	B	6.9		3
Sisar	10.8	17.4	29	168	na	20	B'	7.0		
Santa Ynez (West)	12.5	20.2	70	182	0	63	B	6.9		2
Pitas Point (Lower)-Montalvo	14.0	22.5	16	359	90	30	B	7.3		2.5
Oak Ridge (Offshore), west extension	14.2	22.8	67	195	na	28	B'	6.1		
Channel Islands Western Deep Ramp	16.1	25.9	21	204	90	62	B'	7.3		
Oak Ridge (Onshore)	17.7	28.5	65	159	90	49	B	7.2		4
San Cayetano	18.8	30.3	42	3	90	42	B	7.2		6
Pine Mtn	19.0	30.5	45	5	na	62	B'	7.3		
Pitas Point (Lower, West)	19.6	31.6	13	3	90	35	B	7.2		2.5
Big Pine (West)	20.3	32.7	50	2	na	18	B'	6.5		
Big Pine (Central)	21.4	34.5	76	167	na	23	B'	6.3		
Nacimiento	21.4	34.5	66	40	na	113	B'	7.1		
Malibu Coast (Extension), alt 1	23.2	37.4	74	4	30	35	B'	6.5		
Malibu Coast (Extension), alt 2	23.2	37.4	74	4	30	35	B'	6.9		
Simi-Santa Rosa	24.0	38.7	60	346	30	39	B	6.8		1
Channel Islands Thrust	26.4	42.6	20	354	90	59	B	7.3		1.5
Santa Cruz Island	26.8	43.1	90	188	30	69	B	7.1		1
Santa Cruz Catalina Ridge	26.8	43.2	90	38	na	137	B'	7.3		
Big Pine (East)	29.1	46.9	73	338	na	23	B'	6.6		
Anacapa-Dume, alt 1	33.2	53.5	45	354	60	51	B	7.2		3
Anacapa-Dume, alt 2	33.2	53.5	41	352	60	65	B	7.2		3
South Cuyama	34.4	55.4	33	210	na	48	B'	6.8		
Santa Rosa Island	35.1	56.4	90	1	30	58	B	6.8		1
San Andreas (Big Bend)	37.1	59.7	90	198	180	50	A	7.8	108	34
Los Alamos-West Baseline	37.9	61.0	30	211	90	28	B	6.8		0.7
Malibu Coast, alt 1	38.4	61.8	75	3	30	38	B	6.6		0.3
Malibu Coast, alt 2	38.4	61.8	74	3	30	38	B	6.9		0.3
Shelf (Projection)	38.7	62.2	17	21	na	70	B'	7.8		
Morales (East)	39.3	63.3	32	14	na	18	B'	6.6		
San Andreas (Carrizo) rev	39.6	63.7	90	224	180	59	A	7.8	106	34
Santa Susana, alt 2	40.2	64.6	53	10	90	43	B'	6.8		
Santa Susana, alt 1	40.4	65.1	55	9	90	27	B	6.8		5
Pleito	40.5	65.2	46	181	90	44	B	7.1		2

Reference: USGS OFR 2007-1437 (CGS SP 203)

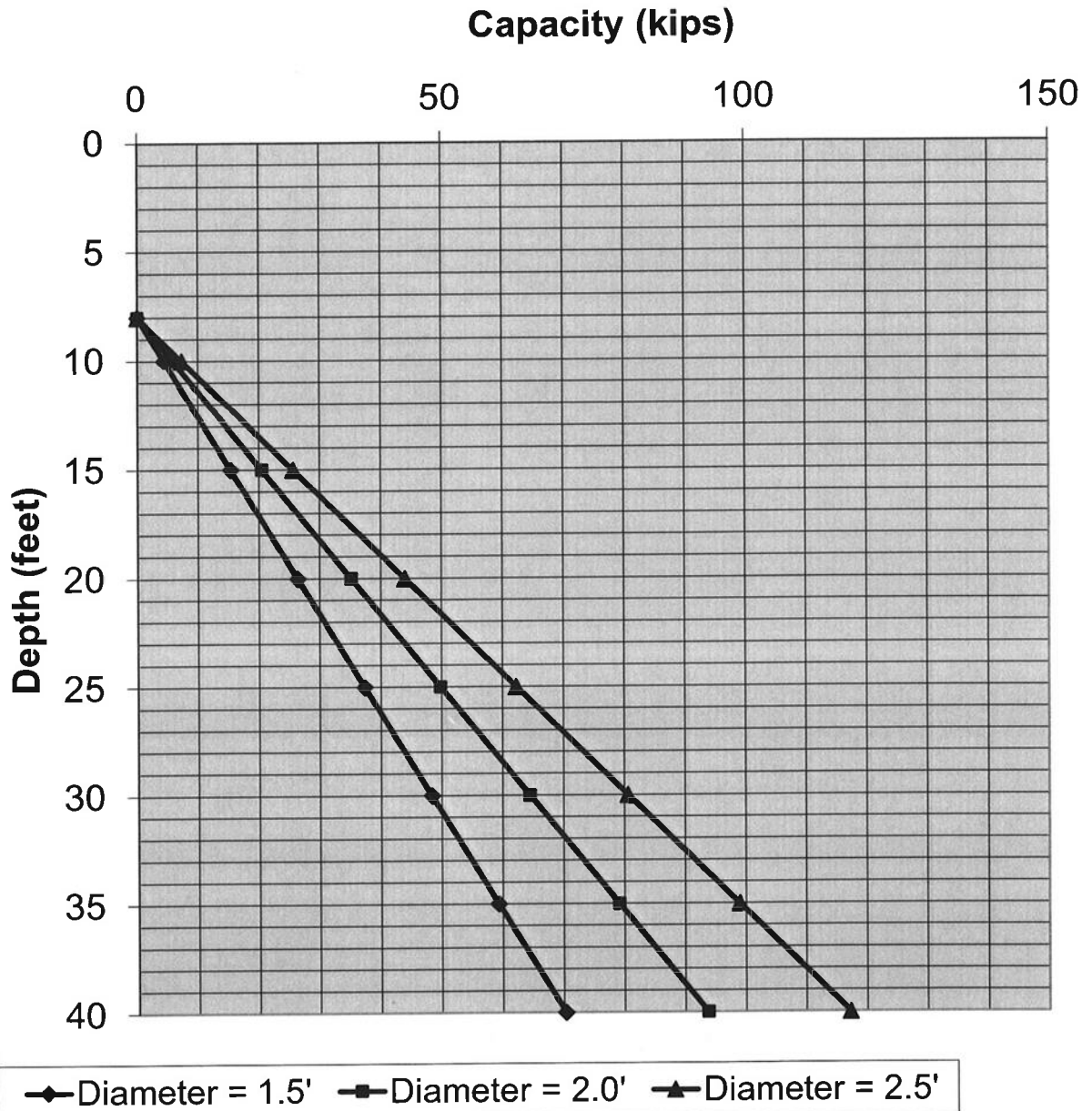
Based on Site Coordinates of 34.3738 Latitude, -119.4762 Longitude

Mean Magnitude for Type A Faults based on 0.1 weight for unsegmented section, 0.9 weight for segmented model (weighted by probability of each scenario with section listed as given on Table 3 of Appendix G in OFR 2007-1437). Mean magnitude is average of Ellworths-B and Hanks & Bakun moment area relationship.

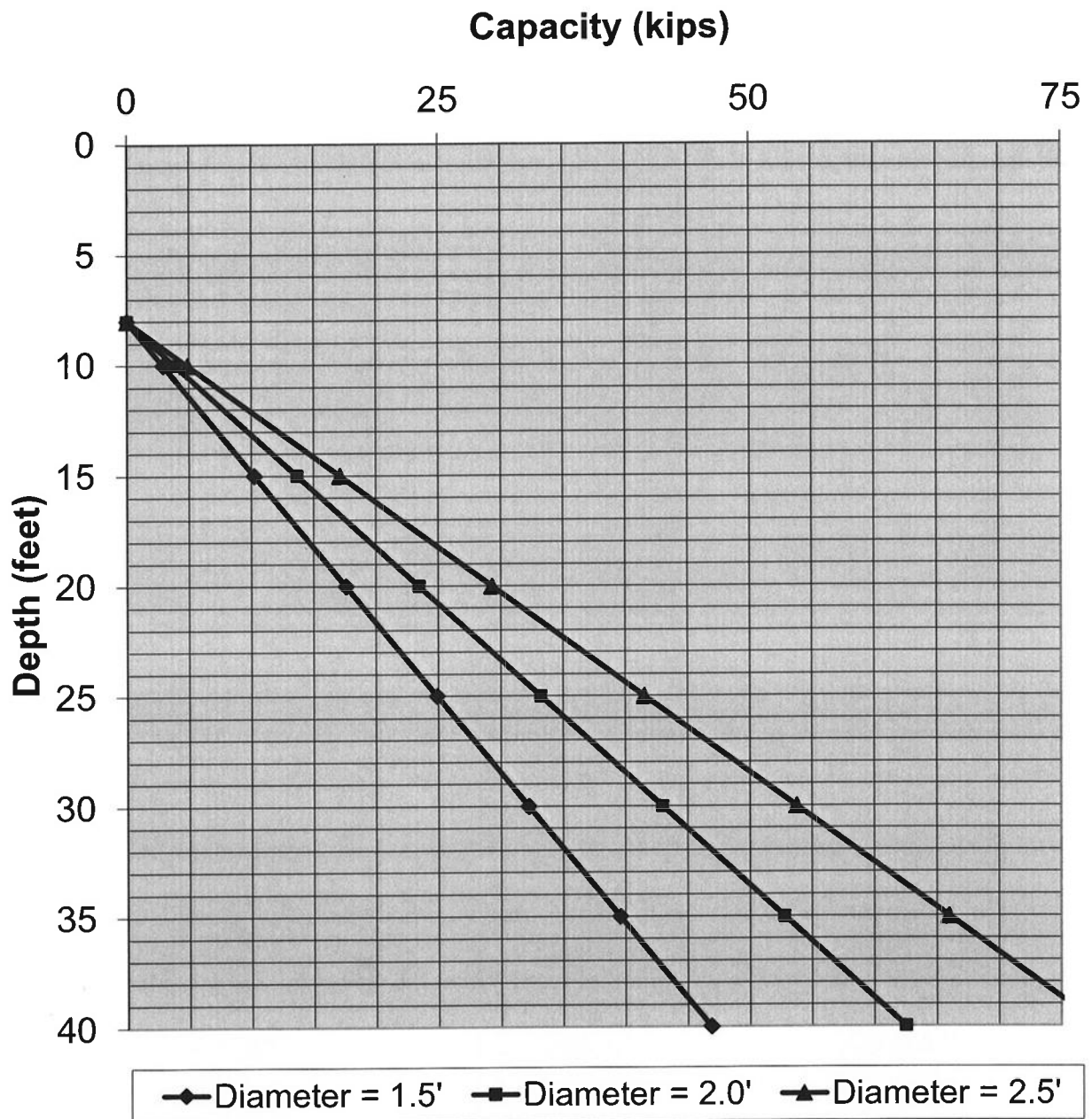
APPENDIX E

Caisson Capacities

8120 Puesta del Sol
VT-25376-01
Allowable Downward Capacity



8120 Puesta del Sol
VT-25376-01
Allowable Upward Capacity





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August 22, 2017
Job No. 17-04805

Scott Boydstun, A.I.A., LEED AP BC+C
Senior Principal
Rasmussen & Associates
21 S. California Street
Ventura, CA 93001

Subject: Noise Study for 8120 Puesta del Sol Residence Re-Model

Dear Mr. Boydstun:

Rincon Consultants, Inc. is pleased to submit this noise study for the proposed re-model of an existing single family residence at 8120 Puesta del Sol in unincorporated Ventura County. The project involves the renovation of/addition to the existing 1950s residence. The project includes first floor renovations of the existing 2 bedrooms, 3 baths and laundry room. The project also includes the addition of a second level containing 2 bedrooms and 1 bath that stacks above the existing first floor.

The noise study has been requested by the County of Ventura because of concerns about potential noise exposure from the Union Pacific Railroad (UPRR) and U.S. Highway 101.

The study involved estimating noise at the project site and comparing on-site noise to Ventura County standards to determine whether or not use of noise attenuation strategies beyond the proposed double paned windows is warranted.

County of Ventura Standards

The Noise Element of the Ventura County General Plan includes the following noise standards for noise sensitive uses (such as residences) proposed to be located near highways, truck routes, heavy industrial activities and other relatively continuous noise sources:

- a. Indoor noise levels in habitable rooms should not exceed CNEL 45.¹
- b. Outdoor noise levels should not exceed CNEL 60 or Leq1H of 65 dBA during any hour.²

¹ CNEL is the Community Noise Equivalent Level, a 24-hour average sound level that adds 5 decibels to noise occurring from 7-10 PM and adds 10 decibels to noise occurring from 10 PM-7AM in order to account for increased sensitivity to noise during these time period.

² Leq1H is the average sound level for a one-hour period. Leq is simply the average sound level over the measurement period, regardless of length. dBA is the a-weighted decibel, which is the unit typically used to measure noise as experienced by the human ear.



On-Site Noise Level

On-site noise was measured between 4:00 and 5:00 PM on August 18, 2017. The Leq during the 15-minute measurement period was 51.1 dBA. The maximum instantaneous sound level (Lmax) during the measurement period was 69.1 dBA and the minimum sound level (Lmin) was 47.7 dBA. The primary noise sources were traffic on U.S. Highway 101 and ocean-related sounds. No train pass-bys occurred during the measurement period.

The U.S. Department of Housing and Urban Development's (HUD's) Site DNL Calculator was used to estimate noise from roadway traffic on the U.S. 101 and the UPRR. U.S. 101 is located approximately 930 feet from the project site. Based on average daily traffic (ADT) estimates from the California Department of Transportation (CalTrans 2015), the DNL Calculator calculates the day-night noise level (Ldn) from roadway traffic at 59.0 dBA (about 8 dBA higher than the actual measured level). The Union Pacific Railroad, which is located approximately 930 feet from the project site. The railroad carries both passenger (AMTRAK) and freight trains. Based on AMTRAK's current schedule, a total of 13 passenger trains pass by the project site, all of which occur between 7 AM and 10 PM. Freight traffic varies from day to day, but an average of four daily trains was assumed, with three during the day and one at night. Based on these assumptions, the DNL Calculator calculates the day-night noise level (Ldn) from passenger traffic at 40.4 dB and calculates the Ldn from freight traffic at 44.1 dB.³ These estimates are likely high because the DNL Calculator does not account for the elevation difference between U.S. 101 and the railroad and the project site.

The table on the following page shows overall estimated sound levels at the site based on the combined effect of U.S. 101 and the UPRR. As indicated, the overall estimated Ldn is 59.2 dBA, which is within the County's 60 dBA CNEL standard. As noted above, this estimate is considered conservative based on the noise level measured on-site (51.1 dBA Leq).

Conclusions

The estimated exterior CNEL at the project site is within the County of Ventura's 60 dBA CNEL standard. Similarly, maximum hourly noise levels are expected to remain within the County's 65 dBA Leq1H standard. Standard building construction typically achieves at least a 15 dBA reduction from exterior levels so interior levels should remain within the 45 dBA CNEL standard. Use of double paned glass windows typically reduces noise by least 20 dBA so use of double paned glass on the proposed second level addition would ensure that interior levels on that component of the project remain within the County's 45 dBA CNEL standard.

³ Similar to CNEL, Ldn is the 24-hour average sound level with a 10 decibel penalty from 10 PM-7 AM. The only difference is that the Ldn does not include the 5 decibel penalty from 7-10 PM. In practical terms, the Ldn and CNEL are equivalent, typically differing by less than 1 dBA.



Calculated Overall On-site Sound Levels

Noise Source	Estimated Noise Level (dBA Ldn or CNEL)
U.S. 101	59.0
Passenger Trains	48.8
Freight Trains	47.1
Overall Noise Level	59.2


Decibels are added logarithmically; therefore, the levels associated with individual sources cannot be simply added to together to arrive at the overall sound level. As noted above, the hourly Leq for traffic noise is generally equivalent to the CNEL so the measured Leq has been used as an estimate of the CNEL. As noted in Footnote 3, Ldn is generally equivalent to CNEL.

See attached worksheets for DNL Calculator results.



We appreciate the opportunity to assist you with this assignment. If you have any questions about this study, please do not hesitate to contact us.

Sincerely,
RINCON CONSULTANTS, INC.


Joe Power, AICP CEP
Principal

Attachment: HUD DNL Calculator Results