



Planning Director Staff Report– Hearing on October 4, 2021

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • www.vcrma.org/divisions/planning

Surfside Gas Station Coastal Planned Development (PD) Permit Case No. PL17-0153

A. PROJECT INFORMATION

1. **Request:** The Applicant requests approval of a PD Permit for the redevelopment of an existing gas station on the project site (Case No. PL17-0153).
2. **Applicant:** Channel Auto Service, LP, P.O. Box 61106, Santa Barbara, CA 93160
3. **Property Owner:** Robert Barber Trust, 234 Monte Grigio Drive, Pacific Palisades, CA 90274
4. **Applicant's Representative:** H & H Environmental, Inc., Mr. Jay Higgins, 3217 Calle Noguera, Suite C, Santa Barbara, CA 93105
5. **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.
6. **Project Site Size, Location, and Parcel Number:** The 0.116 acre (5,052 square foot (sq. ft.)) project site is located at 6905 Surfside Street, northwest of the intersection of Surfside Street and Santa Barbara Avenue, in the community of La Conchita, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 060-0-075-245 (Exhibit 2).
7. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Commercial
 - b. Coastal Area Plan Land Use Map Designation: Commercial
 - c. Zoning Designation: CC 20,000 sq. ft. (Coastal Commercial 20,000 sq. ft. minimum lot size)

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

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	RB 3,000 sq. ft. (Residential Beach 3,000 sq. ft. minimum lot size)	Residential

Location in Relation to the Project Site	Zoning	Land Uses/Development
East	COS 10 ac/sdf (Coastal Open Space 10 acre minimum lot size / slope density formula)	Union Pacific Railroad, United States (US) Route 101 and Pacific Ocean
South	RB 3,000 sq. ft	Residential
West	RB 3,000 sq. ft	Residential

9. History: The project site was first developed as an automotive service station around 1956. It consisted of fuel pumps and a garage that was used to service and repair vehicles.

In 1966, a canopy was added to the fuel pump area of the service station, authorized by Zoning Clearance (ZC) 17880.

In 1978, a PD Permit (PD Permit No. 877) for the remodel/repurposing of the existing gas station was authorized by the Planning Division to house a combined “self-serve” grocery store (La Conchita Market) and fueling stations. The self-service market supplied beer, wine and groceries. This permit included a clause that stated if the use was discontinued for a period of 180 consecutive days or more, the PD Permit would expire.

In 1981, a pole sign for the service station-mini market was approved by ZC 37231. At that time, Arco was the operator of the gas station.

In 1982, the installation of an interior kitchen was approved by ZC 38110.

In 1996, a permit adjustment to PD Permit No. 877 and ZC 75955, was approved which authorized the installation of a portable “open-air” BBQ addition to the existing kitchen. The BBQ was to be operated on the weekends.

In 2004, a change of tenant was authorized by ZC 34484.

In October 2007, the County issued a Notice of Violation (Violation Case No. V07-000483) for remodeling work that had occurred without permits or inspections. New drywall had been installed and interior remodel work was being performed. The Stop Work order required permits from Planning Division, Environmental Health Division (EHD), and the Building and Safety Department.

In August 2008, the re-opening of the gas station and mini-mart was approved by ZC 08-0831. The plans indicate that the mini market was to sell pre-packaged snacks only and was authorized by the acting Planning Director.

The existing gas station and market ceased to operate in 2009. Due to the permitting clause included in PD Permit No. 877, and pursuant to Section 8182-12.3(b) of the Ventura County CZO, the Planning Division determined that the

permit expired, and a new PD Permit will be required to re-establish the gas station that meets current Ventura County CZO development standards.

In June 2014, An EHD Certified Unified Program Agency (CUPA) inspection was conducted to determine the status of the Violation No. V07-000483. The inspection concluded that the facility was not in compliance with Environmental Health CUPA facility requirements. These violations have since been abated.

In 2016, the Applicant submitted a Development Review Committee (DRC) Pre-submittal analysis request for redevelopment of the gas station, and associated upgrades to the facility. On December 13, 2016, the Planning Division held a DRC meeting with County staff and the Applicant to discuss the proposal. A letter providing guidance for a future PD Permit application submittal was provided to the Applicant's Agent (AD16-0119).

10. Project Description: The Applicant, Channel Auto Services, requests a PD Permit for the redevelopment of a gas station located at 6905 Surfside Street. Upgrades to the facility include the following: (1) demolition of the existing 750 square foot (sq. ft.) mini market structure and 1,007 sq. ft. overhead canopy, (2) replacement of three fuel pump dispensers, (3) construction of a unisex restroom¹ (71.38 sq. ft.) that is 8 feet in height, (4) installation of a structure with three walls and a composite shingle roof (39 sq. ft.) that is 7 feet, 6 inches in height (vending machines would be installed in this structure), (5) installation of an electrical closet structure (100 sq. ft.), that is 9 feet, 6.5 inches in height; (6) construction of a metal canopy (72 sq. ft.) over one fuel dispenser, and a metal canopy (134 sq. ft.) over two smaller fuel dispensers in the center of the gas station, both canopies are 16 feet, 6 inches in height, and; (6) installation of a 3-foot wide, 228 sq. ft. landscape strip located along the northern property line. Additionally, six existing underground fuel storage tanks and all underground electrical fuel lines associated with the tanks will be prepared in accordance with Ventura County Environmental Health Division (EHD) and the Los Angeles Regional Water Quality Control Board (LARWQCB) requirements and authorized by EHD Underground Storage Tank (UST) Modification Repair Permit No. SR0018613.

One parking space is provided in the northwest corner of the property. A trash enclosure will be located between the vending machines and the restroom. The 20-foot high flagpole located at the corner of Santa Barbara Avenue and Surfside Street will remain. The existing decorative columns, fountain, and identification pole sign at the southeast corner of the project site will be removed. Any signage that is proposed onsite shall comply with the requirements of § 8175-5.13 of the Ventura County Coastal Zoning Ordinance.

¹ In accordance with State of California Business and Professions Code (BPC), Chapter 14.5, Section 13651(b)(1), the gas station shall provide, during business hours, public restrooms for use by its customers. Service stations shall not charge customers separately for the use of restroom facilities.

The proposed project includes a voluntary merger to consolidate two legal lots into a single lot.

Direct access to the project site would be available by two onsite driveways adjacent to Surfside Street and Santa Barbara Avenue. Water is provided by Casitas Municipal Water District (CMWD) and wastewater disposal would be provided by the installation of a new 1,000-gallon onsite wastewater treatment system (OWTS) that would be located entirely on the project site and not in the adjacent alley. A permeable paver driveway in accordance with the Earth Systems Pacific OWTS Report dated August 10, 2020 and Addendum, dated July 20, 2021 (Exhibit 3) would be installed on top of the leach lines to allow the evaporation process to occur and to provide adequate protection from compressing the leach line trench fill materials.

The gas station would operate 24 hours per day, 7 days per week. No employees are proposed; however, a maintenance person will service the station daily. To prevent graffiti and vandalism, the Applicant has proposed to remove the graffiti and vandalism within 48 hours through the implementation of a graffiti prevention plan. To ensure that any malfunctioning of the fuel dispensers or vending machines is resolved in a timely and efficient manner, the Applicant will provide signage on the fuel dispensers and vending machine that identifies a contact person and phone number that would be available 24 hours per day / 7 days per week to resolve any issues, major incidents or complaints (e.g., fires, explosions, spills, landslides, or slope failures) that could pose a hazard to life or property inside or outside the Project Site. To ensure that noise impacts during construction of the service does not adversely impacts adjacent residential uses, the service station will limit all construction-related activities to the hours of 7:00 a.m. to 7:00 p.m. on weekdays and 9:00 a.m. to 7:00 p.m. on weekends and holidays.

The project site consists of two legal lots. Proposed development is sited to cross the common property line of the two lots. As a result, the project has been conditioned to record a lot merger. (Exhibit 4).

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.

Staff has determined that the proposed project qualifies for Class 1 (Section 15301 – Existing Facilities), Class 2 (Section 15302 – Replacement or Reconstruction), Class 3 (Section 15303 – New Construction of Small Structures), and Class 4 (Section 15304 – Minor Alterations to Land) categorical exemptions pursuant to CEQA Guidelines.

The proposed project includes redevelopment of a gas station on the project site and the repair and maintenance of six existing underground fuel storage tanks, three fuel dispensers, and all underground electrical fuel lines associated with the tanks. A physical expansion of the gas station is not proposed.

SUITABILITY OF USE OF CATEGORICAL EXEMPTION:

Class 1, Section 15301 – Existing Facilities

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

“The key consideration [in determining applicability of the Class 1 categorical exemption] is whether the project involves negligible or no expansion of use.” (14 CCR § 15301.) The proposed redevelopment of the gas station and the repair and maintenance of the underground storage tanks is equivalent to a repair or minor alteration of existing structures/facilities involving negligible or no expansion of use. In addition, the overall size of the development in terms of square footage will decrease because the mini market, existing canopy and decorative columns are being demolished. Therefore, the Class 1 categorical exemption applies.

Class 2, Section 15302 - Replacement or Reconstruction:

Class 2 projects consist of the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

The proposed project will all occur within the same footprint of the gas station that previously occupied the site. Three fuel dispensers will replace the three existing fuel dispensers. The existing mini market will be replaced with a bathroom and vending machines. Repair and maintenance of the underground storage tanks would comply with EHD and the LARWQCB requirements and is authorized by EHD UST Modification Repair Permit No. SR0018613. The redevelopment of the gas station would provide La Conchita residents and motorists traveling along US Route 101 between Carpinteria and the City of Ventura, the ability to obtain fuel, as this is the only service station between these two cities. In addition, the gas station would be redeveloped such that the overall size of the development in terms of square footage is being reduced, as the mini market, existing canopy and decorative columns are being demolished. A new OWTS is proposed to accommodate the restroom facility that would be built. New landscaping and new signage are also proposed, and the

existing canopy will be demolished and replaced with two new smaller canopies that would be located over the upgraded fuel dispensers. Therefore, the Class 2 exemption would apply.

Class 3, Section 15303 – New Construction of Small Structures:

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel.

CEQA Section 15303(d) provides examples of Class 3 exemptions such as “water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction.”

The proposed project would include the following small structure upgrades to the service station; (1) demolition of the existing 750 sq. ft. mini market and 1,007 sq. ft. overhead canopy, (2) construction of two new metal canopies (72 sq. ft. and 134 sq. ft.), that is 16 feet, 6 inches in height, above the fuel dispensers (3) construction of a unisex restroom (71.38 sq. ft.) that is 8 feet in height; (4) construction of a structure with three walls and a composite shingle roof (39 sq. ft.) that is 7 feet, 6 inches in height (vending machines would be installed in this structure); (5) an electrical closet structure (100 sq. ft.) that is 9 feet, 6.5 inches in height; and, (6) a 3-foot wide, approximately 228 sq. ft. landscape strip located along the northern property boundary.

The Applicant will be required to fix or replace curbs, gutters and sidewalks along the project site's frontage adjacent to Surfside Street and Santa Barbara Avenue, and construct two ADA ramps at this corner to provide ADA accessibility and to avoid the existing storm drain grate (Exhibit 5, Condition No. 40), install a new onsite OWTS, and conduct repair and maintenance of the underground storage tanks.

Class 4, Section 15304 – Minor Alterations to Land:

Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes.

The proposed demolition and new construction activities are not considered a substantial alteration to the land. The project site is currently developed with an existing gas station, and the land alteration that would be required during ground disturbance for the new construction and project site upgrades would involve minimal grading, trenching, excavation, and landscaping to re-establish the gas station. Water is provided for by CMWD and wastewater disposal would be provided by the installation of a new 1,000-gallon OWTS that would be located entirely on the project site and not in the adjacent alley. Per the Geotechnical Report by Earth Systems dated August 10, 2020, and addendum report dated July 20, 2021 (Exhibit 3), the

Environmental Health Division determined that septic feasibility has been demonstrated for the proposed project, provided certain alternate design features are incorporated, including an advanced treatment unit to reduce nitrates and pathogens and permeable pavers with Tensor geogrid above the leach lines. However, the specific design for an approvable, permittable OWTS that fits the site's unique constraints has not been provided. The Applicant will be required to submit a geotechnical report and OWTS system design satisfactory to the Ventura County Environmental Health Division prior to building permit issuance (Exhibit 5, Condition No. 30) and an Alternate Materials and Methods of Construction Equivalency review must be completed by the Environmental Health Division that includes a clear and detailed description of all alternate design, methods, and/or materials proposed for the OWTS (Exhibit 5, Condition No. 31).

Project implementation would include the installation of a 3-foot wide, 228 sq. ft. landscape strip located along the northern property boundary. No vegetation is located on the property and there will be no removal of any *protected tree*.²

ANALYSIS OF EXCEPTIONS TO EXEMPTIONS, SECTION 15300.2:

Projects that are consistent with the categorical exemptions identified in CEQA Guidelines sections 15301 through 15333 are not automatically exempt from CEQA review. Section 15300.2 (Exceptions) of the State CEQA Guidelines outlines the cases in which projects that would normally be exempt from CEQA review would not be exempt. These exceptions are as follows.

- (a) *Location: Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

The existing gas station is located on two lots that are zoned for commercial development. Residential development is located north, west and east of the project site. US Route 101, the Southern Pacific Railroad and the Pacific Ocean are south of the project site.

A Historic Resources Assessment Report dated October 21, 2019 (Exhibit 6) was prepared by San Buena Ventura Research Associates. The report concluded that no cultural resources (prehistoric or historic) were identified at the project site.

² Protected Tree: A tree which is any one of a variety of tree species or types as identified in Article 7 of the Ventura County Non-Coastal Zoning Ordinance.

An Archeological Survey dated March 2021, was prepared for the proposed project by A Jaqua Consulting. The survey concluded that no cultural resources were observed during intensive archaeological investigations. Prior to the development of a gas station, the project site was used for greenhouse farming. Any ground disturbance associated with the proposed project would occur in areas that were previously disturbed when the gas station was originally constructed. The likelihood of undiscovered, significant cultural resources existing in the project area is very low and no additional archaeological monitoring or additional cultural resources testing was recommended.

La Conchita has experienced two landslides, one in 1995 and another in 2005. While La Conchita is considered a geologically hazardous area of concern, La Conchita is not precisely geologically mapped, and not officially adopted pursuant to law by federal, state, or local agencies as an impact on an environmental resource of hazardous or critical concern.

The alley to the west is surrounded by residential development, Surfside Street, and remnants of the January 2005 La Conchita landslide. The alley is highly disturbed with patches of non-native vegetation. While the alley could provide a migratory path for wildlife, the alley does not provide a path to a food source or more favorable living or breeding conditions. The project site does not contain suitable habitat for any special-status species, sensitive plant communities, or features suitable for wildlife migration.

Based on the discussion above, staff has determined that the project is not located in a particularly sensitive environment and would not impact an environmental resource of hazardous or critical concern. Therefore, this exception to the categorical exemptions would not apply.

- (b) *Cumulative Impact: All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

At this time, there are no other foreseeable automobile service or gas station projects planned for the given area. In the North Coast Sub-Area of Ventura County's coastal zone, there are only two coastal commercial zoned properties, the project site, and the Cliff House Inn at Mussel Shoals. Therefore, granting the requested PD Permit would not result in cumulative impacts of numerous gas stations (or other commercial uses) in the same place, over time that would be significant. This exception to the categorical exemptions would not apply.

- (c) *Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

Pursuant to Section 8175-5 of the Ventura County CZO, the Planning Director may grant a PD Permit for a gas station in the coastal commercial zone. Staff has determined that no unusual circumstances would exist by the granting of the requested PD Permit. La Conchita is in a high geologic hazard area. A State of California funded study pertaining to the La Conchita landslide area and adjoining community was conducted by William Lettis and Associates, dated August 28, 2009, and Alan Kropp and Associates, dated September 4, 2009. The results of these studies indicate the site is outside of the 1995/2005 landslide areas and outside potential or prehistoric debris flow areas. Although the site may be subject to up to 2 feet of outwash debris from a design level event, the geotechnical report prepared for the proposed project by Pacific Materials Laboratory, dated July 26, 2016, indicates no risk from earthquake induced landslides, small landslides or debris flow as a result of the proposed project.

The proposed project does not overlie a State recognized groundwater basin and no groundwater use is proposed. Water is provided for by CMWD and wastewater disposal would be provided by the installation of a new 1,000-gallon OWTS, which will be constructed in compliance with all applicable State and County requirements. Therefore, the proposed project will not degrade the quality or quantity of groundwater.

EHD informed the Applicant in December 2019 that to retain the underground fuel storage tanks, the tanks and gas dispensers must be upgraded to current LARWQCB and County EHD standards and be operational on or before November 30, 2021. The Applicant has obtained UST Modification Repair Permit No. SR0018613, authorized by the EHD, for the repair and maintenance of the existing underground fuel storage tanks (6 total) and fuel dispensers (3 total). Full use of the tanks and fuel dispensers by the public is only permitted when the subject PD Permit is approved by the County and the certificate of occupancy is issued for the operation of the proposed gas station.

Based on the above discussion, the County has determined that there are no unusual circumstances related to the proposed Project and the proposed activities would not have a significant effect on the environment. Therefore, this exception to the categorical exemption would not apply.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

The project would not damage any scenic resources or scenic highway. The La Conchita community is located between US Route 101/Southern Pacific Railroad and a high bluff. Except for the project site, the area is zoned Residential Beach

and is developed with single-family dwellings on small residential lots with a variety of housing types. Public views of the site are of an abandoned gas station that has been inoperable since 2009. The project site is not located on, or adjacent to a state designated scenic highway.³ The proposed project would restore the gas station with upgraded building materials and landscaping, thus improving the area. Therefore, this exception to the categorical exemptions would not apply.

- (e) *Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

Pursuant to California Government Code Section 63962.5 and documentation on file with the Planning Division, the project site is not located on the State of California list of identified hazardous waste or hazardous substance sites. Therefore, this exception to the categorical exemptions would not apply.

- (f) *Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

A Historic Resources Assessment Report dated October 21, 2019 (Exhibit 6) was prepared by San Buena Ventura Research Associates. The report concluded that no cultural resources (prehistoric or historic) were identified at the project site.

Additionally, on December 9, 2019, the Ventura County Cultural Heritage Board reviewed the project and determined that the mini market structure is not considered an historic resource and the proposed demolition of the structure would not adversely impact historic resources. Therefore, this exception to the categorical exemptions would not apply.

CONCLUSION:

Based on the above analysis, the proposed Project meets the qualifications of the Class 1 (Section 15301 – Existing Facilities), Class 2 (Section 15302 – Replacement or Reconstruction), Class 3 (Section 15303 – New Construction of Small Structures), and Class 4 (Section 15304 – Minor Alterations to Land) categorical exemptions. Staff has determined that no unusual circumstances or other exceptions set forth in CEQA Guidelines section 15300.2 preclude use of the section 15301, 15302, 15303, and 15304 categorical exemptions. Therefore, staff has determined that this Project is categorically exempt pursuant to sections 15301, 15302, 15303 and 15304 of the CEQA Guidelines and the project complies with the requirements of the CEQA Guidelines.

³ The only state designated highway in Ventura County is the northern portion of California State Route 33, more than 30 miles from the project site [Background Report for the Ventura County 2040 General Plan Update, Figure 6.5 (September 2020)]

C. CONSISTENCY WITH THE GENERAL PLAN

The 2040 Ventura County General Plan *Goals, Policies and Programs* (2020, page 1-1) states:

All area plans, specific plans subdivision, public works projects, and zoning decisions must be consistent with the direction provided in the County's General Plan.

Finally, 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 Policy LU-16.1 (Community Character and Quality of Life):** *The County shall encourage discretionary development to be designed to maintain the distinctive character of the unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses.*

General Plan Policy LU-19.4 (Consultation with State and Federal Agencies): *The County shall continue to consult with applicable state and federal regulatory agencies during project review and permitting activities.*

General Plan Policy COS-1.9: (Agency Consultation Regarding Biological Resources): *The County shall consult with the California Department of Fish and Wildlife, the Regional Water Quality Control Board (LARWQCB), the U.S. Fish and Wildlife Service, National Audubon Society, California Native Plant Society, National Park Service for development in the Santa Monica Mountains or Oak Park Area, and other resource management agencies, as applicable during the review of discretionary development applications to ensure that impacts to biological resources, including rare, threatened, or endangered species, are avoided or minimized.*

The La Conchita community is located between US Route 101/Southern Pacific Railroad and a high bluff. Except for the project site, the area is zoned Residential Beach and is developed with single-family dwellings on small residential lots with a variety of housing types. Public views of the site are of an abandoned gas station that has been inoperative since 2009. The project site is 0.116 acres (5,052 sq. ft.) and proposed development will result in 405. sq. ft or 7.9 percent building coverage. The redevelopment of the gas station would provide La Conchita residents and motorists traveling along US Route 101 between Carpinteria and the City of Ventura, the ability to obtain fuel, as this is the only service station between these two cities. The proposed upgrades to the gas station will also enhance the La Conchita

community and include demolition of the mini market, installation of a new OWTS to accommodate the restroom facility that would be built, installation of new landscaping and new signage, and demolition of the existing canopy and replacement of the structure with two new smaller canopies that would be located over the upgraded fuel dispensers.

As discussed in Section D of this staff report (below), the proposed upgrades to the gas station meets all Ventura County CZO development standards. Signage must meet the requirements of Section 8175-5.13 of the Ventura County CZO (Condition of Approval No. 21, Exhibit 5). An existing concrete masonry wall, that is 6 feet, 10 inches in height, located adjacent to the northern property line, separates the gas station from the single-family dwelling on APN 060-0-075-090.

As discussed in Section B above, EHD and the LARWQCB informed the Applicant in December 2019 that in order to retain the underground fuel storage tanks, the tanks and gas dispensers must be upgraded to current LARWQCB and County EHD standards and be operational on or before November 30, 2021. The Applicant has obtained UST Modification Repair Permit No. SR0018613, authorized by the EHD, for the repair and maintenance of the existing underground fuel storage tanks (6 total) and fuel dispensers (3 total).

No biological resources are located onsite. Therefore, consultation with California Department of Fish and Wildlife, U.S Fish and Wildlife and the California Native Plant Society was not required for this project.

Based on the discussion above, the proposed project is consistent with Ventura County General Plan Resources Policies LU-16.1, LU-19.4 and COS-1.9.

- 2. General Plan Policy CTM-1.1 (Vehicle Miles Traveled [VMT] Standards and CEQA Evaluation):** *The County shall require evaluation of County General Plan land use designation changes, zone changes, and discretionary development for their individual (i.e., project-specific) and cumulative transportation impacts based on Vehicle Miles Traveled (VMT) under the California Environmental Quality Act (CEQA) pursuant to the methodology and thresholds of significance criteria set forth in the County Initial Study Assessment Guidelines.*

General Plan Policy CTM-1.3 (County Level of Service (LOS) Standards): *The County shall maintain LOS standards for use as part of the County's transportation planning including the traffic impact mitigation fee program, and the County's review and consideration of proposed land use legislation and discretionary development. For purposes of County transportation planning and review and consideration of proposed land use legislation and discretionary development, the County shall use the following minimum acceptable Level of Service (LOS) for road segment and intersection design standards within the Regional Road Network and all other County-maintained roadways:*

- a. LOS-'C' for all Federal functional classification of Minor Collector (MNC) and Local roadways (L); and
- b. LOS-'D' for all Federal functional classifications except MNC and L, and Federal and State highways in the unincorporated area, except as otherwise provided in subparagraph (c and d);
- c. LOS-'E' for State Route 33 between the northerly end of the Ojai Freeway and the city of Ojai, Santa Rosa Road, Moorpark Road north of Santa Rosa Road, State Route 34 north of the city of Camarillo, and State Route 118 between Santa Clara Avenue and the city of Moorpark;
- d. LOS 'F' for Wendy Drive between Borchard Drive to Lois Avenue; and
- e. The LOS prescribed by the applicable city for all federal highways, state highways, city thoroughfares and city-maintained local roads located within that city, if the city has formally adopted and is implementing a General Plan policy, ordinance, or a reciprocal agreement with the County regarding development in the city that is intended to improve the LOS of County-maintained local roads and federal and state highways located within the unincorporated area of the county.
- f. At any intersection between two or more roads, each of which has a prescribed minimum acceptable LOS, the lower LOS of the roads shall be the minimum acceptable LOS for that intersection.

General Plan Policy CTM-1.7 (Pro Rata Share of Improvements): *The County shall require discretionary development that would generate additional traffic pays its pro rata share of the cost of added vehicle trips and the costs of necessary improvements to the Regional Road Network pursuant to the County's Traffic Impact Mitigation Fee Ordinance.*

General Plan Policy CTM-2.3 (County Road Access): *The County shall require discretionary development with access onto a County road to have the access point(s) designed and built to County standards.*

General Plan Policy CTM-2.28 (Emergency Access): *The County shall ensure that all new discretionary projects are fully evaluated for potential impacts to emergency access. Mitigation of these impacts shall be handled on a project-by-project basis to guarantee continued emergency service operations and service levels.*

The Public Works Agency Roads and Transportation Department reviewed the proposed project and determined that a Traffic Impact Mitigation Fee is required for the proposed project to address the cumulative adverse impacts of traffic on the Regional Road Network that would result from the proposed project (Exhibit 5, Condition No. 36). The Roads and Transportation Department also determined that the proposed project will generate additional traffic on the local public roads and the

Regional Road Network, but the project will not alter the existing level of service (LOS) on Surfside Street.

The California Natural Resources Agency has adopted new CEQA Guidelines that require an analysis of VMT per capita number of car trips generated by a project and distances cars will travel to and from a project is evaluated, rather than congestion levels at intersections (level of service or “LOS,” graded on a scale of A – F). For consistency with Ventura County’s General Plan policies, an LOS analysis was conducted. The Roads and Transportation Department determined that the proposed project will not alter the existing LOS on Surfside Street.

The Ventura County Public Works Agency Roads and Transportation Department (PWART) reviewed the proposed project and determined that the baseline trip generation is 1,032 average daily trips (ADT). Based on PWART’s VMT Guidance for discretionary projects in the unincorporated Ventura County, the VMT threshold for retail uses is 3,820,802 (existing and cumulative). As the proposed project is not expected to increase their baseline ADT of 1,032 trips, the proposed project will not create a new significant impact on VMT.

The proposed project will not interrupt continued emergency services or significantly degrade service levels within the La Conchita community, as Ventura County Fire Protection District Fire Station No. 25, addressed at 5674 Pacific Coast Highway is 2.9 miles southeast of the project site.

Based on the discussion above, the proposed project is consistent with Ventura County General Plan Policies CTM-1.1, CTM-1.3, CTM-1.7, CTM-2.3, and CTM-2.28.

3. **General Plan Policy PFS-5.9 (Waste Reduction Practices for Discretionary Development):** *The County shall encourage applicants for discretionary development to employ practices that reduce the quantities of wastes generated and engage in recycling activities to further reduce the volume of waste disposed of in landfills.*

To ensure the project complies with Ordinance No. 4445, the Applicant will be required to consult with a County franchised solid waste hauler to divert recyclables generated by their project from local landfills during construction activities (Exhibit 5, Condition No. 33). In addition, the Applicant must submit a comprehensive recycling plan (Form B – Recycling Plan) to the Integrated Waste Management Division for any proposed construction and/or demolition projects that require a building permit, as well as documentation that recyclable construction and demolition materials generated by their project were diverted from local landfills through recycling, reuse, or salvage. (Exhibit 5, Condition Nos. 34 and 35).

Based on the discussion above, the proposed project is consistent with Ventura County General Plan Resources Policy PFS-5.9.

4. **General Plan Policy PFS-6.1 (Flood Control and Drainage Facilities Required for Discretionary Development):** *The County shall require discretionary development to provide flood control and drainage facilities, as deemed necessary by the County Public Works Agency and Watershed Protection District. The County shall also require discretionary development to fund improvements to existing flood control facilities necessitated by or required by the development.*

General Plan Policy PFS-6.5 (Stormwater Drainage Facilities): *The County shall require that stormwater drainage facilities are properly designed, sited, constructed, and maintained to efficiently capture and convey runoff for flood protection and groundwater recharge.*

Coastal Area Plan Policy 4.2.4-2: *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 Policy 4.2.4-3: *All new development will be evaluated for its impacts to, and from, geologic hazards (including seismics safety, landslides, expansive soils, subsidence, etc.), flood hazards, and fire hazards. Feasible mitigation measures shall be required where necessary.*

Coastal Area Plan Policy 4.2.4-6: *New development shall be sited and designed so as not to cause or contribute to flood hazards, or lead to the expenditure of public funds for flood control works.*

The Ventura County Watershed Protection District reviewed the proposed project and determined that there are no nearby Ventura County Watershed Protection District jurisdictional redline channels and therefore no impact to Watershed Protection facilities.

The project site is in a location identified by the Federal Emergency Management Agency (FEMA) as an area of minimal flood hazard Zone X unshaded, as evidenced on FEMA Map Panel 06111C0705E effective January 20, 2010. The project site is not located within an identified FEMA flood hazard zone, or within the 100-year and 500-year floodplain (RMA GIS; September 2021).

To ensure compliance with the LARWQCB National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit No. CAS004002 the proposed project will be 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. The construction of the proposed project shall meet requirements contained in the Permit through the inclusion and effective implementation of the Construction BMPs for construction during all ground disturbing activities (Exhibit 5, Condition No. 41). BMPs can include stockpile management, spill prevention and control plan implementation, and septic system

management. Implementation of construction BMPs will efficiently capture and convey runoff for flood protection and groundwater recharge.

The site is located within a Geologic Hazard Area for landslides and mudslides (RMA GIS; September 2021). The site has been evaluated as part of two State of California funded studies pertaining to the La Conchita Landslide area and adjoining community (William Lettis and Associates, dated August 28, 2009, and Alan Kropp and Associates, dated September 4, 2009). The results of these studies indicate the site is outside of the 1995/2005 landslide areas and outside debris flow areas. Although the site may be subject to up to 2 feet of outwash debris from a design level event, the geotechnical report prepared for the proposed project by Pacific Materials Laboratory, dated July 26, 2016, indicates no risk from earthquake induced landslides, small landslides or debris flow as a result of the proposed project.

The project site is located within a very high fire hazard area designated as a State Responsibility Area per the California Department of Forestry and Fire Protection (CalFire). To ensure that fire hazard impacts are maintained at a less than significant level, the Applicant will be subject to standard condition of approval that will require that the construction of all structures meet hazardous fire area building code requirements (Exhibit 5, Condition No. 47). In addition, VCFPD determined that existing fire flow meets VCFPD minimum fire flow requirements.

Based on the discussion above, the proposed project is consistent with Ventura County General Plan Resources Policies PFS-6.1, PFS-6.5 and Coastal Area Plan Policies 4.2.4-2, 4.2.4-3, and 4.2.4-6.

5. **General Plan Policy PFS-11.4 (Emergency Vehicles Access):** *The County shall require all discretionary development to provide, and existing development to maintain, adequate access for emergency vehicles, including two points of access for subdivisions and multifamily developments.*

General Plan Policy PFS-12.3 (Adequate Water Supply, Access, and Response Times for Firefighting Purposes): *The County shall prohibit discretionary development in areas that lack and cannot provide adequate water supplies, access, and response times for firefighting purposes. (RDR)*

General Plan Policy PFS-12.4 (Consistent Fire Protection Standards for New Development): *The County, in coordination with local water agencies and the Fire Protection District, shall require new discretionary development to comply with applicable standards for fire flows and fire protection.*

General Plan Policy HAZ-1.1 (Fire Prevention Design and Practices): *The County shall continue to require development to incorporate design measures that enhance fire protection in areas of high fire risk. This shall include but is not limited to incorporation of fire-resistant structural design, use of fire-resistant landscaping, and fuel modification around the perimeter of structures.*

General Plan HAZ-1.4 (Development in High Fire Hazard Severity Zones and Hazardous Fire Areas): *The County shall require the recordation of a Notice of Fire Hazard with the County Recorder for all new discretionary entitlements (including subdivisions and land use permits) within areas designated as Hazardous Fire Areas by the Ventura County Fire Department or High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection (CAL FIRE).*

The VCFPD reviewed the proposed project and determined that the existing access to the project site meets VCFPD access standards and access for emergency vehicles is acceptable. Access to and from the site will be provided by two existing driveways (one adjacent to Surfside Drive and one adjacent to Santa Barbara Avenue). In addition, VCFPD determined that the existing water supply is adequate.

As stated in Section C-4 above, the project site is located within a very high fire hazard area designated as a State Responsibility Area per CalFire. The Applicant will be subject to a standard condition of approval that will require all structures meet hazardous fire area building code requirements (Exhibit 5, Condition No. 48).

The Applicant will be required to design all proposed structures so that they are of a fire-resistant structural design. The Applicant will be required to construct all structures to meet hazardous fire area building code requirements (Exhibit 5, Condition No. 47) and install an automatic fire sprinkler system in all structures (Exhibit 5, Condition No. 51). Finally, the Applicant will be required to install fire-resistant native landscaping onsite (Exhibit 5, Condition No. 19). With the implementation of these standard conditions of approval, the proposed project will not create any additional impacts related to fire protection.

Based on the discussion above, the proposed project is consistent with Ventura County General Plan Resources Policies PFS-11.4, PFS-12.3, PFS-12.4, HAZ-1.1 and HAZ-1.4.

6. **General Plan Policy COS-1.1 (Protection of Sensitive Biological Resources):** *The County shall ensure that discretionary development that could potentially impact sensitive biological resources be evaluated by a qualified biologist to assess impacts and, if necessary, develop mitigation measures that fully account for the impacted resource. When feasible, mitigation measures should adhere to the following priority: avoid impacts, minimize impacts, and compensate for impacts. If the impacts cannot be reduced to a less than significant level, findings of overriding considerations must be made by the decision-making body.*

General Plan Policy COS-1.9: (Agency Consultation Regarding Biological Resources): *The County shall consult with the California Department of Fish and Wildlife, the LARWQCB, the U.S. Fish and Wildlife Service, National Audubon Society, California Native Plant Society, National Park Service for development in the Santa Monica Mountains or Oak Park Area, and other resource management*

agencies, as applicable during the review of discretionary development applications to ensure that impacts to biological resources, including rare, threatened, or endangered species, are avoided or minimized.

General Plan Policy COS-1.12 (Discretionary Development and Landscaping):

The County shall require landscaping associated with discretionary development, or subject to the California Water Efficient Landscape Ordinance (WELo), to be water-efficient and include native, pollinator-friendly plants consistent with WELo guidelines, as applicable. The planting of invasive and watch list plants as inventoried by the California Invasive Plant Council shall be prohibited, unless planted as a commercial agricultural crop or grown as commercial nursery stock.

General Plan Policy WR-3.2 (Water Use Efficiency for Discretionary Development):

The County shall require the use of water conservation techniques for discretionary development, as appropriate. Such techniques include low-flow plumbing fixtures in new construction that meet or exceed the California Plumbing Code, use of graywater or reclaimed water for landscaping, retention of stormwater runoff for direct use and/or groundwater recharge, and landscape water efficiency standards that meet or exceed the standards in the California Model Water Efficiency Landscape Ordinance.

Coastal Area Plan Policy 1.4.10(2) [ESHA – Creek Corridors]: *All projects on land either in a stream or creek corridor or within 100 feet of such corridor, shall be sited and designed to prevent impacts which would significantly degrade riparian habitats, and shall be compatible with the continuance of such habitats.*

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

Coastal Act Policy 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.*

Potential impacts to biological resources were evaluated by County staff. The evaluation found that the project site does not contain suitable habitat for any special-status species, sensitive plant communities, or jurisdictional drainage features. The Ventura County Vegetation Map (2008) shows the entire existing community of La Conchita as *Salvia mellifera-Salvia leucophylla* Vegetation Alliance (RMA GIS; September 2021). Historical aerial photos show that the previous vegetation alliance, including ESHA was cleared as early as 1945 with the development of the La Conchita community. There are no identified wetlands within 100 feet of the project site (RMA GIS; September 2021). There are no known drainages that would support plant or animal species on or adjacent to the project site.

The Applicant will be required to install fire-resistant native landscaping onsite (Exhibit 5, Condition No. 19). The Applicant will also be required to practice water conservation techniques for discretionary development, such as the use of graywater or reclaimed water for landscaping, retention of stormwater runoff for direct use and/or groundwater recharge through the implementation of construction BMPs discussed in Section C-4 above (Exhibit 5, Condition Nos. 19 and 41).

Based on the discussion above, the proposed project is consistent with Ventura County General Plan Resources Policies COS-1.1, COS-1.9, COS-1.12, WR-3.2, Coastal Area Plan Policy 1.4.10(2), Coastal Act Policy Sections 30231 and 30240.

7. **Coastal Area Plan Policy 4.1.8-1:** *Landscaping shall be sited and designed to protect coastal resources, including environmentally sensitive habitat areas (ESHA), scenic resources, water quality, and water supply.*

Coastal Area Plan Policy 4.1.8-2: *Landscaping shall be used to screen views of utilities, trash enclosures, large blank walls or building facades, and parking areas as seen from public viewing areas. Screening shall not be used as a substitute for project alternatives such as re-siting or reducing height or bulk of structures.*

Coastal Area Plan Policy 4.1.8-6: *Landscaping visible from public viewing areas, including eligible or designated scenic highways shall not obstruct public views of scenic resources and shall not detract from the area's scenic value.*

Coastal Area Plan Policy 4.1.8-7: *Landscaping shall not encroach or block coastal access or access to roads, water supplies, or emergency facilities.*

Coastal Area Plan Policy 4.1.8-8: *When a landscape plan is required for a discretionary project, the plant palette shall be limited to native, drought-tolerant vegetation except as follows:*

- *Non-native, non-invasive vegetation may be used when located within the approved building envelope.*

- *Drought tolerant and fire resistant non-native plants, as approved by the Ventura County Fire Protection District, may be used in the fuel modification zone, except when the fuel modification zone is within an ESHA buffer.*
- *When located in areas not conducive to native plant establishment.*

Coastal Area Plan Policy 4.1.8-9: *Irrigation for landscaping shall incorporate water conservation measures such as low water usage plumbing fixtures, emitters, micro-spray, and other measures designed to reduce water usage.*

Coastal Area Plan Policy 4.1.8-10: *When a landscape plan is required for a discretionary project, no invasive plant shall be included in the landscape plan.*

Coastal Area Plan Policy 4.1.8-13: *In order to protect the scenic resources in the coastal zone, landscaping, when mature, shall not impede public views of scenic resources. Existing natural features shall remain undisturbed to the maximum extent feasible.*

California Coastal Act Policy § 30251 Scenic and Visual Qualities: *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of surrounding areas, 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.*

As discussed above in Section C-6, ESHA is not present onsite or within the vicinity of the project site. The project site is located on a corner lot and will be developed as a gas station. Access is provided via Surfside Street and Santa Barbara Avenue. Developed portions of the site (OWTS, bathroom, parking space, fuel dispensers) limit areas that could be dedicated to landscaping. The Applicant will be required to install fire-resistant native landscaping onsite (Exhibit 5, Condition No. 19), and practice water conservation techniques, such as the use of graywater or reclaimed water for landscaping, and retention of stormwater runoff for direct use and/or groundwater recharge through the implementation of construction BMPs discussed in Section C-4 above (Exhibit 5, Condition Nos. 19 and 41). The Applicant is proposing a 3-foot wide landscape strip along the northern property boundary that will be planted with native landscaping (*Bignonia capreolata*, *Yucca*, and *Lomandra longifolia*) (Exhibit 4). All proposed landscaping will be planted and maintained onsite and will not encroach or block coastal access or access to roads, water supplies, or emergency facilities. The planted strip along the northern boundary will provide

some screening of the concrete wall and provide some enhancement to the developed portions of the site.

Based on the discussion above, the proposed project is consistent with Coastal Area Plan Policies 4.1.8-1, 4.1.8-2, 4.1.8-6, 4.1.8-7, 4.1.8-8, 4.1.8-9, 4.1.8-10, 4.1.8-13 and California Coastal Act Policy Section 30251.

- 8. Coastal Area Plan Policy 4.2.2-(B)(1)- Vertical Access:** *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, or b. Access at the site would result in unmitigable adverse impacts on areas designated as sensitive habitats or tidepools by the land use plan, or c. Findings are made, consistent with Section 30212 of the 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.*

California Coastal Act Policy Section 30211 Development Shall Not Interfere with Coastal Access: *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.*

California Coastal Act Policy Section 30212 New Development Projects: *(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where: (1) 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. (b) For purposes of this section, "new development" does not include: (1) Replacement of any structure pursuant to the provisions of subdivision (g) of Section 30610. (2) The demolition and reconstruction of a single-family residence; provided, that the reconstructed residence shall not exceed either the floor area, height or bulk of the former structure by more than 10 percent, and that the reconstructed residence shall be sited in the same location on the affected property as the former structure. (3) Improvements to any structure which do not change the intensity of its use, which do not increase either the floor area, height, or bulk of the structure by more than 10 percent, which do not block or impede public access, and which do not result in a seaward encroachment by the structure. (4) The reconstruction or repair of any seawall; provided, however, that the reconstructed or repaired seawall is not a seaward of the location of the former structure. (5) Any repair or maintenance activity for which the commission has determined, pursuant to Section 30610, that a coastal development permit will be re-quired unless the commission determines that the activity will have an adverse*

im-pact on lateral public access along the beach. As used in this subdivision "bulk" means total interior cubic volume as measured from the exterior surface of the structure. (c) Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are re-quired by Sections 66478.1 to 66478.14, inclusive, of the Government Code and by Section 4 of Article X of the California Constitution.

The proposed commercial use of the project site would result in the generation of pedestrian, vehicle and bicycle traffic. There are no sidewalks within the La Conchita community, however the Applicant will be required to fix or replace curbs, gutters and sidewalks along the project site's frontage adjacent to Surfside Street and Santa Barbara Avenue, and construct two ADA ramps at the corner of these two streets to provide ADA accessibility and to avoid the existing storm drain grate (Exhibit 5, Condition No. 40). The project site is located within Segment N1 of the existing California Coastal Trail for the Ventura County North Coast.⁴ This trail segment provides a multi-modal coastal trail between Ventura and Santa Barbara Counties for hikers/walkers and bicyclists. The trail also provides access to La Conchita Beach via the US Route 101 underpass at Sunland Avenue (approximately 1,152 feet northwest of the project site).

Based on the discussion above, the proposed project is consistent with Coastal Area Plan Policies 4.2.2-(B)(1), and California Coastal Act Policy Sections 30211 and 30212.

9. **General Plan Policy COS-3.1 Scenic Roadways:** *The County shall protect the visual character of scenic resources visible from state or County designated scenic roadways.*

Coastal Area Plan Policy 4.1.7-2: *Signs shall be designed and located to minimize impacts to scenic resources, including views to and along the ocean and other scenic coastal areas.*

Coastal Act Policy 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 landforms, to be visually compatible with the character of the surrounding area and, where feasible, to restore and enhance visual quality in visually degraded areas. 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.*

⁴ Ventura County Coastal Area Plan (July 2017), Figures 4.1-1 and 4.1-2

The proposed project would not alter or impact any scenic resources. The La Conchita community is located between US Route 101/Southern Pacific Railroad and a high bluff. Except for the project site, the area is zoned Residential Beach and is developed with single-family dwellings on small residential lots with a variety of housing types. Public views of the site are of an abandoned gas station that has been inoperative since 2009.

The project site is not located on, or adjacent to a state designated scenic highway. US Route 101 is located about 148 feet south of the project site, and Surfside Street and the Southern Pacific railroad tracks are located between the project site and US Route 101. Pursuant to Ventura County General Plan, the only state designated highway in Ventura County is the northern portion of California State Route 33, which is more than 30 miles north of the project site. Therefore, the proposed project will not adversely impact a state-designated scenic resource.

As discussed in Section C-7 above, proposed landscaping would be located adjacent to the northern property line of the project site and would not impact public views within the La Conchita community. Proposed landscaping would consist of native low-lying shrubs and bushes that will not obstruct public views, nor encroach or block coastal access. Any signage that is proposed onsite shall comply with the requirements of Section 8175-5.13 of the Ventura County CZO.

The approximately 20-foot high, twelve inch diameter flagpole, would remain. The flagpole is within the clear sight triangle at the corner of Santa Barbara Avenue and Surfside Street however it is permissible because the structure does not exceed 12-inches in diameter (CZO Sec. 8175-3.8.3(a)). The flagpole is in compliance with Section 8175-2 (height standards) and Section 8175-3.8.3(a) [Structures and Vegetation Within Clear Sight Triangles], as the flagpole does not obscure sight visibility and does not exceed 12 inches in width. Section 8175-5.13.10.9 of the Ventura County CZO limits the size of the flag to 24 sq. ft. and restricts the flag to be used as a commercial sign and to only non-commercial content.

The maximum height for the principal structures in the CC zone is 35 feet, and there is no height restriction for accessory structures. The proposed steel canopies would be 16 feet, 6 inches in height and the proposed structures would range in height from 7 feet, 6 inches to 9 feet, 6.5 inches in height. The proposed canopies meet the minimum required 13 feet 6 inches vehicle clearance for fire apparatus access lanes (Fire Standards 501 Fire Apparatus Access Standard, Chapter 4, Section 4.1.1). In addition, the proposed lighting underneath the canopies will be recessed or flush-mounted and equipped with flat lenses in accordance with Section 8176-4.12(e) of the Ventura County CZO (Exhibit 5, Condition No. 20). As a result of the proposed project design, scenic resources will not be adversely impacted as a result of the proposed project.

Based on the discussion above, the proposed project is consistent with Ventura County General Plan Policy COS-3.1, Coastal Area Plan Policy 4.1.7-2 and Coastal Act Policy Section 30251.

10. **General Plan Policy COS-4.2(a) (Cooperation for Cultural, Historical, Paleontological, and Archaeological Resource Preservation):** *The County shall cooperate with cities, special districts, appropriate organizations and private landowners to identify known cultural, archaeological, historical, and paleontological resources to preserve identified resources within the county.*

General Plan Policy COS-4.2(b) (Cooperation for Tribal Cultural Resource Preservation): *For discretionary projects, the County shall request local tribes contact information from Native American Heritage Commission, to identify known tribal cultural resources. If requested by one or more of the identified local tribes, the County shall engage in consultation with each local tribe to preserve, and determine appropriate handling of, identified resources within the county.*

General Plan Policy COS-4.4 (Discretionary Development and Tribal, Cultural, Historical, Paleontological, and Archaeological Resource Preservation): *The County shall require that all discretionary development projects be assessed for potential tribal, cultural, historical, paleontological, and archaeological resources by a qualified professional and shall be designed to protect existing resources. Whenever possible, significant impacts shall be reduced to a less-than-significant level through the application of mitigation and/or extraction of maximum recoverable data. Priority shall be given to measures that avoid resources.*

Coastal Area Plan Archaeology Policy 4.1.1(1): *Discretionary development shall be reviewed to identify potential locations for sensitive archaeological resources.*

Coastal Area Plan Archaeology Policy 4.1.1(2): *New development shall be sited and designed to avoid adverse impacts to archaeological resources to the maximum extent feasible. If there is no feasible alternative that can eliminate all impacts to archaeological resources, then the alternative that would result in the fewest or least significant impacts to resources shall be selected. Impacts to archaeological resources that cannot be avoided through siting and design alternatives shall be mitigated. When impacts to archaeological resources cannot be avoided, mitigation shall be required and shall be Last Certified 7-1-2017 Goals. Policies and Programs - 4-3 designed in accordance with established federal, state and/or County standards and shall be consistent with the policies and provisions of the LCP.*

Coastal Area Plan Archaeology Policy 4.1.1(3): *Archaeological, historical, and ethnobotanical interpretation of native peoples in Ventura County should be incorporated into existing and future interpretive programs at public recreation areas.*

Coastal Area Plan Archaeology Policy 4.1.1(4): *Location of all coastal zone archaeological sites will be kept confidential to avert disturbance or destruction.*

Coastal Area Plan Archaeology Policy 4.1.1(5): *Native American tribal groups approved by the Native American Heritage Commission for the area shall be consulted when development has the potential to adversely impact archeological resources.*

Coastal Area Plan Archaeology Policy 4.1.1(6): *Protect and preserve archaeological resources from destruction and avoid impacts to such resources where feasible.*

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

An Archeological Survey dated March 2021, was prepared for the proposed project by A Jaqua Consulting. The survey concluded that no cultural resources were observed during intensive archaeological investigations. Prior to the construction of the gas station (including underground tanks) in 1956, the property was used for greenhouse farming. The likelihood of undiscovered, significant cultural resources existing in the project area is very low and no additional archaeological monitoring or additional cultural resources testing is recommended.

The Survey included consultation with the Native American Heritage Commission (NAHC) on March 9, 2021. A letter response was received from NAHC on March 19, 2021 that stated no Sacred Lands were identified within the project area. The Native American groups and individuals on the list provided by NAHC were also contacted by the consultant via email to further investigate whether they had knowledge of Sacred Lands occurring on the project parcel or additional concerns about the project. Responses were received from Mr. Patrick Tumamait of the Barbareño-Ventureño Chumash and Ms. Eleanor Fishburn, representing the Chumash Native Americans. Ms. Fishburn requested that a Native American monitor be present during any trenching activity based on the sensitivity of the coastal area. Consultant A Jaqua determined that based on the record search data and the outcome of the Phase I field survey, the thresholds for necessitating archaeological monitoring had not been met per the Ventura County Study Assessment Guidelines nor the CEQA Guidelines. Although the proposed project is not likely to result in impacts to cultural resources, a standard condition of approval will be included with the project that will require the Applicant to take measures to protect any cultural resources that are inadvertently encountered during ground disturbance activities associated with redevelopment of the gas station. The Applicant will be required to: (1) stop all work that has the potential to adversely affect the cultural resources; (2) retain an archeologist, to assess the significance of the find and provide recommendations on the disposition of the resources; and (3) implement any and all measures to protect and curate the resources, subject to the Planning Division's approval (Exhibit 5, Condition No. 24).

On, August 30, 2021, in accordance with Assembly Bill (AB) 52, Planning Division staff contacted the Barbareno-Ventureno Mission Indians for comment and review of the proposed project. As of September 27, 2021, no responses were received from the Barbareno-Ventureno Mission Indians regarding the proposed project. Should cultural resources be impacted as a result of the proposed project, the Applicant will be required to conduct the measures described above and in Condition No. 24 of the project's conditions of approval (discussed above).

The United States Geologic Survey Map indicates that the project site contains alluvial fan deposits (Qhf) which have no paleontological importance. In addition, these deposits have been displaced or disrupted by the construction of the existing gas station. Thus, there are no impacts to paleontological resources that would result from the proposed project.

Based on the discussion above, the proposed project is consistent with Ventura County General Plan Policies COS-4.2(a), COS-4.2(b), COS-4.4, Coastal Area Plan Policies 4.1.1(1) through 4.1.1(6) and Coastal Act Policy Section 30244.

11. **General Plan Policy HAZ-4.5 (Soil Erosion and Pollution Prevention):** *The County shall require discretionary development be designed to prevent soil erosion and downstream sedimentation and pollution.*

General Plan Policy WR-1.12 (Water Quality Protection for Discretionary Development): *The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste and other pollutants into surface runoff, drainage systems, surface water bodies, and groundwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.*

General Plan Policy WR-2.2 (Water Quality Protection for Discretionary Development): *The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste, and other contaminants into surface runoff, drainage systems, surface water bodies, and groundwater. In addition, the County shall evaluate the potential for discretionary development to limit or otherwise impair later reuse or reclamation of wastewater or stormwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.*

California Coastal Act Policy Section 30253 Minimization of Adverse Impacts: *New development shall do all of the following: (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard. (b) 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. (c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development. (d) Minimize energy consumption and vehicle miles traveled. (e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.

CMWD will continue to provide water service. The proposed project will not include additional water demand from either surface or groundwater sources. The proposed project will continue to be subject to a condition of approval imposed by the Watershed Protection District requiring compliance with NPDES State General Industrial Stormwater Permit No. CAS000001 requirements (Exhibit 6, Condition No. 37), which will require the Applicant to include Best Management Practices (BMPs) designed to ensure compliance and implementation of an effective combination of erosion and sediment control measures during any construction and/or soil disturbance activities. Therefore, the proposed project will not significantly impact the quantity or quality of water resources.

Wastewater treatment will be provided by the installation of a new 1,000-gallon OWTS that would be located entirely on the project site and not in the adjacent alley. A permeable paver driveway in accordance with the Earth Systems Pacific OWTS Report dated August 10, 2020 and Addendum, dated July 20, 2021 (Exhibit 3) would be installed on top of the leach lines to provide the evaporation process to occur and adequate protection from compressing the leach line trench fill materials. Per Geotechnical Report (Exhibit 3), EHD determined that septic feasibility has been demonstrated for the proposed project, provided certain alternate design features are incorporated, including an advanced treatment unit to reduce nitrates and pathogens and permeable pavers with Tensor geogrid above the leach lines. However, the specific design for an approvable, permittable OWTS that fits the site's unique constraints has not been provided. The Applicant will be required to submit a geotechnical report and OWTS system design satisfactory to the Ventura County Environmental Health Division prior to building permit issuance (Exhibit 5, Condition No. 30) and an Alternate Materials and Methods of Construction Equivalency review must be completed by the Environmental Health Division that includes a clear and detailed description of all alternate design, methods, and/or materials proposed (Exhibit 5, Condition No. 31).

The project site is situated approximately 300 feet northeast of the Pacific Ocean. The existing trend of runoff and local drainage patterns flows south to the coastline. The proposed project's runoff will be maintained in the present condition and will not create an obstruction of flow. The project runoff will be similar to the present flow and no increase in effects on Areas of Special Flood Hazard will occur than the pre project condition

The property is located within a potential liquefaction zone, which is used as the basis for delineating the potential liquefaction hazards within the county. Proposed redevelopment at the site will be subject to the requirements of the County of Ventura Building Code adopted from the California Building Code, in effect at the time of construction that requires mitigation of potential adverse effects of expansive soils.

As discussed in Section C-4 above, the site is located within a Geologic Hazard Area for landslides and mudslides and has been evaluated as part of two State of California funded studies pertaining to the La Conchita Landslide area and adjoining community. The results of these studies indicate the site is outside of the 1995/2005 landslide areas and outside debris flow areas. Although the site may be subject to up to 2 feet of outwash debris from a design level event, the geotechnical report by Pacific Materials Laboratory, dated July 26, 2016 for the proposed project, indicates no risk from an earthquake induced landslide, small landslides or debris flow.

Based on the discussion above, the proposed project is consistent with Ventura County General Plan Policies HAZ-4.5, WR-1.12, WR-2.2 and California Coastal Act Policy Section 30253.

- 12. General Plan Policy HAZ-9.2 (Noise Compatibility Standards):** *The County shall review discretionary development for noise compatibility with surrounding uses. The County shall determine noise based on the following standards:*
- 1. New 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 indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed CNEL 60 or Leq1H of 65 dB(A) during any hour.*
 - 2. New noise sensitive uses proposed to be located near railroads shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed L10 of 60 dB(A)*
 - 3. New noise sensitive uses proposed to be located near airports:*
 - a. Shall be prohibited if they are in a Community Noise Equivalent Level (CNEL) 65 dB or greater, noise contour; or*
 - b. Shall be permitted in the Community Noise Equivalent Level (CNEL) 60 dB to CNEL 65 dB noise contour area only if means will be taken to ensure interior noise levels of CNEL 45 dB or less.*
 - 4. New noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:*

- a. *Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.;*
 - b. *Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.; and*
 - c. *Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.*
5. *Construction noise and vibration shall be evaluated and, if necessary, mitigated in accordance with the Construction Noise Threshold Criteria and Control Plan (Advanced Engineering Acoustics, November 2005).*

Vending machines would be located approximately 3 feet south of a concrete masonry wall along the northern property line. The vending machines would be located in a structure with three walls and a composite shingle roof (39 sq. ft.) that is 7 feet, 6 inches in height. The nearest single-family dwelling is located on the opposite side of the concrete wall. To ensure that operation and maintenance of the vending machines is not obnoxious or harmful to the community, following installation of the vending machines, the Applicant will be required to measure noise from the vending machines and provide the findings to the Planning Division in the form of a noise study. If the noise exceeds the noise thresholds discussed in Ventura County General Plan Policy HAZ-9.2, additional sound attenuation measures will need to be evaluated and discussed in the noise study. The study will need to be reviewed and approved by the Planning Division and be implemented prior to the issuance of the certificate of occupancy (Exhibit 5, Condition No. 26).

The Applicant will be required to limit site preparation and construction activity for the proposed project 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. Construction equipment maintenance shall be limited to the same hours (Exhibit 5, Condition No. 25).

Based on the discussion above, the proposed project is consistent with Ventura County General Plan Policy HAZ-9.2.

13. **California Coastal Act Policy Section 30250 Location; Existing Developed Area:** *(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 Last Certified 7-1-2017 Goals. Policies and Programs - 2-2 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. (b) Where feasible, new*

hazardous industrial development shall be located away from existing developed areas. (c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

The proposed project would be located on the same site as the previous gas station. A physical expansion beyond the parcel boundary on the two lots is not proposed. A Voluntary Merger of the two lots is required to allow the proposed development on the project site, which would result in a single lot that is 0.116 acres in size and similar to the size of surrounding lots in the La Conchita community.

EHD determined that the proposed project may have impacts to public health and the environment due to onsite storage of hazardous waste. A temporary Environmental Protection Agency identification number (CAC003041908) was obtained by the Applicant to remove a container of hazardous waste, which was removed, and the violation abated on November 18, 2019, to the satisfaction of the EHD. The Applicant will also be required to remove all asbestos containing material from the mini market structure as part of the demolition process, in accordance with Ventura County Air Pollution Control District (VCAPCD) Rule 62.7 (Exhibit 5, Condition No. 43).

The redevelopment of the gas station would provide La Conchita residents and motorists traveling along US Route 101 between Carpinteria and the City of Ventura, the ability to obtain fuel. At this time, there are no other foreseeable gas station projects planned for the given area. In the North Coast Sub-Area of Ventura County's coastal zone, there are only two coastal commercial zoned properties, the project site, and the Cliff House Inn at Mussel Shoals.

Based on the discussion above, the proposed project is consistent with Coastal Act Policy Section 30250.

D. ZONING ORDINANCE COMPLIANCE

The proposed project is subject to the requirements of the Ventura County CZO.

Pursuant to the Ventura County Ventura County CZO (Section 8174-4), the proposed use is allowed in the CC 20,000 sq. ft. zone district with the granting of a PD Permit. Upon the granting of the PD Permit, the proposed project will comply with this requirement.

The proposed project includes the construction and use of 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.

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	20,000 sq. ft.	No. The subject property is 5,052 sq. ft. and consists of two legal lots. Existing infrastructure crosses the common property line of the two lots. As a result, the project has been conditioned to record a lot merger. Following recordation, the subject property will remain legal non-conforming as to size.
Maximum Percentage of Building Coverage	40%	Yes. The proposed building coverage would be 7.9% (Exhibit 4).
Front Setback	10 feet	Yes. The front setback is 10 feet.
Side Setback	5 feet	Yes. The side setback is 5 feet.
Rear Setback	10 feet	Yes. The rear setback is 10 feet.
Maximum Building Height	35 feet (principal structures) & 15 feet (accessory structures)	Yes. The proposed restroom structure (restroom) would be 8 feet in height. The vending machine structure would be 7 feet, 6 inches in height. The electrical closet would be 9 feet, 6.5 inches in height (accessory structures).

E. LANDSCAPE MODIFICATION

The Applicant has proposed native landscaping adjacent to the northern property line of the project site. Section 8178-8.4.2.1(b)(1) of the Ventura County CZO requires a landscape strip to be a minimum of 5 feet in width for a parcel that is located within the CC zoning designation. In addition, Section 8178-8.3(a)(2) of the Ventura County CZO requires that a parcel in the CC zone designation shall include a minimum of 10 percent landscaping. The site plans (Exhibit 4) indicate that the strip is 3 feet in width and approximately 228 sq. ft. of the project site would be landscaped, rather than 505 sq. ft. of the project site. In order to allow the 3 foot wide landscape strip and reduced amount of landscaping to be included as part of the proposed project, the Applicant has requested a modification of these requirements to support the smaller landscape area, pursuant to Sections 8178-8.7(a)(2,5,6). Landscape Waiver Findings and the reasoning for the reduction in landscape area are provided below.

Section 8178-8.7 Authority to Modify or Waive Landscaping Requirements and Standards

Section 8178-8.7.1(a): *When special circumstances or exceptional characteristics are applicable to the property (size, shape, topography, etc.), the size of the required landscape area may be waived or modified (reduced or increased), except where the modification would have the potential to adversely impact ESHA,*

scenic resources, or water quality or supply. Facts and circumstances potentially warranting modifications and waivers include, but are not limited to:

2. Where additional landscaping is necessary to screen undesirable public views.

Ventura County CZO Section 8178-8.3(a)(2), Minimum Landscape Area, requires commercial zoned property to provide 10 percent of the lot's net area to landscaping and CZO Section 8178-8.4.2.1(b)(1) requires commercial land uses to incorporate a landscape strip at least five feet wide. The project site is located on a corner lot and will be developed as a gas station. Access is provided via Surfside Street and Santa Barbara Avenue. The proposed site plan is designed to provide fuel dispensers, a bathroom, OWTS, and a parking space. Required components to operate a gas station limits areas that could be dedicated to landscaping on this small lot. The Applicant is proposing a 228 sq. ft. 3-foot wide landscape area along the northern property boundary that will be planted with native landscaping (*Bignonia capreolata*, *Yucca*, and *Lomandra longifolia*) (Exhibit 4). Proposed landscaping will not encroach or block coastal access or access to roads, water supplies, or emergency facilities. The planted strip along the northern boundary will provide some screening of the concrete wall and provide some enhancement to the developed portions of the site. The project as a whole reinstates the abandoned gas station with updated facilities that will replace the existing undesirable public views of the site.

5. Where existing structures, exceptionally small lots, or irregularly configured lots, preclude implementation of the minimum landscape area pursuant to Sec. 8178-8.3.

Design requirements, that include setbacks between the required fuel dispensers, driveway aisle widths, onsite restroom facility requirements including the OWTS, limit areas that could be dedicated to landscaping on this small project site. The only area where landscaping can be installed and not interfere with circulation of incoming vehicles is along the northern boundary of the lot. The project site is only 0.116 acres (5,052) sq. ft. in size. A reduction in the amount of landscaping to a 3-foot wide strip would provide some screening of the concrete wall and some enhancement to the developed portions of the site. A reduction in the required 10 percent minimum amount of landscaping⁵ from approximately 505 sq. ft. to 228 sq. ft. is also required due to these design requirements and the fact that the project site is only 5,052 sq. ft. in size.

6. Where compliance with the minimum landscape area would result in the loss of existing, required parking spaces due to site size restrictions.

⁵ Section 8178-8.3 (a)(2) of the Ventura County NCZO.

Section 8176-3.7 of the Ventura County CZO requires 1 parking space plus 1 parking space per 250 sq. ft. gross floor area of retail use. One parking space is proposed at the northwest corner of the project site (Exhibit 4). The proposed vending machines (the retail component of the project) will only encompass 39 sq. ft., therefore a second parking space is not required. The requested reduction in the minimum landscape area would not result in the loss of the required parking space.

Section 8178-8.7.1 Required Findings to Modify or Waive Landscaping and Standards

Section 8178-8.7.1(a)(1 through 3): *Written finding of facts shall be required for all waivers or modifications to landscaping areas as required below: a. Modifications or waivers shall only be granted if all of the following findings can be demonstrated [Section 8178-8.7(b)(1 through 3)]:*

1. *The modification or waiver will not adversely affect coastal resources or public welfare and will not be detrimental or injurious to property or improvements in the surrounding area.*

The project site is currently developed as a gas station. The proposed project reinstates the abandoned gas station with updated facilities. The proposed site plan is designed to provide fuel dispensers, a bathroom, OWTS, and a parking space. Access will continue to be provided via Surfside Street and Santa Barbara Avenue. These required components to operate a gas station limits areas that could be dedicated to landscaping. The only area where landscaping can be installed and not interfere with circulation of incoming vehicles is along the northern boundary of the lot. The Applicant is proposing a 3-foot-wide landscape area along the northern property boundary that will be planted with native landscaping (*Bignonia capreolata*, *Yucca*, and *Lomandra longifolia*) (Exhibit 4). Proposed landscaping will not adversely affect coastal resources or public welfare and will not be detrimental or injurious to property or improvements in the surrounding area. Fire access will not be adversely affected by the landscaping and the water demand to maintain the landscaping is not expected to exceed the current water demand as the proposed vegetation is water efficient and drought tolerant.

2. *The modification will not result in an increase in water demand.*

The proposed 3-foot-wide landscape area will be planted with native drought-tolerant plants and is required to be water efficient (Exhibit 5, Condition No. 19).

3. *The modification is consistent with the purpose of the regulations set forth in Sec. 8178-8.1.*

The proposed 3-foot wide, approximately 228 sq. ft. landscape strip will enhance the gas station, adding visual interest to the concrete wall located along the northern boundary, and provide some relief to expanses of pavement and other developed portions of the site. The Applicant is proposing a 3-foot-wide landscape area planted with native drought-tolerant landscaping (*Bignonia capreolata*, *Yucca*, and *Lomandra longifolia*) (Exhibit 4). The landscape area will provide some infiltration for runoff by retaining stormwater during rain events.

Section 8178-8.7.1(b)(1 through 3): *In addition to the required findings in subsection "a" above, modifications or waivers pursuant to Sec. 8178-8.7.1 shall only be granted if supported by written findings of fact demonstrating one or more of the following:*

1. *Special circumstances apply to the subject property with regard to size, shape, topography and location, and the strict application of the requirements would result in practical difficulties or hardships inconsistent with the general purpose and intent of the Coastal Zoning Ordinance.*

The project site is 0.116 acres (5,052) sq. ft. in size. The property is on a corner lot. Access is via Surfside Street and Santa Barbara Avenue. As noted above, the required components to reinstate the gas station limits areas that could be dedicated to landscaping. The only area where landscaping can be installed and not interfere with circulation of incoming vehicles is along the northern boundary of the lot. Strict application of the landscape requirements would result in practical difficulties or hardships inconsistent with the general purpose and intent of the coastal commercial zone, which is to provide for the development of retail and service commercial uses that are intended to be neighborhood-serving or visitor-serving. In the North Coast Sub-Area of Ventura County's coastal zone, there are only two coastal commercial zoned properties, the project site, and the Cliff House Inn at Mussel Shoals. Reinstating the gas station will provide motorists and the La Conchita community with a neighborhood-serving and visitor-serving facility which is the intent of the CZO.

2. *Required landscaping would conflict with existing easements or public rights-of-way or established easements.*

The proposed landscaping will be installed on the project site and will not be located within any existing easements or public rights-of-way.

3. *Existing natural landscaping will be preserved where feasible.*

There is no existing natural landscaping onsite. The previous gas station had potted plants placed along the project's perimeter that have since been

removed. The proposed 3-foot, 228 sq. ft. landscape area will provide some enhancement and relief to the gas station that currently does not exist.

Based on the discussion above, there are special circumstances or exceptional characteristics applicable to the property (size, shape, etc.), and the Applicant's request to install and maintain a 3-foot wide, 228 sq. ft. landscape strip adjacent to the northern property line would not have the potential to adversely impact ESHA, scenic resources, or water quality or supply.

F. VOLUNTARY MERGER

The project site consists of Lots 17 and 18, Block "H" of La Conchita Del Mar Subdivision No. 2, recorded in Book 12, Pages 31 and 32 of Maps in the office of the County Recorder of Ventura County, California. As proposed, structures are sited over the common property line of Lots 17 and 18.

A Voluntary Merger of the two lots is required to ensure the proposed development on the project site complies with CZO Section 8175-2, Schedule of Specific Development Standards for the coastal commercial zone. The merger is a ministerial action that will require approval by the Planning Division and County Surveyor through the recordation of the Voluntary Merger with the County of Ventura Recorder's Office. The Applicant will be required to record the Voluntary Merger prior to the issuance of the Zone Clearance for construction (Exhibit 5, Condition No. 28).

G. PD PERMIT 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 La Conchita community is situated between US Route 101 and the Southern Pacific Railroad, and the coastal mountain ranges. La Conchita is zoned Residential Beach (RB) except for the project site which is zoned Coastal Commercial (CC). Residential development is characterized by a variety of housing types of various sizes and ages, located on small-lots, representative of a beach-oriented residential community. The purpose of the CC zone is to is to

provide for the development of retail and service commercial uses that are intended to be neighborhood-serving or visitor-serving. (The proposed project does not include a change of use that has the potential to create any land use conflicts with surrounding residential development or introduce physical development that is incompatible with the character of the surrounding residential and coastal open space development). Public views of the site are of an abandoned gas station that has been inoperative since 2009. The project reinstates the abandoned gas station with updated facilities that will replace the existing undesirable public views of the site. The Applicant will be required to dedicate 4.5 feet of right of way along Surfside Street and Santa Barbara Avenue, fix or replace curbs, gutters and sidewalks along the project site's frontage, and construct two ADA ramps at this corner to provide ADA accessibility and to avoid the existing storm drain grate (Exhibit 5, Condition Nos. 39 and 40). Driveway access must also be provided in accordance with Ventura County Public Works Agency Road Standards for driveways and curb cuts (Exhibit 5, Condition No. 37). The Applicant will also be required to install exterior lighting in accordance with Section 8177-2.1 of the Ventura County CZO, which requires exterior lighting to be shielded downward and the lighting underneath the steel canopies be recessed or flush-mounted and equipped with flat lenses in accordance with Section 8176-4.12(e) of the Ventura County CZO (Exhibit 5, Condition No. 20). Therefore, the proposed gas station will comply with the purpose and intent of the CC zone and will be consistent with the character of the surrounding residential development.

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 project site is zoned CC-20,000 sq. ft. and is the only commercially zoned lot in the community of La Conchita. Surrounding land uses are zoned Residential Beach (RB). In accordance with Section 8174-5 of the Ventura County CZO, the gas station is an allowed use in the CC-20,000 sq. ft. zone with a Planning Director-approved PD Permit. Implementation of the conditions of approval (Exhibit 5) placed on the project would minimize impacts to neighboring property uses, and thereby render the project compatible with existing and potential uses on neighboring parcels.

As discussed in Section B above, EHD (via the LARWQCB) informed the Applicant in December 2019 that in order to retain the underground fuel storage tanks, the tanks and gas dispensers must be upgraded to current LARWQCB and County EHD standards and be deemed operational on or before November 30, 2021, as the tanks pose a potential nuisance from leaking fuel. The Applicant has obtained UST Modification Repair Permit No. SR0018613, authorized by the EHD, for the repair and maintenance of the existing underground fuel storage tanks (6 total) and fuel dispensers (3 total).

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 project has been analyzed for consistency with the applicable provisions of the Ventura County General Plan, Coastal Area Plan, and Ventura County CZO. The proposed project will not interfere with beach uses or the surrounding residential uses located near the project. The gas station would operate 24 hours per day, 7 days per week. No employees are proposed, and the service station restrooms will be maintained daily. To prevent graffiti and vandalism, the Applicant has proposed to remove the graffiti and vandalism within 48 hours through the implementation of a graffiti prevention plan (Exhibit 5, Condition No. 27). To ensure that any malfunctioning of the fuel dispensers or vending machines is resolved in a timely and efficient manner, the Applicant will provide signage on the fuel dispensers and vending machine that identifies a contact person and phone number that would be available 24 hours per day / 7 days per week to resolve any issues, major incidents or complaints. The Applicant will also immediately notify, in writing, the Planning Director of any incidents (e.g., fires, explosions, spills, landslides, or slope failures) that could pose a hazard to life or property inside or outside the Project Site within seven days of the incident (Exhibit 5, Condition Nos. 15, 17 and 18). To ensure that noise impacts during construction of the service does not adversely impacts adjacent residential uses, the service station will be required to limit all construction-related activities to the hours of 7:00 a.m. to 7:00 p.m. on weekdays and 9:00 a.m. to 7:00 p.m. on weekends and holidays (Exhibit 5, Condition No. 25).

Vending machines would be located approximately 3 feet south of a concrete masonry wall along the northern property line in a structure with three walls and a composite shingle roof (39 sq. ft.) that is 7 feet, 6 inches in height. The nearest single-family dwelling is located on the opposite side of the concrete wall. To ensure that operation and maintenance of the vending machines is not obnoxious or harmful to the community, following installation of the vending machines, the Applicant will be required to measure noise from the vending machines and provide the findings to the Planning Division in the form of a noise study. If the noise exceeds the noise thresholds discussed in Ventura County General Plan Policy HAZ-9.2, additional sound attenuation measures will need to be evaluated and discussed in the noise study. The study will need to be reviewed and approved by the Planning Division and be implemented prior to the issuance of the certificate of occupancy (Exhibit 5, Condition No. 26).

With the implementation of the conditions of approval, the proposed project will not result in harmful or obnoxious impacts, nor will it impair the neighboring properties or other surrounding land 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 proposed project is consistent with applicable Ventura County General Plan policies related to utility services, sanitation, public facilities, and hazards. CMWD will continue to provide water service to the site. Wastewater treatment will be provided by the installation of a new 1,000-gallon OWTS that would be located entirely on the project site and not in the adjacent alley. Adequate fire access and response times exist for fire protection purposes. Fire sprinklers and annual fuel hazard abatement will also be required (Exhibit 5, Condition Nos. 47 and 51). In addition, the Applicant will be required to dedicate 4.5 feet of right of way along Surfside Street and Santa Barbara Avenue, fix or replace curbs, gutters and sidewalks along the project site's frontage, and construct two ADA ramps at this corner to provide ADA accessibility and to avoid the existing storm drain grate (Exhibit 5, Condition Nos. 39 and 40). Driveway access must also be provided in accordance with Ventura County Public Works Agency Road Standards for driveways and curb cuts (Exhibit 5, Condition No. 37).

As discussed above, while there is no employee onsite, provisions are incorporated into the project description that require a contact person(s) or management company respond to complaints immediately. If a major incident were to occur onsite, the Applicant will be required to immediately notify in writing to the Planning Director of any incidents (e.g., fires, explosions, spills, landslides, or slope failures) that could pose a hazard to life or property inside or outside the Project Site (Exhibit 5, Condition Nos. 15, 17 and 18).

With adequate provisions for services and public safety accounted for in the conditions of approval and the project design, the proposed project will not be detrimental to the public interest, health, safety, convenience, or welfare.

The project site is the only commercial property in the La Conchita community, and the gas station is the only one that is located along US Route 101 between Carpinteria and the City of Ventura. Therefore, the re-establishment of this visitor serving commercial gas station is in the public interest and will provide convenience and a public benefit to this residential neighborhood.

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

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

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.). On September 24, 2021 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. On September 24, 2021 the Planning Division placed a legal ad in the *Ventura County Star*. As of the date of this document, no public comments were received.

I. 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 Planning 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 [Existing Facilities], Section 15302 [Replacement or Reconstruction], Section 15303 [New Construction of Small Structures], and Section 15304 [Minor Alterations to Land] of the CEQA Guidelines.
3. **MAKE** the required findings to grant a PD Permit pursuant to Section 8181-3.5 of the Ventura County CZO, based on the substantial evidence presented in Sections C through G of this staff report and the entire record;
4. **GRANT** PD Permit [Case No. PL17-0153], subject to the conditions of approval (Exhibit 5).
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.

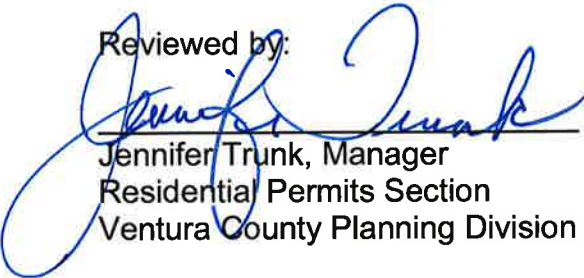
If you have any questions about this staff report, please contact Kristina Boero at (805) 654-2467 or kristina.boero@ventura.org.

Prepared by:



Kristina Boero, Senior Planner
Residential Permits Section
Ventura County Planning Division

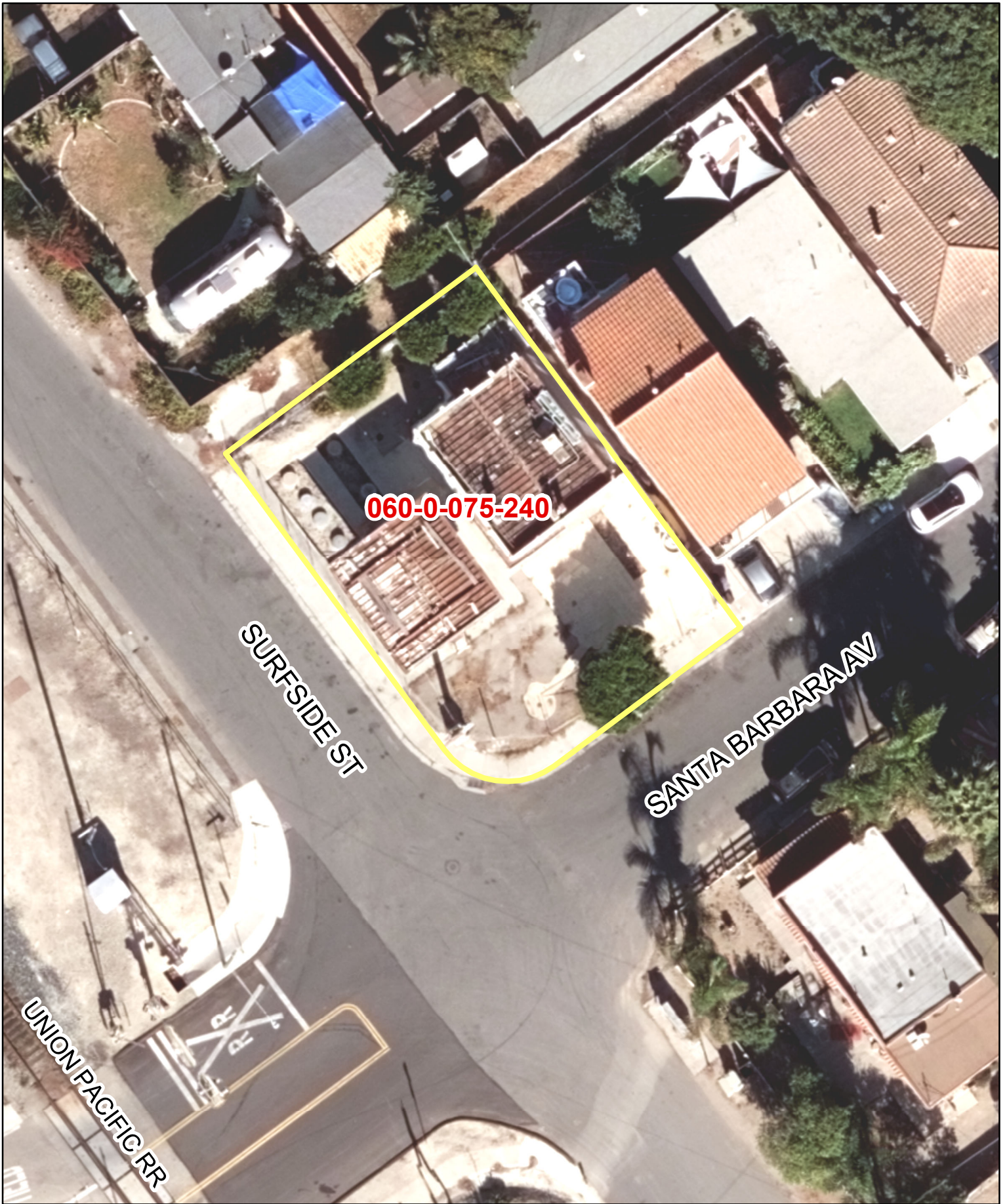
Reviewed by:



Jennifer Trunk, Manager
Residential Permits Section
Ventura County Planning Division

EXHIBITS

- Exhibit 2 Maps
- Exhibit 3 Earth Systems Pacific OWTS Report dated August 10, 2020 and Addendum, dated July 20, 2021
- Exhibit 4 Project Plans
- Exhibit 5 Conditions of Approval
- Exhibit 6 Historic Resources Assessment Report dated October 21, 2019, prepared by San Buena Ventura Research Associates



060-0-075-240

SURFSIDE ST

SANTA BARBARA AV

UNION PACIFIC RR



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 08-31-2021
This aerial imagery is under the
copyrights of Vexcel, December 2020



**County of Ventura
Planning Director Hearing
PL17-0153
Exhibit 2 - Maps**



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.





Earth Systems

1731 Walter Street, Suite A | Ventura, CA 93003 | Ph: 805.642.6727 | www.earthsystems.com

July 20, 2021
(Revised July 21, 2021)

Project No.: 303755-002
Report No.: 21-7-69

John Price
101 West Carrillo Street
Santa Barbara, CA 93101

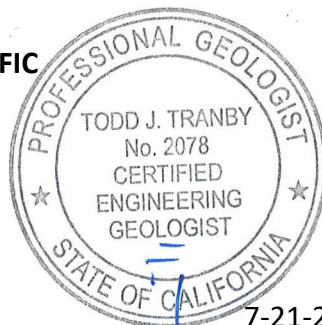
Project: 6905 West Surfside Street
La Conchita Area of Ventura County, California
Subject: Addendum to the Onsite Wastewater Treatment System Report
Reference: Earth Systems Pacific, 2020, August 10, Onsite Wastewater Treatment Systems Report, Project No. 303755-002, Report No. 20-8-16.

Earth Systems Pacific (Earth Systems) prepared the referenced Onsite Wastewater Treatment System (OWTS) Report for a septic tank and leach line to replace the existing OWTS supporting a proposed commercial restroom to be located at 6905 West Surfside Street in the La Conchita area of Ventura County, California. The attached plan set represents the proposed OWTS and replaces the previous site plan within the referenced report. The paver section within the attached plan set can be used over the proposed leach line and should allow the evaporation process to occur above the leach line. A layer of Tensar geogrid (InterAx NX850) should be placed on the subgrade prior to placing the paver section and a second layer about midway in the paver gravel section to provide adequate protection from compressing the leach line trench fill materials. The geogrid should overlap the trench by at least 3 feet in all directions and should be placed per the manufacturer's specifications for this product. This process of pavers/geogrid should also be used for the possible future installation of the 100% expansion leach line.

If you have any questions concerning this letter, please do not hesitate to contact the undersigned.

Respectfully submitted,

EARTH SYSTEMS PACIFIC

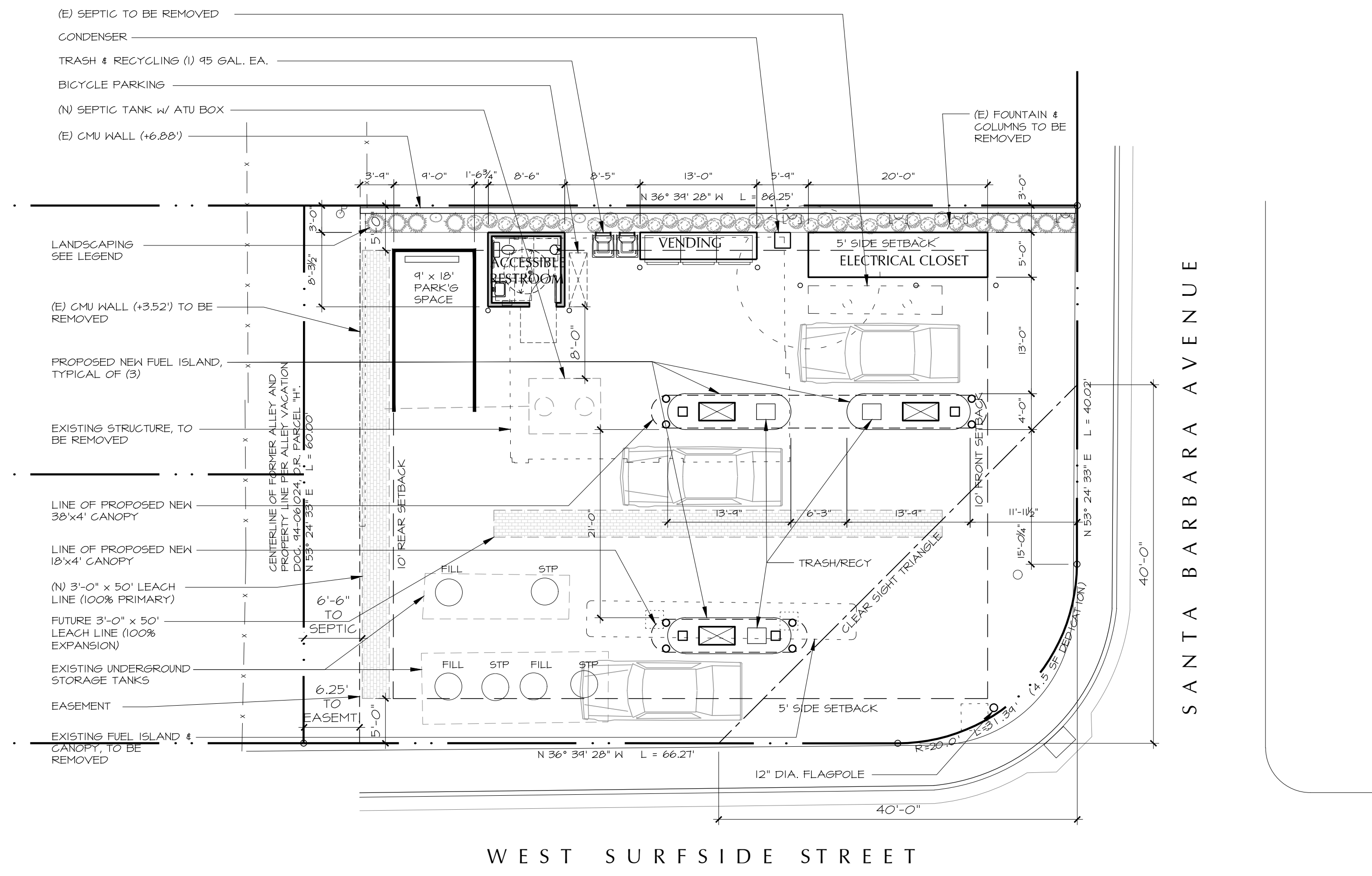


Todd J. Tranby
Engineering Geologist

7-21-2021

Attached: Project Plans with OWTS Locations
Copies: 1 - Client (email)
1 - Project File

County of Ventura
Planning Director Hearing
PL17-0153
Exhibit 3 - Earth Systems Pacific OWTS
Report dated August 10, 2020 and
Addendum, dated July 20, 2021



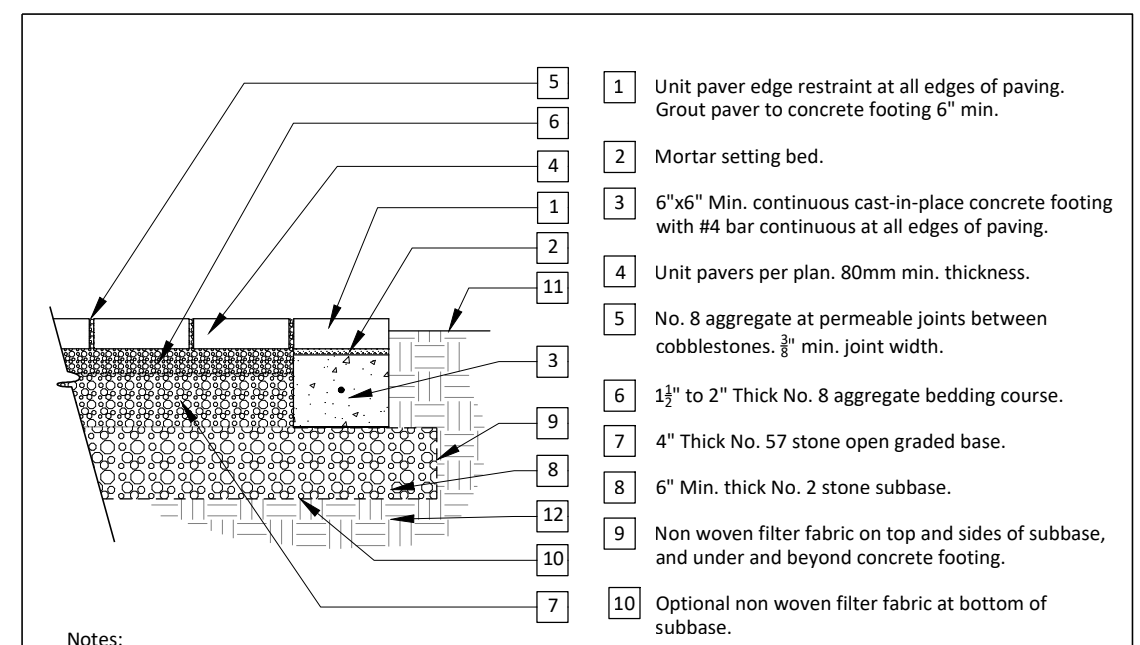
SITE PLAN
1"=10'

SITE PLAN NOTES:

- INDICATES ACCESSIBLE PATH OF TRAVEL
- INDICATES PERMEABLE PAVERS OVER SEPTIC LEACH LINES. SEE DETAIL THIS SHEET.
- POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM THE STRUCTURE AT A MINIMUM SLOPE OF 2% FOR 5 FEET.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- RAIN GUTTERS AND DOWNSPOUTS SHALL COLLECT AND DISCHARGE ROOF RAIN WATER RUN-OFF THROUGH AN APPROVED STORM DRAIN SYSTEM.
- VERIFY DEPTH & SEPARATION OF UTILITIES WITHIN TRENCHES w/ GOVERNING JURISDICTION AND COMPLY w/ ALL APPLICABLE CODES. ARCHITECT TO BE NOTIFIED OF ANY CONFLICTS.

LANDSCAPING LEGEND

- YUCCA 'BRIGHT STAR' / BRIGHT STAR YUCCA (8) 15 GALLON
- LOMANDRA LONGIFOLIA 'LIME TUFF' / LIME TUFF DWARF MAT RUSH (34) 1 GALLON
- BIGNONIA CAPREOLATA 'TANGERINE BEAUTY' / ORANGE CROSS VINE. TRAIN TO WALL w/ EYEBOLTS AND COPPER WIRE.



- Notes:
- Final design shall conform to Geotechnical soils report recommendations and applicable building codes.
 - No. 2 stone subbase thickness varies with design. Consult ICPI permeable interlocking concrete pavement manual.
 - No. 2 stone may be substituted with No. 3 or No. 4 stone.

PERMEABLE PAVER DRIVEWAY SCALE: 3/4" = 1'-0"

PROJECT DATA

OWNER: ROBERT BARBER FAMILY TRUST
234 MONTE CRIGIO DRIVE
PACIFIC PALISADES, CA 90272

TENANT: Channel Auto Services, LP
PO Box 61106
Santa Barbara, CA 93160

PROJECT ADDRESS: 6905 SURFSIDE DRIVE
VENTURA, CA 93001

A.P.N.: 062-0-075-240

ZONE: CC

GENERAL PLAN/AREA DESIGNATION: 'EXISTING COMMUNITY'

OCCUPANCY: M

HIGH FIRE: NO

SPRINKLERED: NO

AVG. SITE SLOPE: 2%

SQUARE FOOTAGE:

LOT:	.1169 AC/5,090 SF	
	NET	GROSS
EXISTING STORE (TO BE REMOVED):	708 SF	750 SF
EXISTING CANOPY (TO BE REMOVED):	N/A	121 SF

PROPOSED IMPROVEMENTS:

DOUBLE DISPENSERS (CANOPY):	N/A	134 SF
SINGLE DISPENSER (CANOPY):	N/A	61 SF
ELECTRICAL/EQUIPMENT CLOSET:	N/A	100 SF
VENDING MACHINES:	N/A	39 SF
RESTROOM:	N/A	71 SF

BUILDING COVERAGE: 405 SF

LANDSCAPING: 170 SF

FLOOR AREA RATIO: 7.9%

GRADING PROPOSED: 0

EXISTING PARKING: 5 SPACES

REQUIRED PARKING: 1 SPACE

PROPOSED PARKING: 1 SPACE

SCOPE OF WORK

DEMOLISH EXISTING BUILDING, FUEL CANOPY AND FUEL DISPENSERS. CONSTRUCT (3) NEW FUEL DISPENSERS, TWO UNDER A SINGLE ISLAND CANOPY, ONE UNDER ITS OWN CANOPY. CONSTRUCT ELECTRICAL/EQUIPMENT CLOSET. CONSTRUCT VENDING MACHINE ENCLOSURE. CONSTRUCT RESTROOM. REPAIR AND REPLACE PAVING AS NEEDED. UNDERGROUND ELECTRICAL TO PROPOSED MONUMENT SIGN.

SURFSIDE GAS STATION

ABBREVIATIONS

@	AT	FIN	FINISH	PLAM	PLASTIC LAMINATE
d	PENNY	FL	FLOW LEVEL	PLAS	PLASTER
0#	POUND	FLG	FLASHING	PLYWD	PLYWOOD
AB	ANCHOR BOLT	FLR	FLOOR	PNT	PAINT
AC	ASPHALTIC CONCRETE	FN	FIELD NAILING	PR	PAIR
		FOC	FACE OF CONCRETE	PTDF	PRESSURE TREATED CONCRETE
A/C	AIR CONDITIONING	FOF	FACE OF FINISH	RD	ROOF DRAIN
ALUM	ALUMINUM	FOM	FACE OF MASONRY	RH	ROUND HEAD
ANOD	ANODIZED	FOP	FACE OF PLYWOOD	RM	ROOM
BD	BOARD	FOS	FACE OF STUD	RO	ROUGH OPENING
BLDG	BUILDING	FT	FOOT OR FEET	RWD	REDWOOD
BLK'G	BLOCKING	CA	GAUGE	S	SOUTH
BN	BOUNDARY	GALV	GALVANIZED	SF	SQUARE FEET
		GYP	GYPSPUM	SHTG	SHEATHING
BOT	BOTTOM	HB	HOSE BIBB	SIM	SIMILAR
CB	CATCH BASIN	HP	HORSE POWER	SPEC	SPECIFICATION
CI	CAST IRON	HR	HOUR	SQ	SQUARE
CJ	CEILING JOIST	HTR	HEATER	SSTL	STAINLESS STEEL
CLG	CEILING	HVAC	HEATING/VENTILATION/AIR CONDITIONING	STD	STANDARD
CLR	CLEAR	HW(R)	HOT WATER (RETURN)	STL	STEEL
CMU	CONCRETE MASONRY UNIT	INV	INVERT	TC	TOP OF CURB OR TOP OF CONCRETE
CO	CLEAN OUT	LAM	LAMINATE	TCV	TOP OF CATCH BASIN
COL	COLUMN	LB	LAG BOLT	T&G	TONGUE AND GROOVE
CONT	CONTINUOUS	LT	LIGHT	TP	TOP OF PAVING
CSK	COUNTERSINK	MAS	MASONRY	TV	TOP OF WALL
DF	DOUGLAS FIR	MATL	MATERIAL	TYP	TYPICAL
DIA	DIAMETER	MAX	MAXIMUM	UNO	UNLESS NOTED OTHERWISE
DN	DOWN	MB	MACHINE BOLT	VCT	VINYL COMPOSITION TILE
DS	DOWNSPOUT	MECH	MECHANICAL	VERT	VERTICAL
DWG	DRAWING	MEMB	MEMBRANE	VGDF	VERTICAL GRAIN
E	EAST	MET	METAL		
EI	EXPANSION JOINT	MFR	MANUFACTURER		
ELEV	ELEVATION	MIN	MINIMUM		
EN	EDGE NAIL	MISC	MISCELLANEOUS		
EQ	EQUAL	N	NORTH		
EQUIP	EQUIPMENT	(N)	NEW		
FALU	FORCED AIR UNIT	NIC	NOT IN CONTRACT		
FBO	FURNISHED BY OWNER OR OTHERS, TO BE INSTALLED BY CONTRACTOR	NO#	NUMBER		
		NTS	NOT TO SCALE		
FD	FLOOR DRAIN	OC	ON CENTER		
FEC	FIRE EXTINGUISHER (& CABINET)	OH	OVAL HEAD OR OVER HEAD		
		OPNG	OPENING		
FF	FINISH FLOOR	(P)	PROPOSED		
FG	FINISH GRADE	PL	PLATE OR PROPERTY LINE		
FH	FLAT HEAD				

GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO ALL CURRENT BUILDING, ELECTRICAL, MECHANICAL AND PLUMBING CODES AND ALL OTHER STATE, COUNTY AND CITY ORDINANCES AND REGULATIONS.
- THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND INCONSISTENCIES BETWEEN DRAWINGS, SPECIFICATIONS AND EXISTING CONDITIONS PRIOR TO SUBMITTING BID.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT ABOUT ANY CONDITIONS REQUIRING A MODIFICATION OR CHANGE BEFORE PROCEEDING WITH THE WORK.
- REFER TO STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR OTHER GENERAL REQUIREMENTS AND COORDINATE WITH THE ARCHITECTURAL DRAWINGS.
- ALL CONSTRUCTION TO PROVIDE A WATERPROOF, WEATHER TIGHT BUILDING. CONTRACTOR SHALL FLASH AND CAULK AS NECESSARY TO ACHIEVE THIS REQUIREMENT.

APPROVAL NOTES:

AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISK OR WEB BASED REFERENCE SHALL BE PLACED IN THE BUILDING AND SHALL INCLUDE ALL OF THE ITEMS LISTED IN CGRSC SECTION 4.410.1.

PROJECTS WITH A MODIFICATION OR WITHIN 12" OF SETBACKS AND/OR PROPERTY LINES MAY REQUIRE A SURVEY.

SPECIAL INSPECTIONS

THE OWNER OR GENERAL CONTRACTOR SHALL EMPLOY A SPECIAL INSPECTOR TO PROVIDE INSPECTIONS ACCORDING TO UBC SECTION 1701, FOR THE FOLLOWING TYPES OF WORK:

- ANY RETROFIT REINFORCING BARS OR HOLD-DOWN BOLTS INTO EXISTING SLABS OR FOOTINGS REQUIRING AN EPOXY GROUTED CONNECTION.
- FIELD WELDING FOR STRUCTURAL STEEL CONNECTIONS.
- STRUCTURAL MASONRY

CONSULTANTS (* INDICATES CONTACT PERSON FOR APPLICATION)

ARCHITECT: BBP ARCHITECTURE
924 ANACAPA STREET, STE 2-U
SANTA BARBARA, CA 93101
805-564-6074
tracy@bbp-arch.com

LAND USE PLANNER: JAY HIGGINS, AICP
211 E. CARRILLO ST, #201
SANTA BARBARA, CA 93101
jay@higginsland.com

SOILS ENGINEER: PACIFIC MATERIALS LABORATORY
35 S. PATERA LANE
GOLETA, CA 93116
805-964-6901
pml@pml.sbcocxmail.com

SURVEYOR: RIGHT ANGLE LAND SURVEY
6 Harbor Way #230
SANTA BARBARA, CA 93109
(805) 570-4667
gary@rightanglesurvey.com

CONTRACTOR:

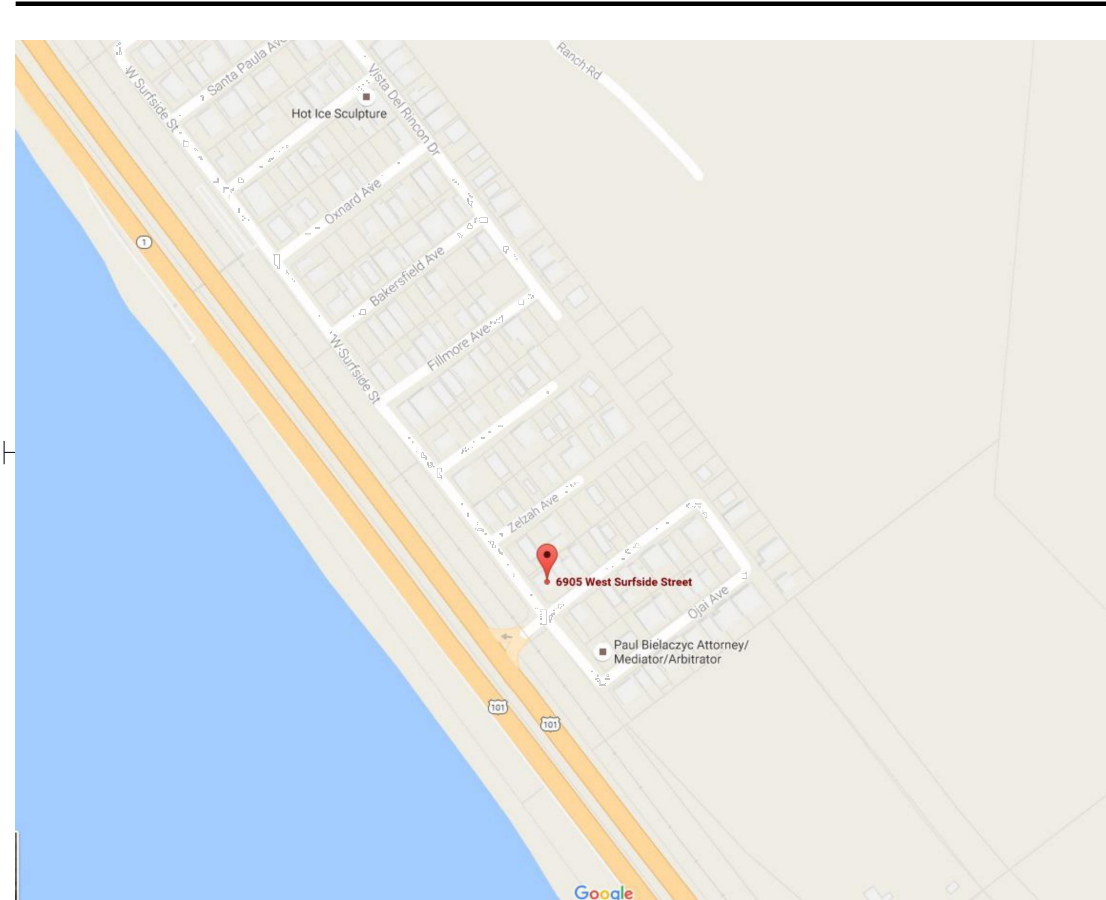
GOVERNING CODES

CALIFORNIA BUILDING CODE	2019 EDITION
CALIFORNIA ELECTRICAL CODE	2019 EDITION
CALIFORNIA PLUMBING CODE	2019 EDITION
CALIFORNIA MECHANICAL CODE	2019 EDITION
CALIFORNIA ENERGY CODE	2019 EDITION
CALIFORNIA GREEN CODE	2019 EDITION

SHEET INDEX

G.0	COVER SHEET
A.1	EXISTING PLANS & ELEVATIONS (TO BE REMOVED)
A.2	PROPOSED FLOOR PLANS
A.3	PROPOSED ELEVATIONS
---	SURVEY
TOTAL - 5	

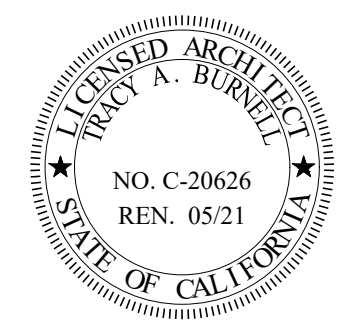
VICINITY MAP



ARCHITECTURE

924 anacapa st
suite: 2-U
santa barbara, ca
93101
805.564.6074

REMODEL TO
SURFSIDE GAS STATION
6905 W. Surfside Street
La Conchita, CA 93001



sheet description
COVER SHEET



date:

10-13-16
10-27-16
9-28-2019
11-6-2019
10-2-2020
10-20-2020
4-7-2021
6-15-2021
6-24-2021
7-21-2021

sheet no:
G.0

c. Pictograms shall have text descriptors located directly below the pictogram field. Pictograms shall have a field height of 6" minimum. Characters and Braille shall not be located in the pictogram field.

d. Characters and braille shall be in a horizontal format. Braille shall be positioned below the corresponding text in a horizontal format, flush left or centered. If text is multi-lined, Braille shall be placed below the entire text. Braille shall be separated 3/8" minimum and 1/2" maximum from any other tactile characters and 3/8" minimum from raised borders and decorative elements.

6. Character proportions shall be selected from fonts where the width of the uppercase letter "O" is 60% minimum and 110% maximum of the height of the uppercase letter "I".

7. Characters, symbols and their background shall have a non-glare finish. Characters and symbols shall contrast with their background, either light characters on a dark background, or dark characters on a light background.

8. Characters and numbers on signs shall be sized according to the viewing distance from which they are to be read. Minimum character height shall comply with Table 11B-703.5.5.

9. Braille shall be contracted (Grade 2) and shall comply with Sections 11B-703.3 and 11B-703.4. Braille dimensions shall comply with Table 11B-703.3.1.

10. Pole supported pedestrian traffic control buttons shall be identified with color coding consisting of a textured horizontal yellow band

2 inches in width encircling the pole, and a 1 inch wide dark border

band above and below this yellow band. Color-coding should be placed immediately above the control button. Control buttons shall

be located no higher than 48 inches above the surface adjacent to the pole.

11. An additional sign shall also be posted in a conspicuous place at each entrance to off-street parking facilities, or immediately adjacent to and visible from each stall or space. The sign shall

be not less than 17 inches by 22 inches in size with lettering not less than 1 inch in height, which clearly and conspicuously states the following:

"Unauthorized Vehicles Parked In Designated Accessible Spaces Not Displaying Distinguishing Placards Or License Plates Issued For Persons With Disabilities Will Be Towed Away At Owner's Expense. Towed Vehicles May Be Reclaimed At _____ Or By Telephoning _____"

HAZARDS AND PROTRUDING OBJECTS

1. Abrupt changes in level, except between a walk or sidewalk and an adjacent street or driveway, exceeding 4 inches in a vertical dimension, such as at planters or fountains located in or adjacent to walks, sidewalks, or other pedestrian ways, shall be identified by warning curbs projecting at least 6 inches in height above the walk surface to warn the blind of a potential drop off.

2. A warning curb is not required when a guard or handrail is provided with a guide rail centered 2 inches minimum and 4 inches maximum above the surface of the walk or sidewalk.

3. Objects projecting from walls with their leading edges between 27 inches and 80 inches above the finished floor shall protrude no more than 4 inches into the circulation path.

4. Freestanding objects mounted on posts or pylons may overhang 12 inches maximum from 27 inches to 80 inches above the ground or finished floor.

5. Protruding objects shall not reduce the clear width of an accessible route or maneuvering space.

6. Walks, halls, corridors, passageways, aisles, or other circulation spaces shall have 80 inches minimum clear headroom.

7. Any obstruction that overhangs a pedestrian way shall be a minimum of 80 inches above the walking surface as measured from the bottom of the obstruction.

8. Where a guy support is used parallel to a circulation path, including, but not limited to sidewalks, a guy brace sidewalk guy or similar device shall be used to prevent an overhanging obstruction.

DETECTABLE WARNINGS AT HAZARDOUS VEHICULAR AREAS

1. If a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas, the boundary between the areas shall be defined by a continuous detectable warning complying with Sections 11B-705.1.1 and 11B-705.1.2.5.

2. At transit boarding platforms, the pedestrian access shall be identified with a detectable directional texture complying with Section 11B-705.2.

ELECTRICAL

1. The highest operable part of all controls, dispensers, receptacles and other operable equipment shall be installed at an accessible location meeting the clearances and reach range requirements of section 11B-308.

2. The center of the grip of the operating handle of controls or switches intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, or cooling, heating, and ventilating equipment shall be 48" above the floor or working platform.

3. The center of electrical receptacle outlets on branch circuits of 30 amperes or less shall be installed not more than 48 inches nor less than 15 inches above the floor or working platform.

RESTROOM

1. Elements of accessible restrooms shall comply with CBC Section 11B Division 6.

2. Accessible urinals shall be stall-type or wall-hung with an elongated rim at a maximum of 17" above finish floor. Urinals shall have a 30" x 48" clear floor space to allow a front approach and the flush controls shall be hand-operated with the controls installed no higher than 44" above finish floor.

3. Hot water lines and drain pipes under lavatories shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories.

4. Examples of accessible faucets include: lever operated, push-type, and electronically controlled. If self-closing valves are used, the faucet shall remain open for at least 10 seconds.

5. The diameter or width of the gripping surfaces of a grab bar shall be 1-1/4" to 2" if circular. Grab bars with non-circular cross sections shall have a cross section dimension of 2" maximum and a perimeter dimension of 4" minimum and 4.8" maximum. The space between the wall and the grab bar shall be 1-1/2". The grab bar assembly shall be capable of withstanding bending stresses, shear stresses, shear forces, and tensile forces of up to 250 lb/f. Grab bars shall not rotate within their fittings. The grab bar and any wall or other surface adjacent to it shall be free of any sharp or abrasive elements.

6. Mounting heights to operating controls for restroom accessories not specifically called out in the CBC shall comply with the reach ranges specified in CBC Section 11B-308.

SIGNS & IDENTIFICATION

California's standards for signage are more stringent and are significantly larger and wider than federal law, Americans with Disabilities Act (ADA) Section 4.30.

The International Symbol of Accessibility shall be the standard used to identify facilities that are accessible to and usable by physically disabled persons as set forth in Title 24 and as specifically required in this section.

1. The International Symbol of Accessibility shall consist of a white figure on a blue background. The blue shall be equal to color no. 15090 in Federal Standard 595B.

2. All building and facility entrances that are accessible to and usable by persons with disabilities and at every major junction along or leading to an Accessible Route of Travel shall be identified with a sign displaying the International Symbol of Accessibility and with additional directional signs, as required, to be visible to persons along approaching circulation paths.

3. When permanent identification is provided for rooms and spaces of a building or site, raised letters shall be provided in conformance with Section 11B-703.2 and shall be accompanied by braille in conformance with Section 11B-703.3. Signs shall be installed on the wall adjacent to the latch side of the door. Where there is no wall space on the latch side, including at double leaf doors, signs shall be placed on the nearest adjacent wall, preferably on the right. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest Braille cells and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest line of raised characters.

4. Interior and exterior signs identifying permanent rooms and spaces shall comply with Sections 11B-703.1, 11B-703.2, 11B-703.3 and 11B-703.5. Where pictograms are provided as designations of permanent rooms and spaces, the pictograms shall comply with Section 11B-703.6 and shall have text descriptors complying with Sections 11B-703.2 and 11B-703.5.

5. When raised characters are used, they shall conform to the following:

a. Raised characters shall comply with Section 11B-703.2 and shall be duplicated in Braille complying with Section 11B-703.3. Raised shall be installed in accordance with Section 11B-703.4.

b. Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I".

FLOORS AND LEVELS

Level area is defined as "a specified surface that does not have a slope in any direction exceeding 1/4 inch in one foot from the horizontal (2.083% gradient)."

1. In building and facilities, floors of a given story shall be a common level throughout, or shall be connected by pedestrian ramps, passenger elevators, or special access lifts.

2. Ground and floor surfaces along accessible routes and in accessible rooms and spaces, including floors, walk, ramps, stairs, and curb ramps, shall be stable, firm, and slip-resistant.

3. Change in level up to 1/4 inch may be vertical and without edge treatment.

4. Change in level between 1/4 inch and 1/2 inch shall be beveled with a slope no steeper than 1:2.

5. If carpet or carpet tile is used on a ground or floor surface, it shall be securely attached; have a firm cushion, pad or packing or no cushion or pad; and have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. The maximum pile height shall be 1/2 inch. Exposed edges of carpet shall be fastened to floor surfaces and have trim along the entire length of the exposed edge. Carpet edge trim shall comply with Section 11B-303.

6. If gratings are located on floors, then they shall have spaces no greater than 1/2 inch wide in one direction. If gratings have elongated openings, the shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

CONTROLS AND OPERATING MECHANISMS

1. Controls and operating mechanisms in accessible spaces, along accessible routes or as part of accessible elements are required to be accessible.

2. Clear floor space complying with Section 11B-305 that allows a forward or parallel approach by a person using a wheelchair shall be provided at controls, dispensers, receptacles, and other operable equipment.

3. The highest and lowest operable part of all controls, dispensers, receptacles, and other operable equipment shall be placed within one of the reach ranges specified in Section 11B-308. Electrical and communication system receptacles on walls shall be mounted no less than 15 inches above the floor.

4. Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, punching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds of force.

5. For accessible lavatories, faucet controls and operating mechanisms shall be operable with one hand and shall not require grasping, pinching, or twisting of the wrist. The force required to activate faucet controls and operating mechanisms shall be no greater than 5 lbs. Lever-operated, push-type, and electronically controlled mechanisms are examples of acceptable designs. self-closing valves are allowed if the faucet remains open for at least 10 seconds.

SPACE ALLOWANCE AND REACH RANGES

1. The minimum clear floor or ground space required to accommodate a single, stationary wheelchair and occupant is 30 inches by 48 inches. The minimum clear floor or ground space for wheelchairs may be positioned for forward or parallel approach to an object. Clear floor or ground space for wheelchairs may be a part of the knee space required under some objects.

2. One full-unobstructed side of the clear floor or ground space for a wheelchair shall adjoin or overlap an accessible route or adjoin another wheelchair clear floor space. If a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sided, additional maneuvering clearances shall be provided in accordance with Sections 11B-305.7.1 and 11B-305.7.2.

3. The space required for a wheelchair to make a 180-degree turn is a clear space of 60" diameter per Section 11B-304.3.1 or a T-shaped space per Section 11B-304.3.2.

4. The minimum clear width required for a wheelchair to turn around an obstruction shall be 36 inches where the obstruction is 48 inches or more in length and 42 inches and 48 inches where the obstruction is less than 48 inches in length.

5. The minimum clear width for single wheelchair passage shall be 32 inches minimum for a distance of 24 inches max., and 36 inches continuously per Section 11B-403.5

6. The minimum width for two wheelchairs to pass is 60 inches.

7. If the clear floor space only allows forward approach to an object, the maximum high forward reach allowed shall be 48 inches. The minimum low forward reach is 15 inches. See Figure 11B-308.2.1 If the high forward reach is over an obstruction, reach and clearance shall be as shown in Figure 11B-308.2.2.

8. If the clear floor space only allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall be 48 inches and the low side reach shall be no less than 15 inches above the floor as shown in Figure 11B-308.3.1. If the side reach is over an obstruction, the reach and clearances shall be as shown in figure 11B-308.3.2.

16. Where the ramp surface is not bounded by a wall, the ramp shall comply with the following requirement:

a) A guide curb a minimum of 2 inches in height shall be provided at each side of the ramp.

17. In existing buildings where the extension of the handrail in the direction of the ramp run would create a hazard, the extension may be turned 90 degrees to the run of the ramp.

18. Ramps more than 30" above the adjacent ground shall be provided with guards that comply with Section 1013. Such guard shall be continuous from the top of the ramp to the bottom of the ramp.

ENTRANCES AND EXITS

1. All entrances and exterior ground floor exit doors to buildings and facilities all be made accessible to persons with disabilities

2. During periods of partial or restricted use of a building or facilities, the entrances used for primary access shall be accessible to and usable by persons with disabilities.

3. Recessed doormats shall be adequately anchored to prevent interference with wheelchair traffic.

4. Every required exit doorway shall be capable of opening at least 90 degrees, shall have a minimum clear opening of 32 inches, and shall be of a size as to permit the installation of a door not less than 3 feet in width and not less than 6'-8" in height.

DOORS

1. Door handles pulls, latches, locks and other operating devices on doors required to be accessible shall not require tight grasping, tight pinching or twisting of the wrist to operate. Manually operated bolts or surface bolts are not permitted. The unlatching of any door or leaf shall not require more than one operation.

2. Latching and locking doors that are hand activated and which are in a path of travel shall be operable with a single effort by lever type hardware, by panic bars, push-pull activating bars, or other hardware designed to provide passage without requiring the ability to grasp the opening hardware.

3. Hand-activated door opening hardware shall be centered between 30" and 44" above the floor.

4. When installed, doorways shall have a minimum clear opening of 32 inches with the door open 90 degrees.

5. For hinged doors, the opening width shall be measured with the door positioned at an angle of 90 degrees from its closed position.

6. There shall be a level and clear floor or landing on each side of a door. The level area shall have a length in the direction of door swing of at least 60" and the length opposite the direction of door swing of 48" as measured at right angles to the plane of the door in the closed position. Where the plane of the doorway is offset or located in an alcove a distance more than 8 inches measured from the plane of the doorway to the face of the wall, the door shall be provided with 60" maneuvering clearance for front approach.

7. The width of the level area on the side to which the door swings shall extend 24 inches past the strike edge of the door for exterior doors and 18 inches past the strike edge for interior doors. Where the plane of the doorway is offset 8 or more inches from any obstruction within 18 inches measured laterally on the latch side, the door shall be provided with maneuvering clearance for front approach.

8. Provide clear space of 12" past strike edge of the door on the opposite side to which the door swings if the door is equipped with both a latch and closer.

9. The floor or landing shall be not more than 1/2" lower than the threshold of the doorway.

10. Maximum effort to operate exterior and interior doors shall not exceed 5 pounds, with such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors. Compensating devices or automatic door operators may be utilized to meet the above standards. When fire doors are required, the maximum effort to operate the door may be increased to the minimum allowable by the appropriate administrative authority, not to exceed 15 lbs/ft.

11. When the door has a closer, then the sweep period of the closer shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3" from the latch, measured to the landing edge of the door.

ACCESSIBLE ROUTE OF TRAVEL

1. Accessible Route of Travel is defined as "a continuous unobstructed path connecting all accessible elements and spaces in an accessible building or facility that can be negotiated by a person with a disability using a wheelchair and that is also safe for and usable by persons with other disabilities, and that is consistent with the definition of "Path of Travel".

2. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements.

3. When a building or portion of a building is required to be accessible or adaptable, an accessible route of travel complying with "11B/Division 4: Accessible Routes" shall be provided to all portions of the building, to accessible building entrances, and between the building and the public way.

RAMP (EXTERIOR OR INTERIOR)

1. Any path of travel shall be considered a ramp if its slope is steeper than 1 unit vertical in 20 units of horizontal (5 percent slope).

2. The maximum slope of a ramp that serves any exit way, provides access for persons with physical disabilities, or is in the accessible route of travel shall be 1 unit rise in 12 units of horizontal run (8.3 percent gradient). The least possible slope shall be used for any ramp.

3. The cross slope of ramp surfaces shall be no greater than 1:48.

4. Pedestrian ramps shall have a minimum clear width of 48 inches, unless required to be wider by some other provision of this code.

5. Where a pedestrian ramp is the only exit discharge path serving entrances to buildings or when it serves an occupant load of 300 or more, the ramp shall have a minimum clear width of 60 inches.

6. Level landings shall be provided at the top and bottom of each ramp.

7. Top landings shall be not less than 60 inches wide and shall have a length of not less than 60 inches in the direction of ramp run. Landings at the bottom of ramps shall have a dimension in the direction of ramp run of not less than 72 inches.

8. Doors in any position shall not reduce the minimum dimension of the landing to less than 42 inches and shall not reduce the required width by more than 3 inches when fully open.

9. All ramp landings shall be level with maximum slope in any direction not to exceed 1/4" per foot (2.083 percent slope)

10. At bottom and intermediate landings, the width shall be at least the same as required for the ramp.

11. Other intermediate landings shall have a dimension in the direction of ramp run of not less than 60 inches

12. Handrails are required on ramps that provide access if the ramp slope exceeds 1 foot rise in 20 feet of horizontal run (5 percent gradient), except that at exterior door landings, handrails are not required on ramps less than 6 inches rise or 72 inches in length.

13. Handrails shall be placed on each side of each ramp, shall be continuous the full length of the ramp, shall be 34 to 38 inches above the ramp surface to the top of the handrails, shall extend a minimum of 1 foot beyond the top and bottom of the ramp, and shall parallel the floor or ground surface. Handrails shall always be continuous and the ends of handrails shall be either rounded or returned smoothly to the floor, wall or post.

14. The grip portion of handrails shall be not less than 1 1/4" nor more than 2" in cross sectional nominal dimension, or the shape shall provide an equivalent gripping surface, and all surfaces shall be smooth with no sharp corners. Handrails shall not rotate within their fittings.

15. Handrail projecting from a wall shall have a space of 1 1/2" between the wall and the handrail

a) Handrails may be located in a recess if the recess is a maximum of 3" deep and extends at least 18 inches above the top of the rail.

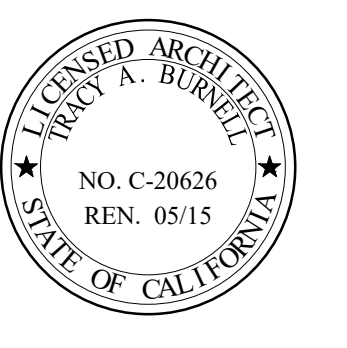
b) Any wall or other surface adjacent to handrails shall be free of sharp or abrasive elements. Edges shall have a minimum radius of 1/8 inch.



ARCHITECTURE

924 anacapa st
suite: 2-U
santa barbara, ca
93101
805.564.6074

REMODEL TO
SURFSIDE GAS STATION
6905 W. Surfside Street
La Conchita, CA 93001



sheet description

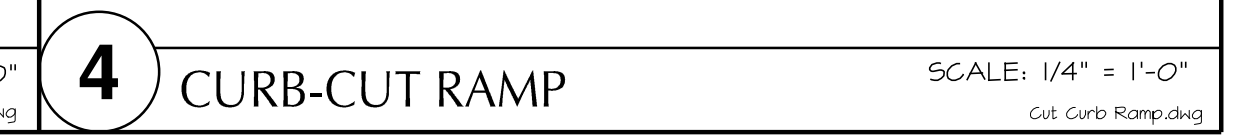
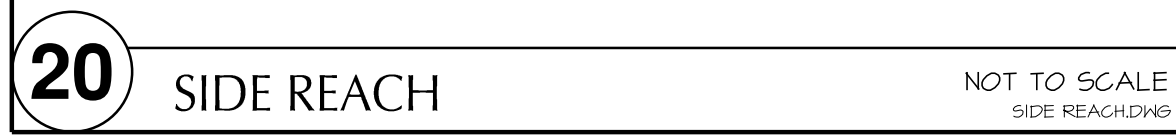
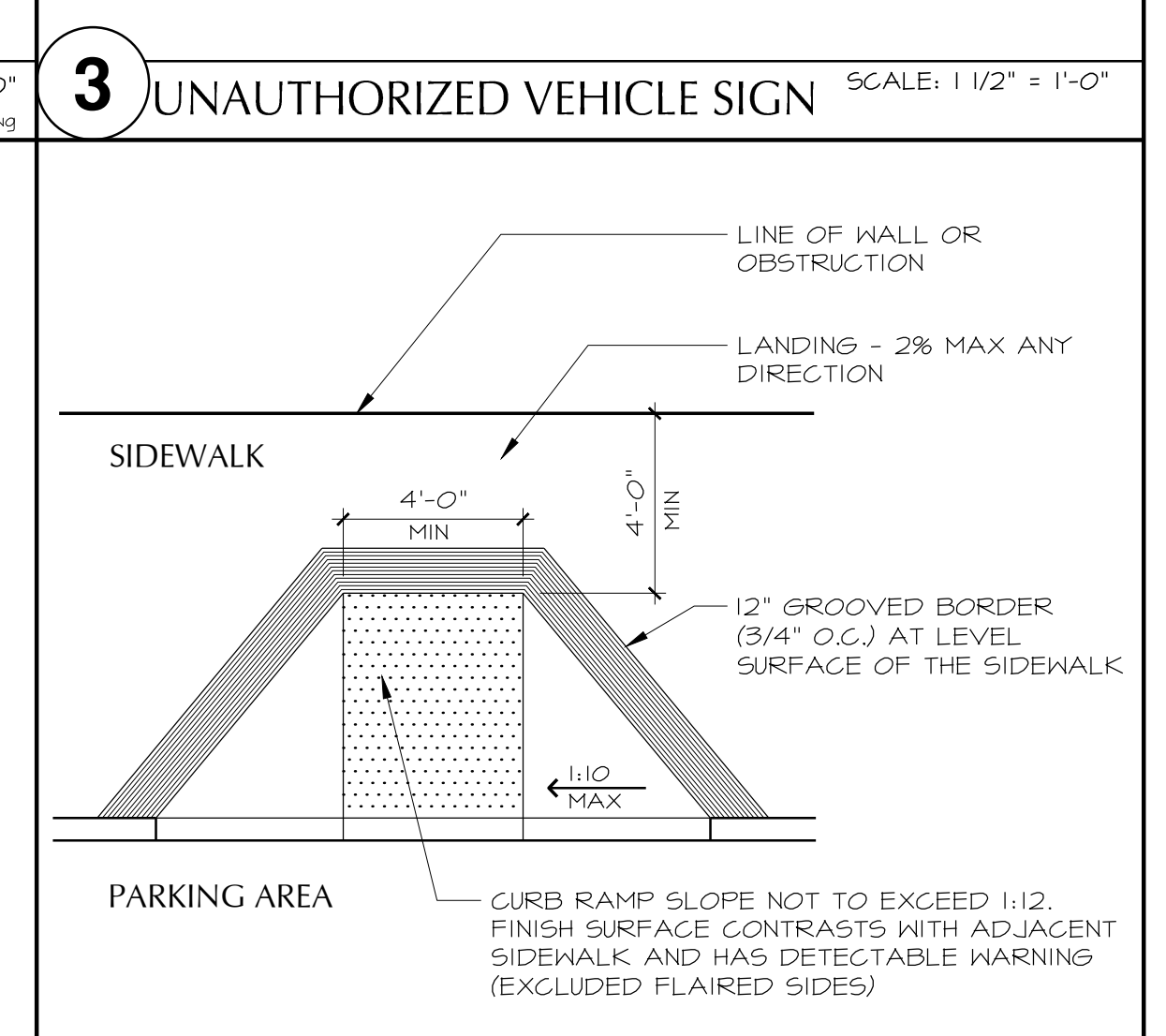
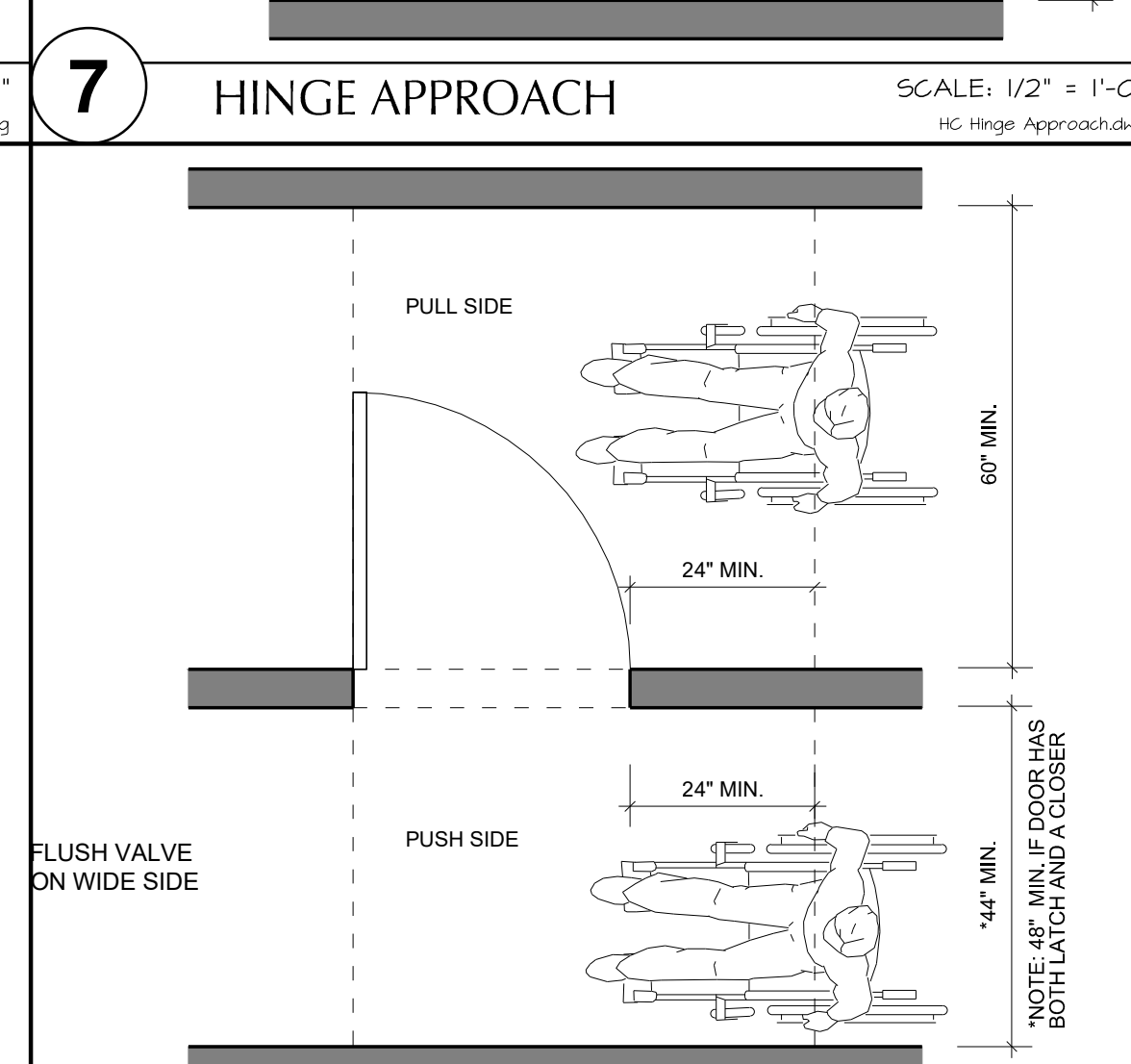
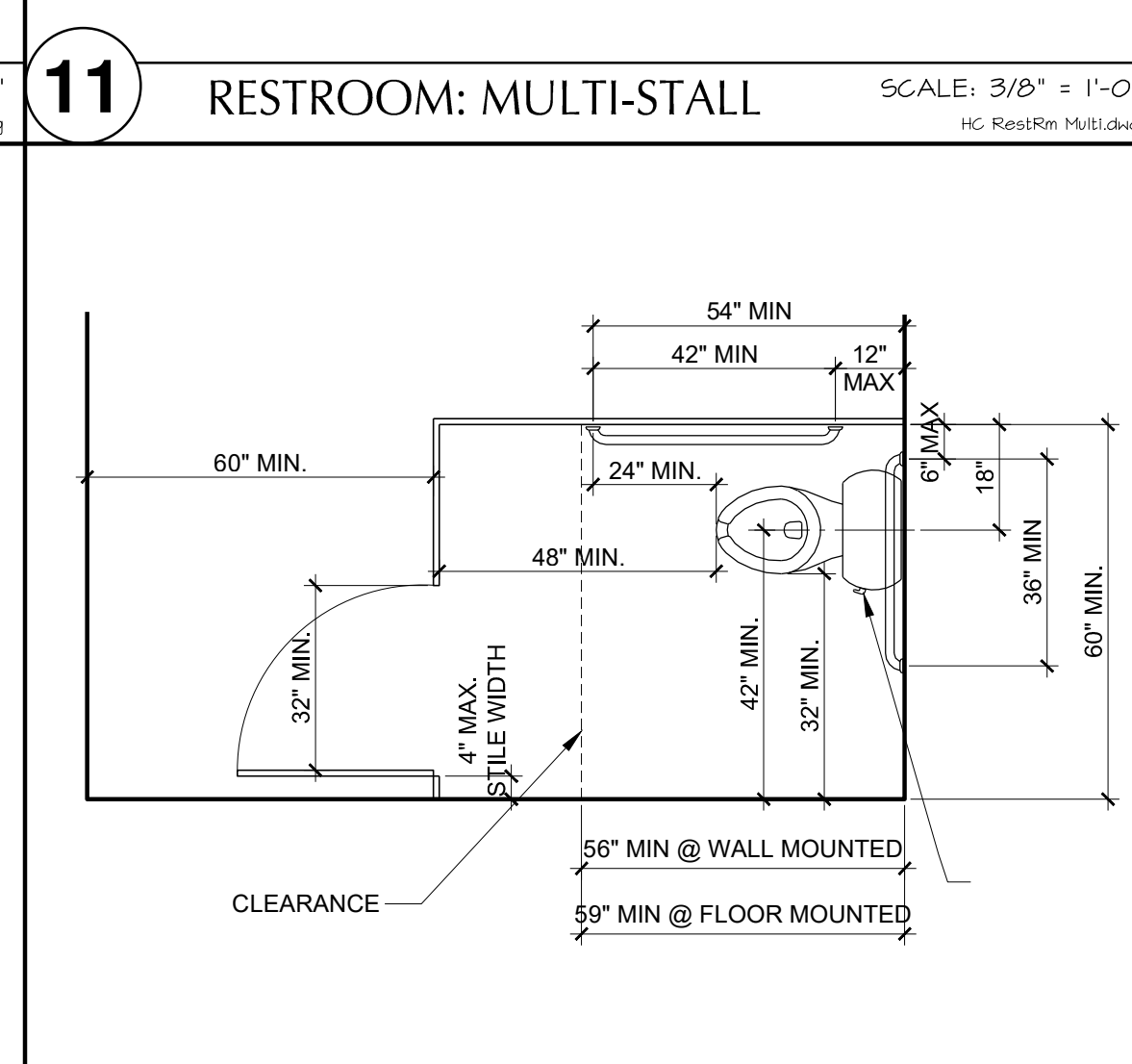
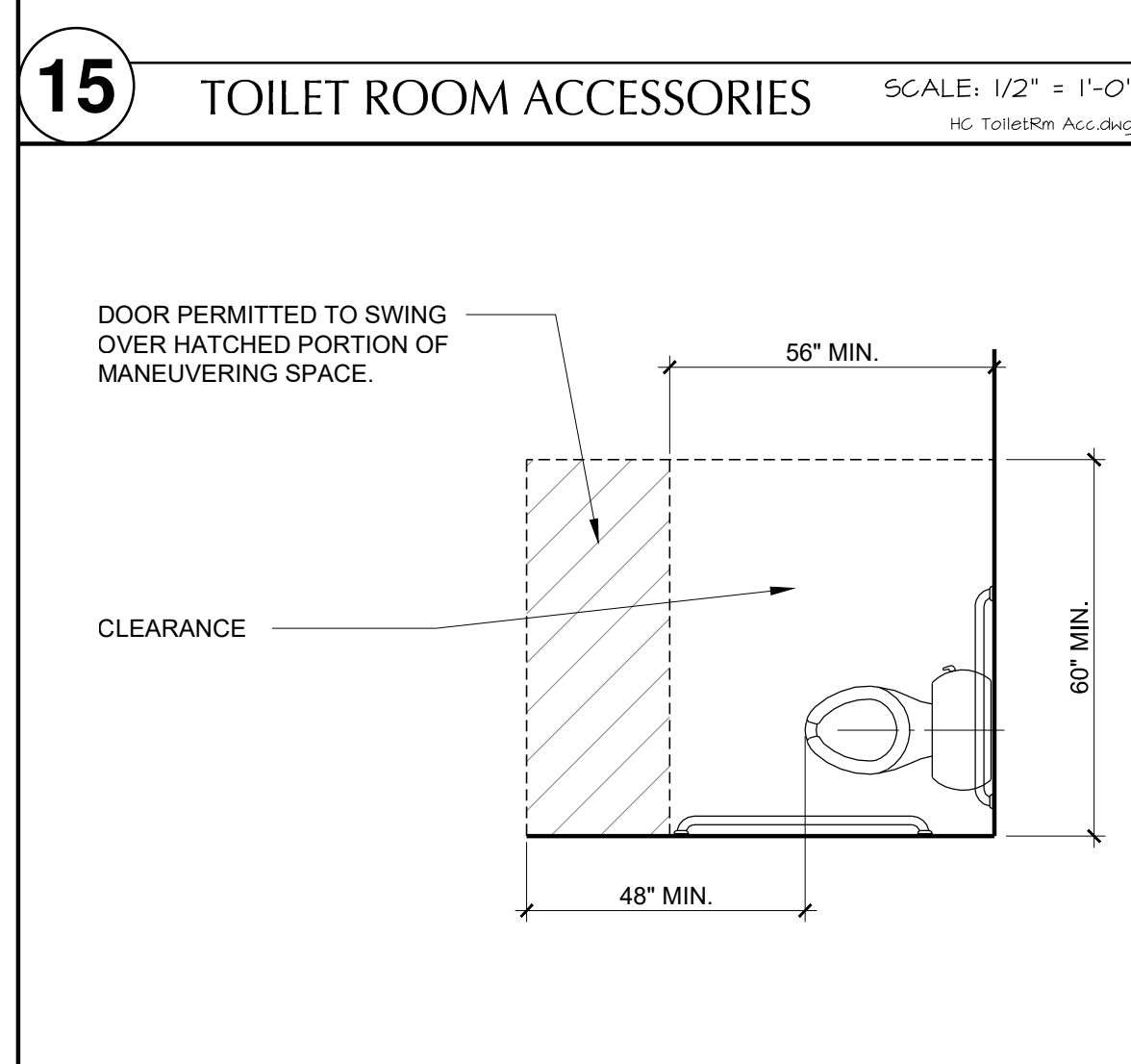
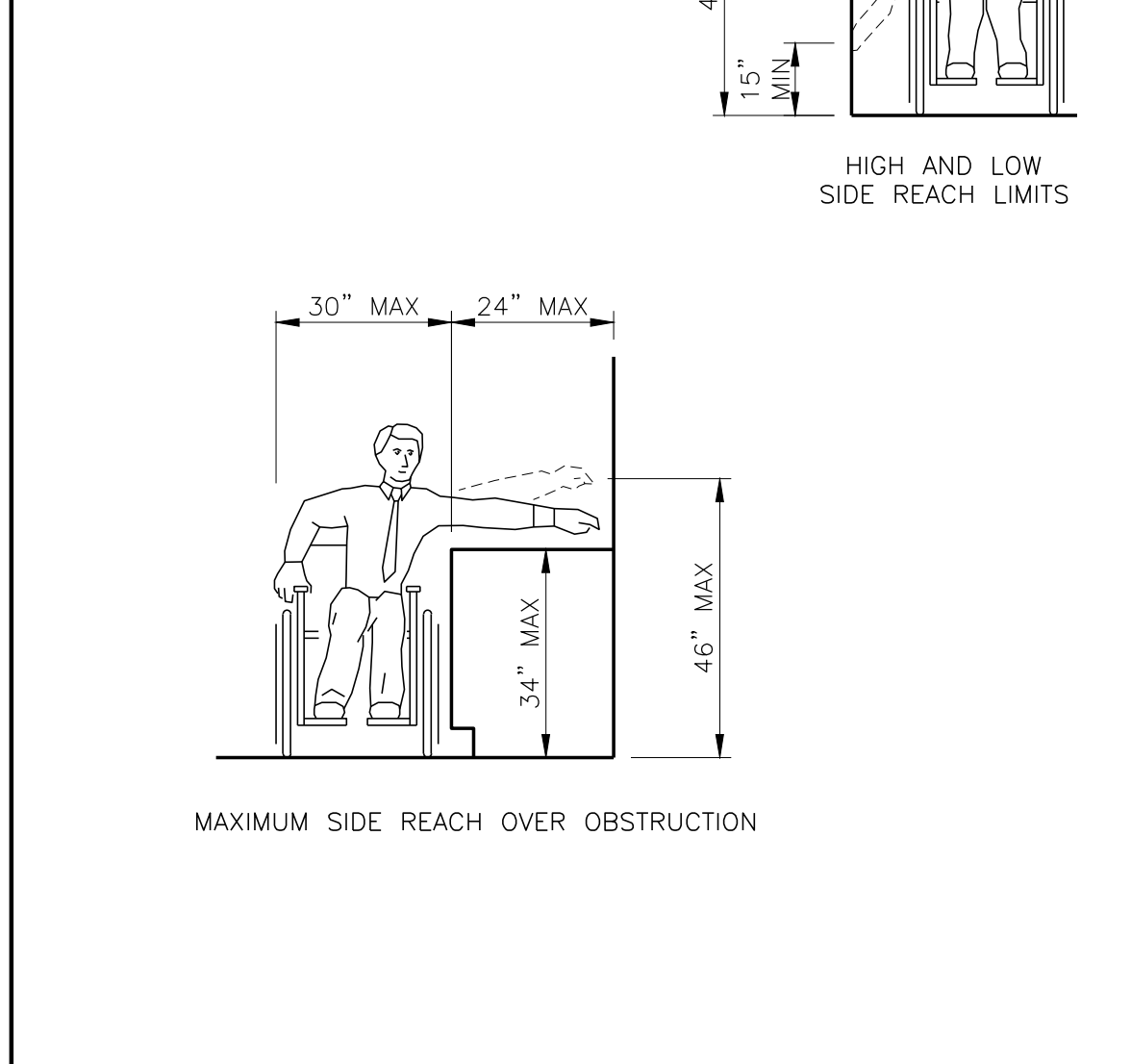
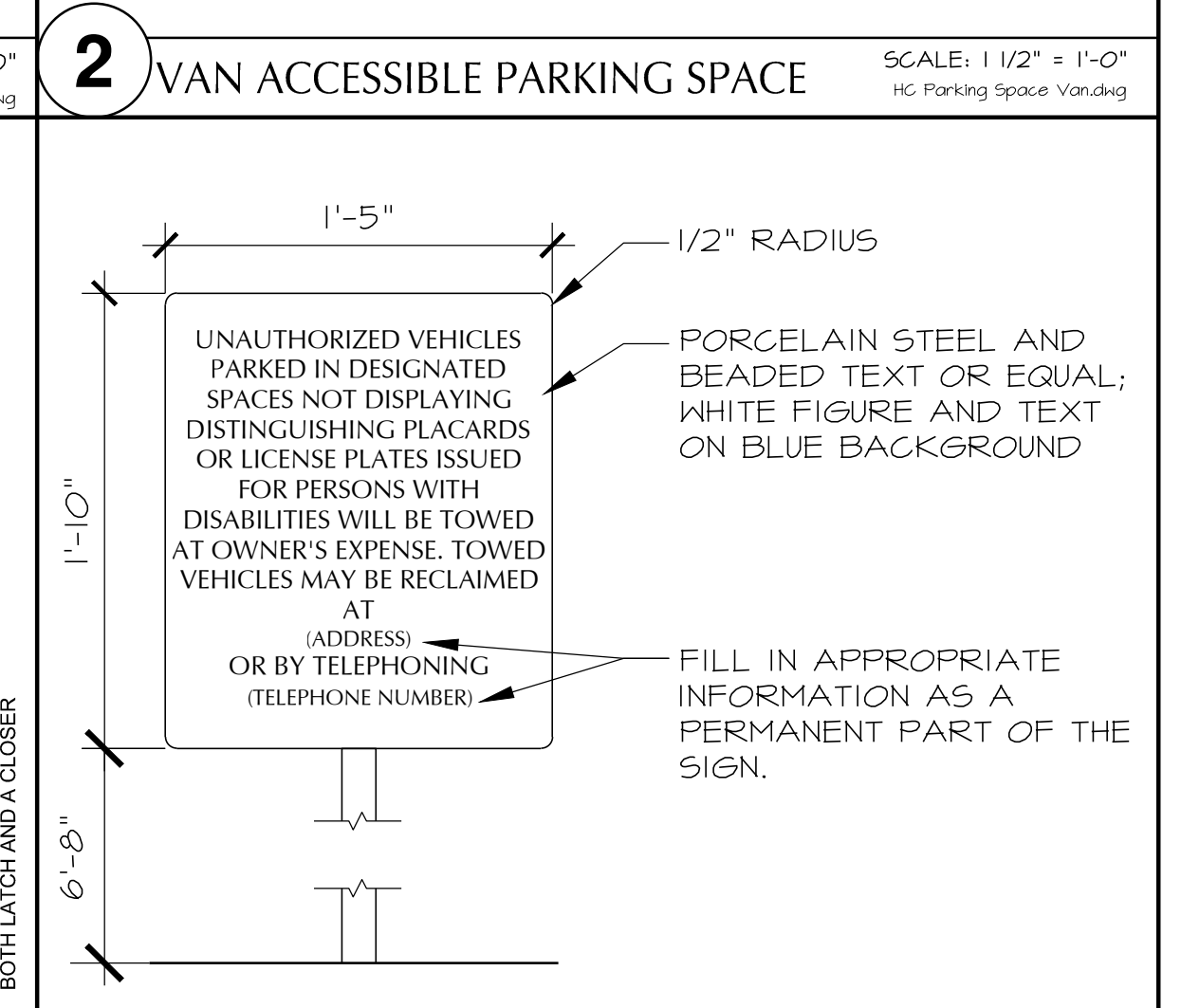
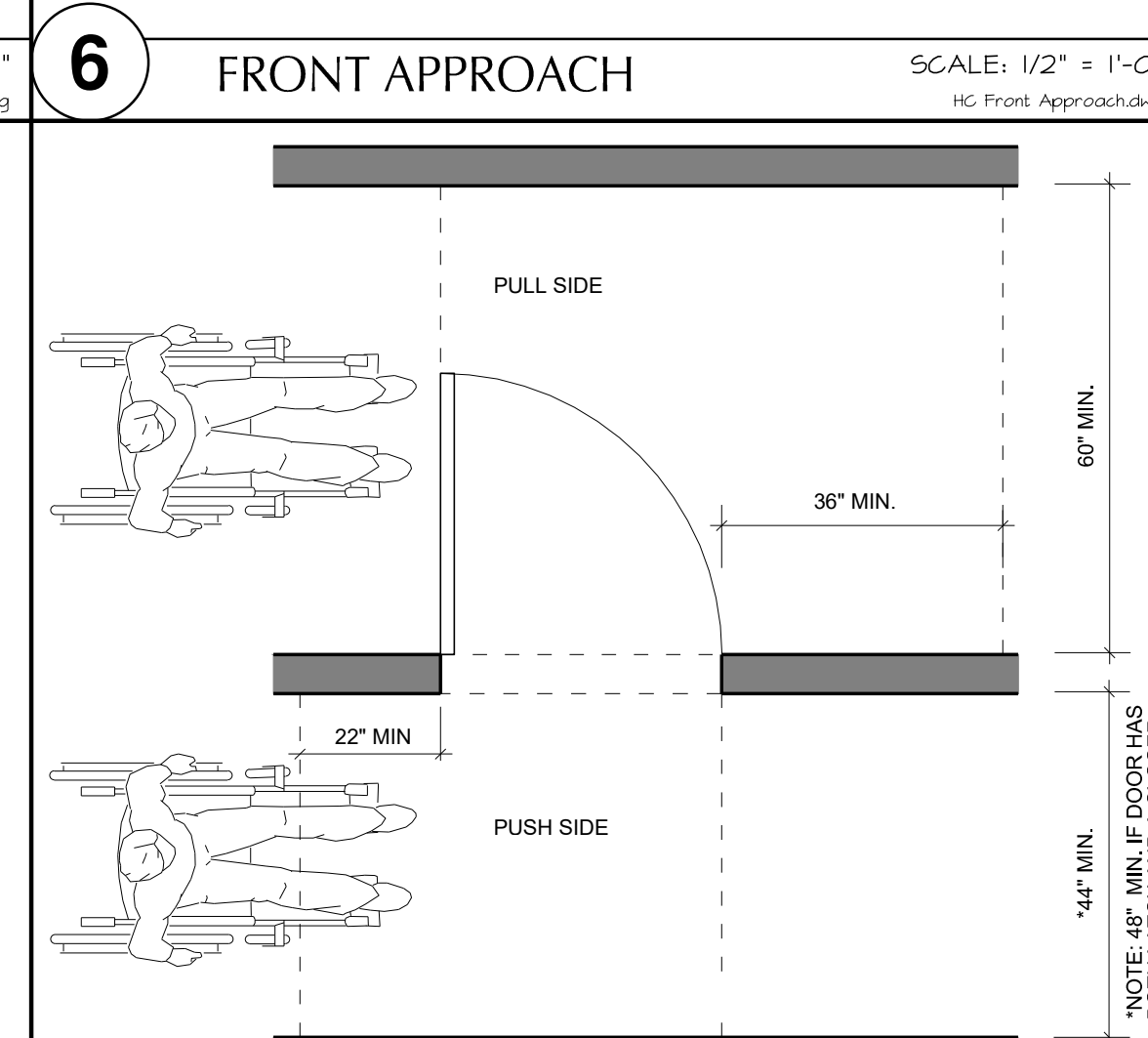
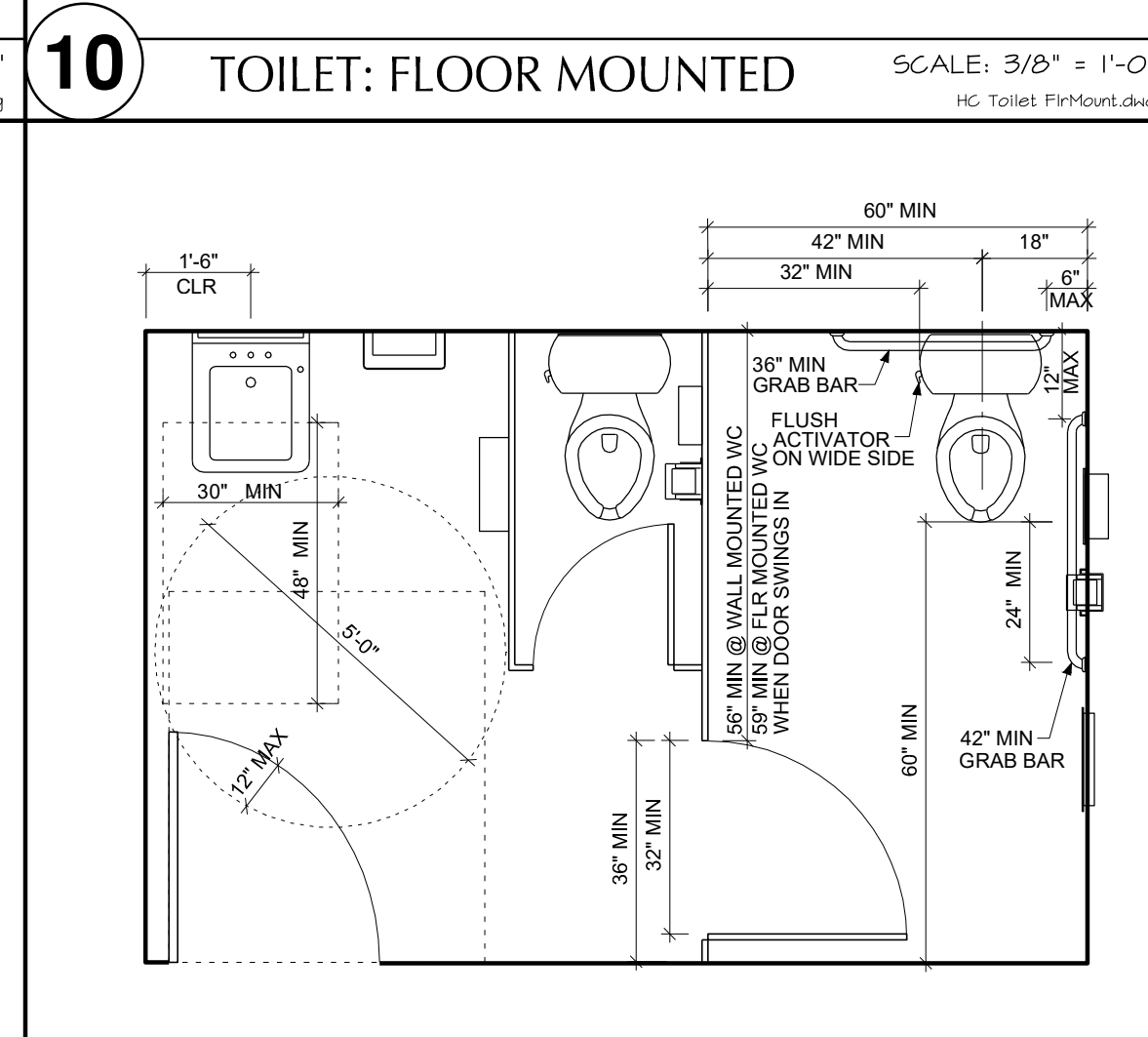
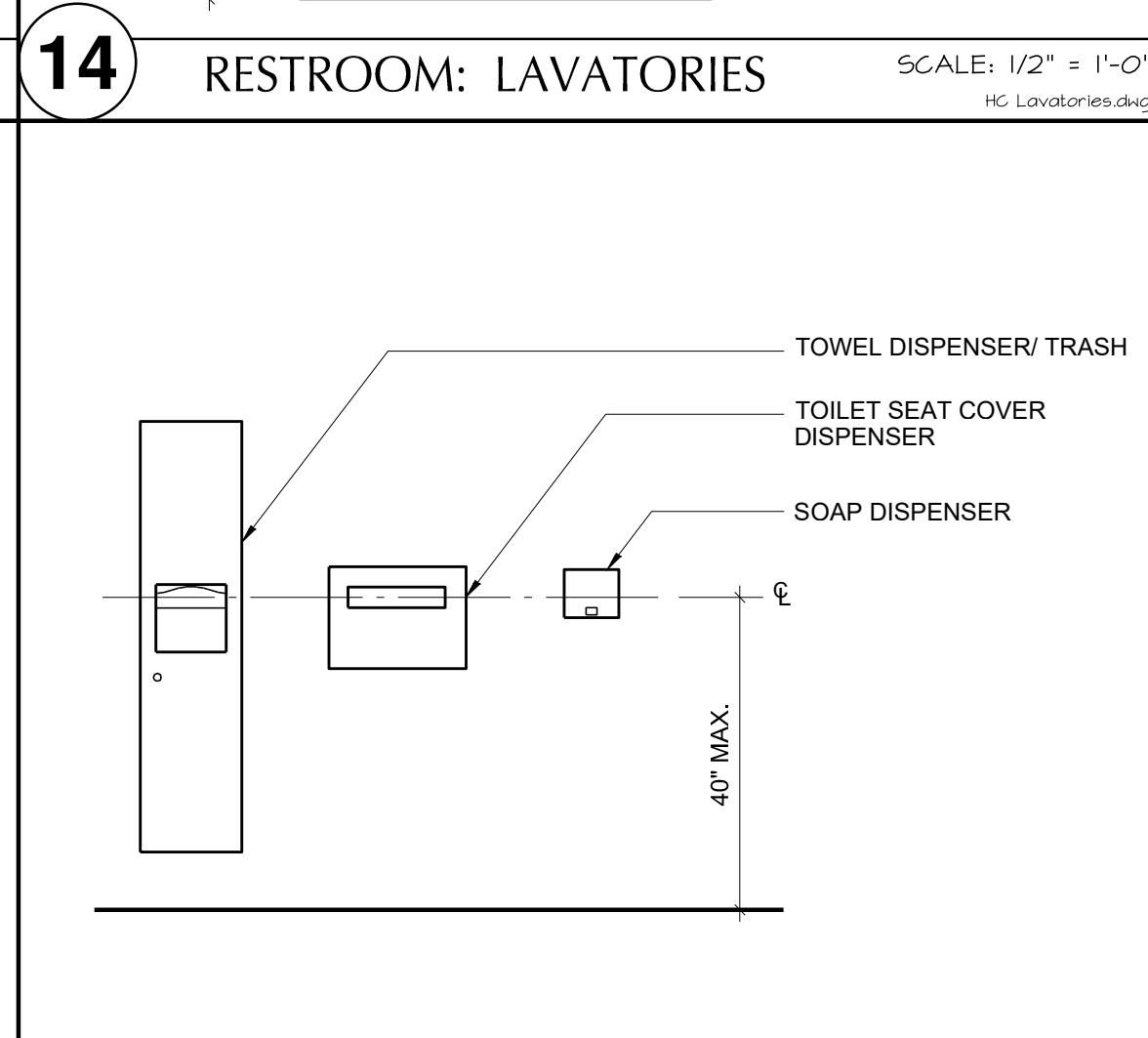
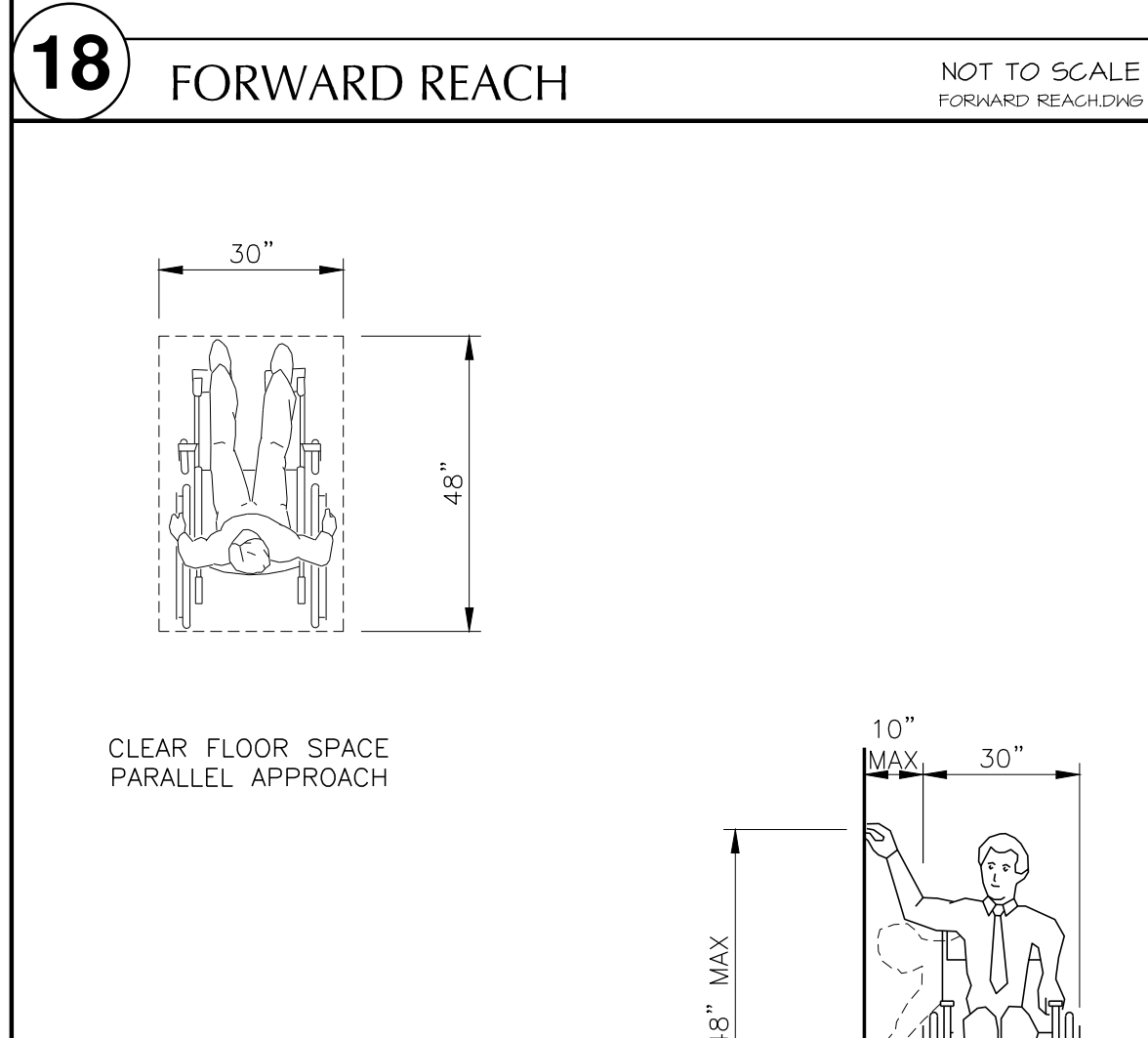
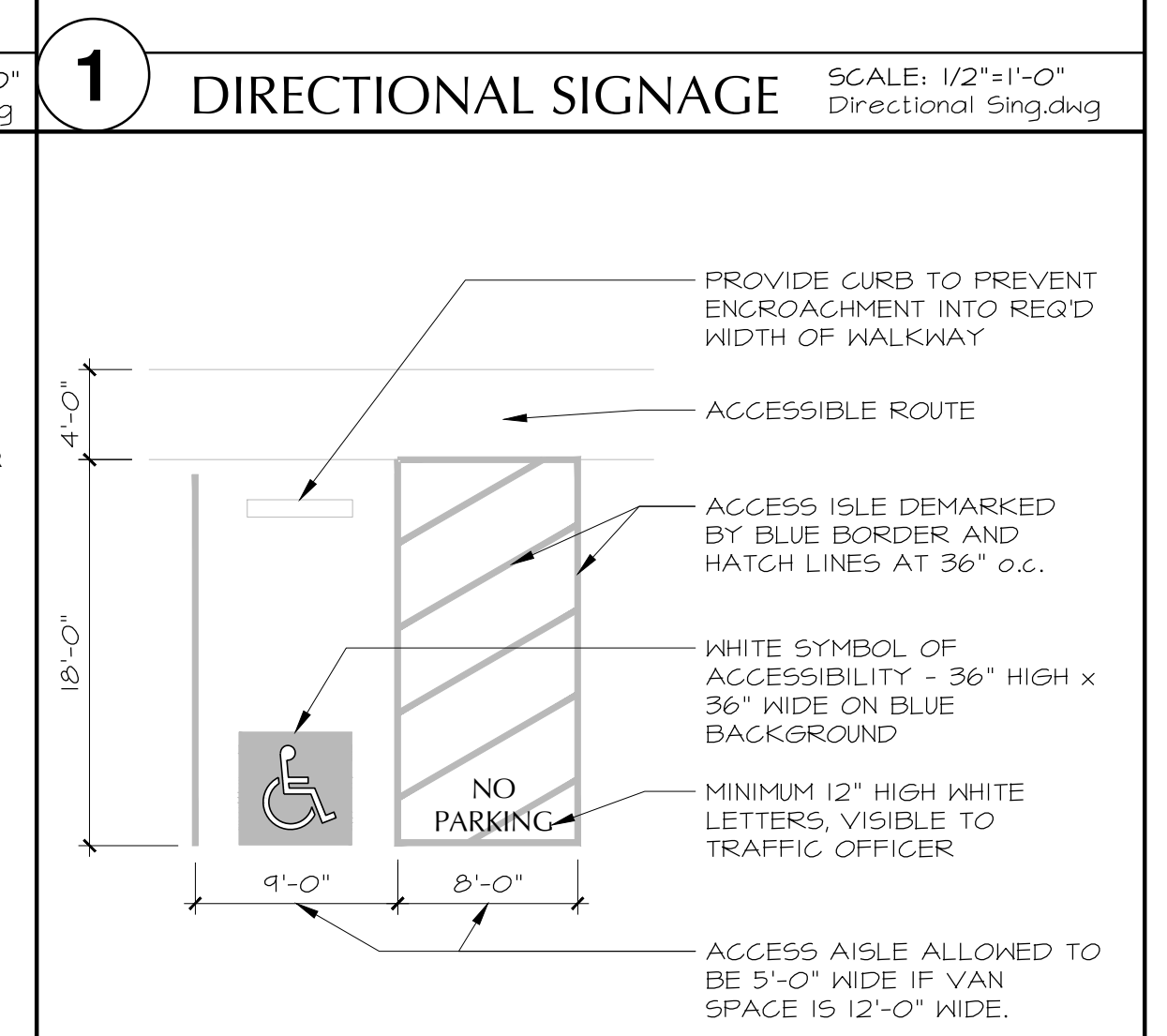
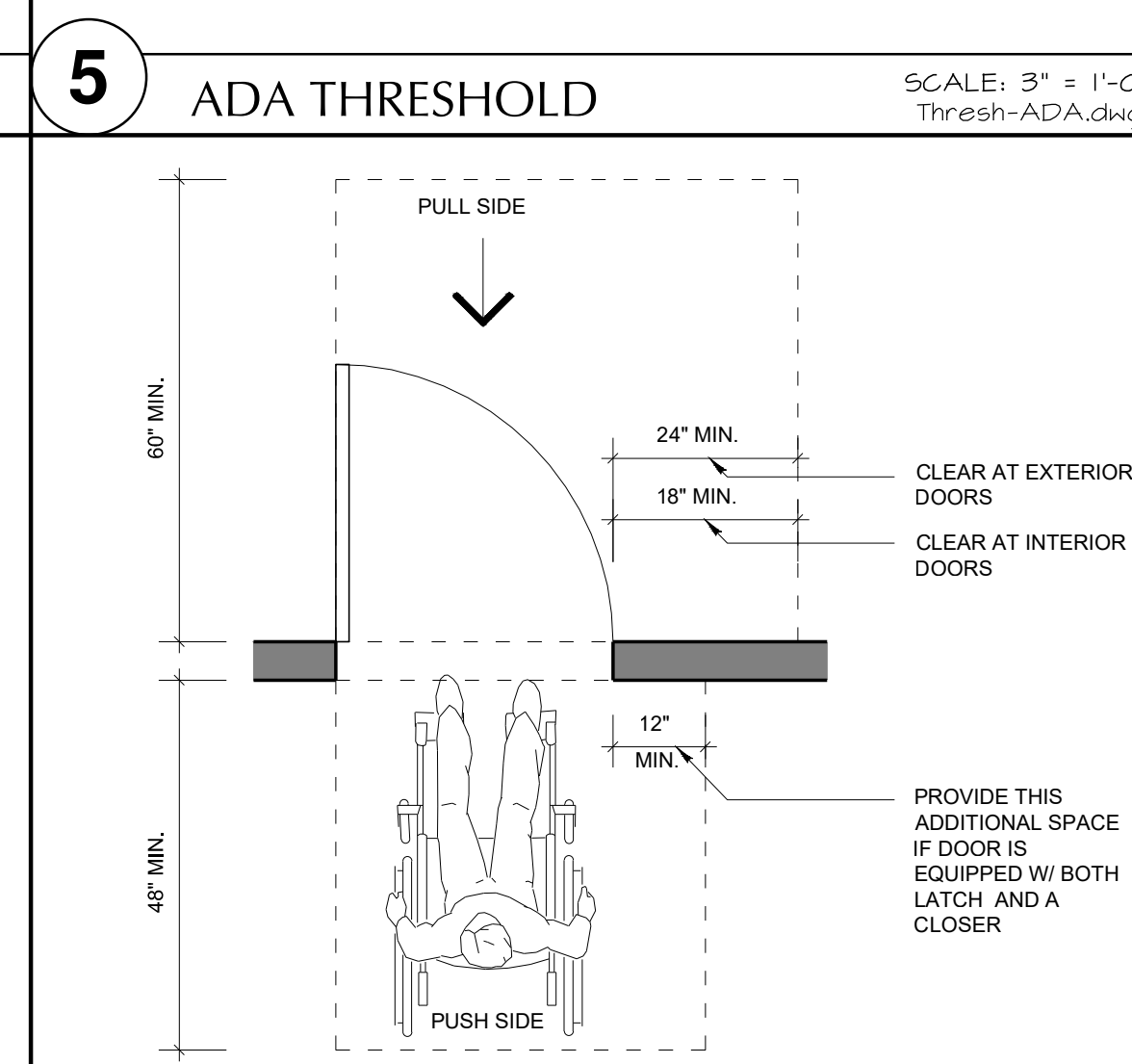
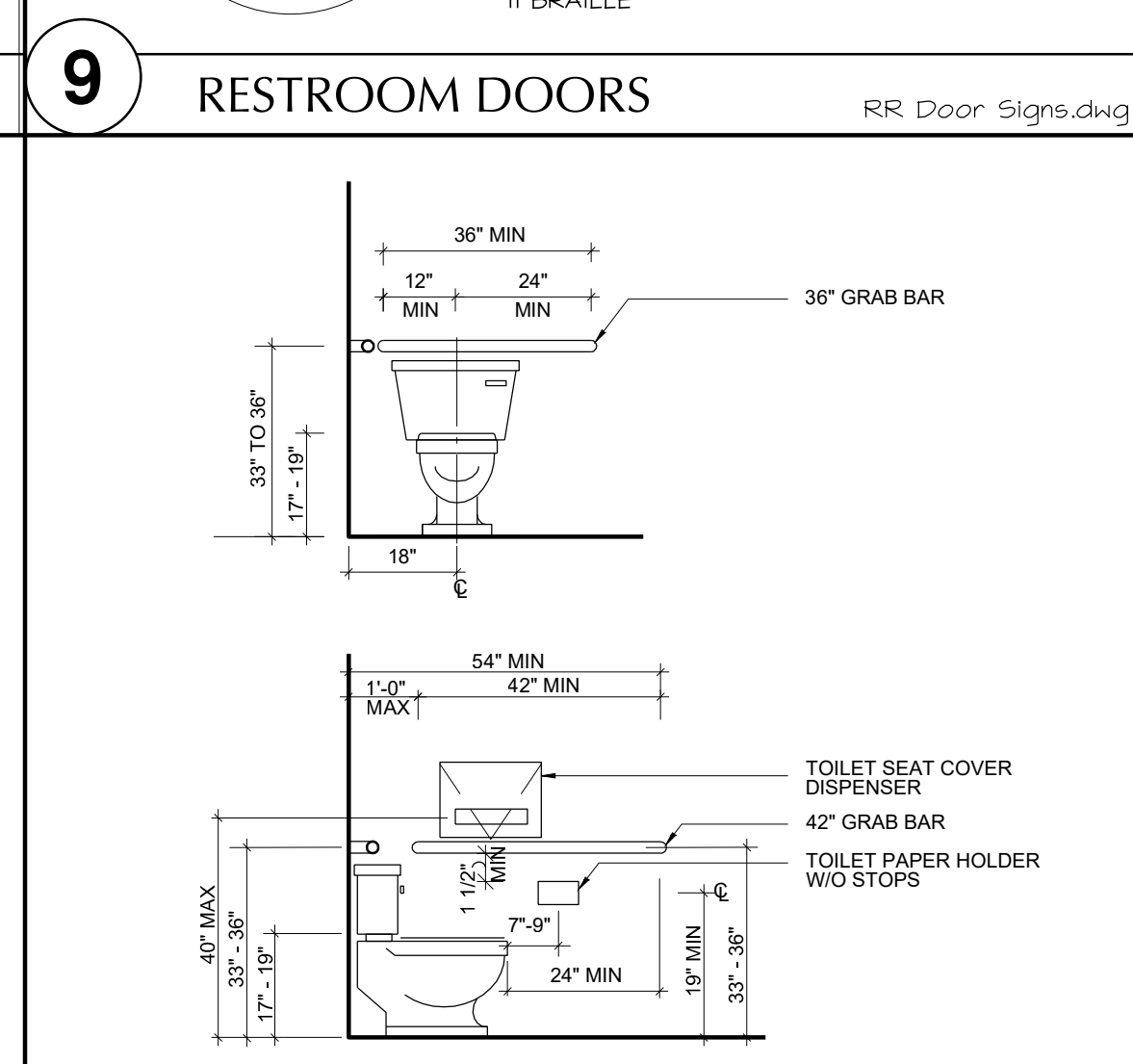
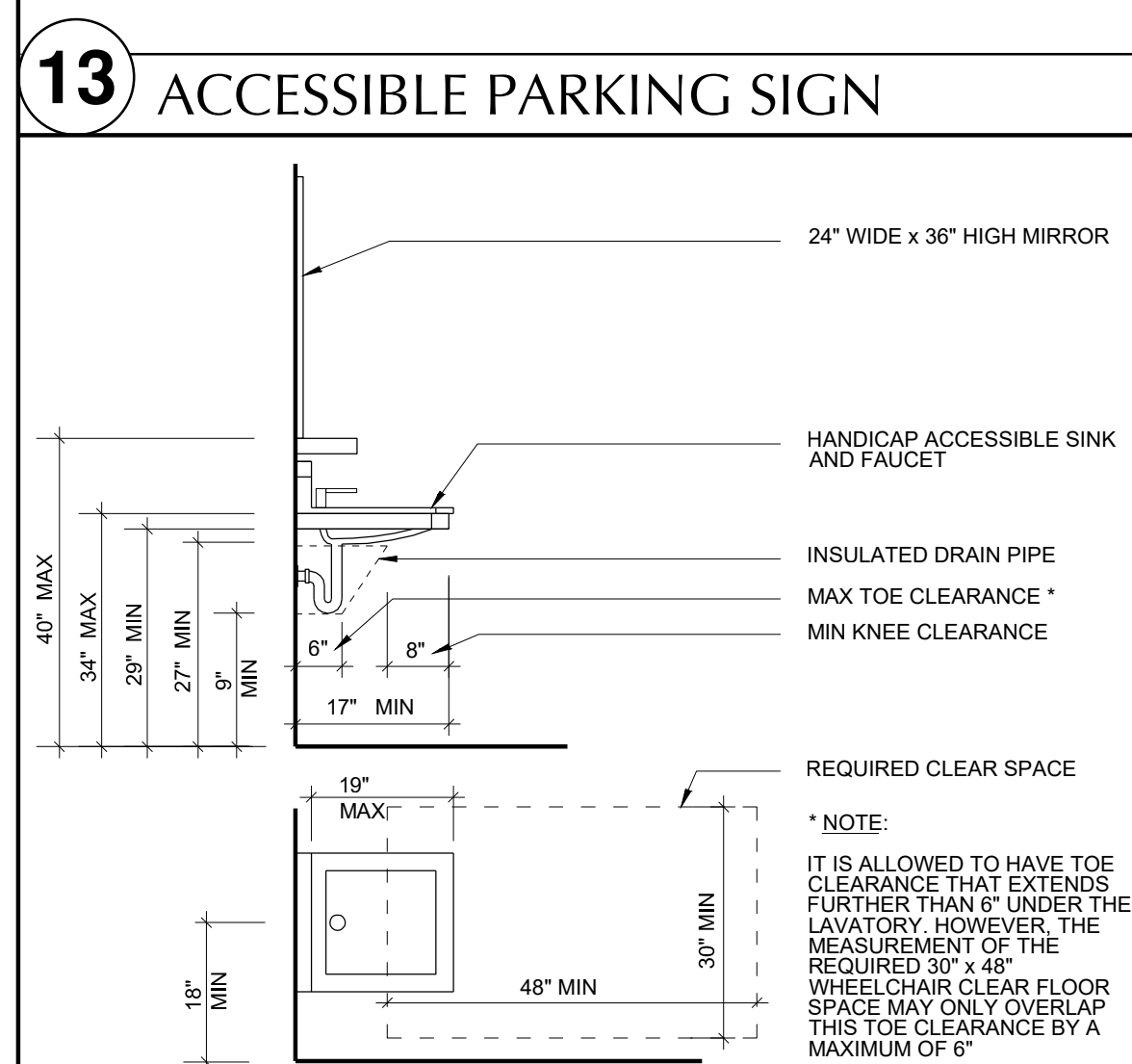
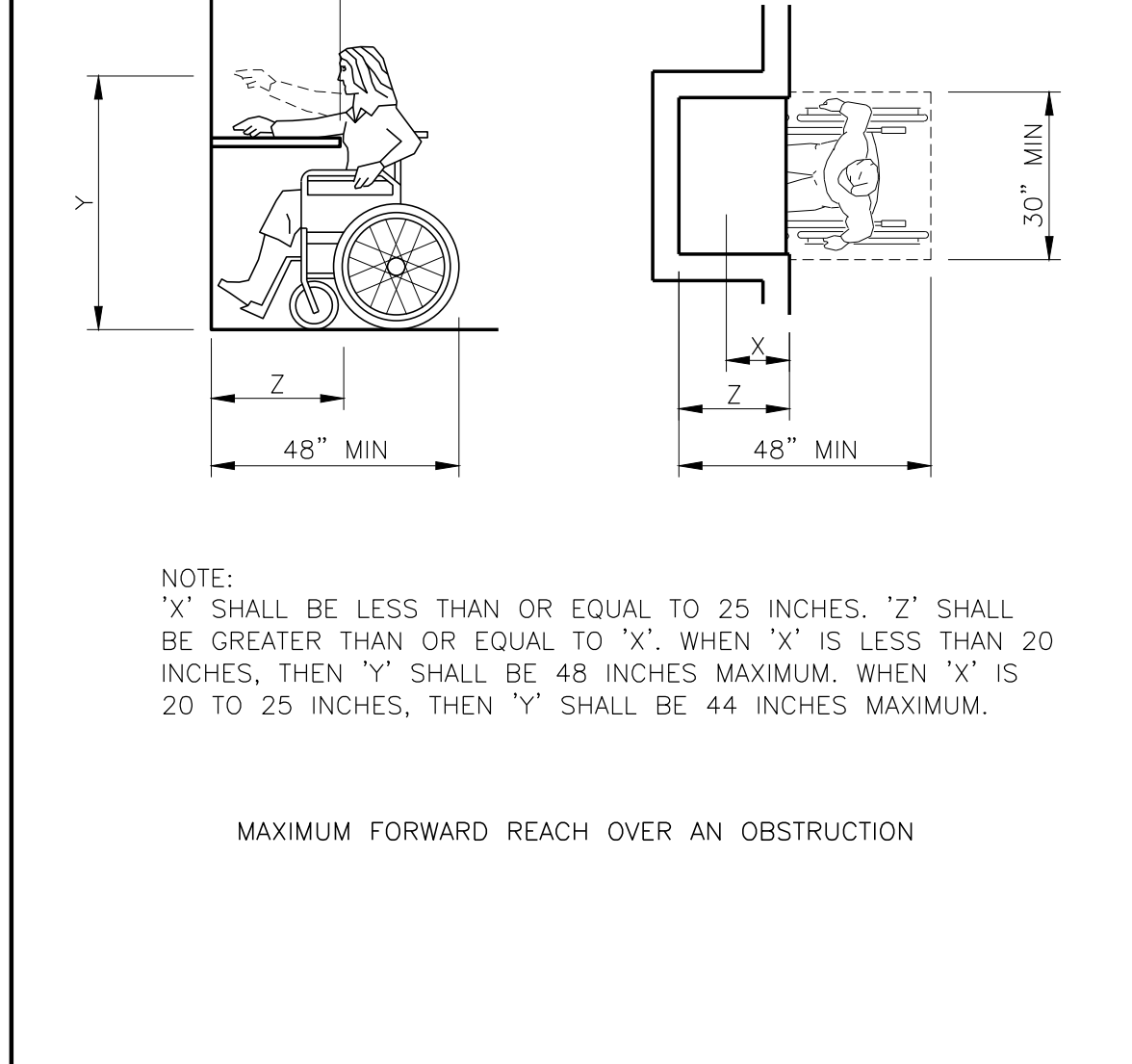
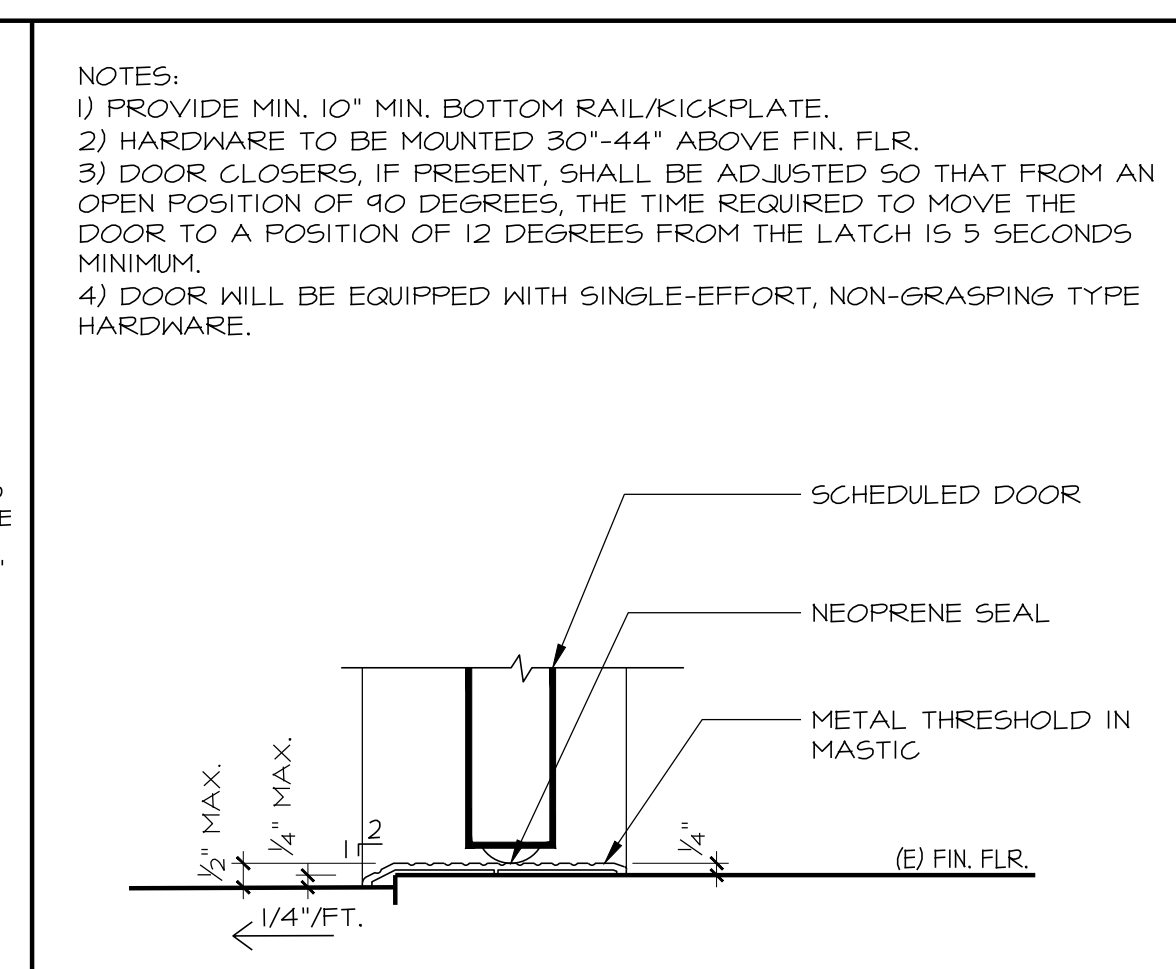
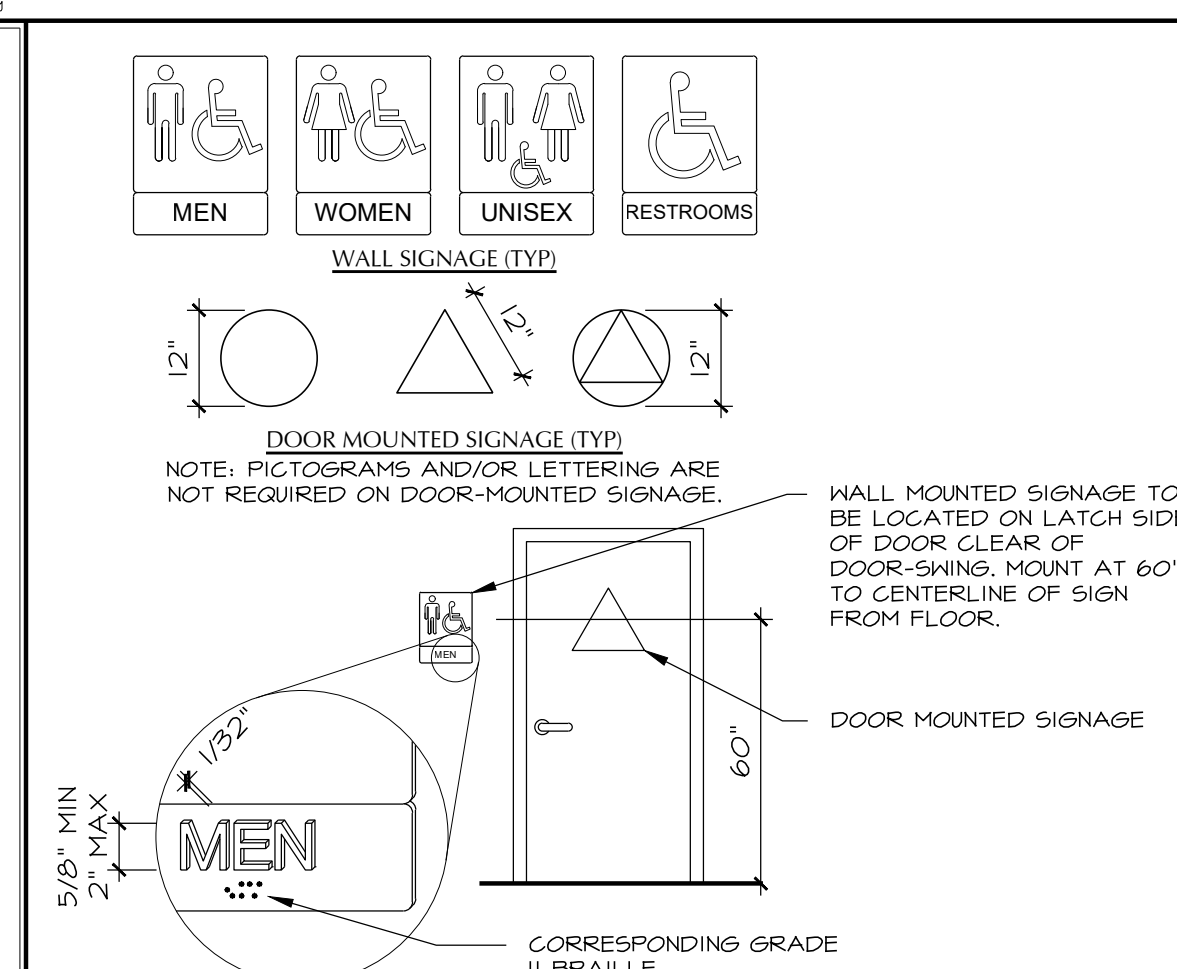
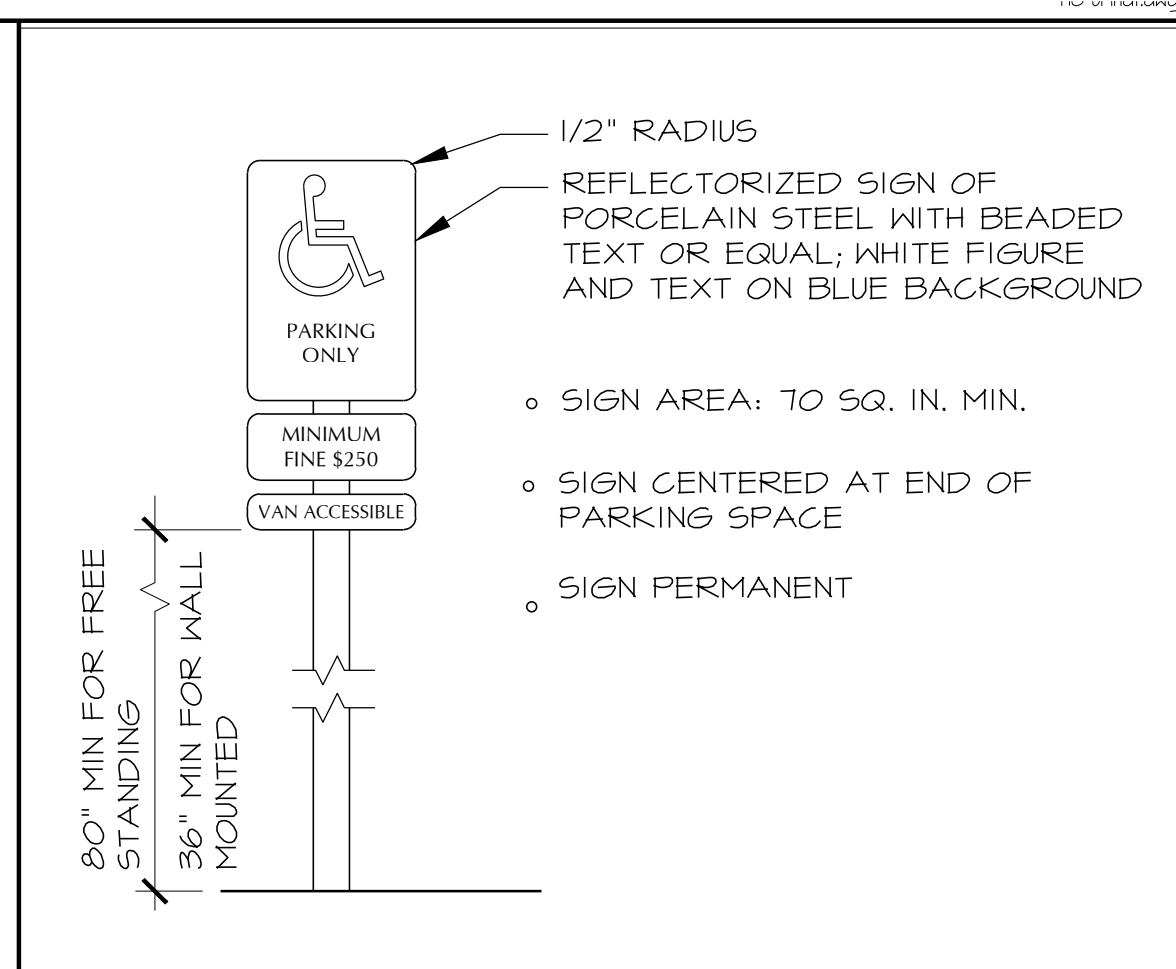
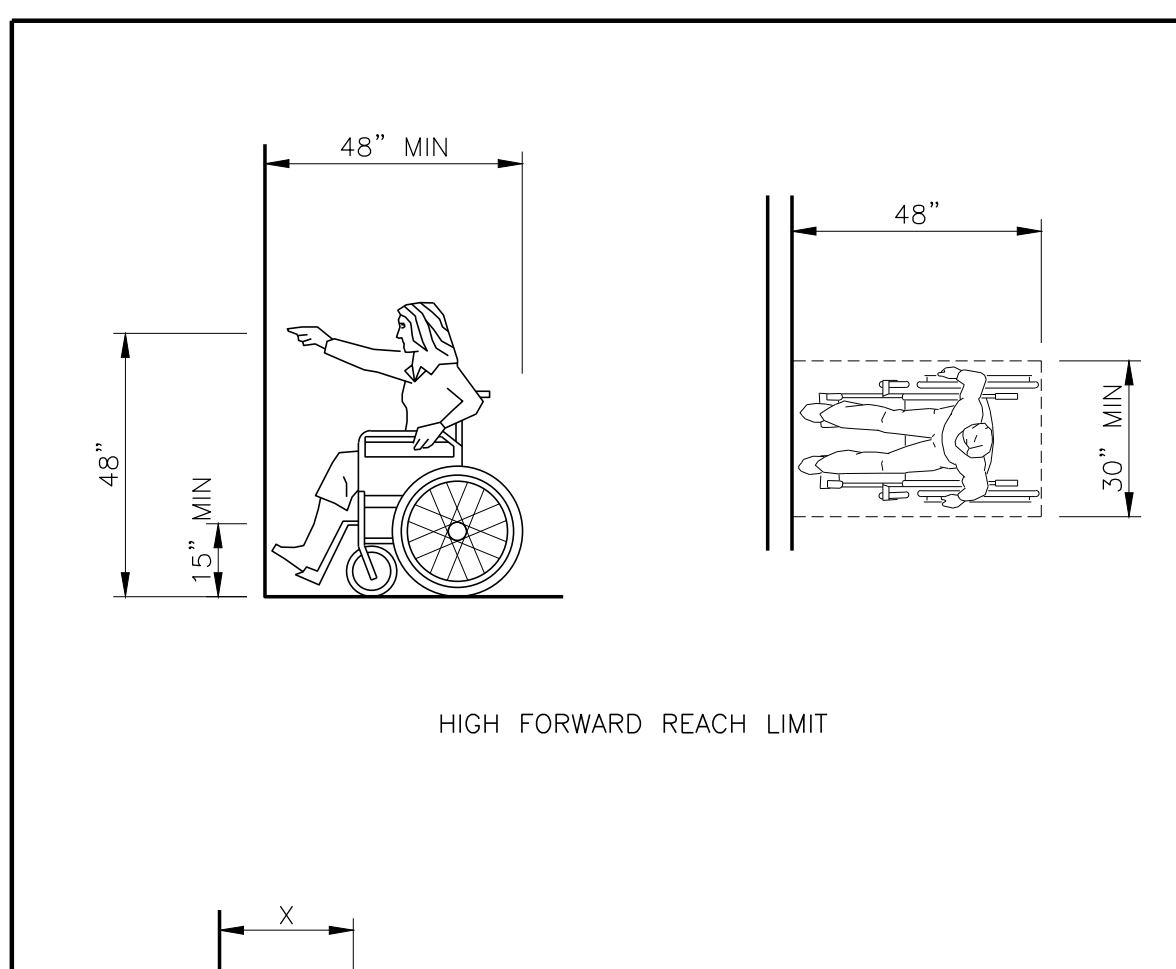
ADA NOTES

date:
10-13-16
10-27-16
9-28-2019
11-6-2019
10-2-2020
10-20-2020
4-7-2021
6-15-2021
6-24-2021
7-21-2021

sheet no:

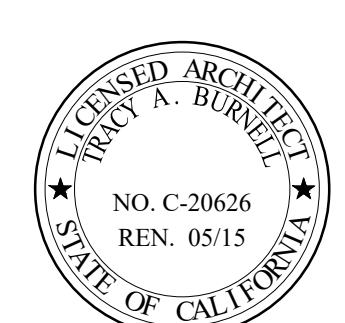
G.1

Preliminary: NOT FOR CONSTRUCTION



924 anacapa st
suite: 2-U
santa barbara, ca
93101
805.564.6074

SURFSIDE GAS STATION
6905 W. Surfside Street
La Conchita, CA 93001



sheet description
ADA DETAILS

date:
10-13-16
10-27-16
9-28-2019
11-6-2019
10-2-2020
10-20-2020
4-7-2021
6-15-2021
6-24-2021
7-21-2021

sheet no:
G.2

Preliminary: NOT FOR CONSTRUCTION

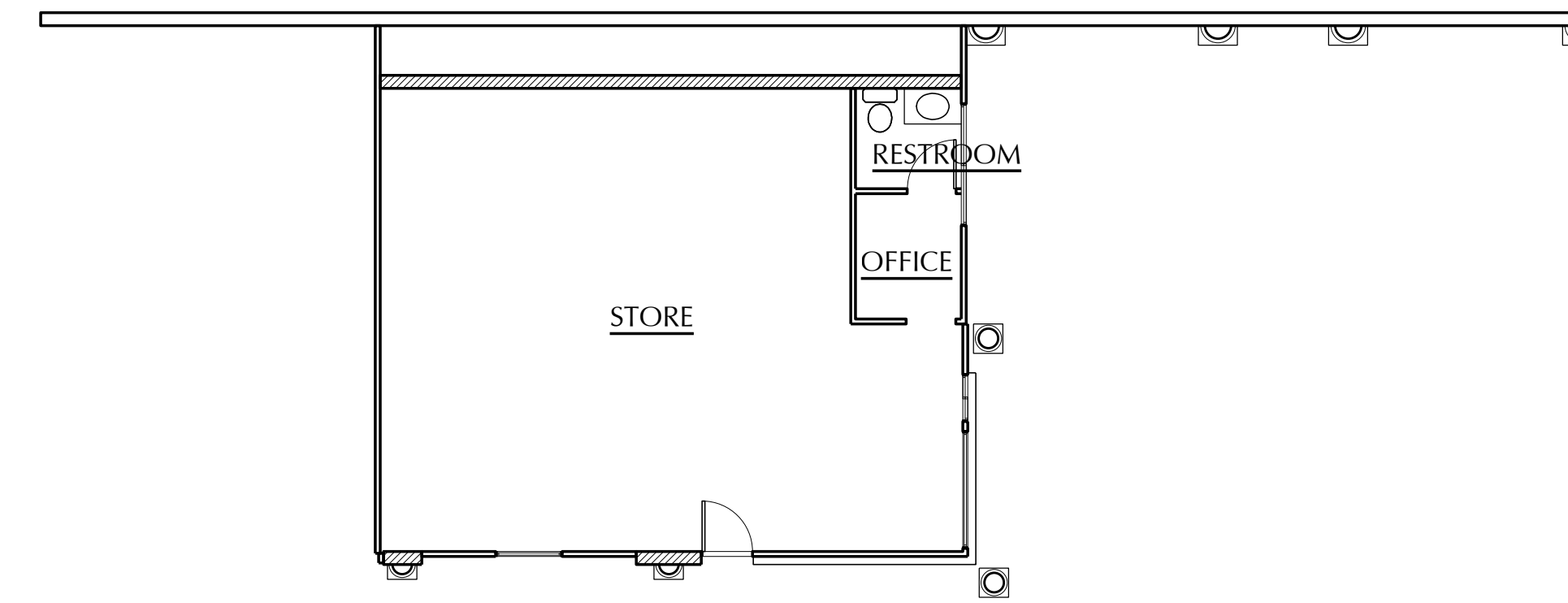
DEMOLITION PLAN NOTES:

1. CONTRACTOR TO PRESERVE AND RE-USE ANY MATERIALS WHERE FEASIBLE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXPOSED EXISTING CONSTRUCTION FROM THE WEATHER.
3. RECYCLE MATERIALS WHERE FEASIBLE.
4. PROVIDE CONTAINMENT FOR MATERIALS AND RUN-OFF.



ARCHITECTURE

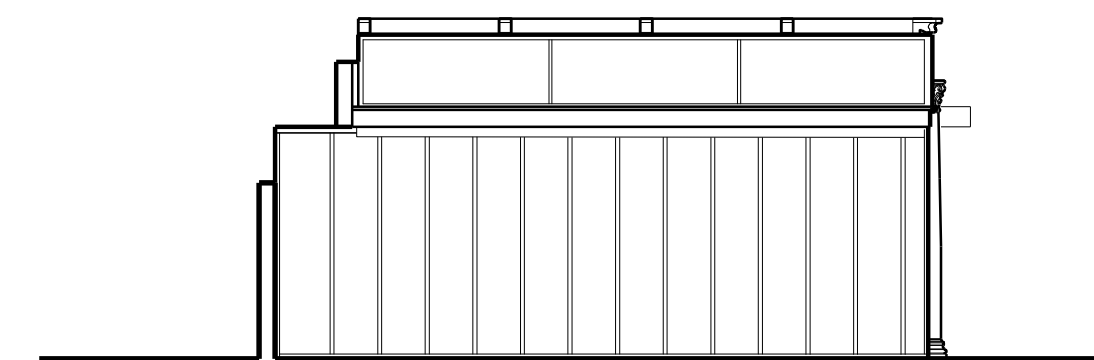
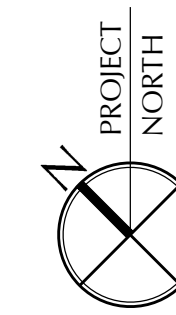
924 anacapa st
suite: 2-U
santa barbara, ca
93101
805.564.6074



EXISTING FLOOR PLAN

1/8"=1'-0"

(TO BE REMOVED)



EXISTING WEST ELEVATION

1/8"=1'-0"

(TO BE REMOVED)



EXISTING SOUTH ELEVATION

1/8"=1'-0"

(TO BE REMOVED)



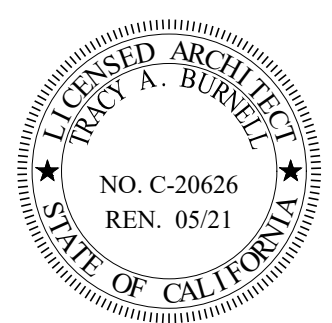
EXISTING EAST ELEVATION

1/8"=1'-0"

(TO BE REMOVED)

REMODEL TO

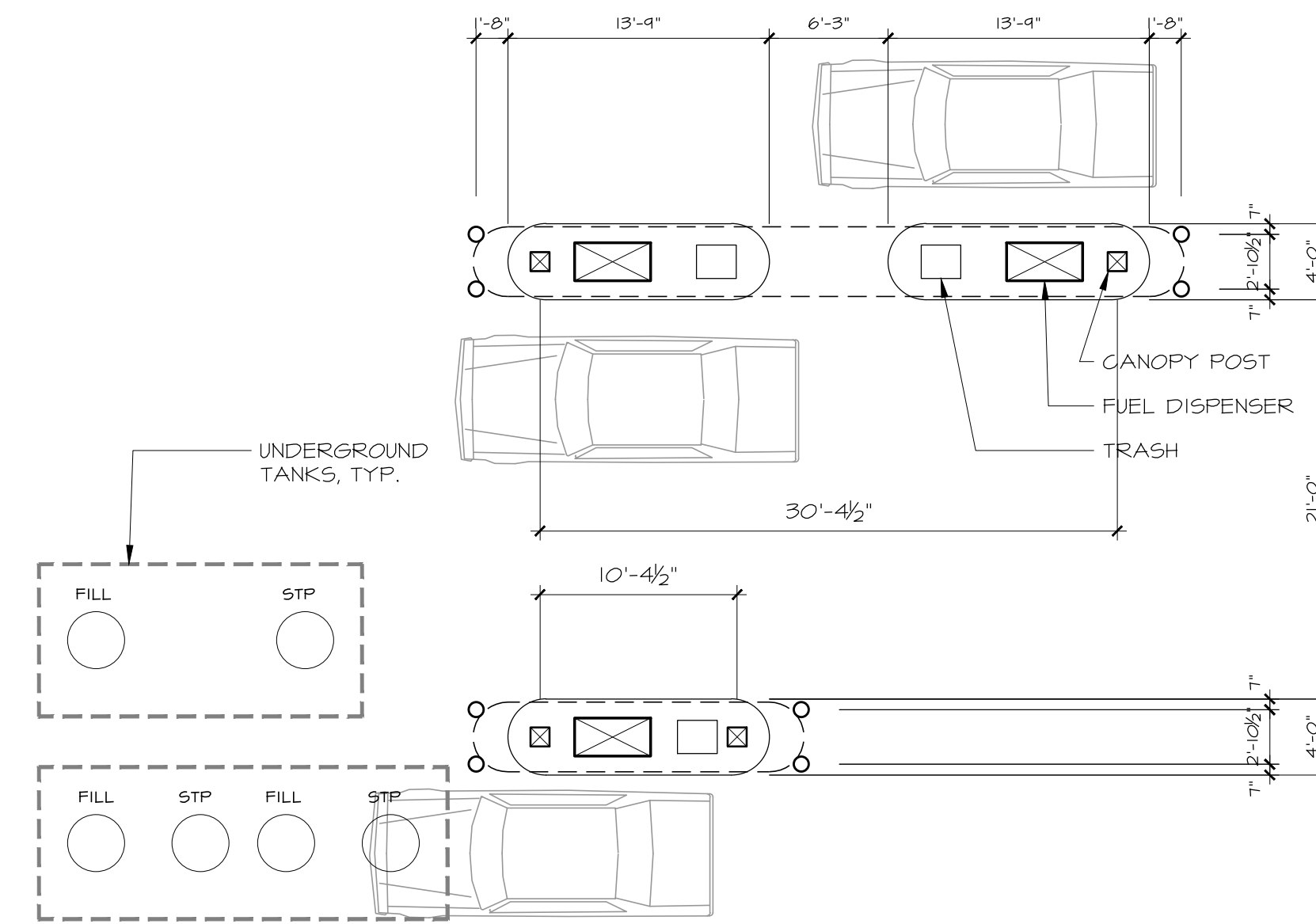
SURFSIDE GAS STATION
6905 W. Surfside Street
La Conchita, CA 93001



sheet description
EXISTING PLAN & ELEV

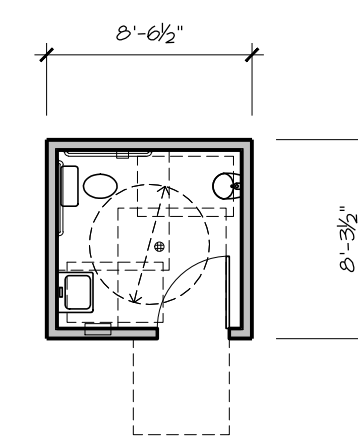
- date:
- 10-13-16
 - 10-27-16
 - 9-28-2019
 - 11-6-2019
 - 10-2-2020
 - 10-20-2020
 - 4-7-2021
 - 6-15-2021
 - 6-24-2021
 - 7-21-2021
 - ...
 - ...

sheet no:
A.1

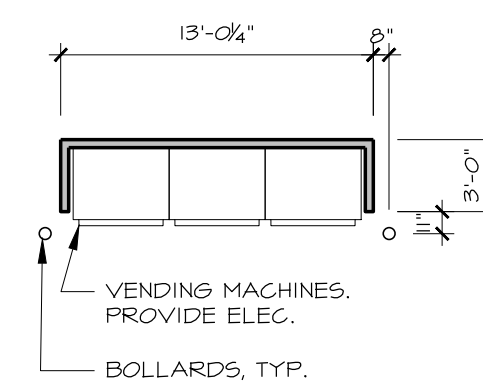


DISPENSER PLAN

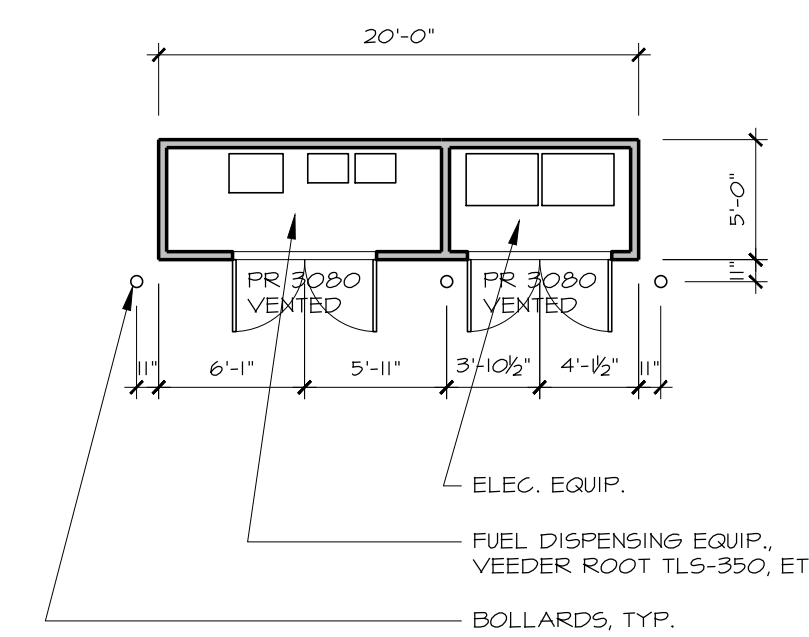
1/8"=1'-0"



RESTROOM



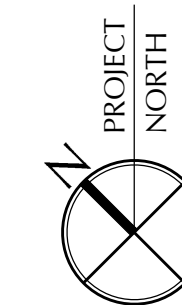
VENDING MACHINES



FUEL CONTROL/ELEC

ACCESSORY STRUCTURES

1/8"=1'-0"



FLOOR PLAN NOTES:

WALL LEGEND:

- INDICATES NEW STUD WALL: USE 2x4's @ 16" o.c.
- INDICATES NEW STUD WALL: USE 2x6's @ 16" o.c.

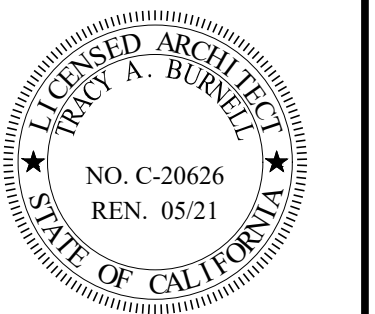
- PROVIDE EMERGENCY SHUT-OFF AS REQUIRED.
- ALL HOSE BIBBS SHALL HAVE BACK FLOW PREVENTION DEVICES.
- MECHANICAL EQUIPMENT SUPPORTED DIRECTLY BY THE GROUND SHALL BE ISOLATED FROM THE GROUND BY A LEVEL CONCRETE SLAB EXTENDING NOT LESS THAN THREE (3) INCHES ABOVE THE ADJOINING GROUND LEVEL.



ARCHITECTURE

924 anacapa st
suite: 2-U
santa barbara, ca
93101
805.564.6074

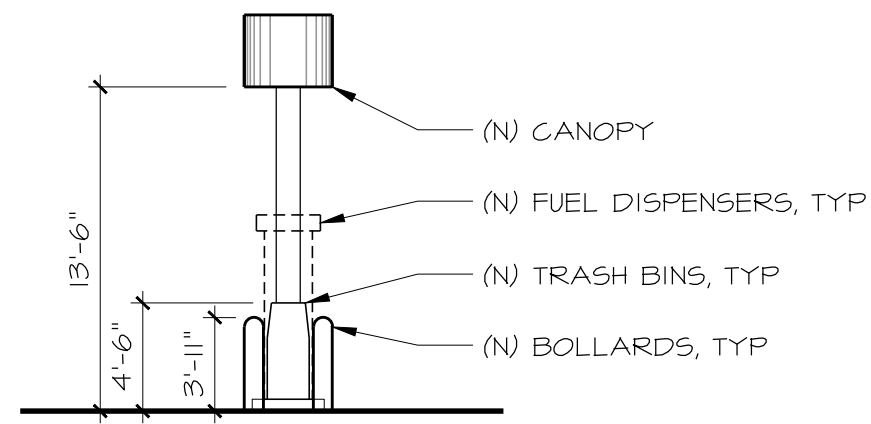
REMODEL TO
SURFSIDE GAS STATION
6905 W. Surfside Street
La Conchita, CA 93001



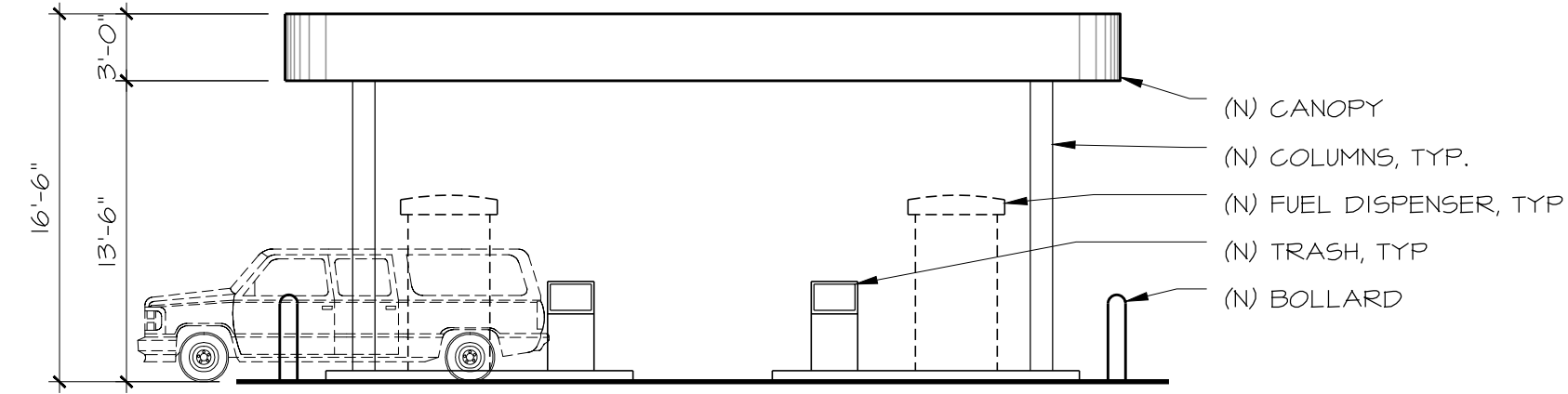
sheet description
FLOOR PLANS

date:
10-13-16
10-27-16
9-28-2019
11-6-2019
10-2-2020
10-20-2020
4-7-2021
6-15-2021
6-24-2021
7-21-2021
...
...

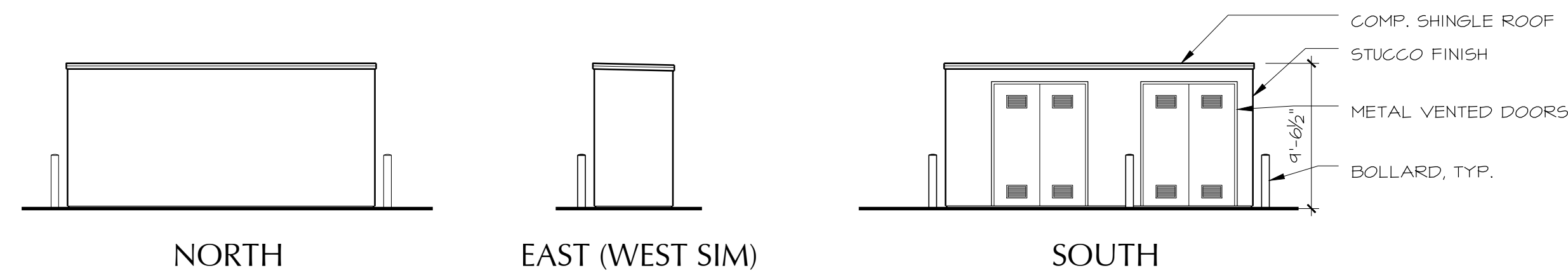
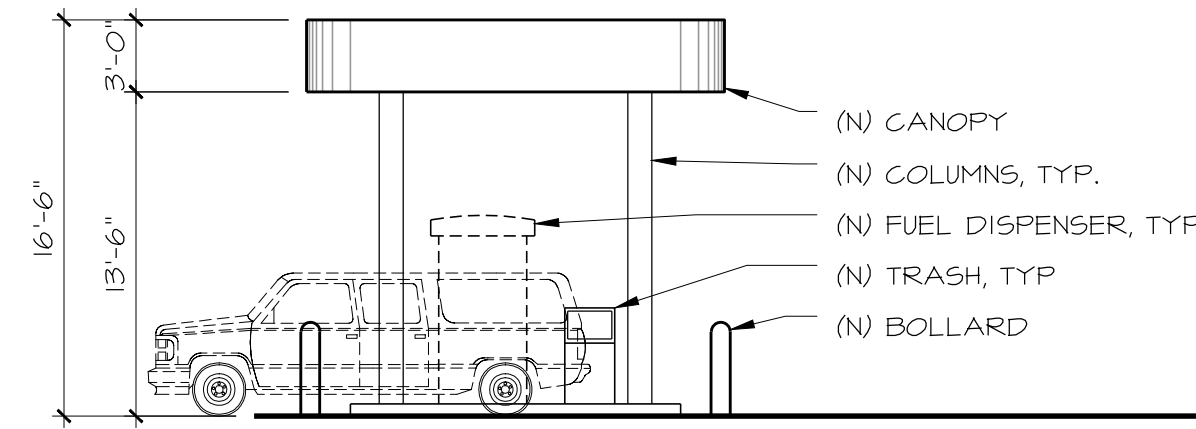
sheet no:
A.2



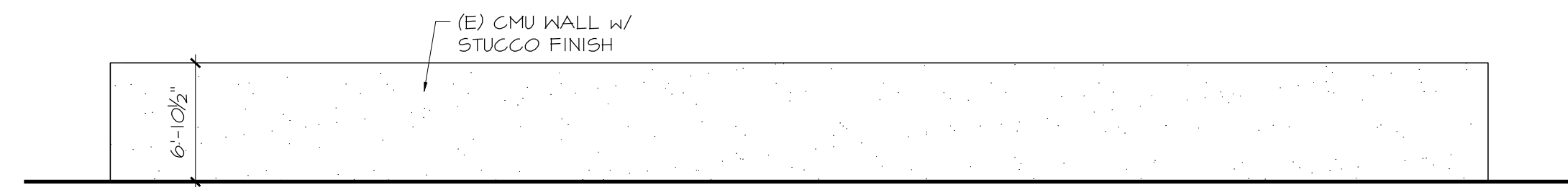
FUEL DISPENSERS WEST ELEVATION (EAST SIM.)
1/8"=1'-0"



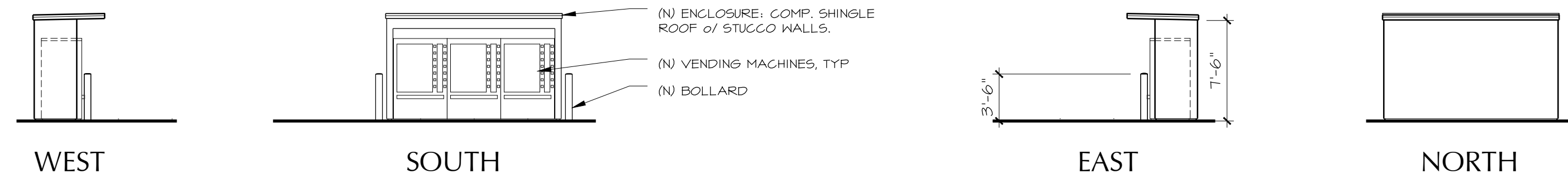
FUEL DISPENSERS SOUTH ELEVATION (NORTH SIM.)
1/8"=1'-0"



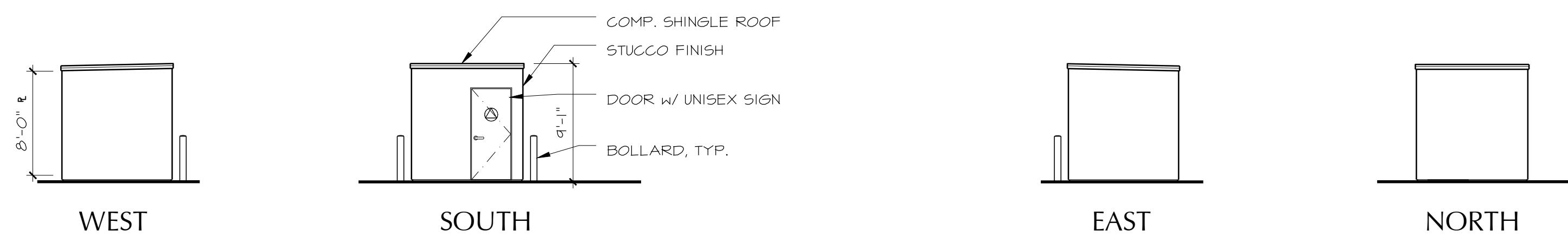
ELECTRICAL CLOSET ELEVATIONS
1/8"=1'-0"



EXISTING CMU WALL (SOUTH ELEVATION)
1/8"=1'-0"



VENDING MACHINE ELEVATIONS
1/8"=1'-0"



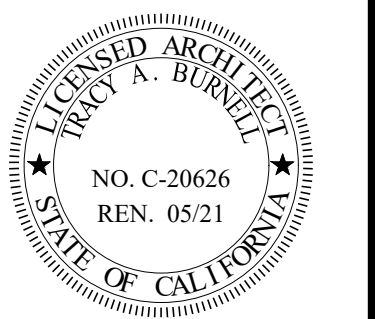
RESTROOM ELEVATIONS
1/8"=1'-0"



ARCHITECTURE

924 anacapa st
suite: 2-U
santa barbara, ca
93101
805.564.6074

REMODEL TO
SURFSIDE GAS STATION
6905 W. Surfside Street
La Conchita, CA 93001



sheet description
EXTERIOR ELEVATIONS

date:
10-13-16
10-27-16
9-28-2019
11-6-2019
10-2-2020
10-20-2020
4-7-2021
6-15-2021
6-24-2021
7-21-2021

sheet no:
A.3

NOTES:

THE PRELIMINARY REPORT FROM TICOR TITLE DATED NOVEMBER 17, 2017 ORDER 00417202-999-ERB DISCLOSES NO EASEMENTS OF RECORD AS OF THAT TIME.

SOLID CIRCLES ARE TREE TRUNKS, UNLESS NOTED OTHERWISE. THE ACCOMPANYING NUMBER(S) IS(ARE) THE TRUNK DIAMETER(S) DBH, WHICH MEANS AT 4' ABOVE ADJACENT GROUND LEVEL.

ONLY TREES 6" DBH AND OVER ARE SHOWN (3" FOR OAKS).

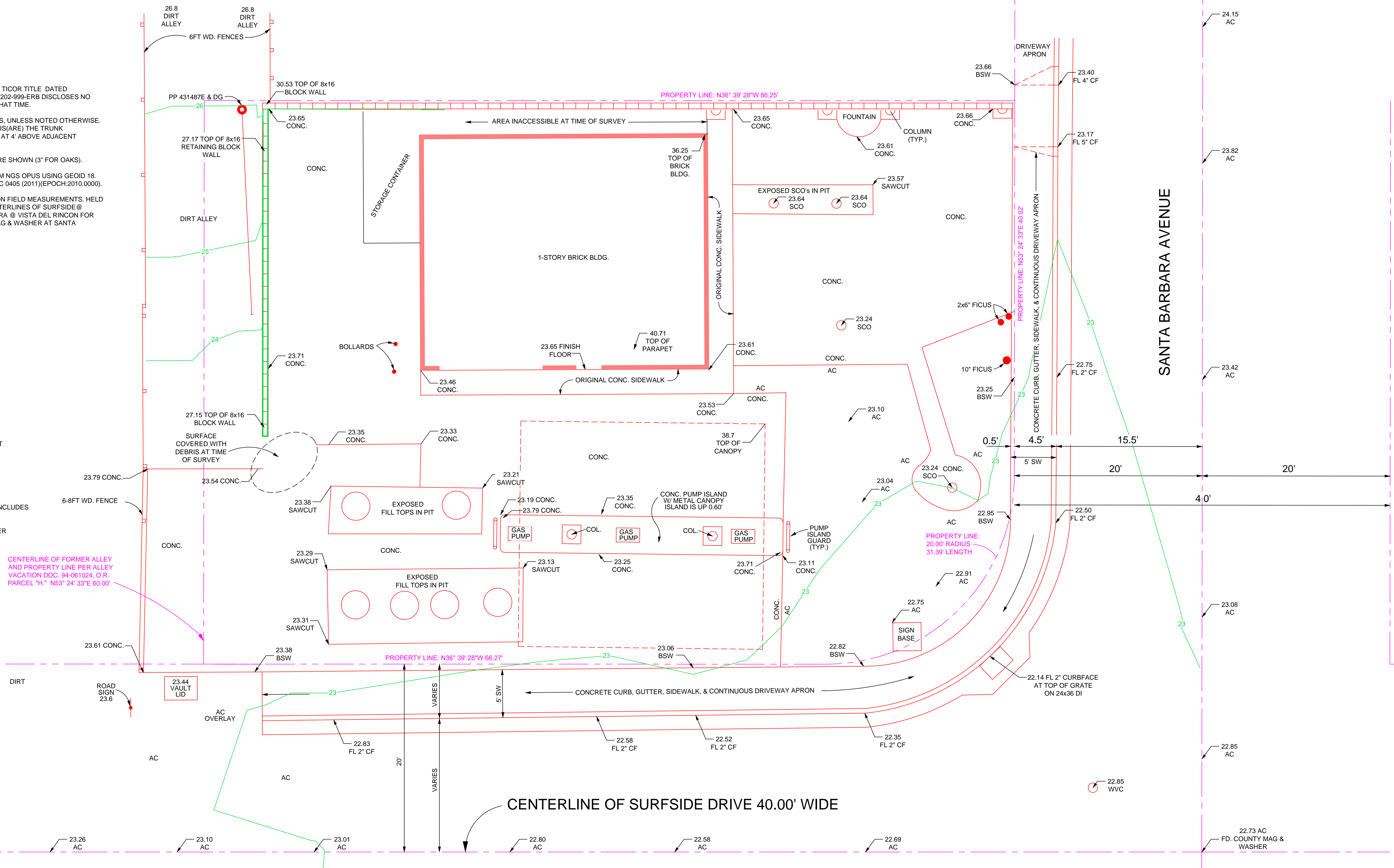
VERTICAL DATUM IS NAVD88 FROM NGS OPUS USING GEOID 18. HORIZONTAL DATUM IS NAD83 SPC 0405 (2011)(EPOCH:2010.0000).

PROPERTY LINE DATA IS BASED ON FIELD MEASUREMENTS. HELD FOUND MAG & WASHERS ON CENTERLINES OF SURFSIDE @ BAKERSFIELD AND SANTA BARBARA @ VISTA DEL RINCON FOR DIRECTION; FROM THE FOUND MAG & WASHER AT SANTA BARBARA @ SURFSIDE.

ABBREVIATIONS

- AC ASPHALT PAVEMENT
- BSW BACK OF SIDEWALK
- DG DOWN GUY LINE
- DI DROP INLET
- FL FLOWLINE
- PP POWER POLE
- SCO SEWER CLEANOUT
- SW SIDEWALK (WIDTH INCLUDES TOP OF CURB)
- TW TOP OF WALL
- WVC WATER VALVE COVER

CENTERLINE OF FORMER ALLEY AND PROPERTY LINE PER ALLEY VACATION DOC. 94-061024, O.R. PARCEL "H." N33° 24' 33"E 60.00'

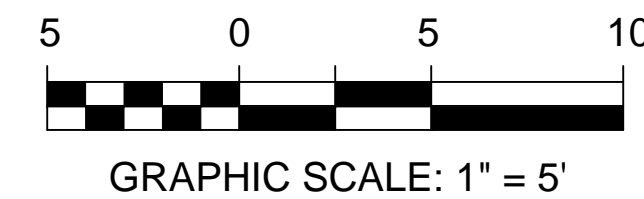
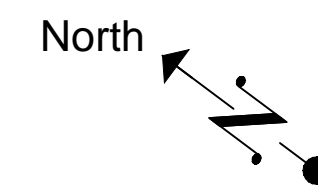


Prepared at the request of John Price & Scott Branch.

Land Surveyor:

Right Angle Land Survey
6 Harbor Way #230, Santa Barbara, CA 93109
(805) 570-4667

Revision	Date
Updated parcel boundary per title documents.	20210330



TOPOGRAPHIC SURVEY
6905 Surfside Drive & Adjacent Alley, La Conchita, CA 93001
Unincorporated Area of Ventura County
Date of completion of fieldwork: Dec. 14, 2018 Date of map: Dec. 21, 2020 Sheet 1 of 1



August 10, 2020

Project No.: 303755-002

Report No.: 20-8-16

John Price
Cortona Corner Apartments LLC
101 West Carrillo Street
Santa Barbara, CA 93101

Project: 6905 West Surfside Street
La Conchita Area of Ventura County, California
Subject: Onsite Wastewater Treatment System Report

Introduction

As requested, Earth Systems Pacific (Earth Systems) has prepared the following Onsite Wastewater Treatment System (OWTS) Report for a septic tank and leach lines to replace the existing OWTS supporting a proposed commercial restroom to be located at 6905 West Surfside Street in the La Conchita area of Ventura County, California. The OWTS design is based on the testing and design guideline set forth by the County of Ventura and percolation testing performed by Earth Systems Pacific

Site Setting

The site of the proposed residence is located at 6905 West Surfside Street in La Conchita, California (see attached *Vicinity Map* and *Site Plan with OWTS Testing Locations/Design*). The site is bounded by West Surfside Street to the southwest, Santa Barbara Street to the southeast, and existing residential lots in the other directions. The parcel topography is relatively flat with slight drainage to the south. The geographic coordinates of the subject lot are about Latitude 34.3624° North and Longitude 119.4470° West. The relative elevation of the site is about 18 feet above mean sea level. The project site currently has an existing gas station/convenience store building that appears to be out-of-business. No springs or seeps were noted on the ground surface during our field study

The proposed OWTS (septic tank and leach lines) will be located in the alley on the northwest edge of the property (see attached *Site Plan with OWTS Testing Locations/Design*).

Subsurface Materials and Groundwater Data

On June 8, 2020, four borings (P-1 through P-3; B-1) were drilled by 2R Drilling using an 8-inch hollow stem auger. Borings P-1 through P-3 were drilled to depths of about 4 feet and used for percolation testing; and Boring B-1 was drilled to a depth of about 17.5 feet for groundwater verification and to observe the soil profile. Percolation testing on Borings P-1 through P-3 did not result in passing percolation rates. Therefore, on July 15, 2020, Borings P-1 through P-3 were re-drilled on July 15, 2020 to a greater depth of about 8 to 9 feet below existing grade. The approximate locations of the borings were determined in the field by pacing and sighting, and are shown on the attached *Site Plan with OWTS Testing Locations/Design*. The borings were drilled

approximately within the limits of the proposed OWTS. Evaluation of the subsurface indicates that much of the project site is underlain by alluvium. The soil encountered within the test pits generally are silty or sandy clay overlaying fine to medium sand (see attached Test Pit Logs). Groundwater was encountered in boring B-1 at 16 feet.

Percolation Testing

Percolation testing for leach lines was conducted by Earth Systems Pacific. The testing was conducted about 9 feet below the existing ground surface within 8-inch diameter test holes that were drilled using 8-inch diameter hollow stem auger. The holes were pre-saturated about 24 hours prior to testing. The tests were performed by filling the 8 inch diameter borings with about 6 inches of water and monitoring the water level at 1 to 2 minute intervals until the water level decreased by at least 4 inches whereupon the boring was refilled to 6 inches again, this process repeating until at least 8 tests were taken. The short intervals were used due to the speed of the percolation rate. The results of the percolation testing indicated an average percolation rate of 0.2 min/inch.

<u>Percolation Pit</u>	<u>Rate (min./inch)</u>
P-1	0.1
P-2	0.1
P-3	0.4

To be conservative, the slowest tested percolation rate of 0.4 minutes per inch was used for the OWTS design. See attached Percolation Pit Logs and Report of Percolation Tests.

OWTS Septic Tank Design Criteria

It is our understanding that new septic tank will replace the existing tank (to be abandoned). Based on 10 "public" plumbing fixture units in the proposed restroom (one toilet, one lavatory and one mop sink), a 1,000-gallon septic tank should be installed. The location of the 1,000-gallon septic tank should be approximately located as shown on the attached *Site Plan and OWTS Testing Locations/Design*. The septic tank should be traffic rated if it will be located where any vehicles may travel over the top of the tank. The top of the septic tank should be installed with the top of the tank no lower than 12 inches below finished grade.

OWTS Leach Line Design Criteria

Leach lines are an acceptable method of effluent disposal for the proposed project because there is adequate area for the proposed OWTS that is relatively flat on the west side of the project (within the alley). It is our understanding the alley will become part of the project, although it is currently shown offsite.

Using the previously discussed percolation rate of 0.4 minutes per inch, the required absorption area for the leach line system would be 127 square feet for a 1,000-gallon septic tank which would require a 21-foot long leach line (see attached Calculation Sheet). VCEHD requires a minimum leach line length of 50 feet. To meet this requirement, one 50-foot long leach line that is 3 feet wide and bottomed approximately 9 feet below the existing ground surface (this is the depth at

which the percolation tests were performed) should be constructed as shown on the attached *Site Plan with OWTS Testing Locations/Design*. Due to limited space on site, the drain pipe will be placed one foot above the bottom of the leach line (i.e. 12-inches of gravel below drain pipe) so that the leach line can maintain the minimum of 4 feet distance between the primary and 100% expansion lines.

Expansion Area and Setbacks

An area must be maintained on-site equal to 100% of the primary system size for future expansion or relocation of the system. A suitable location for this area is shown on the attached *Site Plan with OWTS Testing Locations/Design*.

Setbacks required by the VCEHD should be maintained for both the primary system and the 100% expansion area. A minimum of 4 feet must maintained between the primary and expansion leach lines, and the leach lines need to be a minimum of 8 feet from nearby structures. A minimum of 100 feet, measured horizontally, must be maintained between the leach lines and any onsite or offsite water well or steam. Achieving the required setbacks is the responsibility of the Contractor who installs the system. As a result, it is recommended that installation of any septic system be completed by a Contractor licensed by the State of California to perform such work.

For your convenience, we have included Ventura County tables and figures which include additional information regarding construction setbacks, septic tank capabilities, and recommended installation techniques.

Conclusions

Based on the data presented in this report, and using the recommendations set forth, it is the judgment of this firm that there is sufficient area on the subject property to support an on-site wastewater treatment system that will meet the current codes and standards of the County of Ventura.

If you have any questions concerning this letter, please do not hesitate to contact the undersigned.

Respectfully submitted,

EARTH SYSTEMS PACIFIC

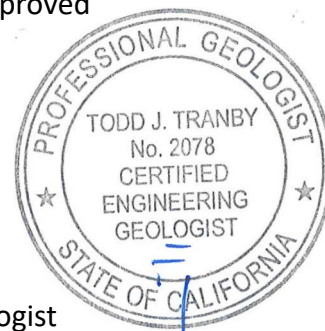


Vivian Wallace
Staff Geologist

Reviewed and Approved

8-10-2020

Todd J. Tranby
Engineering Geologist



August 10, 2020

Project No.: 303755-002

Report No.: 20-8-16

Attached: Vicinity Map
Regional Geology Map (Dibblee)
Regional Geology Map (SCAMP CGS and USGS)
Site Plan with OWTS Testing Locations
Boring Logs
Percolation Test Results
Calculation Sheet
VCEHD Specification Sheets

Copies: 1 - Client (email)
1 - Project File



*Taken from USGS Topo Map, Pitas Point Quadrangle, California, 2018.

Approximate Scale: 1" = 2,000'



VICINITY MAP

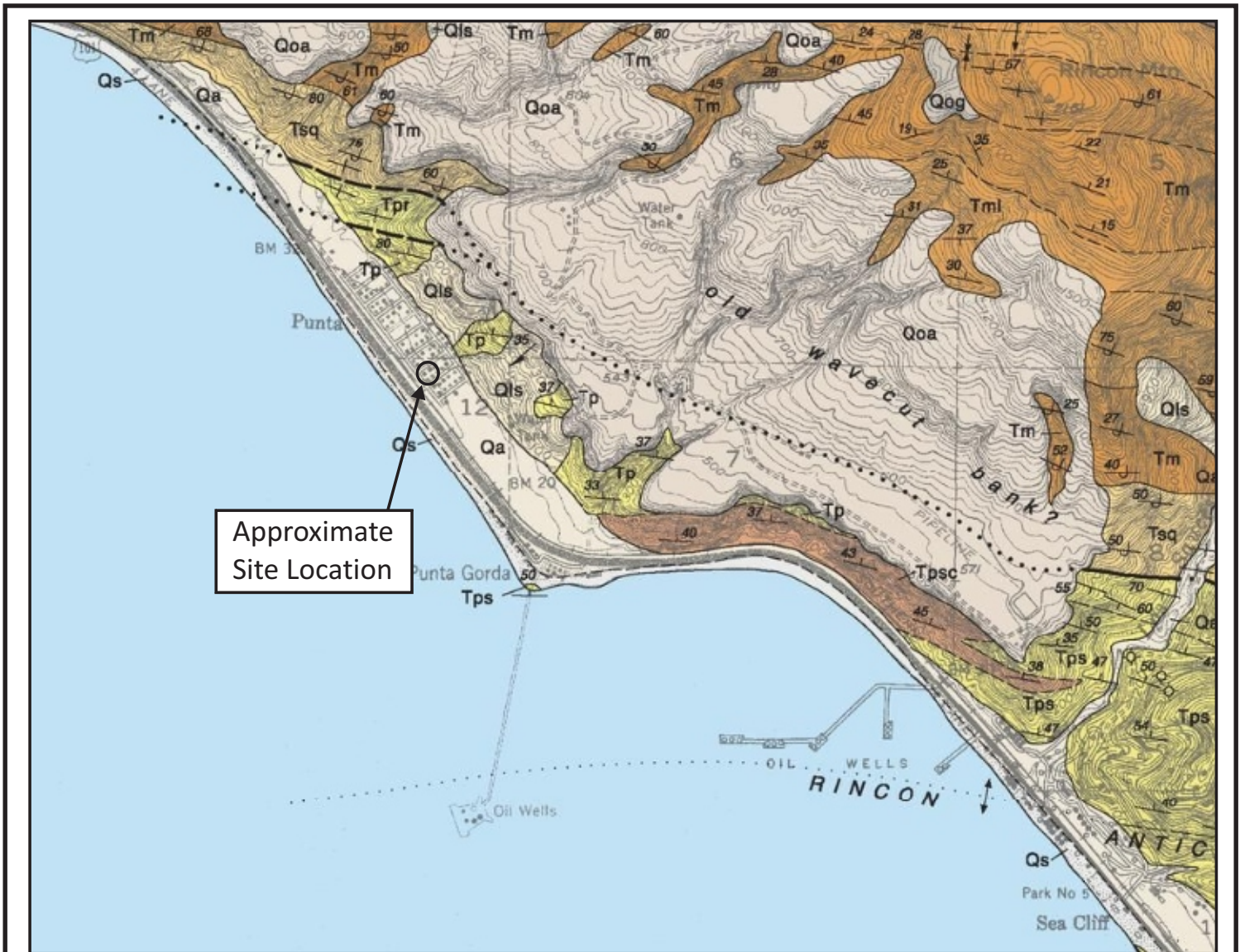
6905 West Surfside Street
Ventura, California



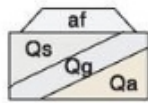
Earth Systems

August 2020

303755-002

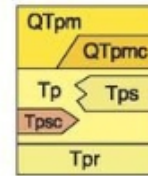


*Taken from Dibblee, Jr., Geologic Map of The Ventura and Pitas Point Quadrangle, Ventura County, California, 1988, DF-21.



SURFICIAL SEDIMENTS

- af Artificial fill
- Qs Beach sand deposits
- Qg Stream channel deposits of gravel, sand and silt
- Qa Alluvium; unconsolidated floodplain deposits of silt, sand and gravel



PICO FORMATION

Marine; Pliocene and Pleistocene ages

- QTpm** Mudpit Claystone Member (Santa Barbara Formation of Yerkes, et al, 1987; Yeats and Grigsby, 1987, Grigsby, 1988), early Pliocene to possibly late Pliocene age, massive to vaguely bedded gray claystone or mudstone; includes QTpmc light gray sandstone and conglomerate with pebbles of hard sandstone and white siliceous shale
- Tp** Pico Formation, mostly gray claystone, vaguely bedded, and few thin strata of sandstone
- Tps** Pico Formation, mostly light gray to tan sandstone, well bedded, in some places pebbly; includes some interbedded claystone, as above
- Tpsc** Sandstone as above, and conglomerate of pebbles and cobbles of hard sandstone
- Tpr** "Repetto" Member; gray claystone similar to Tp, contains microfossils of early Pliocene (Repellian Stage of Grigsby, 1988)



GEOLOGIC SYMBOLS

not all symbols shown on each map

FORMATION CONTACT dashed where inferred or indefinite dotted where concealed	MEMBER CONTACT between units of a formation dotted where concealed	CONTACT BETWEEN SURFICIAL SEDIMENTS located only approximately in places dotted where concealed
---	---	--

FAULT: Dashed where indefinite or inferred, dotted where concealed, queried where existence is doubtful. Parallel arrows indicate inferred relative lateral movement. Relative vertical movement is shown by U/D (U=upthrown side, D=downthrown side). Short arrow indicates dip of fault plane. Sawteeth are on upper plate of low angle thrust fault.

FOLDS:

overturned	ANTICLINE	SYNCLINE
------------	-----------	----------

arrow on axial trace of fold indicates direction of plunge; dotted where concealed by surficial sediments

Strike and dip of sedimentary rocks

18°	20°	80°	horizontal	vertical
inclined	inclined (approximate)	overturned	horizontal	vertical

Strike and dip of metamorphic or igneous rock foliation or flow banding or compositional layers

75°	80°	vertical	overturned
inclined	inclined (approximate)	vertical	overturned

OTHER SYMBOLS:

- Direction of landslide movement
- outline of water bodies shown on map
- water well
- oil well
- springs

Approximate Scale: 1" = 2,000'

REGIONAL GEOLOGIC MAP 1

6905 West Surfside Street
Ventura, California



Earth Systems

August 2020

303755-002



*Taken from USGS, SCAMP Geologic Map of the Pitas Point 7.5' Quadrangle, Ventura County, California, 2003.



Qhpr-s	Holocene paralic deposits of the Sea Cliff marine terrace 1800 to 5800 years old (Lajoie, and others, 1982); composed of semi-consolidated sandy clay with some gravel.
Qhf	Holocene alluvial fan deposits, deposited by streams emanating from mountain canyons onto alluvial valley floors; deposits originate as debris flows, hyperconcentrated mudflows, or braided stream flows; composed of moderately to poorly sorted, and moderately to poorly bedded sandy clay with some gravel.
Qls	Holocene to Pleistocene landslide deposits, includes numerous active landslides; composed of weathered broken up rocks; extremely susceptible to renewed landsliding.

Approximate Scale: 1" = 2,000'



REGIONAL GEOLOGIC MAP 2

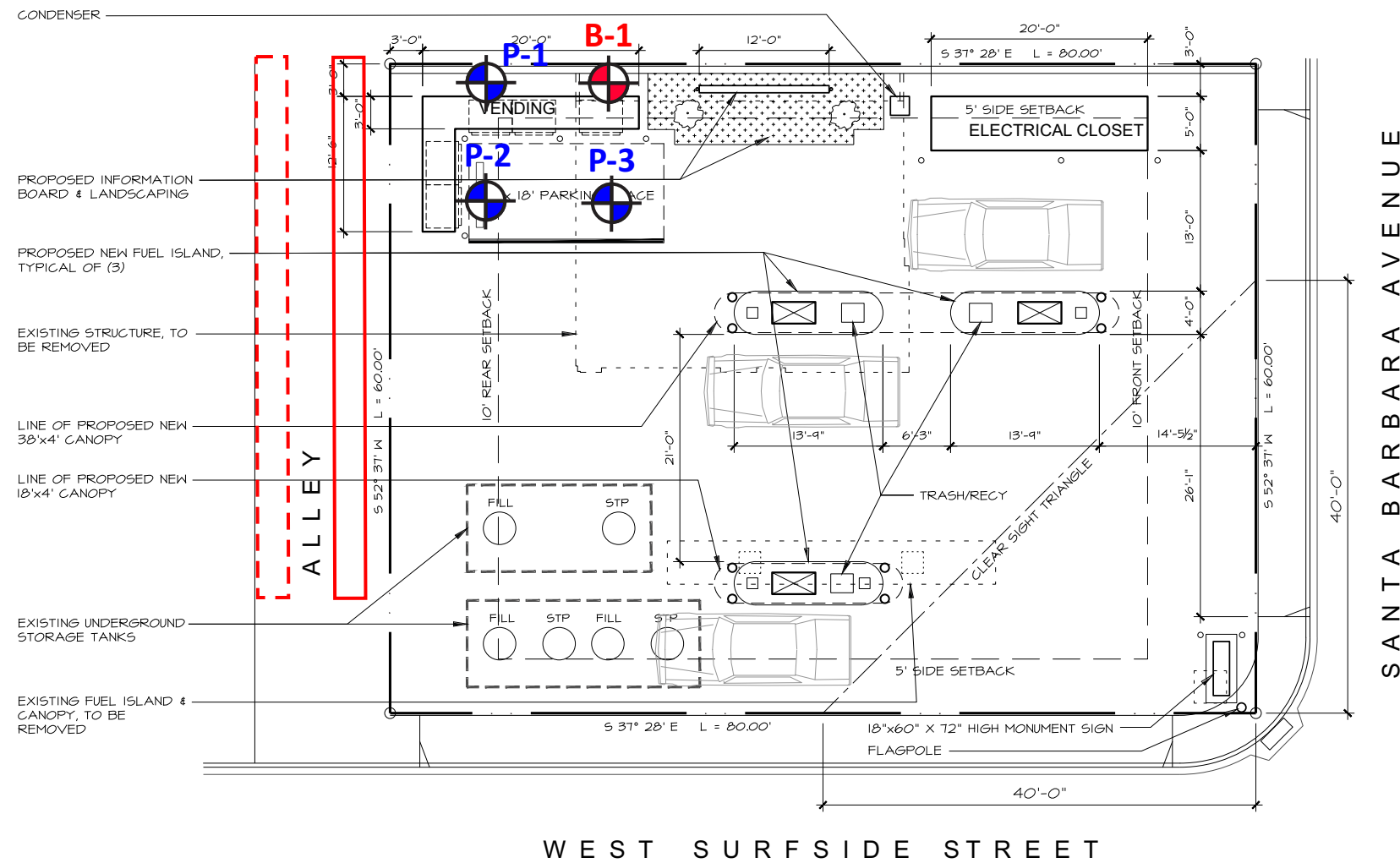
6905 West Surfside Street
Ventura, California



Earth Systems





August 2020

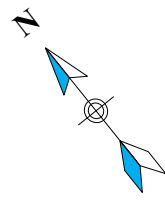
303755-002




Approximate Scale: 1" = 15'

0 15' 30'

- B-1**
 Approximate boring location
- P-3**
 Approximate percolation test locations
-  Proposed 50-foot leach line, 100% primary zone
-  Future 50-foot leach line, 100% expansion zone



SITE PLAN WITH OWTS TEST LOCATIONS	
6905 W Surfside Street La Conchita, California	
 Earth Systems	
August 2020	303755-002

BORING NO: B-1 PROJECT NAME: 6905 W Surfside Street PROJECT NUMBER: 303755-002 BORING LOCATION: Per Plan	DRILLING DATE: July 15, 2020 DRILL RIG: Geoprobe DRILLING METHOD: Hollow-Stem Auger LOGGED BY: AL
--	--

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						CL			Asphalt: 7.5", Base Material: 0.0"
5						CL			ARTIFICIAL FILL: Dark Gray Brown Silty Clay, trace asphalt fragments, medium stiff, moist to very moist
10						SP			ALLUVIUM: Light Orange Brown fine Sand, medium dense, dry to damp
15						SW			ALLUVIUM: Light Orange Brown fine to medium Sand, medium dense, moist to wet
20									Total Depth: 17.5 feet Groundwater Depth: 16.0 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.

BORING NO: P-1 PROJECT NAME: 6905 W Surfside Street PROJECT NUMBER: 303755-002 BORING LOCATION: Per Plan	DRILLING DATE: July 15, 2020 DRILL RIG: Geoprobe DRILLING METHOD: Hollow-Stem Auger LOGGED BY: AL
--	--

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						CL			Asphalt: 7.5", Base Material: 0.0" ARTIFICIAL FILL: Dark Gray Brown fine Sandy Clay, stiff, moist
5						CL			ALLUVIUM: Gray Brown fine Sandy Clay, stiff, moist
10						SP			ALLUVIUM: Light Orange Brown fine Sand with trace Silt, medium dense, dry to damp
15									Total Depth: 9.0 feet No Groundwater Encountered
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: P-2 PROJECT NAME: 6905 W Surfside Street PROJECT NUMBER: 303755-002 BORING LOCATION: Per Plan	DRILLING DATE: July 15, 2020 DRILL RIG: Geoprobe DRILLING METHOD: Hollow-Stem Auger LOGGED BY: AL
--	--

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						CL			Asphalt: 7.5", Base Material: 0.0" ARTIFICIAL FILL: Dark Gray Brown fine Sandy Clay, trace medium to coarse Sand, stiff, moist
5						CL			ALLUVIUM: Light Gray Brown fine Sandy Clay, stiff, moist
5						SP			ALLUVIUM: Light Orange Brown fine Sand with trace Silt, medium dense, dry to damp
10									Total Depth: 8.95 feet No Groundwater Encountered
15									
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: P-3 PROJECT NAME: 6905 W Surfside Street PROJECT NUMBER: 303755-002 BORING LOCATION: Per Plan	DRILLING DATE: July 15, 2020 DRILL RIG: Geoprobe DRILLING METHOD: Hollow-Stem Auger LOGGED BY: AL
--	--

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						CL			Asphalt: 7.5", Base Material: 0.0" ARTIFICIAL FILL: Dark Gray Brown fine Sandy Clay, trace medium to coarse Sand, stiff, moist
5						CL			ALLUVIUM: Light Brown Silty Clay, stiff, moist
10						SP			ALLUVIUM: Light Orange Brown fine Sand with some Silt, medium dense, dry to damp
15									Total Depth: 9.0 feet No Groundwater Encountered
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.

Report of Percolation Test
P-1

Technician: A. Luna		Date: July 15, 2020	
Property Location: 6905 W Surfside St		Job Number:	303755-002
Owner/Builder:		Parcel No.:	
Weather: Overcast		Test Hole Loc.: Per Plan	
Test Hole Depth: 9.0 feet			
Soil Profile: See Log of Logging Hole			

Stabilized Rate: - Min/ Inch

Time (H:M:S)	Delta Time (H:M:S)	Water Height (Inches)	Delta Water Height (inches)	Percolation Rate (Min/Inch)
9:50:00		6		
9:51:00	0:01:00	0	6	0.2
9:52:00		6		
9:53:00	0:01:00	1.2	4.8	0.0
9:54:00		6		
9:55:00	0:01:00	2.28	3.72	0.3
9:56:00		6		
9:57:00	0:01:00	2.4	3.6	0.0
9:58:00		6		
9:59:00	0:01:00	2.52	3.48	0.3
10:00:00		6		
10:01:00	0:01:00	2.52	3.48	0.0
10:02:00		6		
10:03:00	0:01:00	2.52	3.48	0.3
10:04:00		6		
10:05:00	0:01:00	2.52	3.48	0.0

Report of Percolation Test
P-2

Technician: A. Luna		Date: July 15, 2020	
Property Location: 6905 W Surfside St		Job Number:	303755-002
Owner/Builder:		Parcel No.:	
Weather: Overcast		Test Hole Loc.: Per Plan	
Test Hole Depth: 8.95 feet			
Soil Profile: See Log of Logging Hole			

Stabilized Rate: - Min/ Inch

Time (H:M:S)	Delta Time (H:M:S)	Water Height (Inches)	Delta Water Height (inches)	Percolation Rate (Min/Inch)
10:41:00		6		
10:42:00	0:01:00	1.08	4.92	0.2
10:43:00		6		
10:44:00	0:01:00	2.4	3.6	0.0
10:45:00		6		
10:46:00	0:01:00	3.12	2.88	0.3
10:47:00		6		
10:49:00	0:02:00	1.92	4.08	0.5
10:49:00		6		
10:51:00	0:02:00	1.92	4.08	0.0
10:51:00		6		
10:53:00	0:02:00	2.16	3.84	0.5
10:53:00		6		
10:55:00	0:02:00	2.4	3.6	0.0
10:55:00		6		
10:57:00	0:02:00	2.4	3.6	0.0
10:57:00		6		
10:59:00	0:02:00	2.64	3.36	0.0
10:57:00		6		
10:59:00	0:02:00	2.76	3.24	0.0

Report of Percolation Test
P-3

Technician: A. Luna		Date: July 15, 2020	
Property Location: 6905 W Surfside St		Job Number:	303755-002
Owner/Builder:		Parcel No.:	
Weather: Overcast		Test Hole Loc.: Per Plan	
Test Hole Depth: 9.0 feet			
Soil Profile: See Log of Logging Hole			

Stabilized Rate: 0.4 Min/ Inch

Time (H:M:S)	Delta Time (H:M:S)	Water Height (Inches)	Delta Water Height (inches)	Percolation Rate (Min/Inch)
11:05:00		6		
11:06:00	0:01:00	0.6	5.4	0.2
11:07:00		6		
11:08:00	0:01:00	2.4	3.6	0.3
11:09:00		6		
11:10:00	0:01:00	3.12	2.88	0.3
11:11:00		6		
11:12:00	0:01:00	3.36	2.64	0.4
11:13:00		6		
11:14:00	0:01:00	3.6	2.4	0.4
11:15:00		6		
11:17:00	0:02:00	1.2	4.8	0.4
11:17:00		6		
11:19:00	0:02:00	1.44	4.56	0.4
11:19:00		6		
11:21:00	0:02:00	1.44	4.56	0.4
11:21:00		6		
11:23:00	0:02:00	1.56	4.44	0.5

Enter Leachline Data:

Septic Tank Size : Gallons

Percolation Rate:



Square feet of trench required

For standard trench (3' wide with 2.5' rock under pipe):

Enter number of trenches: Each trench shall be: Feet
For a total of : Feet

For other trenches:

Enter bottom width of trench (1.5, 2, 2.5, or 3): Feet

Enter depth of rock under pipe (1, 1.5, 2, 2.5, 3): Feet

Each trench shall be: Feet

Number of Lengths of Leachline Proposed: For a total of : Feet

Septic Tank Criteria

SINGLE FAMILY DWELLINGS

Calculate septic tank capacity by both number of bedrooms and by number of plumbing fixture units. Use the capacity based on plumbing fixture units if greater than capacity based on number of bedrooms.

Number of Bedrooms	Septic Tank Capacity (gallons)	Number of Plumbing Fixture Units	Septic Tank Capacity (gallons)
3 or less	1,000	25 or less	1,000
4	1,200	26-33	1,200
5-6	1,500	34-45	1,500
Additional Bedrooms	Add 150 gallons capacity per bedroom in excess of 6	46-55	2,000
		56-60	2,250
		61-70	2,500
		71-80	2,750
		81-90	3,000
		91-100	3,250
		Over 100	Add 25 gallons capacity per fixture unit in excess of 100

NON-RESIDENTIAL STRUCTURES

Calculate septic tank capacity based solely on number of plumbing fixture units.

Number of Plumbing Fixture Units	Septic Tank Capacity (gallons)
20 or less	1,000
21-25	1,200
26-33	1,500
34-45	2,000
46-55	2,250
56-60	2,500
61-70	2,750
71-80	3,000
81-90	3,250
91-100	3,500
Over 100	Add 25 gallons capacity per plumbing fixture unit in excess of 100.

NOTE: Where tank size is not commercial available for calculated capacity, round up to the next available size.



Environmental Health Division • Public Information

County of Ventura • Resource Management Agency • <http://www.ventura.org/rma/envhealth>
 800 S. Victoria Ave, Ventura, CA. 93009-1730 • 805 654-2813 • 805 654-2480 Fax

INDIVIDUAL SEWAGE DISPOSAL SYSTEM SETBACK REQUIREMENTS

Minimum Horizontal Distance in Feet from:	Building Sewer	Septic Tank	Disposal Field	Seepage Pit	Subsurface Sand Filtration System	Mound System
Buildings or Structures ¹	2	5	8	8	8	20 ²
Property line adjoining private property	Clear ³	5	5	8	8	10
Water supply well on suction line	50 ⁴	50	100	150	100 ⁵	100
Streams, lakes, tidal waters, or ocean waters	50	50	100	150	100	100
Large Trees	--	10	--	10	10	--
Seepage pits or cesspools	--	5	5	12	--	--
Disposal Field	--	5	4 ⁶	5	--	--
Onsite domestic water service line	1 ⁷	5	5	5	5	5
Distribution Box	--	--	5	5	--	--
Pressure public water main	10 ⁸	10	10	10	10	10

NOTE: When disposal fields and/or seepage pits are installed in sloping ground, the minimum horizontal distance between any part of the leaching system and ground surface shall be fifteen (15) feet.

When facilities are located near tidal or ocean waters, the horizontal distance shall be measured from the historically most landward location of the beach at the mean high tide elevation. Structures or facilities shall be constructed in accordance with Federal, State, and local laws to prevent erosion of the beaches and movement of the mean high tide closer than the horizontal distances specified above.

-
- 1 Including porches and steps, whether covered or uncovered; breezeways; roofed port-cocheres; roofed patios; carports; covered walks; covered driveways; and similar appurtenances.
 - 2 This distance shall be increased to 30 feet when the system is located upslope of the structure.
 - 3 See UPC, Section 315(c)
 - 4 The distance may be reduced to not less than twenty-five (25) feet when approved metallic piping is installed. Where special hazards are involved, the distance required shall be increased, as may be directed by the County Health Officer or the Administrative Authority.
 - 5 This distance shall be increased to 150 feet when seepage pits are used as a component of the system.
 - 6 Plus two (2) feet for each additional foot of depth in excess of one (1) foot below the bottom of the drain line (See UPC, Section I-6(i)).
 - 7 See UPC, Section 1108
 - 8 For parallel construction. For crossings, approval by the Administrative Authority is required.



Public Information

County of Ventura • Resource Management Agency • Environmental Health Division

800 S. Victoria Ave., Ventura, CA 93009-1730 (805) 654-2813 • <https://vcrma.org/divisions/environmental-health>

NOTICE

CONCERNING ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) DRAIN ROCK

Improper rock is the most common violation noted during OWTS construction inspections by the Environmental Health Division (Division) Liquid Waste Program staff. Use of non-complying rock for leach lines, seepage pits, sand filters, and mounds dramatically increase material and labor costs, resulting in project delays. It is the installer's responsibility to ensure the proper rock is delivered to the job site.

****Rock must be inspected & approved by the Division before installation****

A sample of the rock can be provided to the Division for a preliminary inspection prior to delivery of the full load. Call 805/477-7136 to arrange for a preliminary inspection and to schedule construction inspections. All rock used in OWTS installations must meet the following specifications.

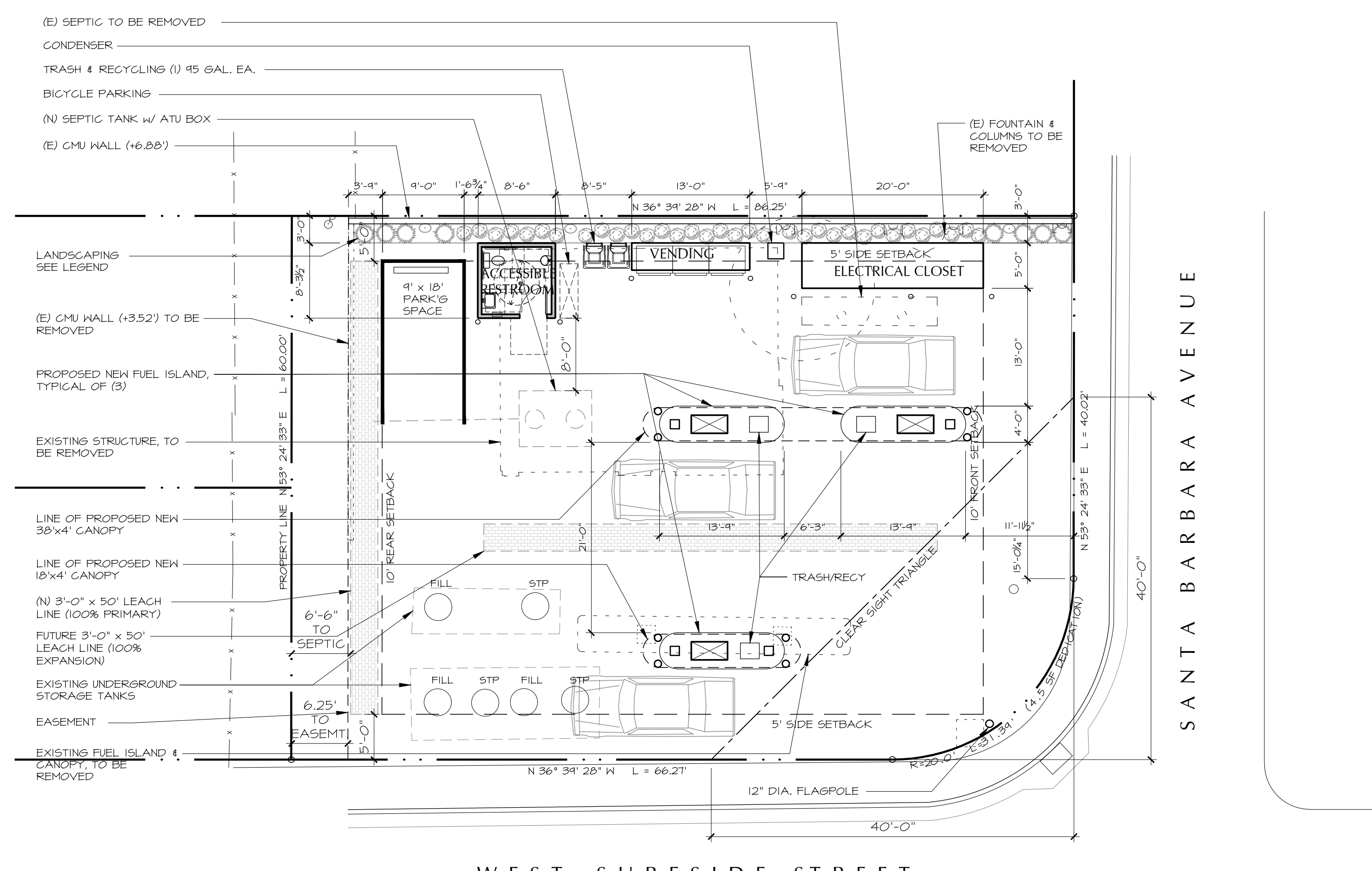
Rock shall be CLEAN and FREE of fines and shall be sized between $\frac{3}{4}$ " – 2 $\frac{1}{2}$ "

****NOTE: Rock not complying with these specifications will be rejected****

Inspection Procedures:

Inspection 1: Leave seepage pit or leach line trench open and empty for inspector to measure and verify. Septic rock shall be onsite for preliminary inspection.

Inspection 2: Seepage pit or leach line trenches shall have pipe, rock and septic tank connection installed.



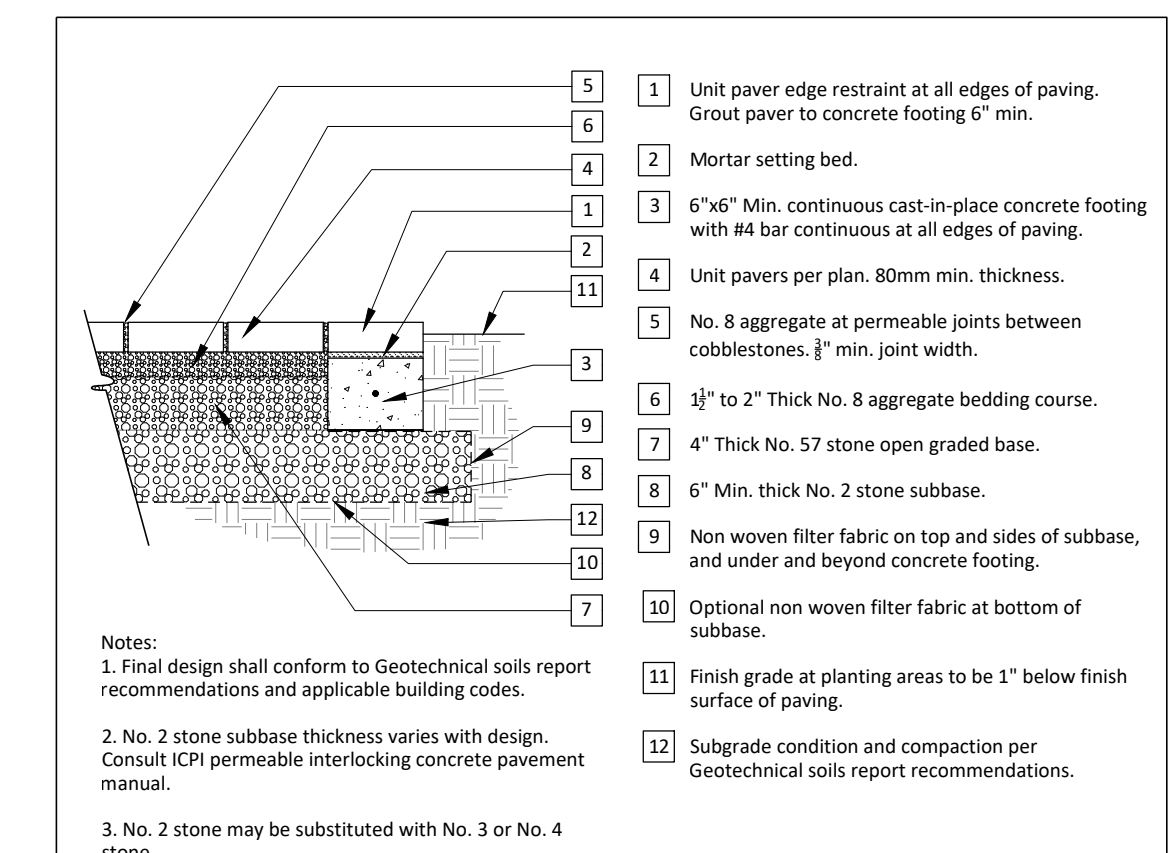
SITE PLAN
1"=10'

SITE PLAN NOTES:

- INDICATES ACCESSIBLE PATH OF TRAVEL
 - INDICATES PERMEABLE PAVERS OVER SEPTIC LEACH LINES. SEE DETAIL THIS SHEET.
1. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM THE STRUCTURE AT A MINIMUM SLOPE OF 2% FOR 5 FEET.
 2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
 3. RAIN GUTTERS AND DOWNSPOUTS SHALL COLLECT AND DISCHARGE ROOF RAIN WATER RUN-OFF THROUGH AN APPROVED STORM DRAIN SYSTEM.
 4. VERIFY DEPTH & SEPARATION OF UTILITIES WITHIN TRENCHES w/ GOVERNING JURISDICTION AND COMPLY w/ ALL APPLICABLE CODES. ARCHITECT TO BE NOTIFIED OF ANY CONFLICTS.

LANDSCAPING LEGEND

- = YUCCA 'BRIGHT STAR' / BRIGHT STAR YUCCA (8) 15 GALLON
- = LOMANDRA LONGIFOLIA 'LIME TUFF' / LIME TUFF DWARF MAT RUSH (34) 1 GALLON
- = BIGNONIA CAPREOLATA 'TANGERINE BEAUTY' / ORANGE CROSS VINE. TRAIN TO WALL w/ EYEBOLTS AND COPPER WIRE.



PERMEABLE PAVER DRIVEWAY SCALE: 3/4" = 1'-0"
Permeable Paver Driveway.dwg

PROJECT DATA

OWNER: ROBERT BARBER FAMILY TRUST
234 MONTE CRISTO DRIVE
PACIFIC PALISADES, CA 90272

TENANT: Channel Auto Services, LP
PO Box 61106
Santa Barbara, CA 93160

PROJECT ADDRESS: 6905 SURFSIDE DRIVE
VENTURA, CA 93001

A.P.N.: 062-0-075-240

ZONE: CC
GENERAL PLAN/AREA DESIGNATION: 'EXISTING COMMUNITY'

OCCUPANCY: M

HIGH FIRE: NO

SPRINKLERED: NO

AVG. SITE SLOPE: 2%

	.1169 AC/5,090 SF	
	NET	GROSS
EXISTING STORE (TO BE REMOVED):	708 SF	750 SF
EXISTING CANOPY (TO BE REMOVED):	N/A	121 SF
PROPOSED IMPROVEMENTS:		
DOUBLE DISPENSERS (CANOPY):	N/A	134 SF
SINGLE DISPENSER (CANOPY):	N/A	61 SF
ELECTRICAL/EQUIPMENT CLOSET:	N/A	100 SF
VENDING MACHINES:	N/A	39 SF
RESTROOM:	N/A	71 SF

EXISTING COVER:	NEW COVER:	TOTAL:
BUILDING COVERAGE:	405 SF	405 SF
LANDSCAPING:	170 SF	170 SF
FLOOR AREA RATIO:	7.9%	7.9%
GRADING PROPOSED:	0	0
EXISTING PARKING:	5 SPACES	5 SPACES
REQUIRED PARKING:	1 SPACE	1 SPACE
PROPOSED PARKING:	1 SPACE	1 SPACE

SCOPE OF WORK

DEMOLISH EXISTING BUILDING, FUEL CANOPY AND FUEL DISPENSERS. CONSTRUCT (3) NEW FUEL DISPENSERS; TWO UNDER A SINGLE ISLAND CANOPY, ONE UNDER ITS OWN CANOPY. CONSTRUCT ELECTRICAL/EQUIPMENT CLOSET. CONSTRUCT VENDING MACHINE ENCLOSURE. CONSTRUCT RESTROOM. REPAIR AND REPLACE PAVING AS NEEDED. UNDERGROUND ELECTRICAL TO PROPOSED MONUMENT SIGN.

SURFSIDE GAS STATION

ABBREVIATIONS

@	AT	FIN	FINISH	PLAM	PLASTIC LAMINATE
d	PENNY	FL	FLOW LEVEL	PLAS	PLASTER
0#	POUND	FLG	FLASHING	PLYWD	PLYWOOD
AB	ANCHOR BOLT	FLR	FLOOR	PNT	PAINT
AC	ASPHALTIC	FN	FIELD NAILING	PR	PAIR
		FOC	FACE OF CONCRETE	PTDF	PRESSURE TREATED
A/C	AIR CONDITIONING	FOF	FACE OF FINISH	RD	DOUGLAS FIR
ALUM	ALUMINUM	FOM	FACE OF MASONRY	RM	ROUND HEAD
ANOD	ANODIZED	FOP	FACE OF PLYWOOD	RO	ROUGH OPENING
BD	BOARD	FOS	FACE OF STUD	RWD	REDWOOD
BLDG	BUILDING	FT	FACE OF FOOT OR FEET	SCHED	SCHEDULE (D)
BLK'G	BLOCKING	GA	GAUGE	S	SOUTH
BN	BOUNDARY	GALV	GALVANIZED	SF	SQUARE FEET
BOT	BOTTOM	GYP	GYPSUM	SHTG	SHEATHING
CB	CATCH BASIN	HB	HOSE BIBB	SIM	SIMILAR
CI	CAST IRON	HP	HORSE POWER	SPEC	SPECIFICATION
CJ	CEILING JOIST	HR	HOUR	SQ	SQUARE
CLG	CEILING	HTR	HEATER	SSTL	STAINLESS STEEL
CLR	CLEAR	HVAC	HEATING/	STD	STANDARD
CMU	CONCRETE MASONRY UNIT		VENTILATION/AIR CONDITIONING	STL	STEEL
CO	CLEAN OUT	HW(R)	HOT WATER (RETURN)	TC	TOP OF CURB OR TOP OF CONCRETE
COL	COLUMN	INV	INVERT	TCV	TOP OF CATCH BASIN
CONT	CONTINUOUS	LAM	LAMINATE	T&G	TONGUE AND GROOVE
CSK	COUNTERSINK	LT	LIGHT	TP	TOP OF PAVING
DF	DOUGLAS FIR	MAS	MASONRY	TW	TOP OF WALL
DIA	DIAMETER	MATL	MATERIAL	TYP	TYPICAL
DN	DOWN	MAX	MAXIMUM	UNO	UNLESS NOTED OTHERWISE
DS	DOWNSPOUT	MB	MACHINE BOLT	VCT	VINYL COMPOSITION TILE
DWG	DRAWING	MECH	MECHANICAL	VERT	VERTICAL
E	EAST	MEMB	MEMBRANE	VGDF	VERTICAL GRAIN
(E)	EXISTING	MET	METAL		
EJ	EXPANSION JOINT	MFR	MANUFACTURER		
ELEV	ELEVATION	MIN	MINIMUM		
EN	EDGE NAIL	MISC	MISCELLANEOUS	VTR	VENT THROUGH ROOF
EQ	EQUAL	N	NORTH	W	WEST
EQUIP	EQUIPMENT	(N)	NOT IN CONTRACT	WC	WATER CLOSET
FAU	FORCED AIR UNIT	NO#	NUMBER	WH	WATERHEATER
FBO	FURNISHED BY OWNER OR OTHERS TO BE INSTALLED BY CONTRACTOR	NTS	NOT TO SCALE	WP	WATERPROOF
FD	FLOOR DRAIN	OC	ON CENTER	WS	WOOD SCREW
FE(C)	FIRE EXTINGUISHER (& CABINET)	OH	OVAL HEAD OR OVER HEAD	WWF	WELDED WIRE FABRIC
		OPNG	OPENING	W	WITH
FF	FINISH FLOOR	P	PROPOSED	W/O	WITHOUT
FG	FINISHED GRADE	PL	PLATE OR PROPERTY LINE		
FH	FLAT HEAD				

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO ALL CURRENT BUILDING, ELECTRICAL, MECHANICAL AND PLUMBING CODES AND ALL OTHER STATE, COUNTY AND CITY ORDINANCES AND REGULATIONS.
2. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND INCONSISTENCIES BETWEEN DRAWINGS, SPECIFICATIONS AND EXISTING CONDITIONS PRIOR TO SUBMITTING BID.
3. CONTRACTOR SHALL NOTIFY THE ARCHITECT ABOUT ANY CONDITIONS REQUIRING A MODIFICATION OR CHANGE BEFORE PROCEEDING WITH THE WORK.
4. REFER TO STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR OTHER GENERAL REQUIREMENTS AND COORDINATE WITH THE ARCHITECTURAL DRAWINGS.
5. ALL CONSTRUCTION TO PROVIDE A WATERPROOF, WEATHER TIGHT BUILDING. CONTRACTOR SHALL FLASH AND CAULK AS NECESSARY TO ACHIEVE THIS REQUIREMENT.

APPROVAL NOTES:

AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISK OR WEB BASED REFERENCE SHALL BE PLACED IN THE BUILDING AND SHALL INCLUDE ALL OF THE ITEMS LISTED IN CGBSC SECTION 4.410.1.

PROJECTS WITH A MODIFICATION OR WITHIN 12" OF SETBACKS AND/OR PROPERTY LINES MAY REQUIRE A SURVEY.

SPECIAL INSPECTIONS

THE OWNER OR GENERAL CONTRACTOR SHALL EMPLOY A SPECIAL INSPECTOR TO PROVIDE INSPECTIONS ACCORDING TO UBC SECTION 1701, FOR THE FOLLOWING TYPES OF WORK:

1. ANY RETROFIT REINFORCING BARS OR HOLD-DOWN BOLTS INTO EXISTING SLABS OR FOOTINGS REQUIRING AN EPOXY GROUTED CONNECTION.
2. FIELD WELDING FOR STRUCTURAL STEEL CONNECTIONS.
3. STRUCTURAL MASONRY.

CONSULTANTS (* INDICATES CONTACT PERSON FOR APPLICATION)

- ARCHITECT:** BBP ARCHITECTURE
924 ANACAPA STREET, STE 2-U
SANTA BARBARA, CA 93101
805-564-6074
tracy@bbp-arch.com
- * **LAND USE PLANNER:** JAY HIGGINS, AICP
211 E. CARRILLO ST, #201
SANTA BARBARA, CA 93101
jay@higginsland.com
- SOILS ENGINEER:** PACIFIC MATERIALS LABORATORY
35 S. PATERA LANE
GOLETA, CA 93116
805-964-6901
pml@pml.sbcoxmail.com
- SURVEYOR:** RIGHT ANGLE LAND SURVEY
6 Harbor Way #230
SANTA BARBARA, CA 93109
(805) 570-4667
gary@rightanglesurvey.com

GOVERNING CODES

CALIFORNIA BUILDING CODE	2019 EDITION
CALIFORNIA ELECTRICAL CODE	2019 EDITION
CALIFORNIA PLUMBING CODE	2019 EDITION
CALIFORNIA MECHANICAL CODE	2019 EDITION
CALIFORNIA ENERGY CODE	2019 EDITION
CALIFORNIA GREEN CODE	2019 EDITION

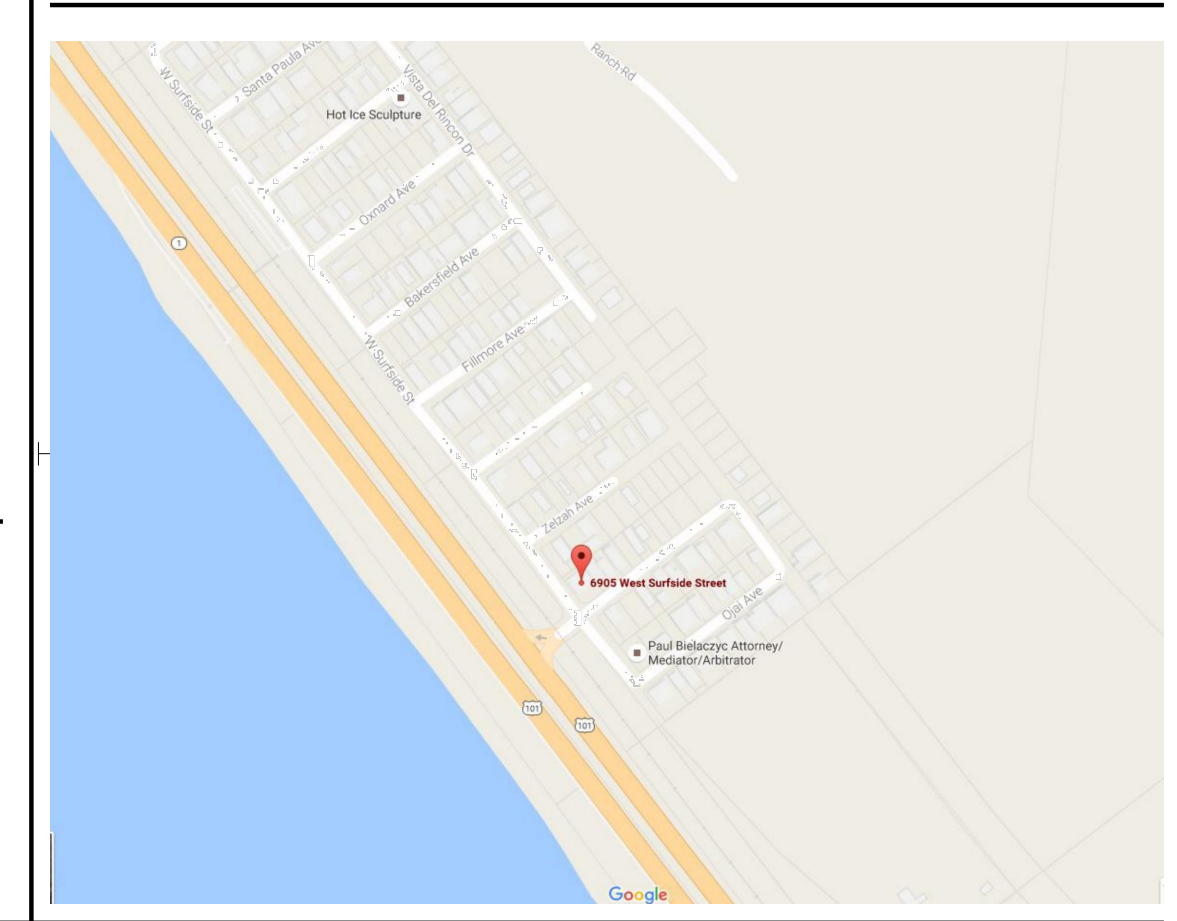
**County of Ventura
Planning Director Hearing
PL17-0153
Exhibit 4 - Project Plans**

SHEET INDEX

G.0	COVERSHEET
A.1	EXISTING PLANS & ELEVATIONS (TO BE REMOVED)
A.2	PROPOSED FLOOR PLANS
A.3	PROPOSED ELEVATIONS
--	SURVEY

TOTAL - 5

VICINITY MAP



date:
10-13-16
10-27-16
9-28-2019
11-6-2019
10-2-2020
10-20-2020
4-7-2021
6-15-2021
6-24-2021
7-21-2021
8-5-2021

sheet no:
G.0

REMODEL TO

SURFSIDE GAS STATION
6905 W. Surfside Street
La Conchita, CA 93001



sheet description
COVER SHEET



Preliminary: NOT FOR CONSTRUCTION

c. Pictograms shall have text descriptors located directly below the pictogram field. Pictograms shall have a field height of 6" minimum. Characters and Braille shall not be located in the pictogram field

d. Characters and braille shall be in a horizontal format. Braille shall be positioned below the corresponding text in a horizontal format, flush left or centered. If text is multi-lined, Braille shall be placed below the entire text. Braille shall be separated 3/8" minimum and 1/2" maximum from any other tactile characters and 3/8" minimum from raised borders and decorative elements.

6. Character proportions shall be selected from fonts where the width of the uppercase letter "O" is 60% minimum and 110% maximum of the height of the lowercase letter "l".

7. Characters, symbols and their background shall have a non-glare finish. Characters and symbols shall contrast with their background, either light characters on a dark background, or dark characters on a light background.

8. Characters and numbers on signs shall be sized according to the viewing distance from which they are to be read. Minimum character height shall comply with Table 11B-703.5.5.

9. Braille shall be contracted (Grade 2) and shall comply with Sections 11B-703.3 and 11B-703.4. Braille dimensions shall comply with Table 11B-703.3.1.

10. Pole supported pedestrian traffic control buttons shall be identified with color coding consisting of a textured horizontal yellow band

2 inches in width encircling the pole, and a 1 inch wide dark border band above and below this yellow band. Color-coding should be placed immediately above the control button. Control buttons shall be located no higher than 48 inches above the surface adjacent to the pole.

11. An additional sign shall also be posted in a conspicuous place at each entrance to off-street parking facilities, or immediately adjacent to and visible from each stall or space. The sign shall be not less than 17 inches by 22 inches in size with lettering not less than 1 inch in height, which clearly and conspicuously states the following:

"Unauthorized Vehicles Parked In Designated Accessible Spaces Not Displaying Distinguishing Placards Or License Plates Issued For Persons With Disabilities Will Be Towed Away At Owner's Expense. Towed Vehicles May Be Reclaimed At _____ Or By Telephoning _____"

HAZARDS AND PROTRUDING OBJECTS

1. Abrupt changes in level, except between a walk or sidewalk and an adjacent street or driveway, exceeding 4 inches in a vertical dimension, such as at planters or fountains located in or adjacent to walks, sidewalks, or other pedestrian ways, shall be identified by warning curbs projecting at least 6 inches in height above the walk surface to warn the blind of a potential drop off.

2. A warning curb is not required when a guard or handrail is provided with a guide rail centered 2 inches minimum and 4 inches maximum above the surface of the walk or sidewalk.

3. Objects projecting from walls with their leading edges between 27 inches and 80 inches above the finished floor shall protrude no more than 4 inches into the circulation path.

4. Freestanding objects mounted on posts or pylons may overhang 12 inches maximum from 27 inches to 80 inches above the ground or finished floor.

5. Protruding objects shall not reduce the clear width of an accessible route or maneuvering space.

6. Walks, halls, corridors, passageways, aisles, or other circulation spaces shall have 80 inches minimum clear headroom.

7. Any obstruction that overhangs a pedestrian way shall be a minimum of 80 inches above the walking surface as measured from the bottom of the obstruction.

8. Where a guy support is used parallel to a circulation path, including, but not limited to sidewalks, a guy brace sidewalk guy or similar device shall be used to prevent an overhanging obstruction.

DETECTABLE WARNINGS AT HAZARDOUS VEHICULAR AREAS

1. If a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas, the boundary between the areas shall be defined by a continuous detectable warning complying with Sections 11B-705.1.1 and 11B-705.1.2.5.

2. At transit boarding platforms, the pedestrian access shall be identified with a detectable directional texture complying with Section 11B-705.2.

ELECTRICAL

1. The highest operable part of all controls, dispensers, receptacles and other operable equipment shall be installed at an accessible location meeting the clearances and reach range requirements of section 11B-308.

2. The center of the grip of the operating handle of controls or switches intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, or cooling, heating, and ventilating equipment shall be 48" above the floor or working platform.

3. The center of electrical receptacle outlets on branch circuits of 30 amperes or less shall be installed not more than 48 inches nor less than 15 inches above the floor or working platform.

RESTROOM

1. Elements of accessible restrooms shall comply with CBC Section 11B Division 6.

2. Accessible urinals shall be stall-type or wall-hung with an elongated rim at a maximum of 17" above finish floor. Urinals shall have a 30" x 48" clear floor space to allow a front approach and the flush controls shall be hand-operated with the controls installed no higher than 44" above finish floor.

3. Hot water lines and drain pipes under lavatories shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories.

4. Examples of accessible faucets include: lever operated, push-type, and electronically controlled. If self-closing valves are used, the faucet shall remain open for at least 10 seconds.

5. The diameter or width of the gripping surfaces of a grab bar shall be 1-1/4" to 2" if circular. Grab bars with non-circular cross sections shall have a cross section dimension of 2" maximum and a perimeter dimension of 4" minimum and 4.8" maximum. The space between the wall and the grab bar shall be 1-1/2". The grab bar assembly shall be capable of withstanding bending stresses, shear stresses, shear forces, and tensile forces of up to 250 lbf. Grab bars shall not rotate within their fittings. The grab bar and any wall or other surface adjacent to it shall be free of any sharp or abrasive elements.

6. Mounting heights to operating controls for restroom accessories not specifically called out in the CBC shall comply with the reach ranges specified in CBC Section 11B-308.

SIGNS & IDENTIFICATION

California's standards for signage are more stringent and are significantly larger and wider than federal law, Americans with Disabilities Act (ADA) Section 4.30.

The International Symbol of Accessibility shall be the standard used to identify facilities that are accessible to and usable by physically disabled persons as set forth in Title 24 and as specifically required in this section.

1. The International Symbol of Accessibility shall consist of a white figure on a blue background. The blue shall be equal to color no. 15090 in Federal Standard 595B.

2. All building and facility entrances that are accessible to and usable by persons with disabilities and at every major junction along or leading to an Accessible Route of Travel shall be identified with a sign displaying the International Symbol of Accessibility and with additional directional signs, as required, to be visible to persons along approaching circulation paths.

3. When permanent identification is provided for rooms and spaces of a building or site, raised letters shall be provided in conformance with Section 11B-703.2 and shall be accompanied by braille in conformance with Section 11B-703.3. Signs shall be installed on the wall adjacent to the latch side of the door. Where there is no wall space on the latch side, including at double leaf doors, signs shall be placed on the nearest adjacent wall, preferably on the right. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest Braille cells and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest line of raised characters.

4. Interior and exterior signs identifying permanent rooms and spaces shall comply with Sections 11B-703.1, 11B-703.2, 11B-703.3 and 11B-703.5. Where pictograms are provided as designations of permanent rooms and spaces, the pictograms shall comply with Section 11B-703.6 and shall have text descriptors complying with Sections 11B-703.2 and 11B-703.5.

5. When raised characters are used, they shall conform to the following:

a. Raised characters shall comply with Section 11B-703.2 and shall be duplicated in Braille complying with Section 11B-703.3. Raised shall be installed in accordance with Section 11B-703.4.

b. Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I".

FLOORS AND LEVELS

Level area is defined as "a specified surface that does not have a slope in any direction exceeding 1/4 inch in one foot from the horizontal (2.083% gradient)."

1. In building and facilities, floors of a given story shall be a common level throughout, or shall be connected by pedestrian ramps, passenger elevators, or special access lifts.

2. Ground and floor surfaces along accessible routes and in accessible rooms and spaces, including floors, walk, ramps, stairs, and curb ramps, shall be stable, firm, and slip-resistant.

3. Change in level up to 1/4 inch may be vertical and without edge treatment.

4. Change in level between 1/4 inch and 1/2 inch shall be beveled with a slope no steeper than 1:2.

5. If carpet or carpet tile is used on a ground or floor surface, it shall be securely attached; have a firm cushion, pad or packing or no cushion or pad; and have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. The maximum pile height shall be 1/2 inch. Exposed edges of carpet shall be fastened to floor surfaces and have trim along the entire length of the exposed edge. Carpet edge trim shall comply with Section 11B-303.

6. If gratings are located on floors, then they shall have spaces no greater than 1/2 inch wide in one direction. If gratings have elongated openings, the shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

CONTROLS AND OPERATING MECHANISMS

1. Controls and operating mechanisms in accessible spaces, along accessible routes or as part of accessible elements are required to be accessible.

2. Clear floor space complying with Section 11B-305 that allows a forward or parallel approach by a person using a wheelchair shall be provided at controls, dispensers, receptacles, and other operable equipment.

3. The highest and lowest operable part of all controls, dispensers, receptacles, and other operable equipment shall be placed within one of the reach ranges specified in Section 11B-308. Electrical and communication system receptacles on walls shall be mounted no less than 15 inches above the floor.

4. Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, punching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds of force.

5. For accessible lavatories, faucet controls and operating mechanisms shall be operable with one hand and shall not require grasping, pinching, or twisting of the wrist. The force required to activate faucet controls and operating mechanisms shall be no greater than 5 lbs. Lever-operated, push-type,

and electronically controlled mechanisms are examples of acceptable designs. self-closing valves are allowed if the faucet remains open for at least 10 seconds.

SPACE ALLOWANCE AND REACH RANGES

1. The minimum clear floor or ground space required to accommodate a single, stationary wheelchair and occupant is 30 inches by 48 inches.

The minimum clear floor or ground space for wheelchairs may be positioned for forward or parallel approach to an object. Clear floor or ground space for wheelchairs may be a part of the knee space required under some objects.

2. One full-unobstructed side of the clear floor or ground space for a wheelchair shall adjoin or overlap an accessible route or adjoin another wheelchair clear floor space. If a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearances shall be provided in accordance with Sections 11B-305.7.1 & 11B-305.7.2.

3. The space required for a wheelchair to make a 180-degree turn is a clear space of 60" diameter per Section 11B-304.3.1 or a T-shaped space per Section 11B-304.3.2.

4. The minimum clear width required for a wheelchair to turn around an obstruction shall be 36 inches where the obstruction is 48 inches or more in length and 42 inches and 48 inches where the obstruction is less than 48 inches in length.

5. The minimum clear width for single wheelchair passage shall be 32 inches minimum for a distance of 24 inches max., and 36 inches continuously per Section 11B-403.5

6. The minimum width for two wheelchairs to pass is 60 inches.

7. If the clear floor space only allows forward approach to an object, the maximum high forward reach allowed shall be 48 inches. The minimum low forward reach is 15 inches. See Figure 11B-308.2.1 If the high forward reach is over an obstruction, reach and clearance shall be as shown in Figure 11B-308.2.2.

8. If the clear floor space only allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall be 48 inches and the low side reach shall be no less than 15 inches above the floor as shown in Figure 11B-308.3.1. if the side reach is over an obstruction, the reach and clearances shall be as shown in figure 11B-308.3.2.

16. Where the ramp surface is not bounded by a wall, the ramp shall comply with the following requirement:

a) A guide curb a minimum of 2 inches in height shall be provided at each side of the ramp.

17. In existing buildings where the extension of the wheelchair in the direction of the ramp run would create a hazard, the extension may be turned 90 degrees to the run of the ramp.

18. Ramps more than 30" above the adjacent ground shall be provided with guards that comply with Section 1013. Such guard shall be continuous from the top of the ramp to the bottom of the ramp.

ENTRANCES AND EXITS

1. All entrances and exterior ground floor exit doors to buildings and facilities all be made accessible to persons with disabilities

2. During periods of partial or restricted use of a building or facilities, the entrances used for primary access shall be accessible to and usable by persons with disabilities.

3. Recessed doormats shall be adequately anchored to prevent interference with wheelchair traffic.

4. Every required exit doorway shall be capable of opening at least 90 degrees, shall have a minimum clear opening of 32 inches, and shall be of a size as to permit the installation of a door not less than 3 feet in width and not less than 6'-8" in height.

DOORS

1. Door handles pulls, latches, locks and other operating devices on doors required to be accessible shall not require tight grasping, tight pinching or twisting of the wrist to operate. Manually operated bolts or surface bolts are not permitted. The unlatching of any door or leaf shall not require more than one operation.

2. Latching and locking doors that are hand activated and which are in a path of travel shall be operable with a single effort by lever type hardware, by panic bars, push-pull activating bars, or other hardware designed to provide passage without requiring the ability to grasp the opening hardware.

3. Hand-activated door opening hardware shall be centered between 30" and 44" above the floor.

4. When installed, doorways shall have a minimum clear opening of 32 inches with the door open 90 degrees.

5. For hinged doors, the opening width shall be measured with the door positioned at an angle of 90 degrees from its closed position.

6. There shall be a level and clear floor or landing on each side of a door. The level area shall have a length in the direction of door swing of at least 60" and the length opposite the direction of door swing of 48" as measured at right angles to the plane of the door in the closed position. Where the plane of the doorway is offset or located in an alcove a distance more than 8 inches measured from the plane of the doorway to the face of the wall, the door shall be provided with 60" maneuvering clearance for front approach.

7. The width of the level area on the side to which the door swings shall extend 24 inches past the strike edge of the door for exterior doors and 18 inches past the strike edge for interior doors Where the plane of the doorway is offset 8 or more inches from any obstruction within 18 inches measured laterally on the latch side, the door shall be provided with maneuvering clearance for front approach.

8. Provide clear space of 12" past strike edge of the door on the opposite side to which the door swings if the door is equipped with both a latch and closer.

9. The floor or landing shall be not more than 1/2" lower than the threshold of the doorway.

10. Maximum effort to operate exterior and interior doors shall not exceed 5 pounds, with such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors. Compensating devices or automatic door operators may be utilized to meet the above standards. When fire doors are required, the maximum effort to operate the door may be increased to the minimum allowable by the appropriate administrative authority, not to exceed 15 lbs/ft.

11. When the door has a closer, then the sweep period of the closer shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3" from the latch, measured to the landing edge of the door.

ACCESSIBLE ROUTE OF TRAVEL

1. Accessible Route of Travel is defined as "a continuous unobstructed path connecting all accessible elements and spaces in an accessible building or facility that can be negotiated by a person with a disability using a wheelchair and that is also safe for and usable by persons with other disabilities, and that is consistent with the definition of "Path of Travel".

2. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements.

3. When a building or portion of a building is required to be accessible or adaptable, an accessible route of travel complying with "11B/Division 4: Accessible Routes" shall be provided to all portions of the building, to accessible building entrances, and between the building and the public way.

RAMPS (EXTERIOR OR INTERIOR)

1. Any path of travel shall be considered a ramp if its slope is steeper than 1 unit vertical in 20 units of horizontal (5 percent slope).

2. The maximum slope of a ramp that serves any exit way, provides access for persons with physical disabilities, or is in the accessible route of travel shall be 1 unit rise in 12 units of horizontal run (8.3 percent gradient). The least possible slope shall be used for any ramp.

3. The cross slope of ramp surfaces shall be no greater than 1:48.

4. Pedestrian ramps shall have a minimum clear width of 48 inches, unless required to be wider by some other provision of this code.

5. Where a pedestrian ramp is the only exit discharge path serving entrances to buildings or when it serves an occupant load of 300 or more, the ramp shall have a minimum clear width of 60 inches.

6. Level landings shall be provided at the top and bottom of each ramp.

7. Top landings shall be not less than 60 inches wide and shall have a length of not less than 60 inches in the direction of ramp run. Landings at the bottom of ramps shall have a dimension in the direction of ramp run of not less than 72 inches.

8. Doors in any position shall not reduce the minimum dimension f the landing to less than 42 inches and shall not reduce the required width by more than 3 inches when fully open.

9. All ramp landings shall be level with maximum slope in any direction not to exceed 1/4" per foot (2.083 percent slope)

10. At bottom and intermediate landings, the width shall be at least the same as required for the ramp.

11. Other intermediate landings shall have a dimension in the direction of ramp run of not less than 60 inches

12. Handrails are required on ramps that provide access if the ramp slope exceeds 1 foot rise in 20 feet of horizontal run (5 percent gradient), except that at exterior door landings, handrails are not required on ramps less than 6 inches rise or 72 inches in length.

13. Handrails shall be placed on each side of each ramp, shall be continuous the full length of the ramp, shall be 34 to 38 inches above the ramp surface to the top of the handrails, shall extend a minimum of 1 foot beyond the top and bottom of the ramp, and shall parallel the floor or ground surface. Handrails shall always be continuous and the ends of handrails shall be either rounded or returned smoothly to the floor, wall or post.

14. The grip portion of handrails shall be not less than 1 1/4" nor more than 2" in cross sectional nominal dimension, or the shape shall provide an equivalent gripping surface, and all surfaces shall be smooth with no sharp corners. Handrails shall not rotate within their fittings.

15. Handrail projecting from a wall shall have a space of 1 1/2" between the wall and the handrail

a) Handrails may be located in a recess if the recess is

a maximum of 3" deep and extends at least 18 inches above the top of the rail.

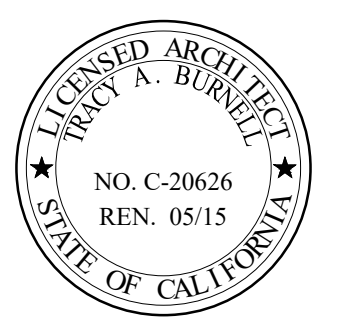
b) Any wall or other surface adjacent to handrails shall be free of sharp or abrasive elements. Edges shall have a minimum radius of 1/8 inch.



ARCHITECTURE

924 anacapa st
suite: 2-U
santa barbara, ca
93101
805.564.6074

REMODEL TO
SURFSIDE GAS STATION
6905 W. Surfside Street
La Conchita, CA 93001



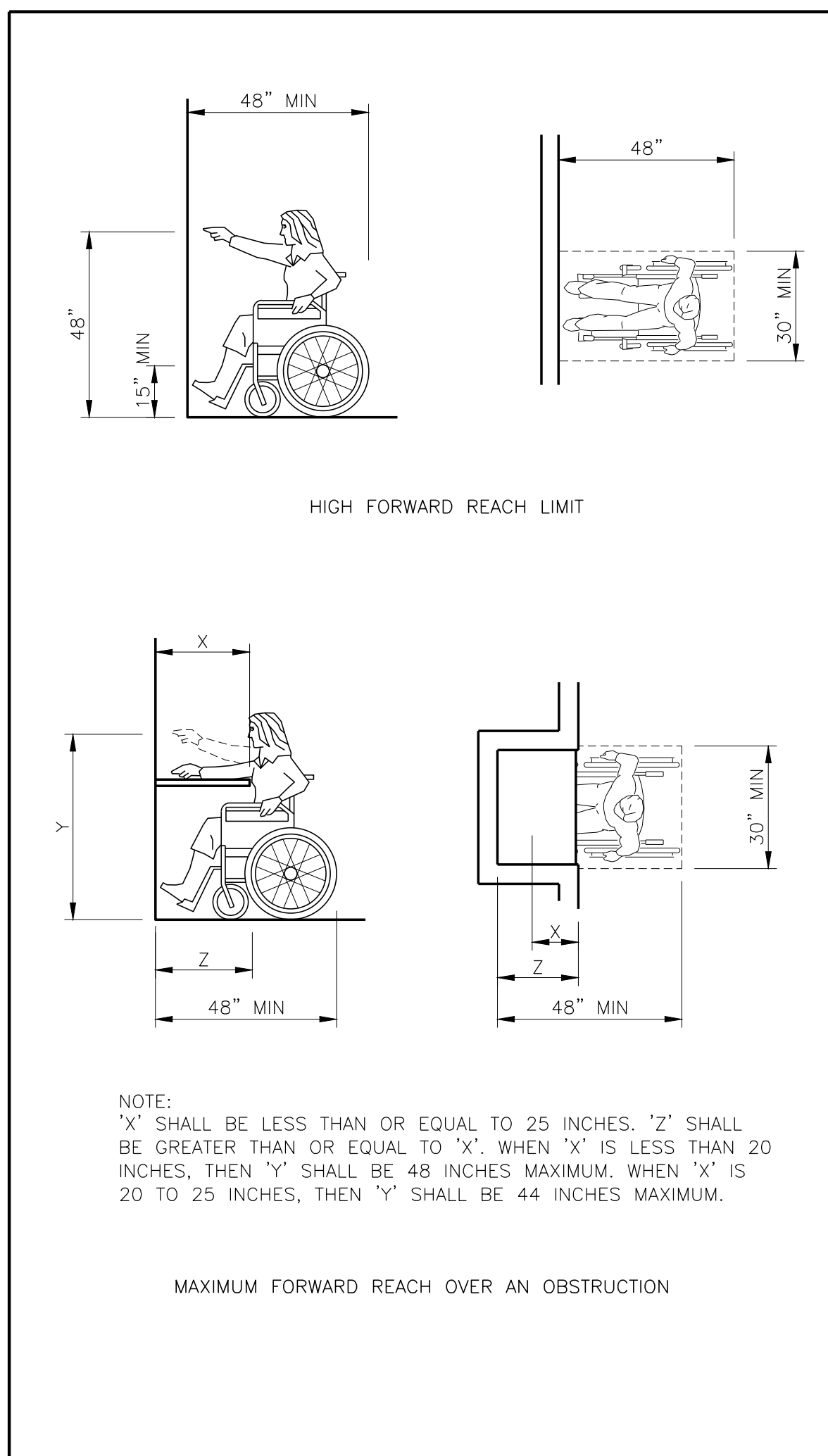
sheet description

ADA NOTES

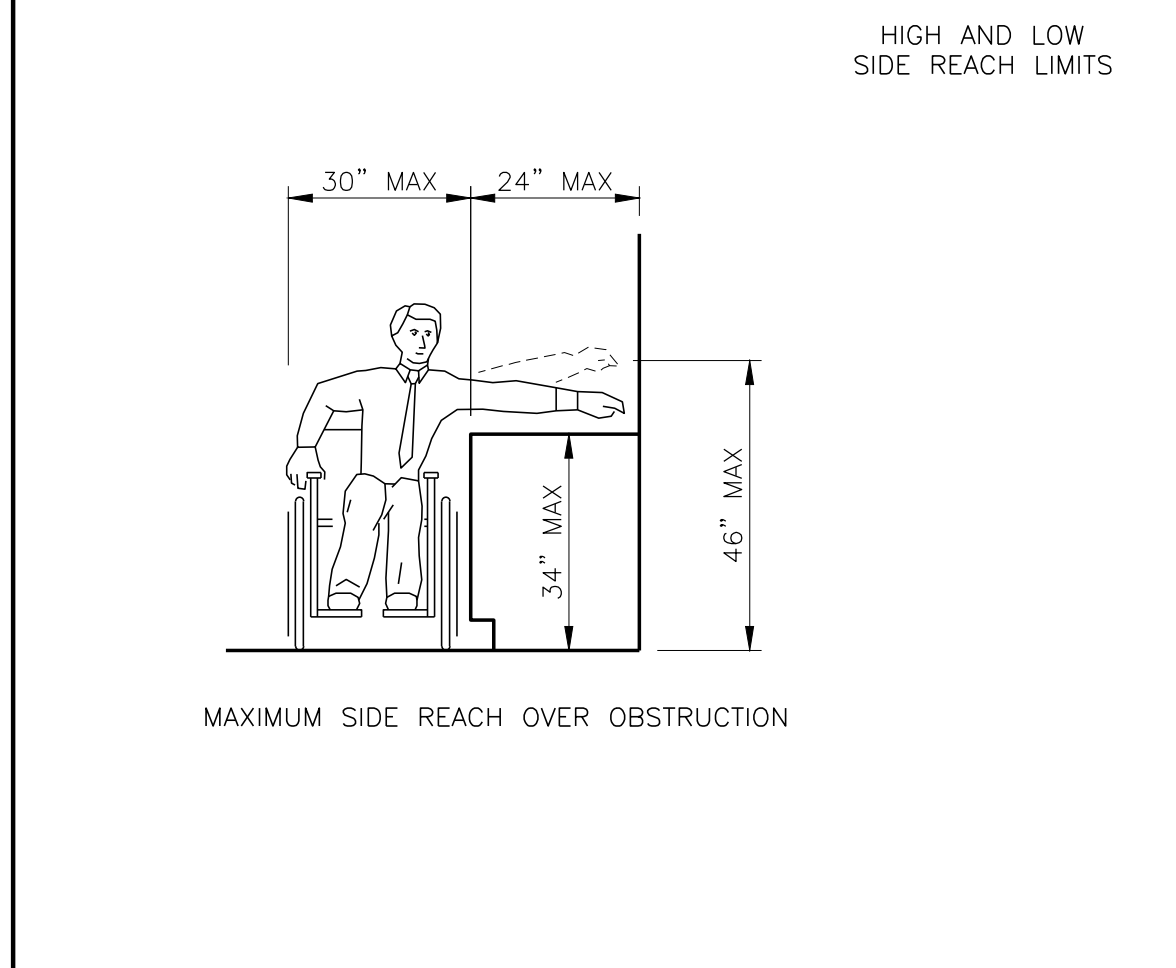
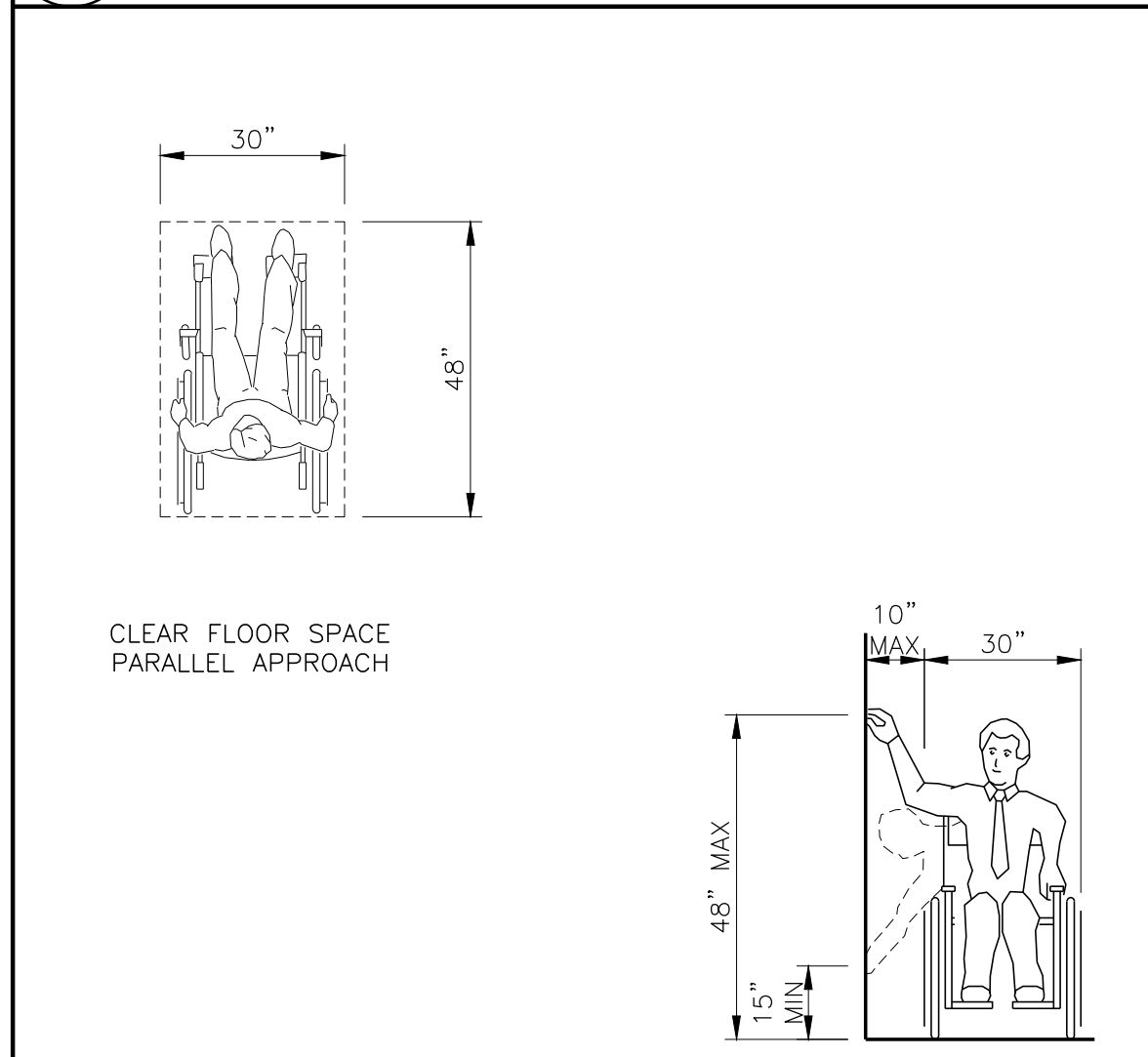
date:
10-13-16
10-27-16
9-28-2019
11-6-2019
10-2-2020
10-20-2020
4-7-2021
6-15-2021
6-24-2021
7-21-2021
8-5-2021

sheet no:

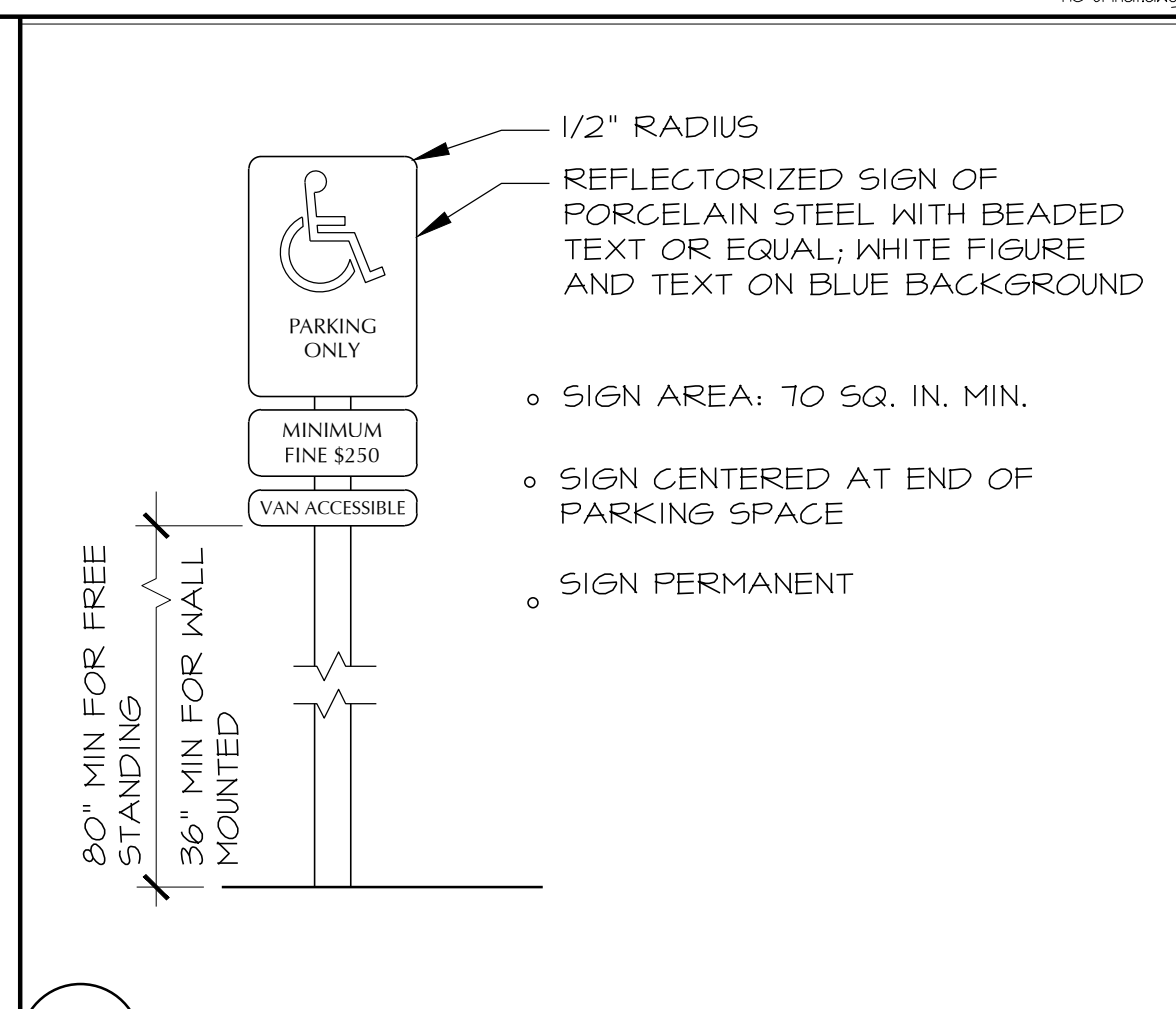
G.1



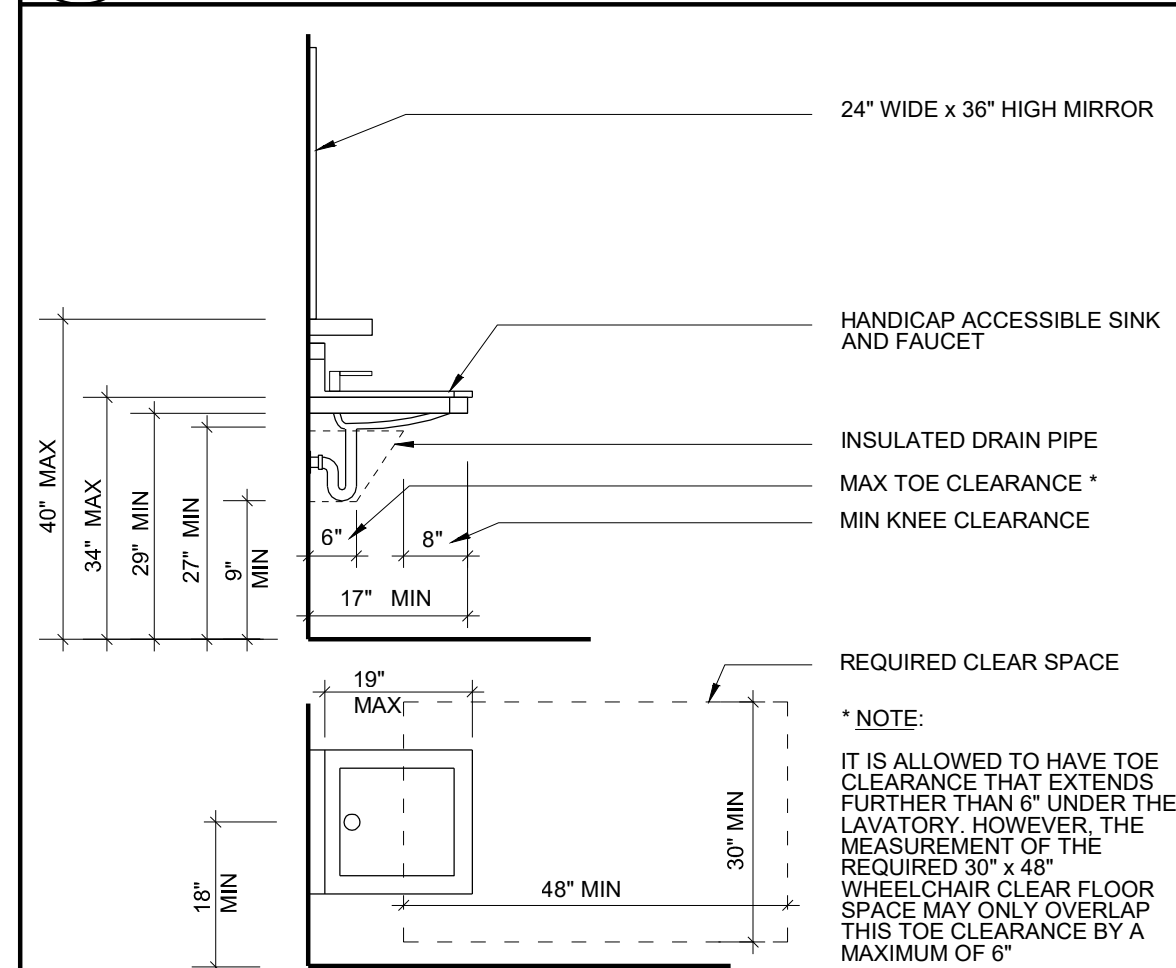
18 FORWARD REACH NOT TO SCALE
 FORWARD REACH.dwg



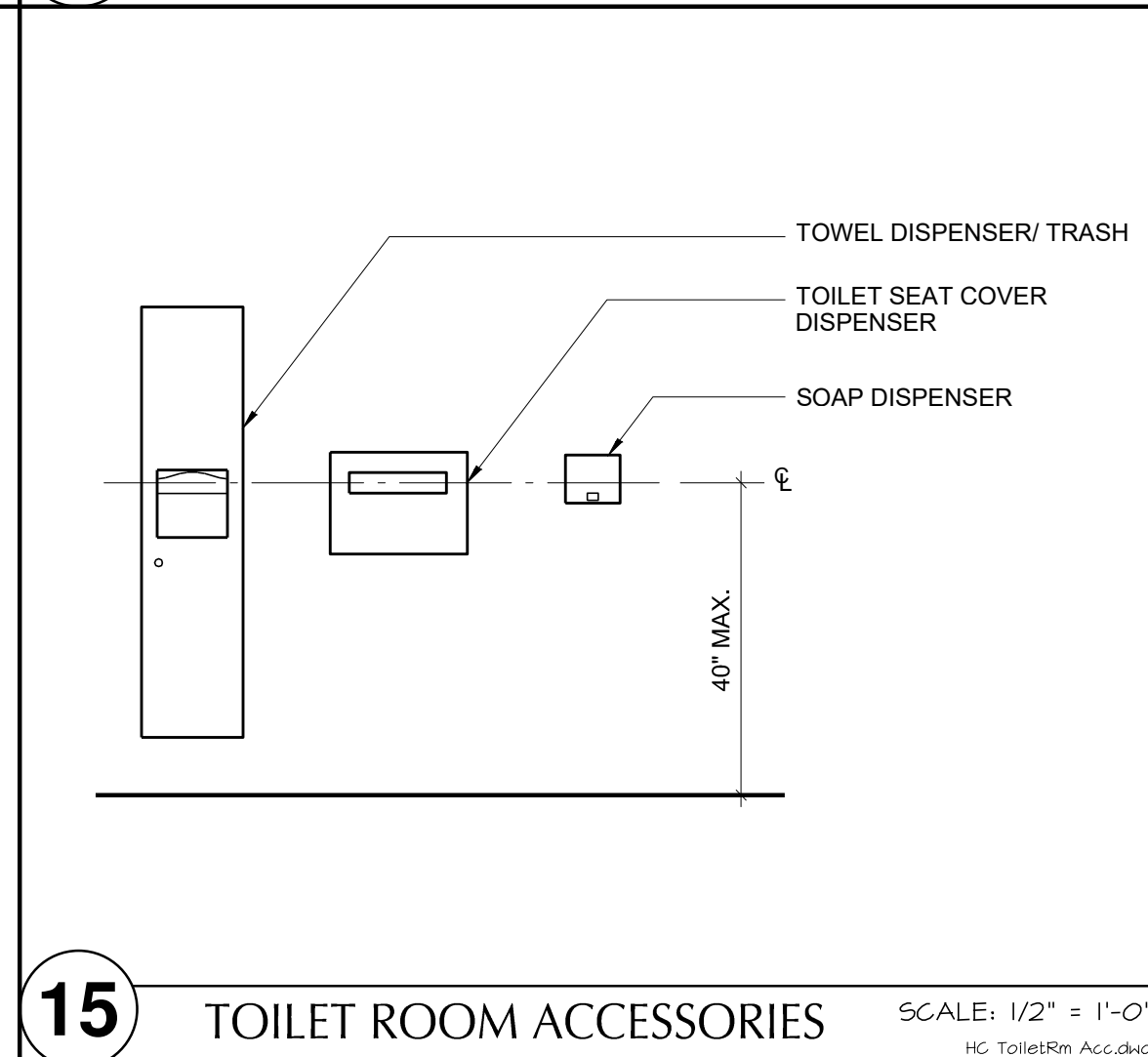
20 SIDE REACH NOT TO SCALE
 SIDE REACH.dwg



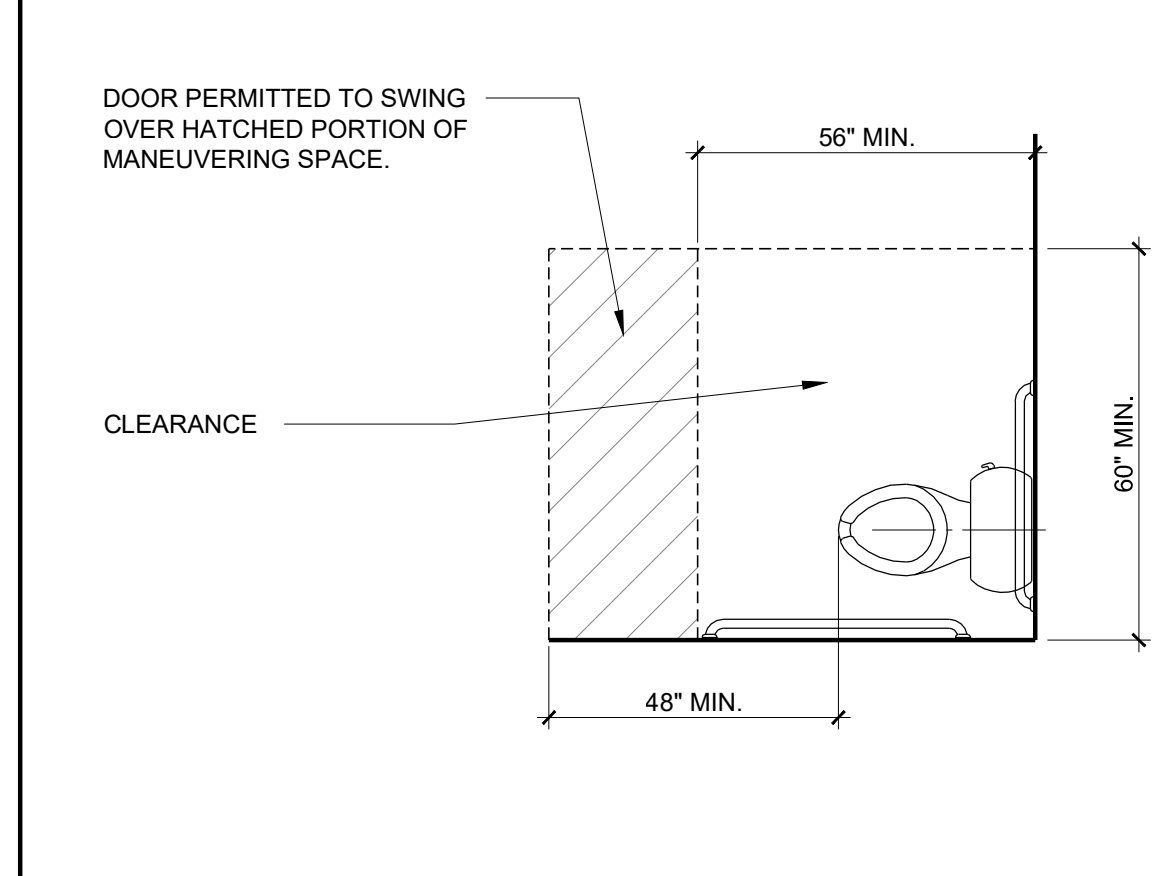
13 ACCESSIBLE PARKING SIGN



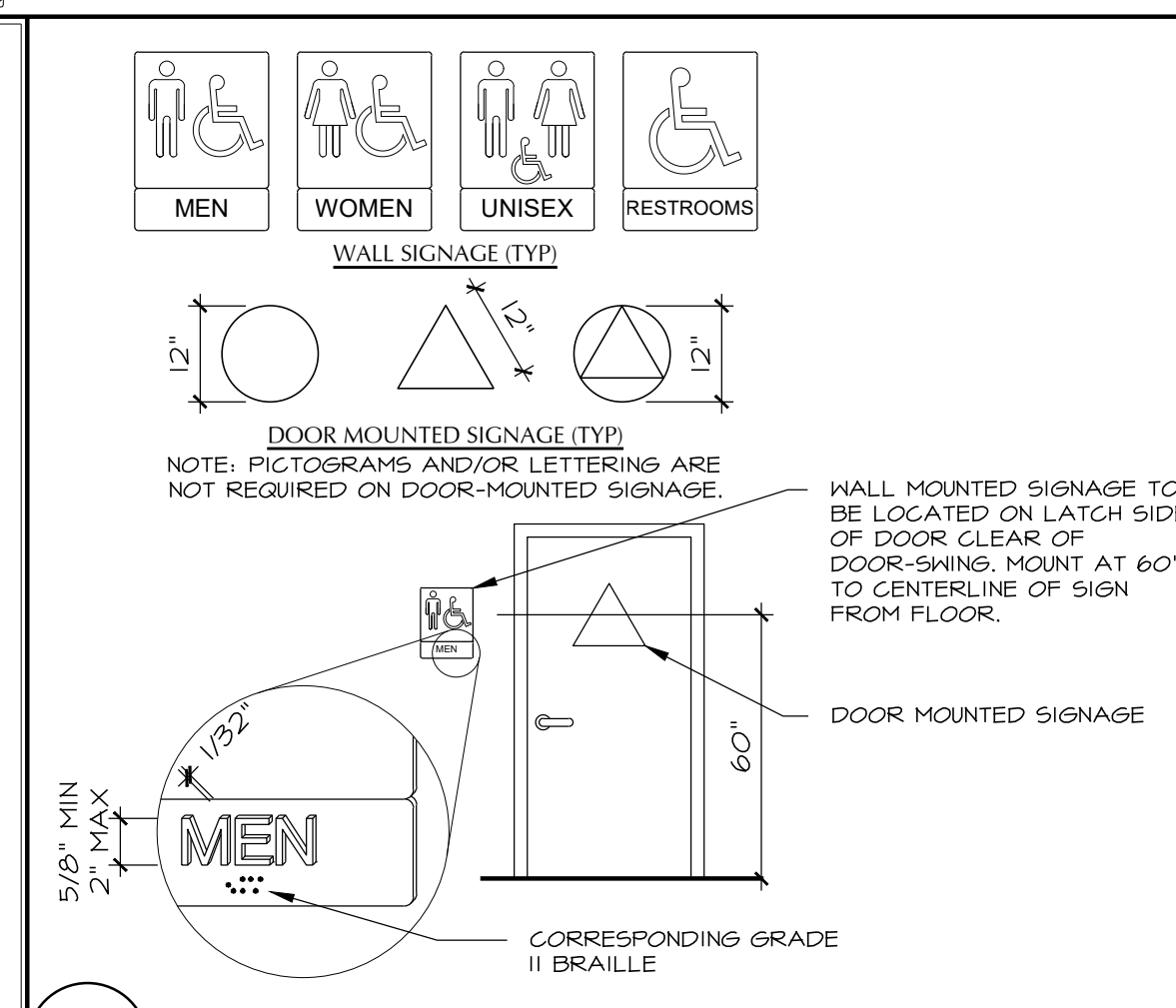
14 RESTROOM: LAVATORIES SCALE: 1/2" = 1'-0"
 HC Lavatories.dwg



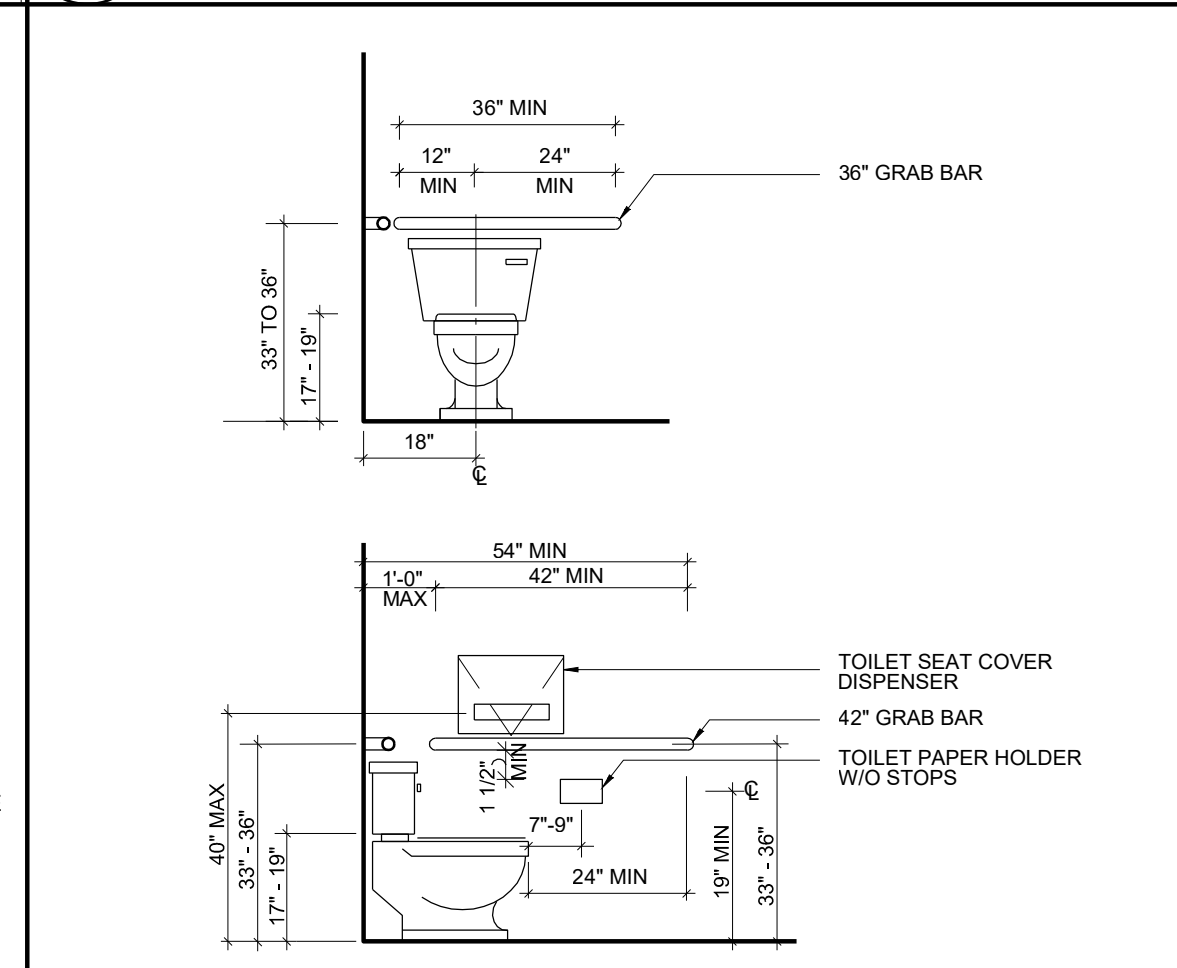
15 TOILET ROOM ACCESSORIES SCALE: 1/2" = 1'-0"
 HC ToiletRm Access.dwg



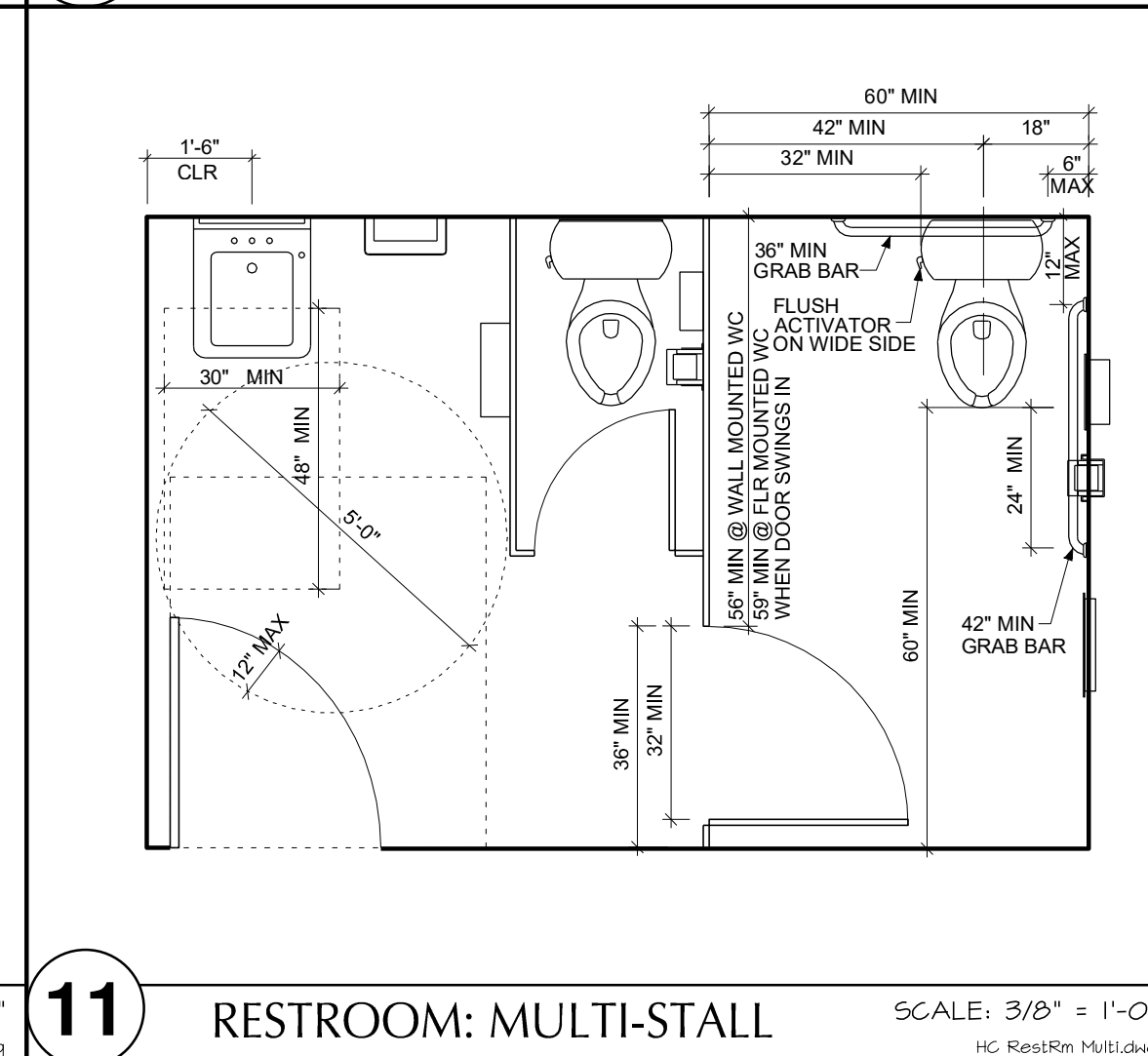
16 WATER CLOSET CLEARANCE SCALE: 3/8" = 1'-0"
 HC RestRm Single Use Clearance.dwg



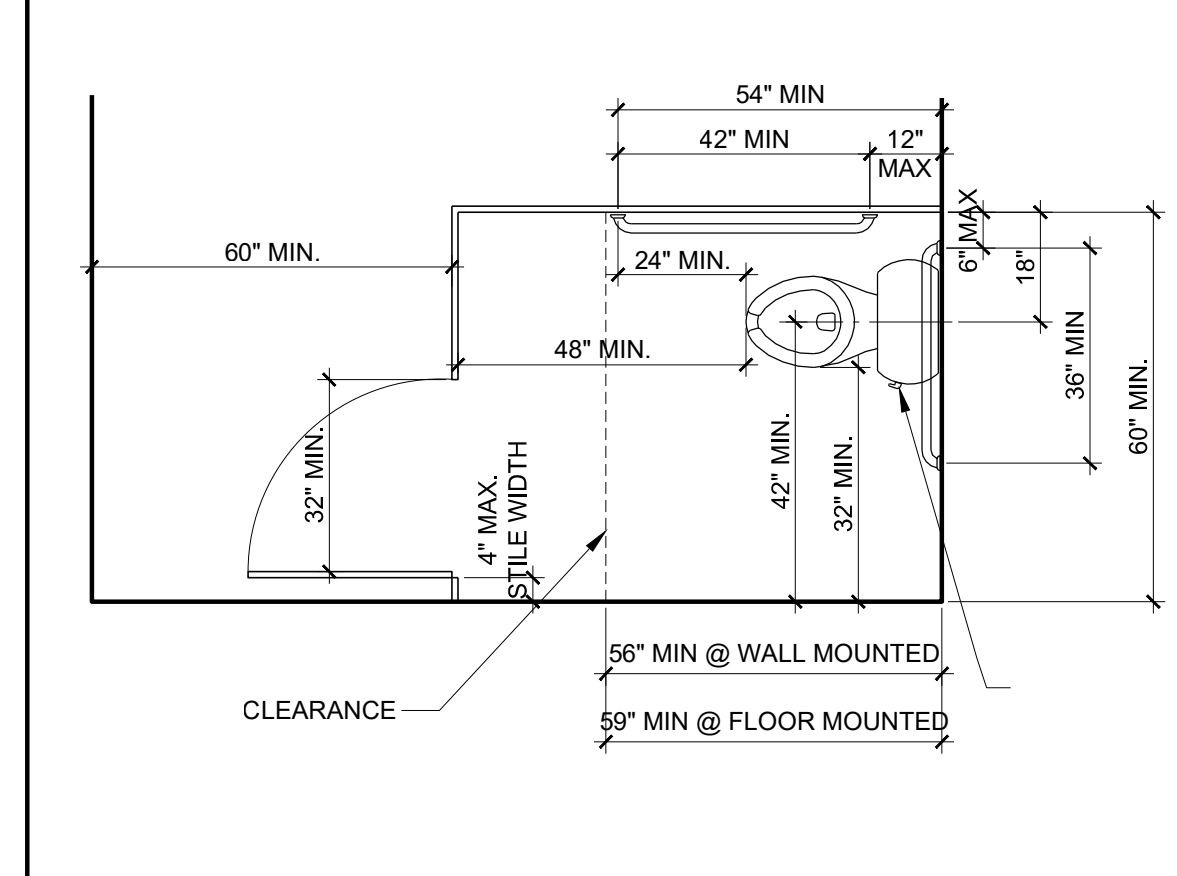
9 RESTROOM DOORS RR Door Signs.dwg



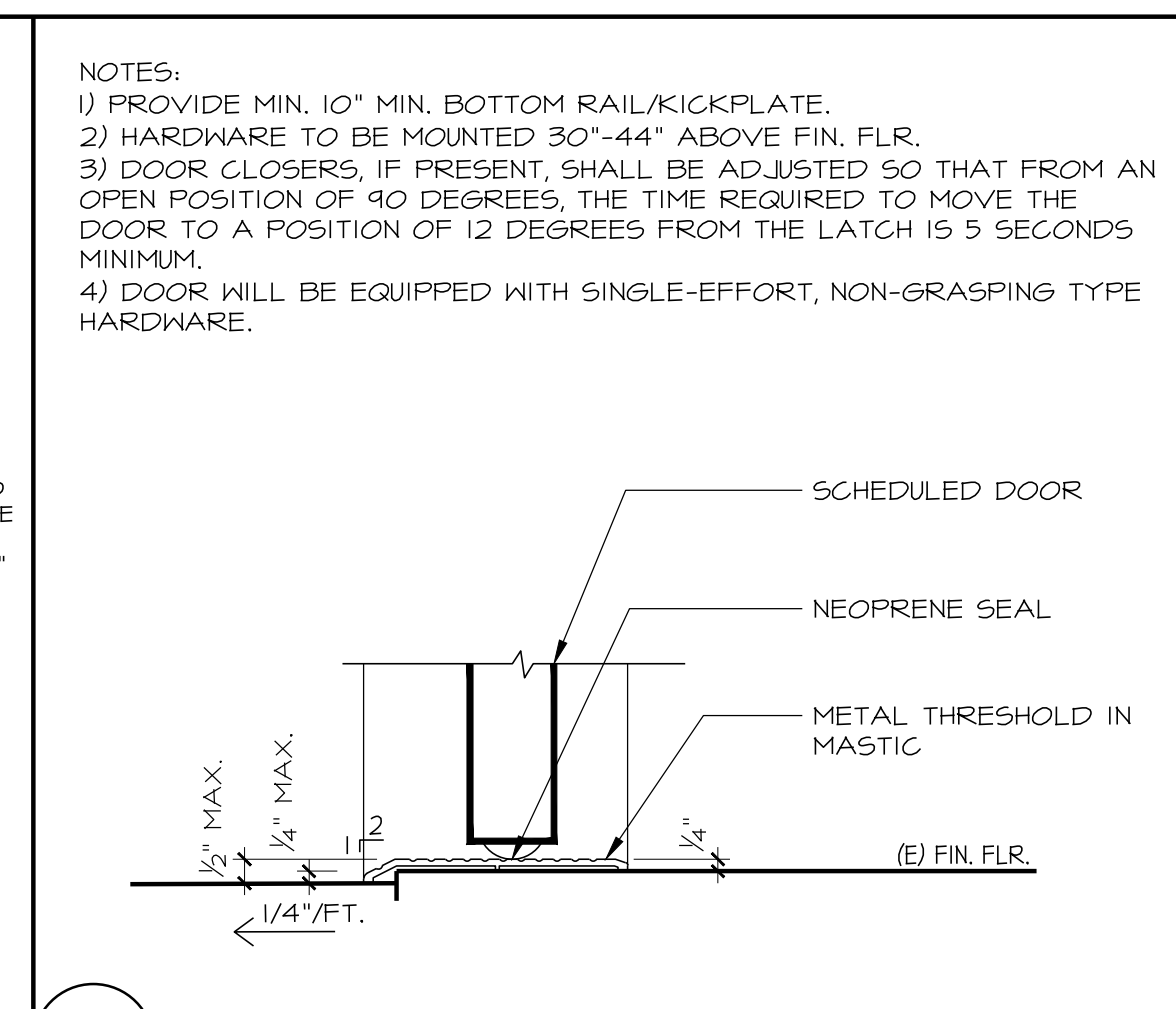
10 TOILET: FLOOR MOUNTED SCALE: 3/8" = 1'-0"
 HC Toilet FloorMount.dwg



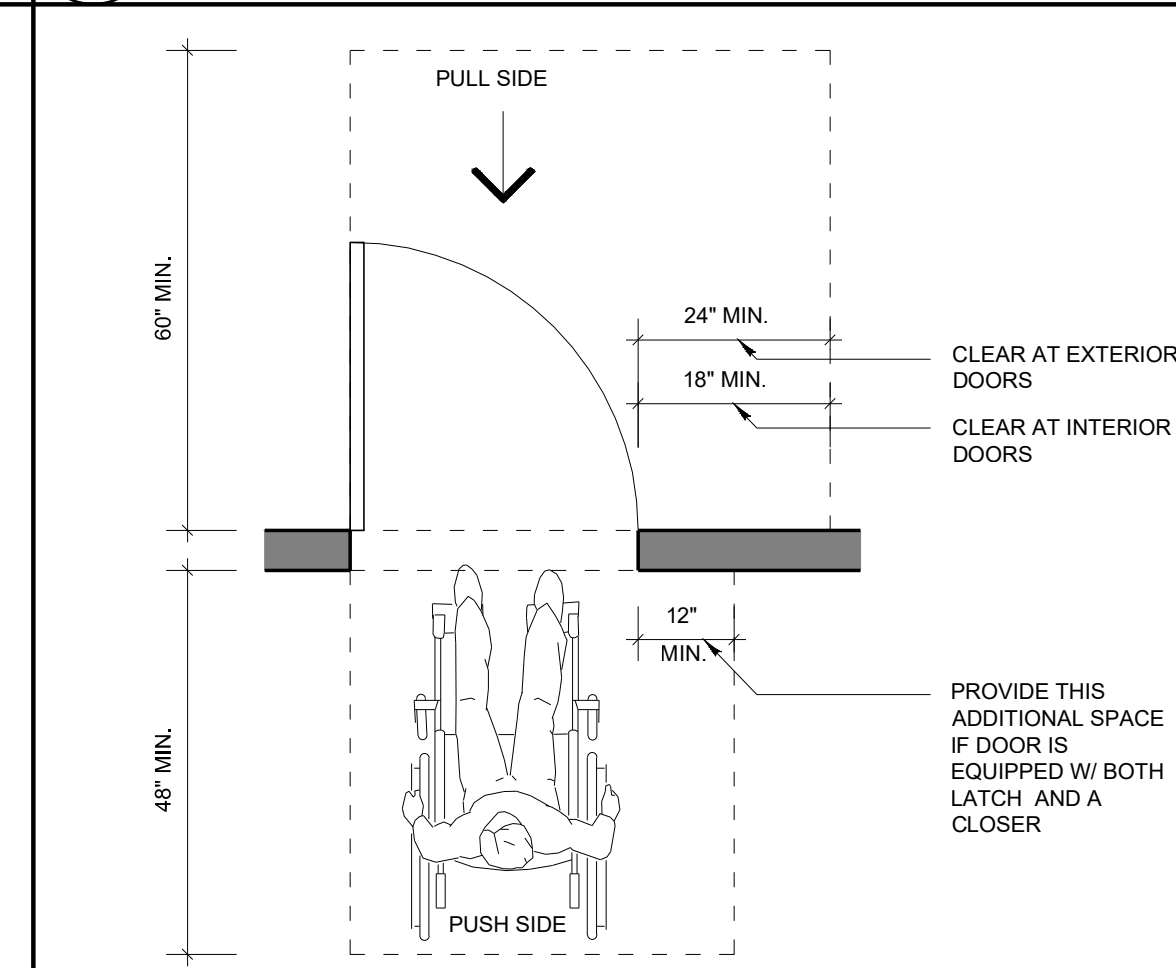
11 RESTROOM: MULTI-STALL SCALE: 3/8" = 1'-0"
 HC RestRm Multi.dwg



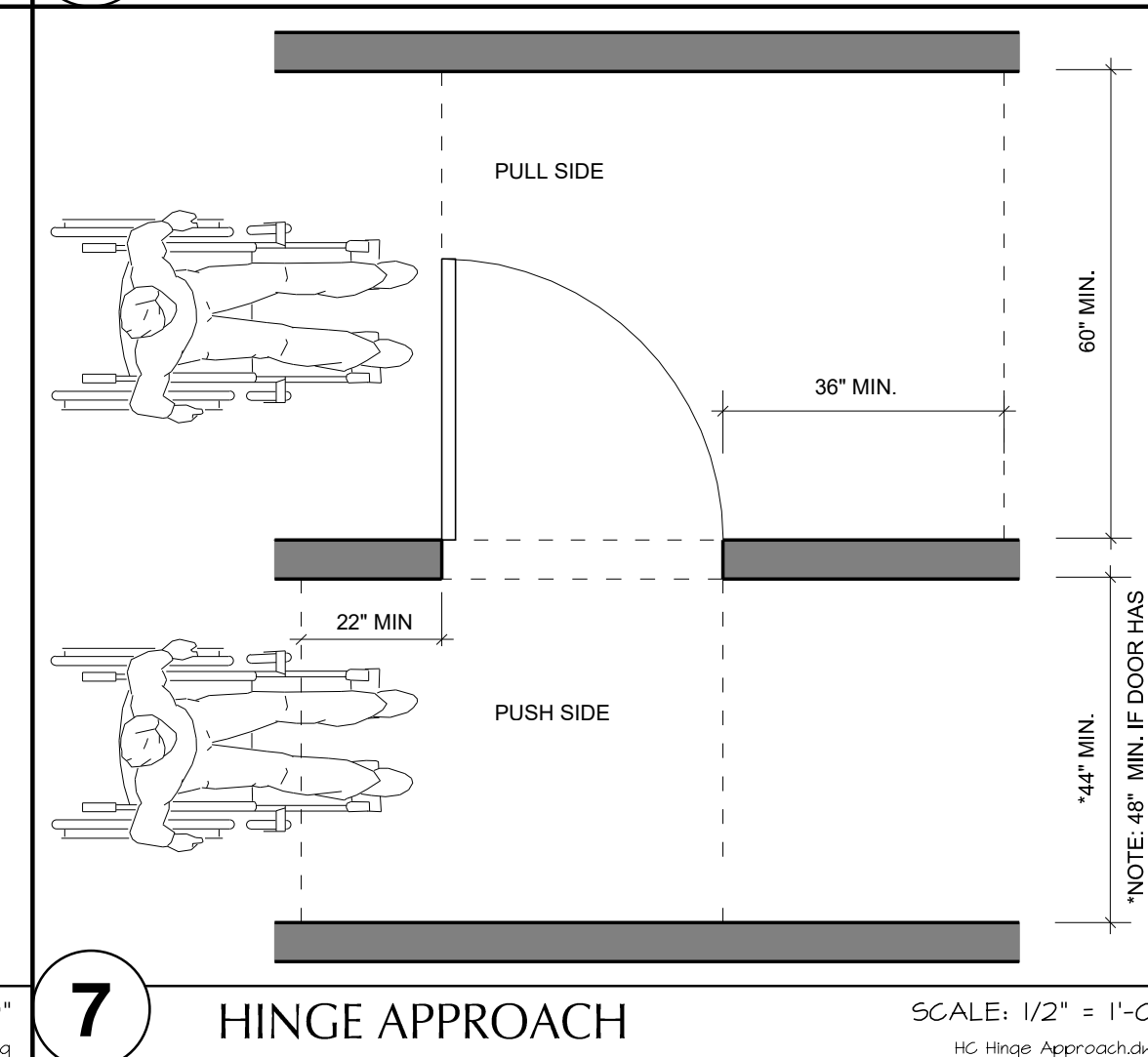
12 ACCESSIBLE STALL (FRONT ENTRY) SCALE: 3/8" = 1'-0"
 HC RestRm Multi Door Front.dwg



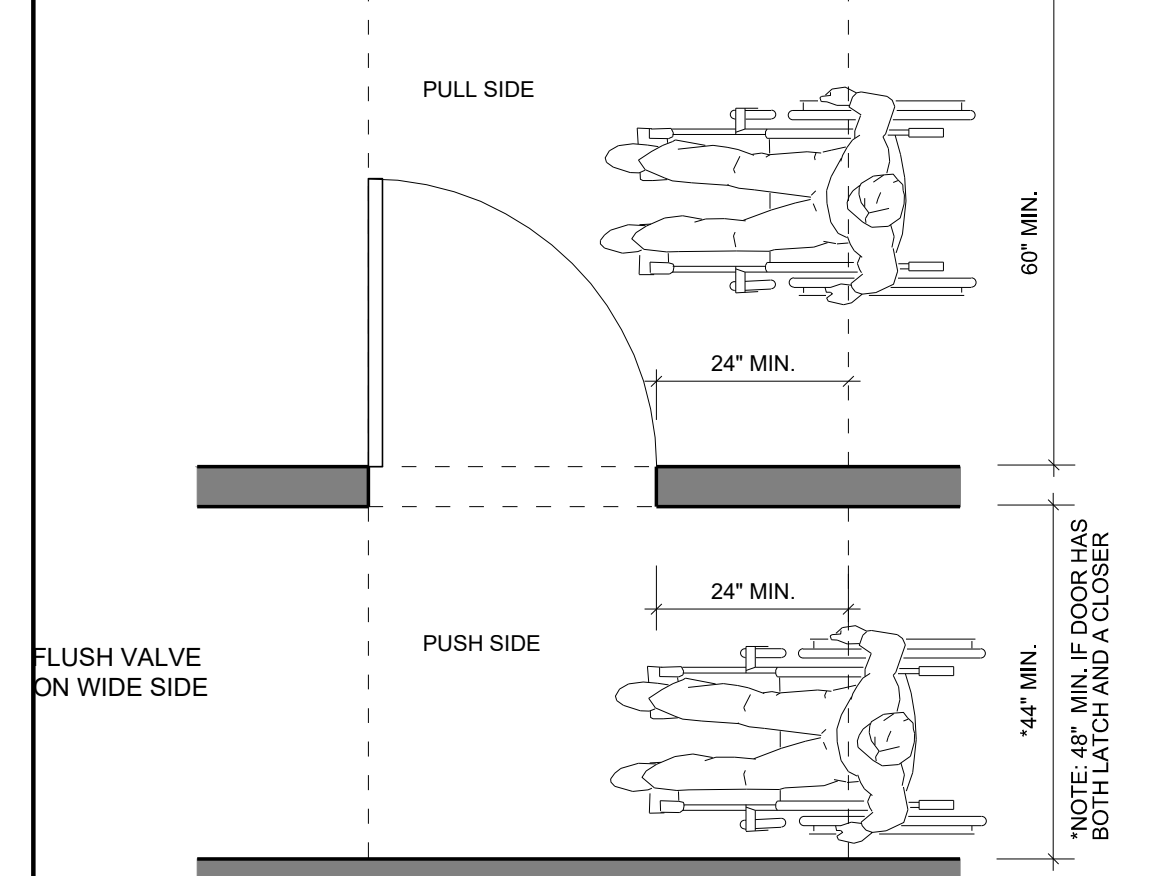
5 ADA THRESHOLD SCALE: 3" = 1'-0"
 Thresh-ADA.dwg



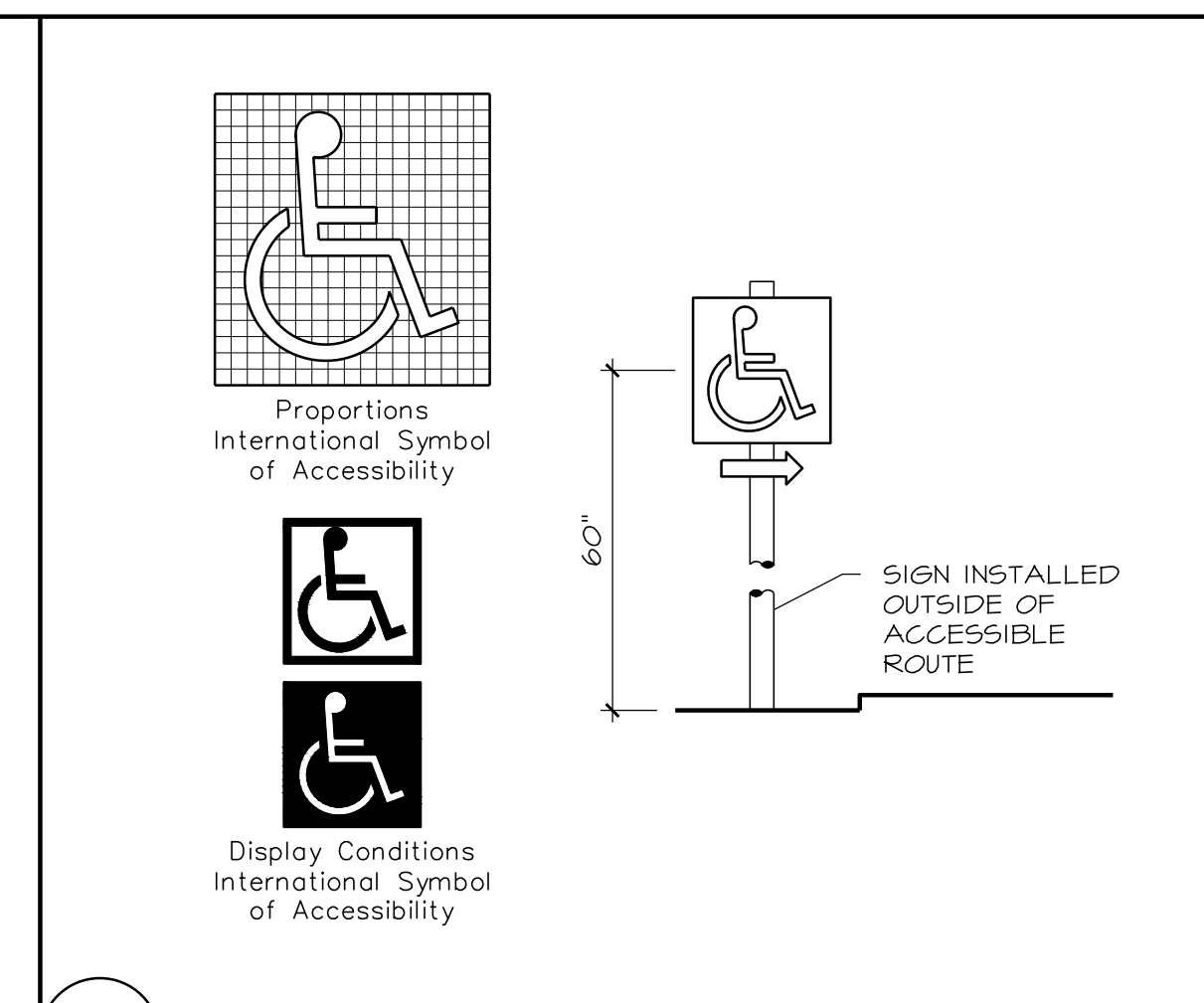
6 FRONT APPROACH SCALE: 1/2" = 1'-0"
 HC Front Approach.dwg



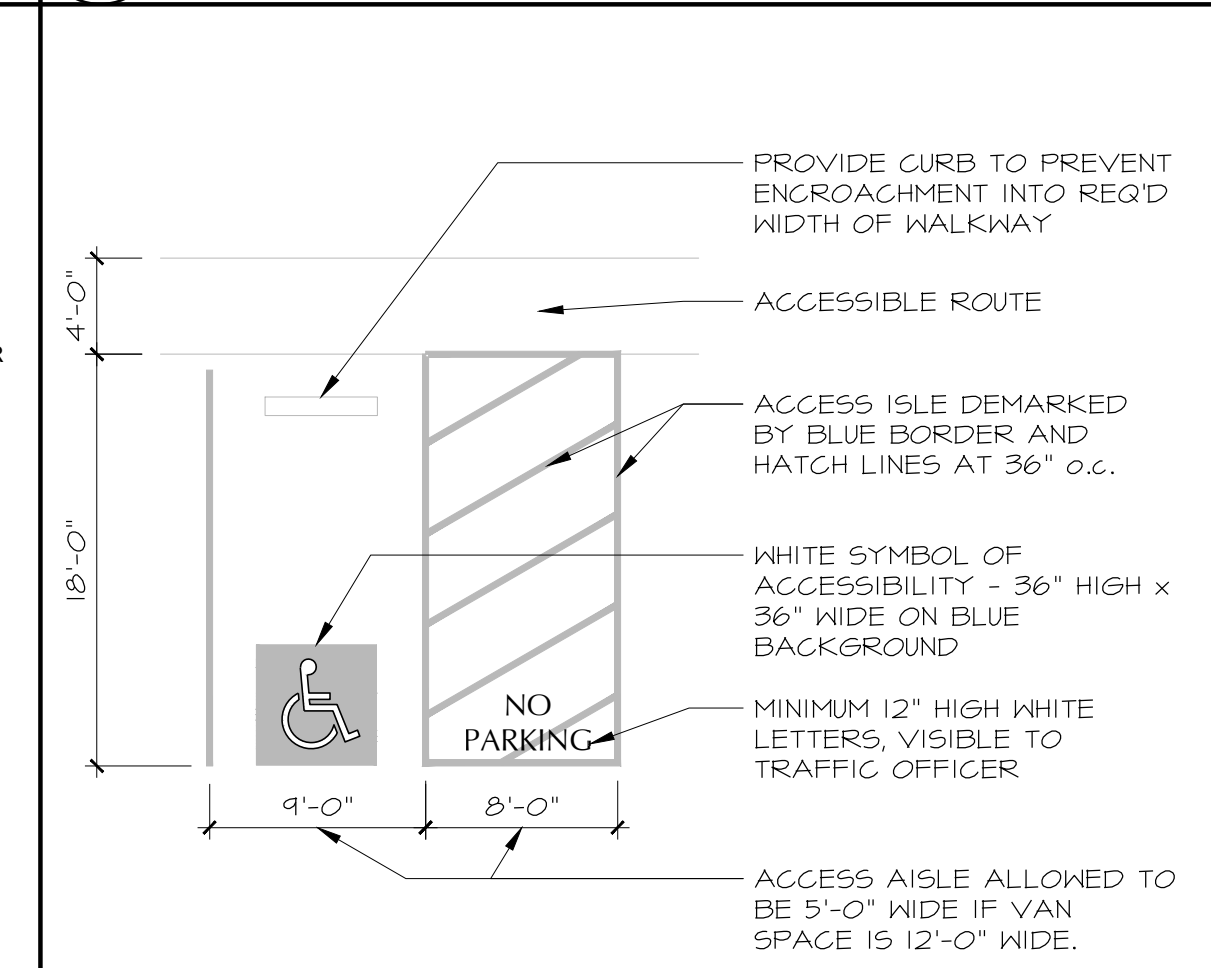
7 HINGE APPROACH SCALE: 1/2" = 1'-0"
 HC Hinge Approach.dwg



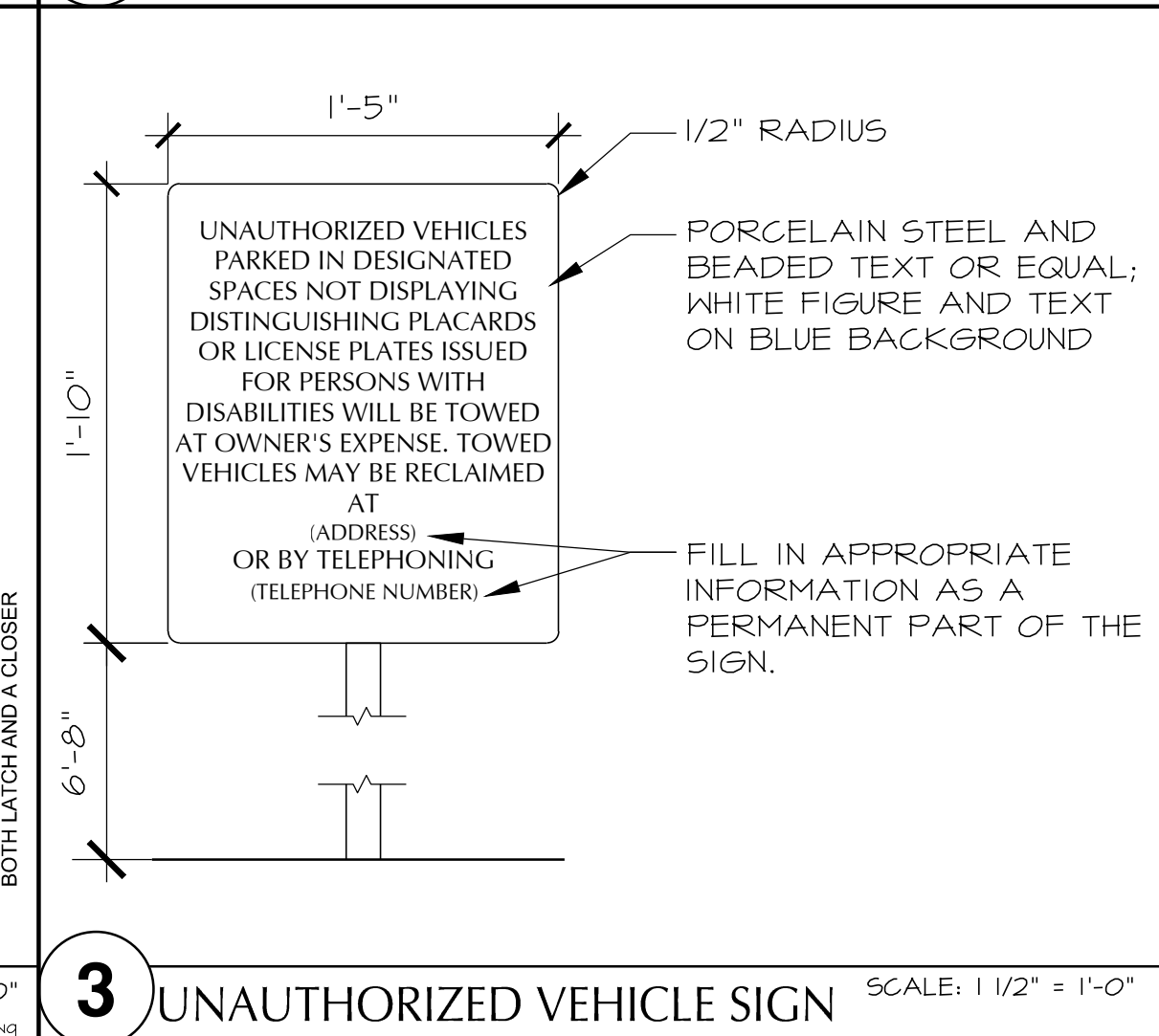
8 LATCH APPROACH SCALE: 1/2" = 1'-0"
 HC Approach Latch.dwg



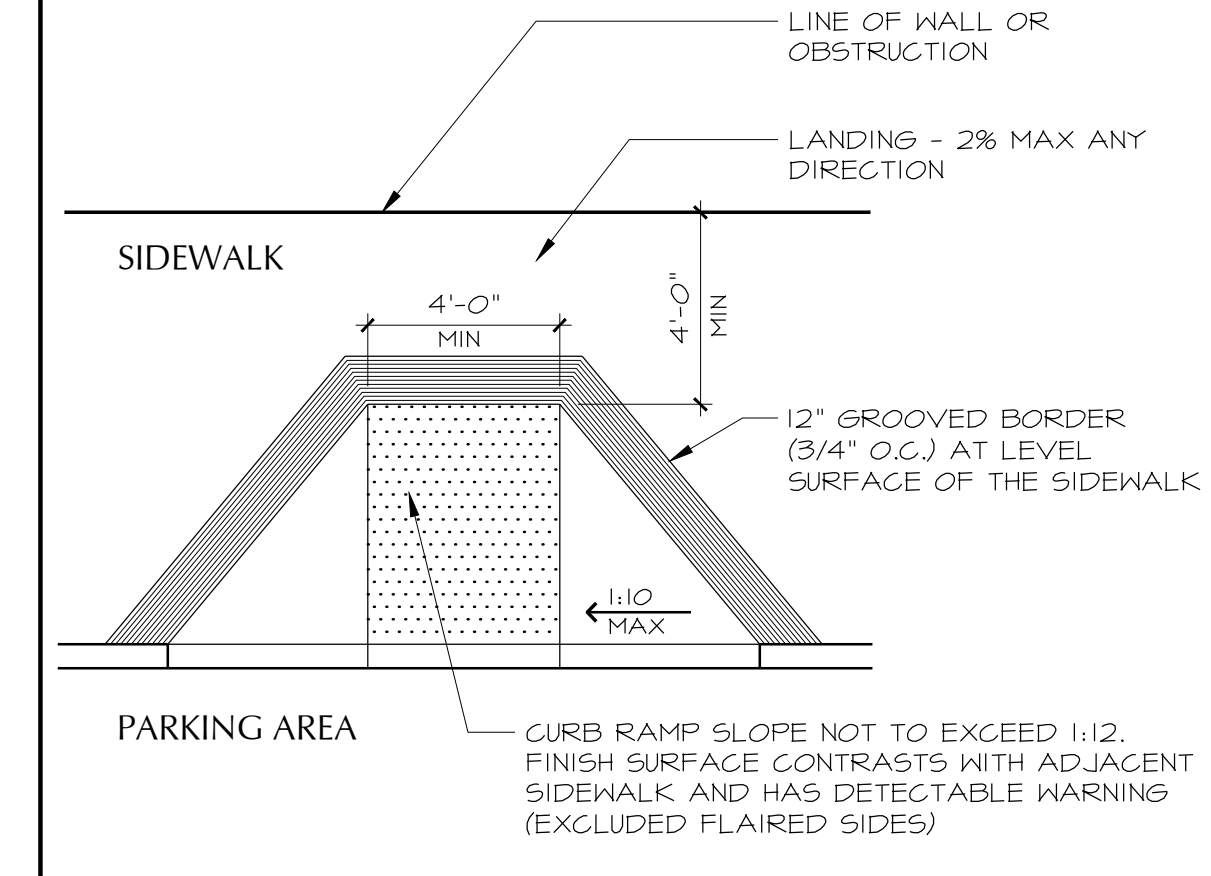
1 DIRECTIONAL SIGNAGE SCALE: 1/2" = 1'-0"
 Directional Sign.dwg



2 VAN ACCESSIBLE PARKING SPACE SCALE: 1 1/2" = 1'-0"
 HC Parking Space Van.dwg



3 UNAUTHORIZED VEHICLE SIGN SCALE: 1 1/2" = 1'-0"



4 CURB-CUT RAMP SCALE: 1/4" = 1'-0"
 Cut Curb Ramp.dwg

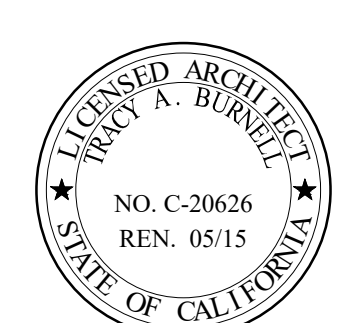


ARCHITECTURE

924 anacapa st
 suite: 2-U
 santa barbara, ca
 93101
 805.564.6074

REMODEL TO

SURFSIDE GAS STATION
 6905 W. Surfside Street
 La Conchita, CA 93001



sheet description
 ADA DETAILS

date:
 10-13-16
 10-27-16
 9-28-2019
 11-6-2019
 10-2-2020
 10-20-2020
 4-7-2021
 6-15-2021
 6-24-2021
 7-21-2021
 8-5-2021

sheet no:
 G.2

© BURNELL BRANCH & PETER ARCHITECTURE EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT WRITTEN PERMISSION AND CONSENT OF BURNELL BRANCH & PETER ARCHITECTURE. Preliminary: NOT FOR CONSTRUCTION

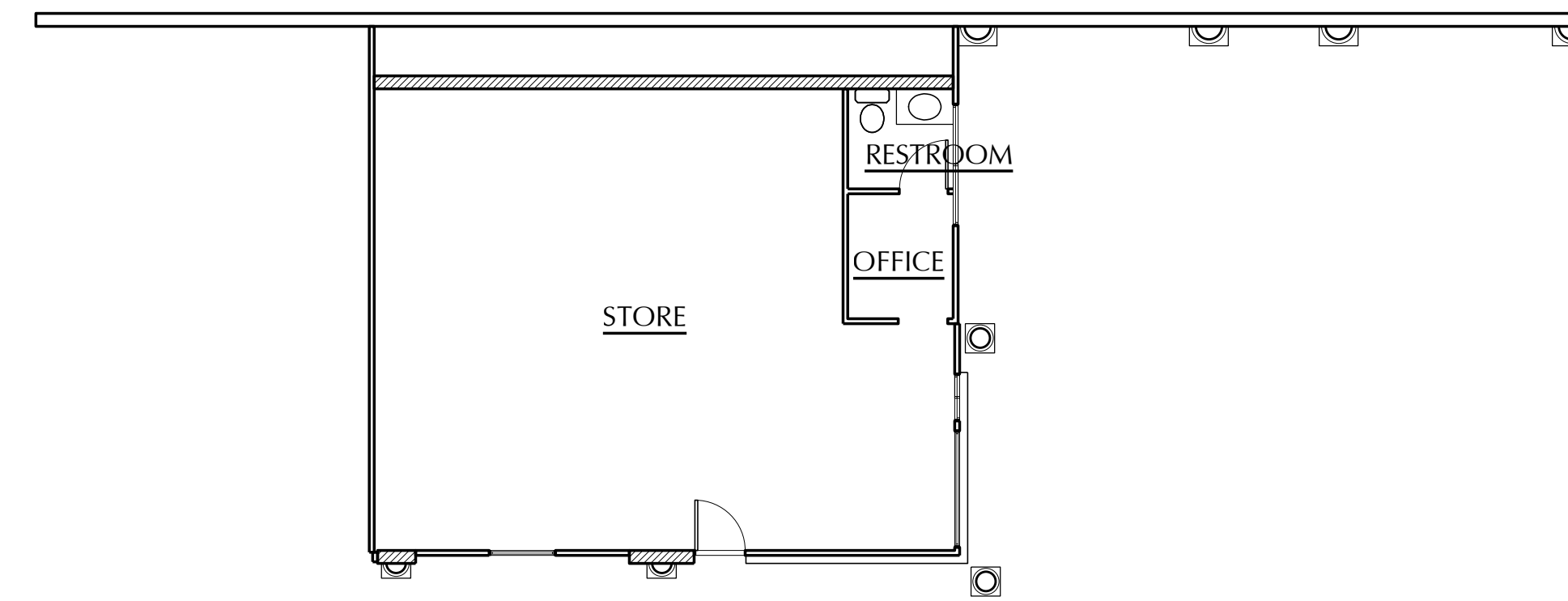
DEMOLITION PLAN NOTES:

1. CONTRACTOR TO PRESERVE AND RE-USE ANY MATERIALS WHERE FEASIBLE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXPOSED EXISTING CONSTRUCTION FROM THE WEATHER.
3. RECYCLE MATERIALS WHERE FEASIBLE.
4. PROVIDE CONTAINMENT FOR MATERIALS AND RUN-OFF.



ARCHITECTURE

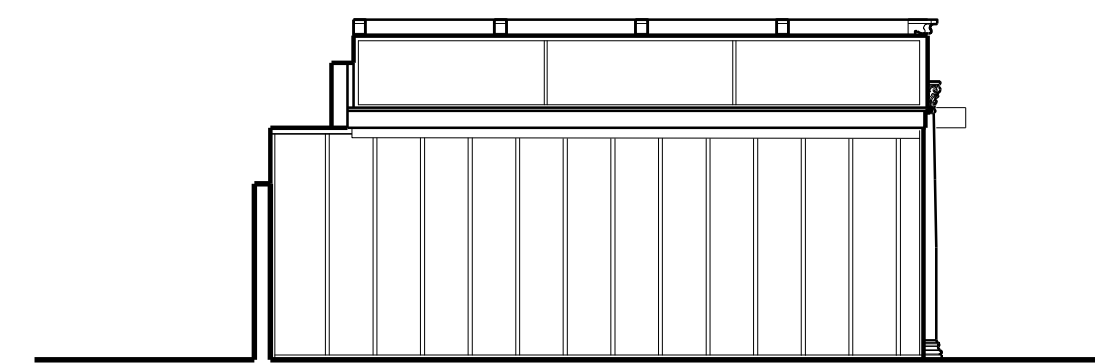
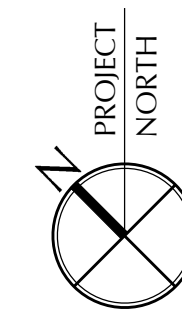
924 anacapa st
suite: 2-U
santa barbara, ca
93101
805.564.6074



EXISTING FLOOR PLAN

1/8"=1'-0"

(TO BE REMOVED)



EXISTING WEST ELEVATION

1/8"=1'-0"

(TO BE REMOVED)



EXISTING SOUTH ELEVATION

1/8"=1'-0"

(TO BE REMOVED)



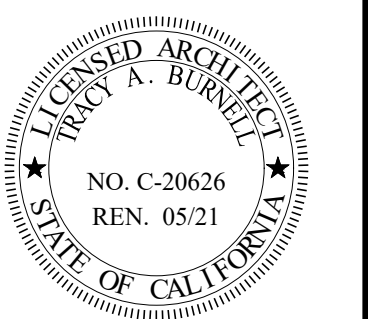
EXISTING EAST ELEVATION

1/8"=1'-0"

(TO BE REMOVED)

REMODEL TO

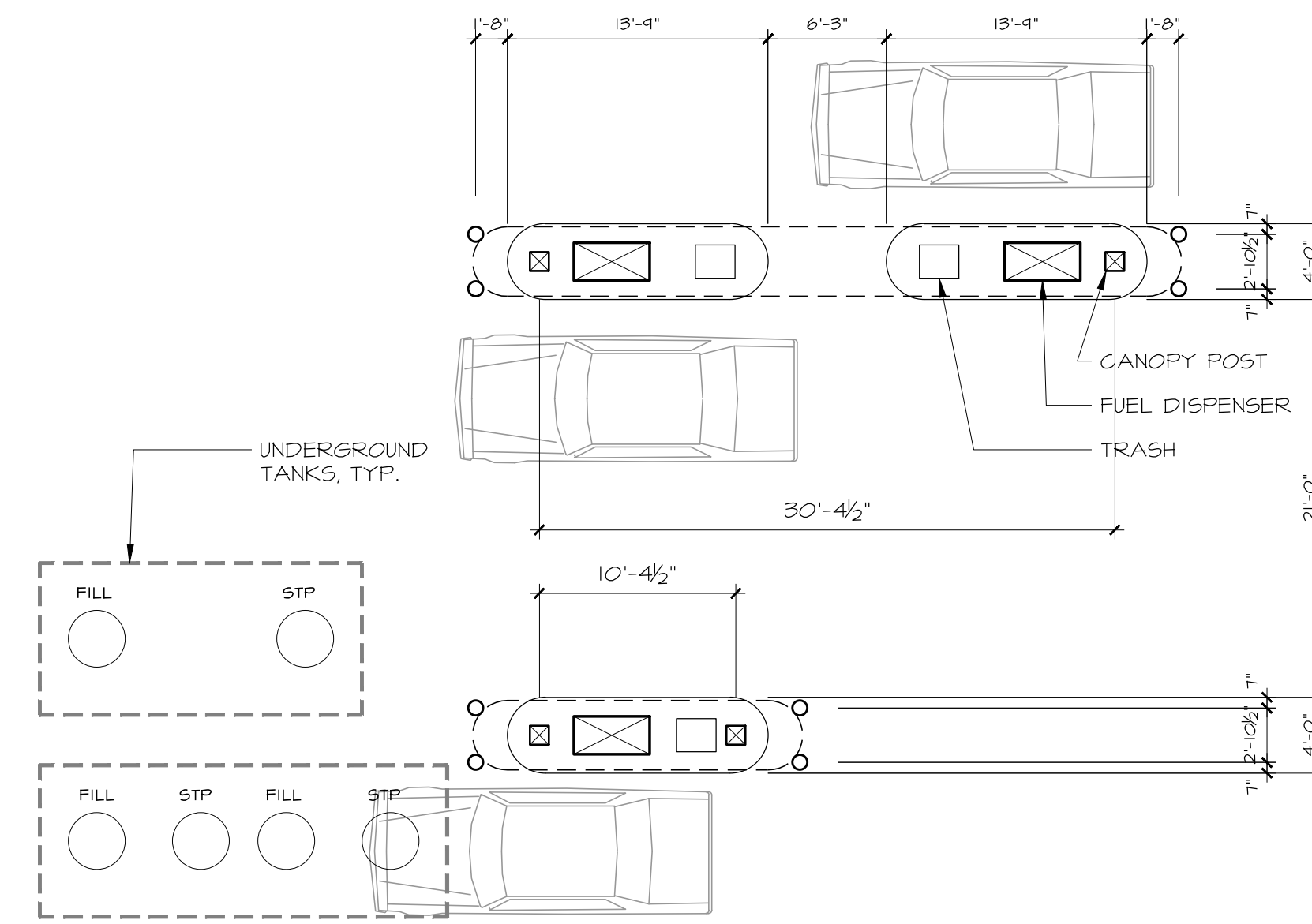
SURFSIDE GAS STATION
6905 W. Surfside Street
La Conchita, CA 93001



sheet description
EXISTING PLAN & ELEVS

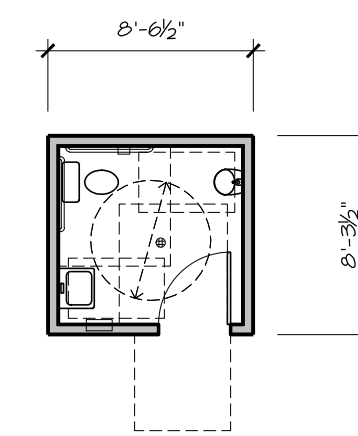
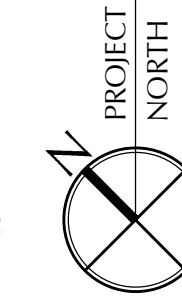
- date:
- 10-13-16
 - 10-27-16
 - 9-28-2019
 - 11-6-2019
 - 10-2-2020
 - 10-20-2020
 - 4-7-2021
 - 6-15-2021
 - 6-24-2021
 - 7-21-2021
 - 8-5-2021
 -
 -

sheet no:
A.1

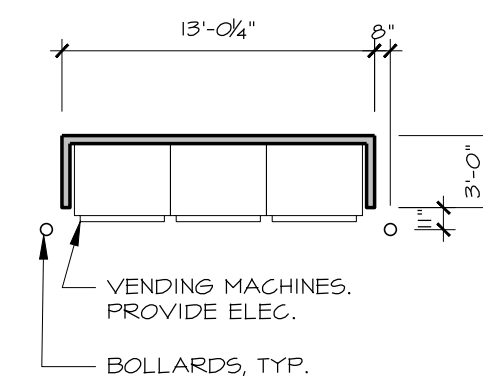


DISPENSER PLAN

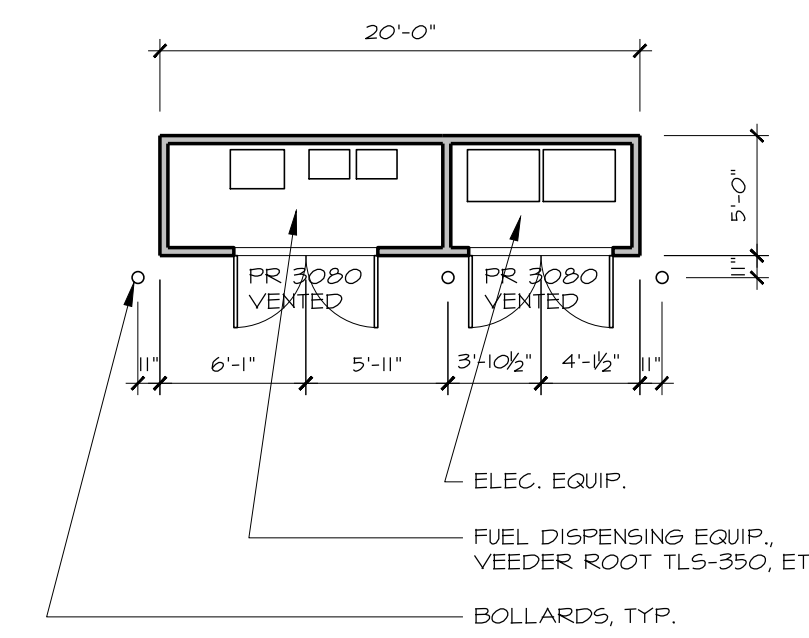
1/8"=1'-0"



RESTROOM



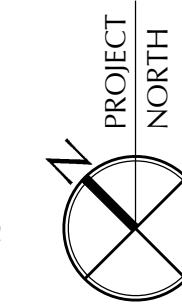
VENDING MACHINES



FUEL CONTROL/ELEC

ACCESSORY STRUCTURES

1/8"=1'-0"



FLOOR PLAN NOTES:

WALL LEGEND:

- INDICATES NEW STUD WALL: USE 2x4's @ 16" o.c.
- INDICATES NEW STUD WALL: USE 2x6's @ 16" o.c.

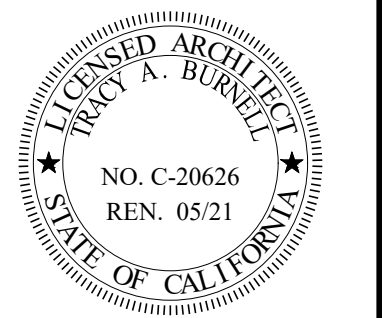
- PROVIDE EMERGENCY SHUT-OFF AS REQUIRED.
- ALL HOSE BIBBS SHALL HAVE BACK FLOW PREVENTION DEVICES.
- MECHANICAL EQUIPMENT SUPPORTED DIRECTLY BY THE GROUND SHALL BE ISOLATED FROM THE GROUND BY A LEVEL CONCRETE SLAB EXTENDING NOT LESS THAN THREE (3) INCHES ABOVE THE ADJOINING GROUND LEVEL.



ARCHITECTURE

924 anacapa st
suite: 2-U
santa barbara, ca
93101
805.564.6074

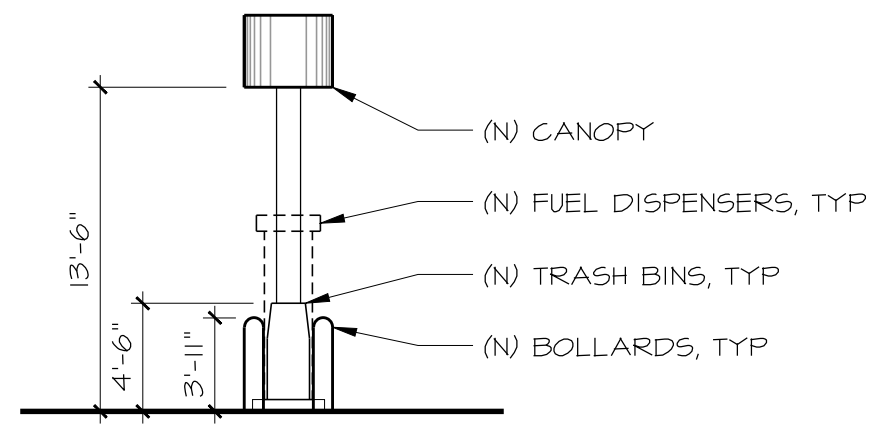
REMODEL TO
SURFSIDE GAS STATION
6905 W. Surfside Street
La Conchita, CA 93001



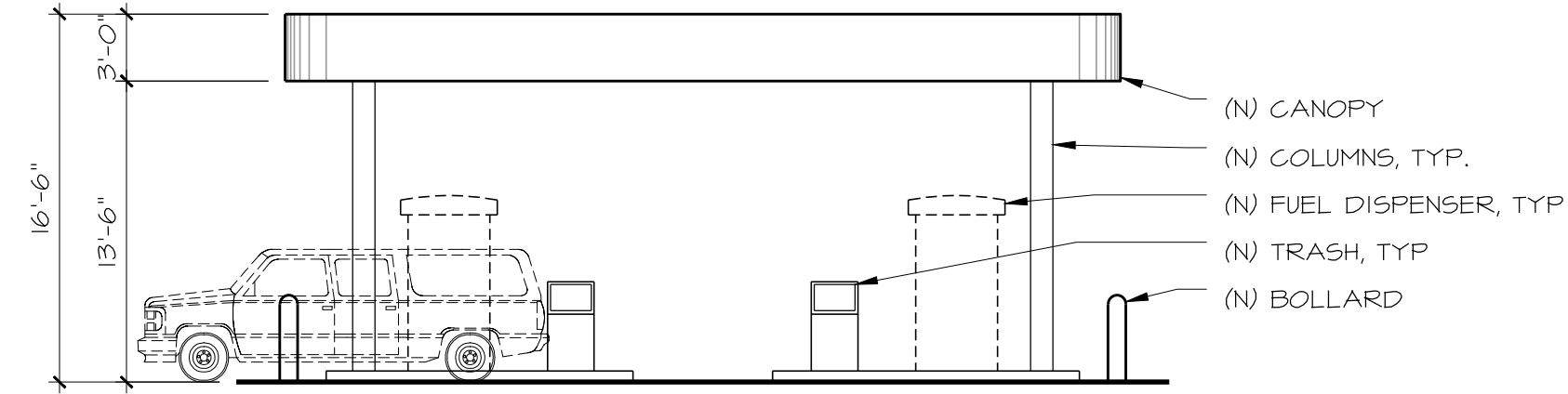
sheet description
FLOOR PLANS

date:
10-13-16
10-27-16
9-28-2019
11-6-2019
10-2-2020
10-20-2020
4-7-2021
6-15-2021
6-24-2021
7-21-2021
8-5-2021
....

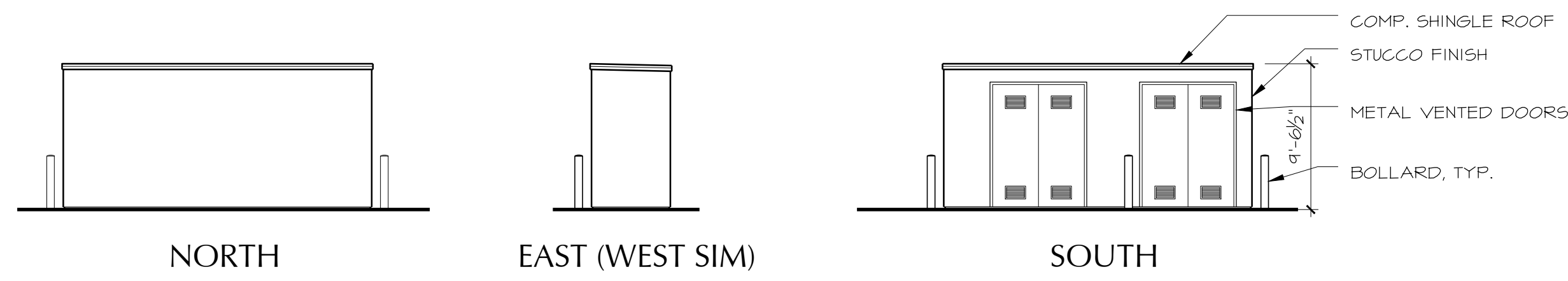
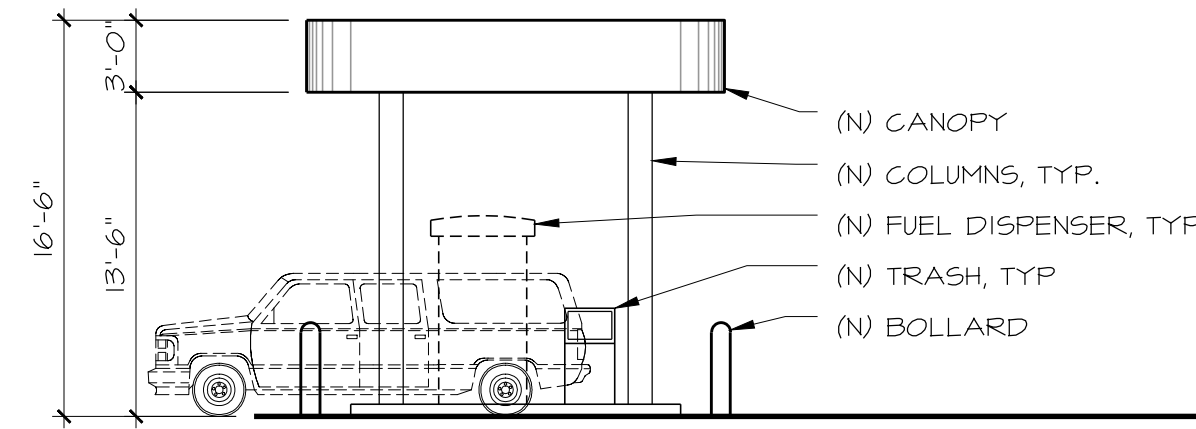
sheet no:
A.2



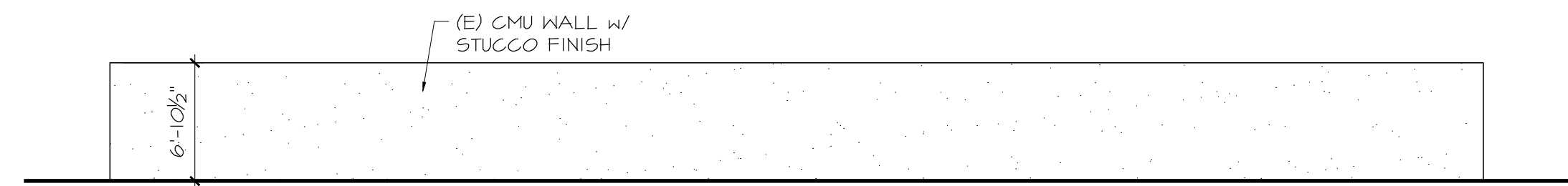
FUEL DISPENSERS WEST ELEVATION (EAST SIM.)
1/8"=1'-0"



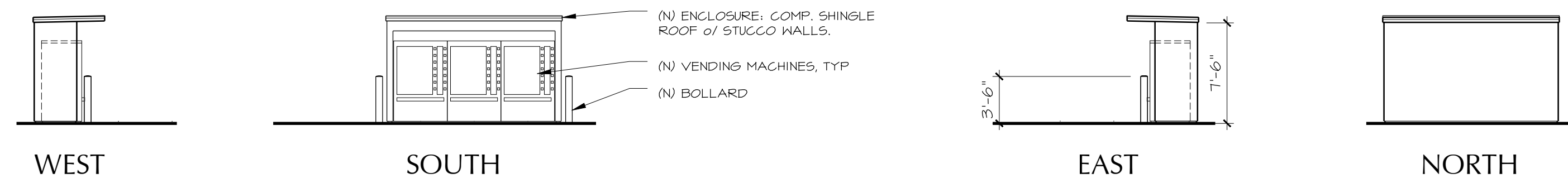
FUEL DISPENSERS SOUTH ELEVATION (NORTH SIM.)
1/8"=1'-0"



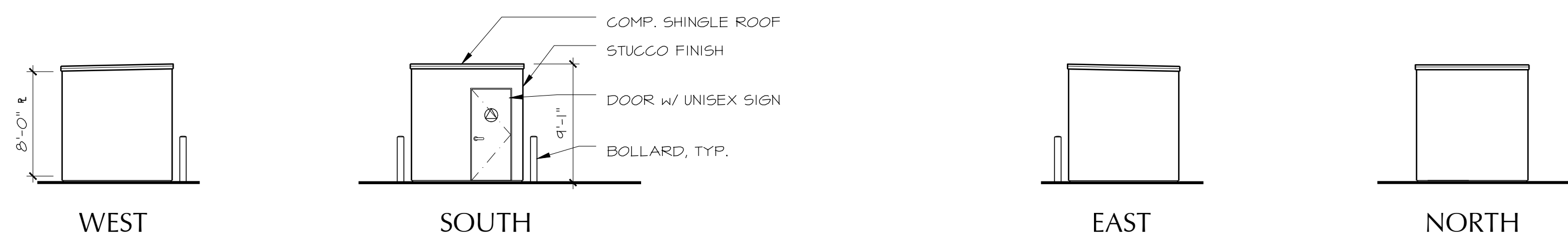
ELECTRICAL CLOSET ELEVATIONS
1/8"=1'-0"



EXISTING CMU WALL (SOUTH ELEVATION)
1/8"=1'-0"



VENDING MACHINE ELEVATIONS
1/8"=1'-0"



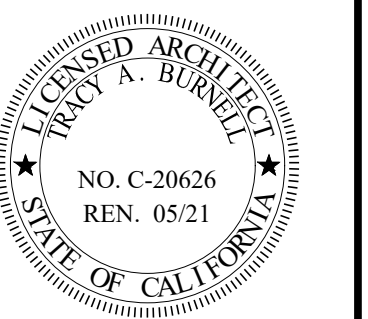
RESTROOM ELEVATIONS
1/8"=1'-0"



ARCHITECTURE

924 anacapa st
suite: 2-U
santa barbara, ca
93101
805.564.6074

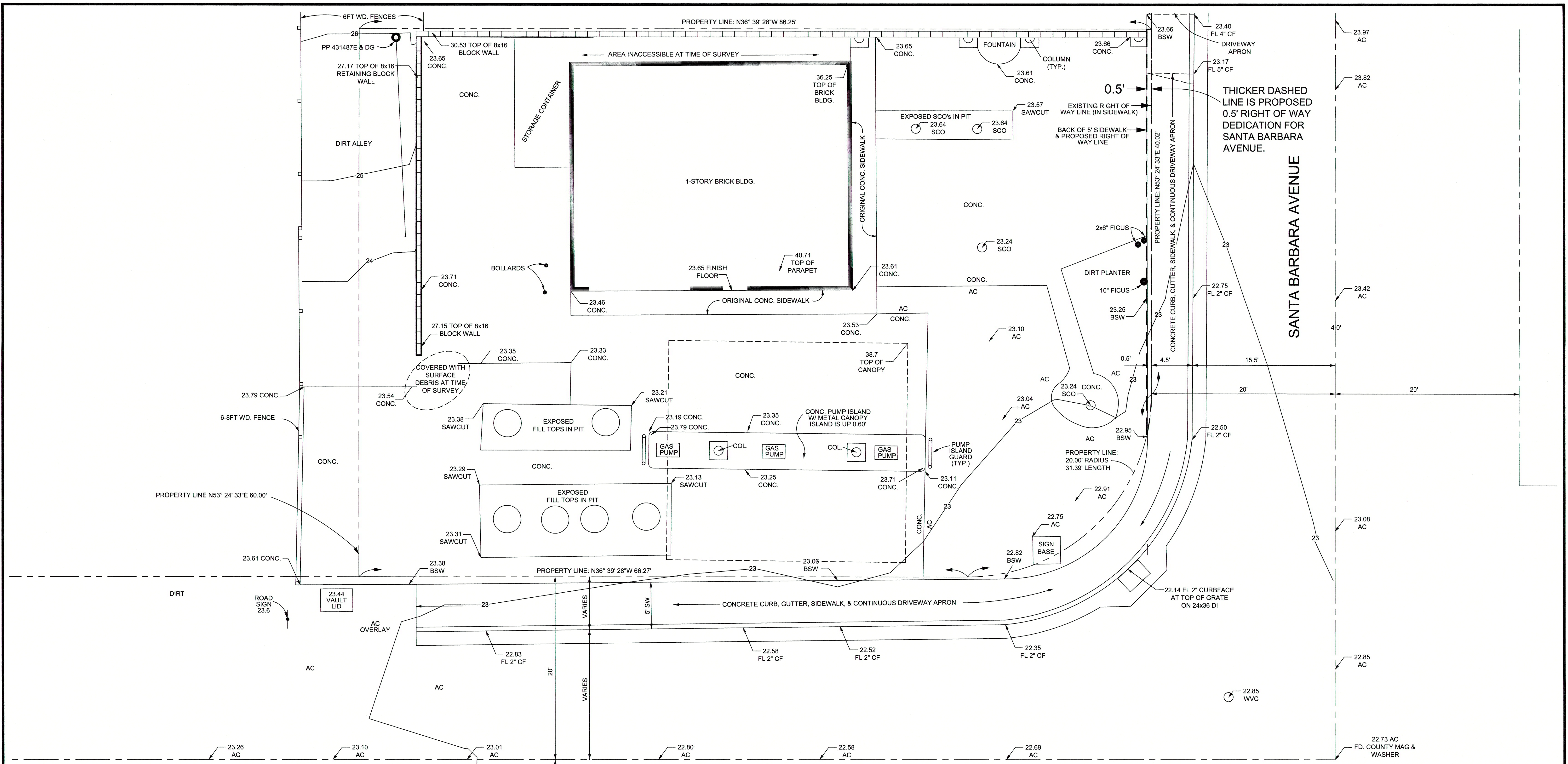
REMODEL TO
SURFSIDE GAS STATION
6905 W. Surfside Street
La Conchita, CA 93001



sheet description
EXTERIOR ELEVATIONS

date:
10-13-16
10-27-16
9-28-2019
11-6-2019
10-2-2020
10-20-2020
4-7-2021
6-15-2021
6-24-2021
7-21-2021
8-5-2021

sheet no:
A.3



NOTES:

THE PRELIMINARY REPORT FROM TICOR TITLE DATED NOVEMBER 17, 2017 ORDER 00417202-999-ERB DISCLOSES NO EASEMENTS OF RECORD AS OF THAT TIME.

SOLID CIRCLES ARE TREE TRUNKS, UNLESS NOTED OTHERWISE. THE ACCOMPANYING NUMBER(S) IS(ARE) THE TRUNK DIAMETER(S) DBH, WHICH MEANS AT 4' ABOVE ADJACENT GROUND LEVEL.

ONLY TREES 6" DBH AND OVER ARE SHOWN (3" FOR OAKS).

VERTICAL DATUM IS NAVD88 FROM NGS OPUS USING GEOID 18. HORIZONTAL DATUM IS NAD83 SPC 0405 (2011)(EPOCH:2010.0000).

PROPERTY LINE DATA IS BASED ON FIELD MEASUREMENTS. HELD FOUND MAG & WASHERS ON CENTER LINES OF SURFSIDE @ BAKERSFIELD AND SANTA BARBARA @ VISTA DEL RINCON FOR DIRECTION; FROM THE FOUND MAG & WASHER AT SANTA BARBARA @ SURFSIDE.

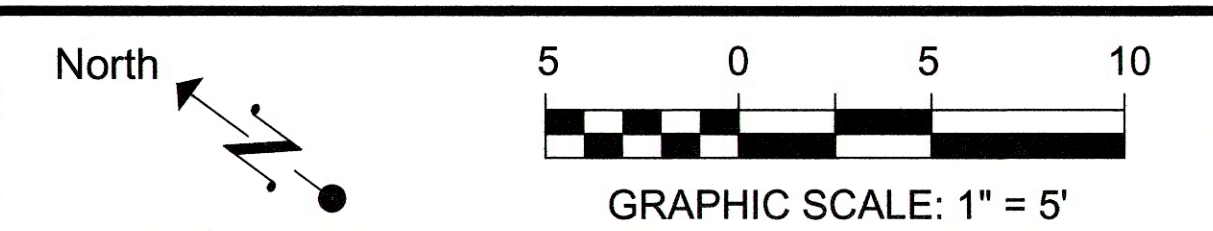
- ABBREVIATIONS**
- AC ASPHALT PAVEMENT
 - BSW BACK OF SIDEWALK
 - DG DOWN GUY LINE
 - DI DROP INLET
 - FL FLOWLINE
 - PP POWER POLE
 - SCO SEWER CLEANOUT
 - SW SIDEWALK WIDTH INCLUDES TOP OF CURB
 - TW TOP OF WALL
 - WVC WATER VALVE COVER

Prepared at the request of John Price & Scott Branch.



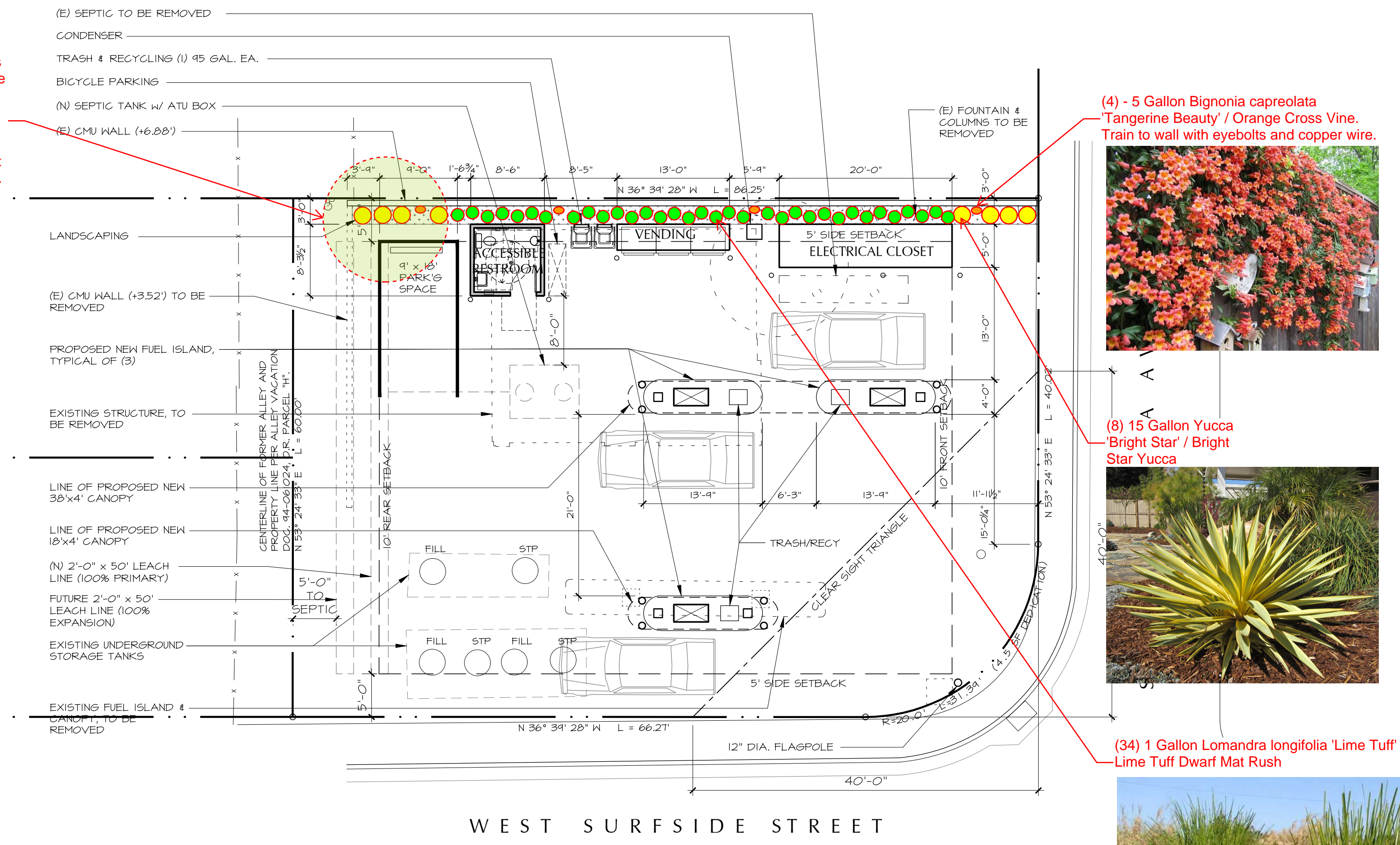
Land Surveyor:
 Right Angle Land Survey
 6 Harbor Way #230, Santa Barbara, CA 93109
 (805) 570-4667

Revision	Date



TOPOGRAPHIC SURVEY & PROPOSED RIGHT OF WAY DEDICATION
 6905 Surfside Drive, La Conchita, CA 93001
 Date of completion of fieldwork: Dec. 16, 2020 Date of map: May 14, 2021 Sheet 1 of 1

I would prefer no trees in this planter, but if we are required to plant (1) tree, we can propose (1) 15 gallon Tristaniopsis laurina / Water Gum here. That tree stays pretty small.



SITE PLAN
1"=10'

SITE PLAN NOTES:

- INDICATES ACCESSIBLE PATH OF TRAVEL
- POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM THE STRUCTURE AT A MINIMUM SLOPE OF 2% FOR 5 FEET.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- RAIN GUTTERS AND DOWNSPOUTS SHALL COLLECT AND DISCHARGE ROOF RAIN WATER RUN-OFF THROUGH AN APPROVED STORM DRAIN SYSTEM.
- VERIFY DEPTH & SEPARATION OF UTILITIES WITHIN TRENCHES w/ GOVERNING JURISDICTION AND COMPLY w/ ALL APPLICABLE CODES. ARCHITECT TO BE NOTIFIED OF ANY CONFLICTS.

(4) - 5 Gallon *Bignonia capreolata* 'Tangerine Beauty' / Orange Cross Vine. Train to wall with eyebolts and copper wire.



(8) 15 Gallon *Yucca* 'Bright Star' / Bright Star Yucca



(34) 1 Gallon *Lomandra longifolia* 'Lime Tuff' / Lime Tuff Dwarf Mat Rush



PROJECT DATA

OWNER: ROBERT BARBER FAMILY TRUST
234 MONTE GRIGIO DRIVE
PACIFIC PALISADES, CA 90272

TENANT: Channel Auto Services, LP
PO Box 61106
Santa Barbara, CA 93160

PROJECT ADDRESS: 6905 SURFSIDE DRIVE
VENTURA, CA 93001

A.P.N.: 062-0-075-240
ZONE: CC
GENERAL PLAN/AREA DESIGNATION: 'EXISTING COMMUNITY'
OCCUPANCY: M
HIGH FIRE: NO
SPRINKLERED: NO
AVG. SITE SLOPE: 2%

SQUARE FOOTAGE:

LOT:	NET	GROSS
	.1169 AC/5,090 SF	
EXISTING STORE (TO BE REMOVED):	708 SF	750 SF
EXISTING CANOPY (TO BE REMOVED):	N/A	121 SF
PROPOSED IMPROVEMENTS:		
DOUBLE DISPENSERS (CANOPY):	N/A	134 SF
SINGLE DISPENSER (CANOPY):	N/A	61 SF
ELECTRICAL/EQUIPMENT CLOSET:	N/A	100 SF
VENDING MACHINES:	N/A	39 SF
RESTROOM:	N/A	71 SF
BUILDING COVERAGE:		405 SF
LANDSCAPING:		170 SF
FLOOR AREA RATIO:		7.9%
GRADING PROPOSED:		0
EXISTING PARKING:		5 SPACES
REQUIRED PARKING:		1 SPACE
PROPOSED PARKING:		1 SPACE

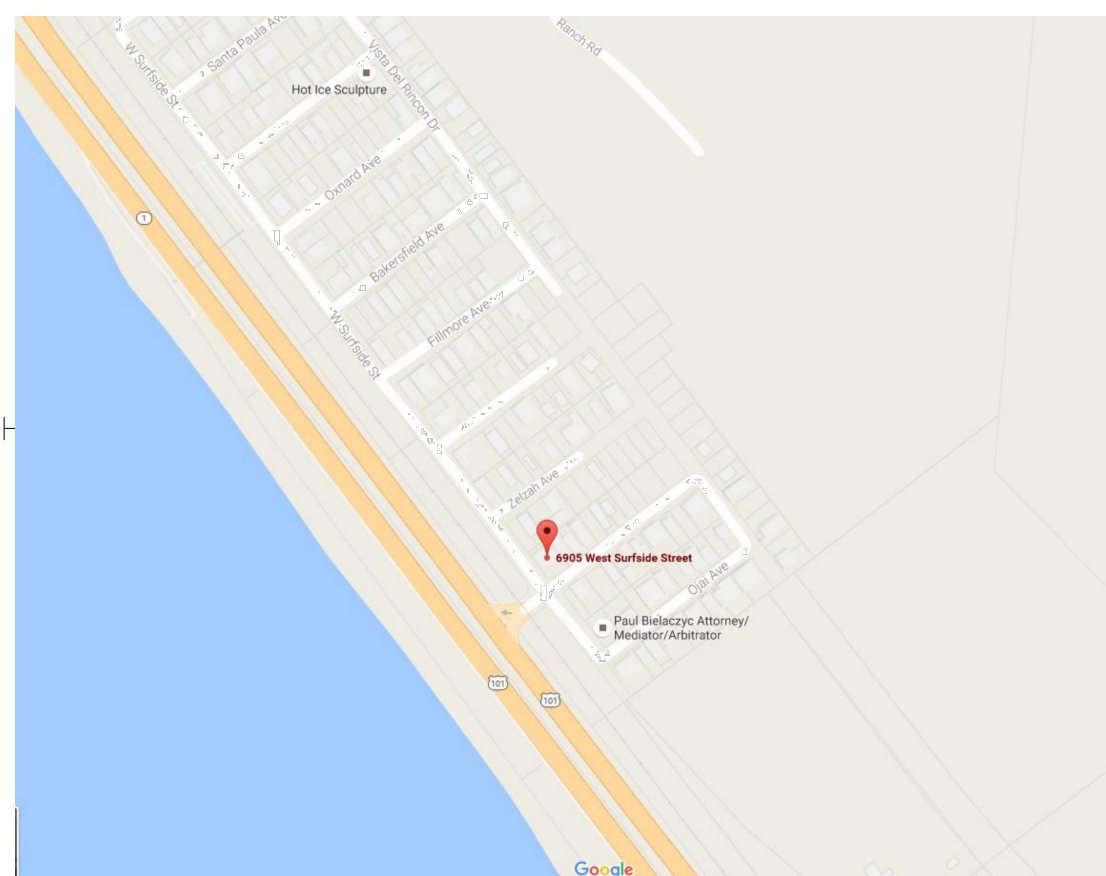
SCOPE OF WORK

DEMOLISH EXISTING BUILDING, FUEL CANOPY AND FUEL DISPENSERS. CONSTRUCT (3) NEW FUEL DISPENSERS, TWO UNDER A SINGLE ISLAND CANOPY, ONE UNDER ITS OWN CANOPY. CONSTRUCT ELECTRICAL/EQUIPMENT CLOSET. CONSTRUCT VENDING MACHINE ENCLOSURE. CONSTRUCT RESTROOM. REPAIR AND REPLACE PAVING AS NEEDED. UNDERGROUND ELECTRICAL TO PROPOSED MONUMENT SIGN.

SHEET INDEX

G.0	COVER SHEET
A.1	EXISTING PLANS & ELEVATIONS (TO BE REMOVED)
A.2	PROPOSED FLOOR PLANS
A.3	PROPOSED ELEVATIONS
---	SURVEY
TOTAL - 5	

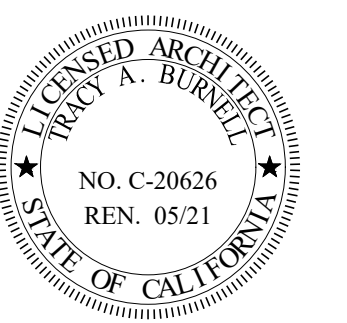
VICINITY MAP



ARCHITECTURE

924 anacapa st
suite: 2-U
santa barbara, ca
93101
805.564.6074

REMODEL TO
SURFSIDE GAS STATION
6905 W. Surfside Street
La Conchita, CA 93001



sheet description
COVER SHEET

date:

10-13-16
10-27-16
9-28-2019
11-6-2019
10-2-2020
10-20-2020
4-7-2021

sheet no:
G.0

SURFSIDE GAS STATION

ABBREVIATIONS

@	AT	FIN	FINISH	PLAM	PLASTIC LAMINATE
d	PENNY	FL	FLOW LEVEL	PLAS	PLASTER
0z	POUND	FLG	FLASHING	PLYWD	PLYWOOD
AB	ANCHOR BOLT	FLR	FLOOR	PNT	PAINT
AC	ASPHALTIC CONCRETE	FN	FIELD NAILING	PR	PAIR
		FOC	FACE OF CONCRETE	PTDF	PRESSURE TREATED
A/C	AIR CONDITIONING	FOF	FACE OF FINISH	DF	DOUGLAS FIR
ALUM	ALUMINUM	FOM	FACE OF MASONRY	RD	ROOF DRAIN
ANOD	ANODIZED	FOP	FACE OF	RH	ROUND HEAD
BD	BOARD	FOS	FACE OF STUD	RM	ROOM
BLDG	BUILDING	FT	FOOT OR FEET	RO	ROUGH OPENING
BLK'G	BLOCKING	CA	GAUGE	RWD	REDWOOD
BN	BOUNDARY	GALV	GALVANIZED	S	SOUTH
		GYP	GYPSPUM	SF	SQUARE FEET
BOT	BOTTOM	HB	HOSE BIBB	SHTG	SHEATHING
CB	CATCH BASIN	HP	HORSE POWER	SIM	SIMILAR
CI	CAST IRON	HR	HOUR	SPEC	SPECIFICATION
CJ	CEILING JOIST	HTR	HEATER	SQ	SQUARE
CLG	CEILING	HVAC	HEATING/VENTILATION/AIR CONDITIONING	SSTL	STAINLESS STEEL
CLR	CLEAR	HW(R)	HOT WATER	STD	STANDARD
CMU	CONCRETE MASONRY UNIT	(RETURN)		STL	STEEL
CO	CLEAN OUT	INVERT		TC	TOP OF CURB OR TOP OF CONCRETE
COL	COLUMN	LAM	LAMINATE	TCV	TOP OF CATCH BASIN
CONT	CONTINUOUS	LB	LAG BOLT	T&G	TONGUE AND GROOVE
CSK	COUNTERSINK	LT	LIGHT	TP	TOP OF PAVING
DF	DOUGLAS FIR	MAS	MASONRY	TV	TOP OF WALL
DIA	DIAMETER	MATL	MATERIAL	TYP	TYPICAL
DN	DOWN	MAX	MAXIMUM	UNO	UNLESS NOTED OTHERWISE
DS	DOWNSPOUT	MB	MACHINE BOLT	VCT	VINYL COMPOSITION TILE
DWG	DRAWING	MECH	MECHANICAL	VERT	VERTICAL
E	EAST	MEMB	MEMBRANE	VGDF	VERTICAL GRAIN
(E)	EXISTING	MET	METAL		
EI	EXPANSION JOINT	MFR	MANUFACTURER		
ELEV	ELEVATION	MIN	MINIMUM		
EN	EDGE NAIL	MISC	MISCELLANEOUS		
EQ	EQUAL	N	NORTH	VTR	VENT THROUGH ROOF
EQUIP	EQUIPMENT	(N)	NEW	W	WEST
FALU	FORCED AIR UNIT	NIC	NOT IN CONTRACT	WC	WATER CLOSET
FBO	FURNISHED BY OWNER OR OTHERS, TO BE INSTALLED BY CONTRACTOR	NO#	NUMBER	WH	WATERHEATER
		NTS	NOT TO SCALE	WP	WATERPROOF
FD	FLOOR DRAIN	OC	ON CENTER	WS	WOOD SCREW
FEC	FIRE EXTINGUISHER (& CABINET)	OH	OVAL HEAD OR OVER HEAD	WWF	WELDED WIRE FABRIC
		OPNG	OPENING	W	WITH
FF	FINISH FLOOR	(P)	PROPOSED	W/O	WITHOUT
FG	FINISH GRADE	PL	PLATE OR PROPERTY LINE		
FH	FLAT HEAD				

GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO ALL CURRENT BUILDING, ELECTRICAL, MECHANICAL AND PLUMBING CODES AND ALL OTHER STATE, COUNTY AND CITY ORDINANCES AND REGULATIONS.
- THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND INCONSISTENCIES BETWEEN DRAWINGS, SPECIFICATIONS AND EXISTING CONDITIONS PRIOR TO SUBMITTING BID.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT ABOUT ANY CONDITIONS REQUIRING A MODIFICATION OR CHANGE BEFORE PROCEEDING WITH THE WORK.
- REFER TO STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR OTHER GENERAL REQUIREMENTS AND COORDINATE WITH THE ARCHITECTURAL DRAWINGS.
- ALL CONSTRUCTION TO PROVIDE A WATERPROOF, WEATHER TIGHT BUILDING. CONTRACTOR SHALL FLASH AND CAULK AS NECESSARY TO ACHIEVE THIS REQUIREMENT.

APPROVAL NOTES:

AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISK OR WEB BASED REFERENCE SHALL BE PLACED IN THE BUILDING AND SHALL INCLUDE ALL OF THE ITEMS LISTED IN CGRSC SECTION 4.410.1.

PROJECTS WITH A MODIFICATION OR WITHIN 12" OF SETBACKS AND/OR PROPERTY LINES MAY REQUIRE A SURVEY.

SPECIAL INSPECTIONS

THE OWNER OR GENERAL CONTRACTOR SHALL EMPLOY A SPECIAL INSPECTOR TO PROVIDE INSPECTIONS ACCORDING TO UBC SECTION 1701, FOR THE FOLLOWING TYPES OF WORK:

- ANY RETROFIT REINFORCING BARS OR HOLLOW BOLTS INTO EXISTING SLABS OR FOOTINGS REQUIRING AN EPOXY GROUTED CONNECTION.
- FIELD WELDING FOR STRUCTURAL STEEL CONNECTIONS.
- STRUCTURAL MASONRY

CONSULTANTS (* INDICATES CONTACT PERSON FOR APPLICATION)

ARCHITECT:	BBP ARCHITECTURE 924 ANACAPA STREET, STE 2-U SANTA BARBARA, CA 93101 805-564-6074 tracy@bbp-arch.com
LAND USE PLANNER:	JAY HIGGINS jay@higginsland.com
SOILS ENGINEER:	PACIFIC MATERIALS LABORATORY 35 S. PATERA LANE GOLETA, CA 93116 805-964-6901 pml@pml.sbcocmail.com
SURVEYOR:	RIGHT ANGLE LAND SURVEY 6 Harbor Way #230 SANTA BARBARA, CA 93109 (805) 570-4667 gary@rightanglesurvey.com
CONTRACTOR:	

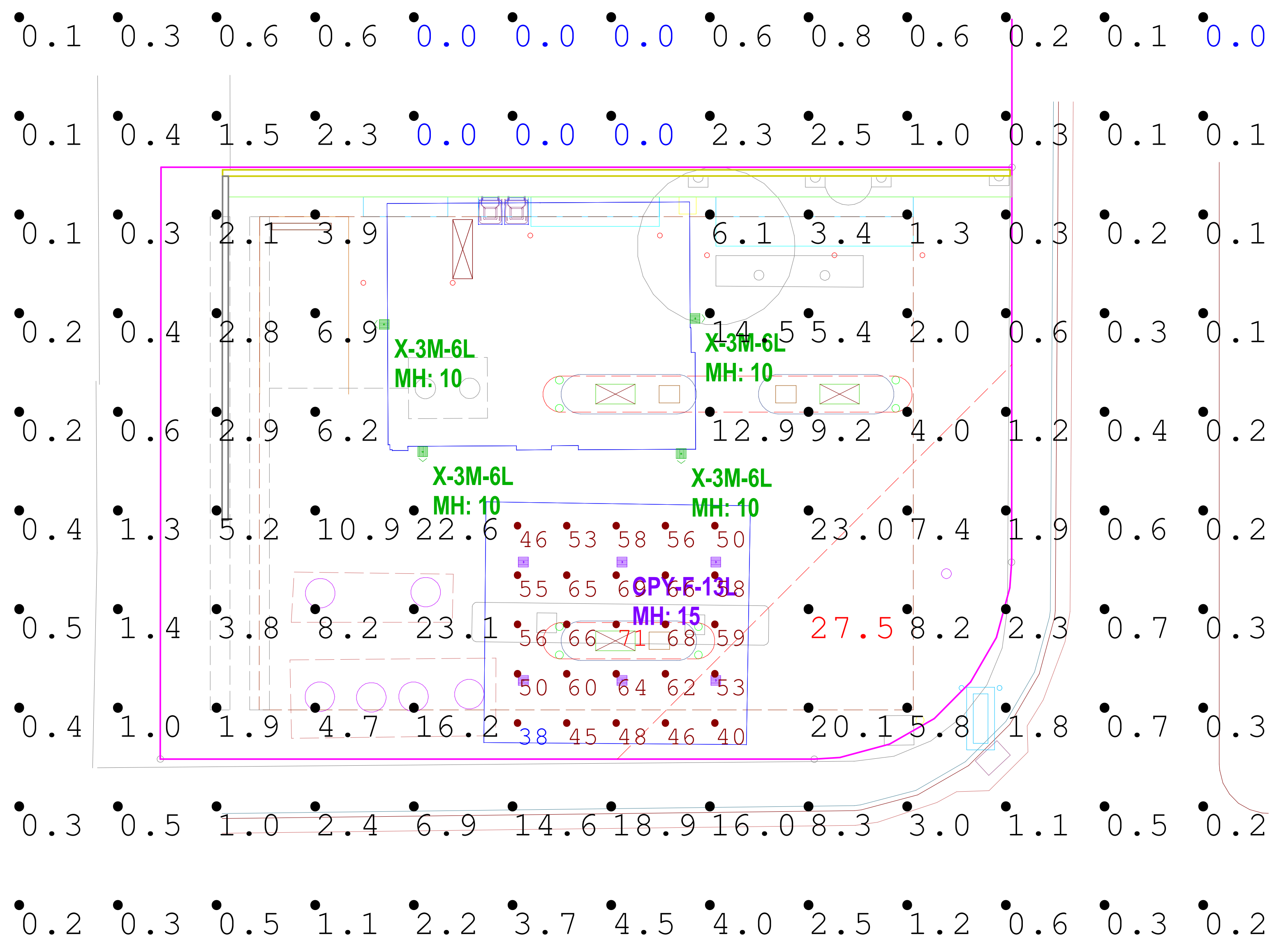
GOVERNING CODES

CALIFORNIA BUILDING CODE	2019 EDITION
CALIFORNIA ELECTRICAL CODE	2019 EDITION
CALIFORNIA PLUMBING CODE	2019 EDITION
CALIFORNIA MECHANICAL CODE	2019 EDITION
CALIFORNIA ENERGY CODE	2019 EDITION
CALIFORNIA GREEN CODE	2019 EDITION

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	6	CPY-F-13L	SINGLE	1.000	12825	91	CPY250-B-DM-F-13L-UL-WH-57K-HZ
	4	X-3M-6L	WALL MOUNT	1.000	6100	47	XSPW-B-WM-3ME-6L-57K-UL-BZ

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Fc	3.58	27.5	0.0	N.A.	N.A.
Canopy	Fc	56.08	71	38	1.48	1.87

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***



XSP Series

XSPW™ LED Wall Mount Luminaire featuring Cree TrueWhite® Technology

Product Description

The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic® Precision Delivery Grid™ system in multiple distributions.

Applications: General area and security lighting

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

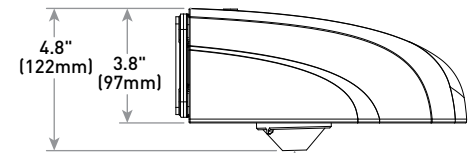
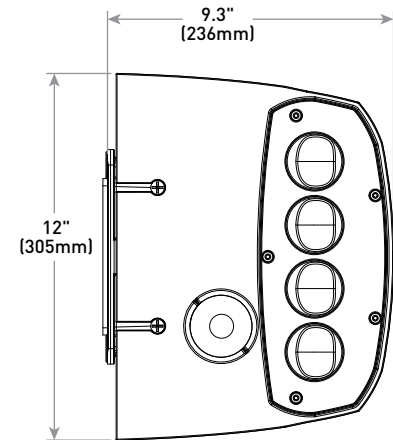
Limited Warranty[†]: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

[†] See <http://lighting.cree.com/warranty> for warranty terms

Accessories

Field-Installed	
Beauty Plate WM-PLT12** - 12" (305mm) Square WM-PLT14** - 14" (356mm) Square - Covers holes left by incumbent wall packs	Hand-Held Remote XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

** Must specify color



Multi-Level Sensor location (ordered as an option)

Lumen Package	Weight
2L, 4L, 6L	11.0 lbs. (5.0kg)
8L	11.8 lbs. (5.4kg)

Ordering Information

Example: XSPW-B-WM-2ME-2L-30K-UL-BK

XSPW	B	WM						
Product	Version	Mounting	Optic	Lumen Package*	CCT	Voltage	Color Options	Options
XSPW	B	WM Wall	2ME Type II Medium 3ME Type III Medium 4ME Type IV Medium	2L 2,490 lumens 4L 4,270 lumens 6L 6,100 lumens 8L 8,475 lumens	30K 3000K - 70 CRI 40K 4000K - 70 CRI 50K 5000K - 90 CRI 57K 5700K - 70 CRI	UL Universal 120-277V UH Universal 347-480V 34** 347V - For use with P option only	BK Black BZ Bronze SV Silver WH White	ML Multi-Level - Refer to ML spec sheet for details - Available with UL voltage only P Button Photocell - Not available with ML or PML option - Available with UL and 34 voltages only PML Programmable Multi-Level - Refer to PML spec sheet for details - Available with UL voltage only

* Lumen Package selection codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values

** Consult factory for availability

Rev. Date: VersionB V2 01/03/2019



US: lighting.cree.com

T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada

T (800) 473-1234 F (800) 890-7507

Product Specifications

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- **Weight:** 2L, 4L, 6L - 11.0 lbs. (5.0kg); 8L - 11.8 lbs. (5.4kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- **10V Source Current:** 0.15 mA
- **Operating Temperature Range:** -40°C - +50°C (-40°F - +122°F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Designed for downlight applications only
- Enclosure rated IP66 per IEC 60598
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT
- DLC and DLC Premium qualified versions available. Please refer to <https://www.designlights.org/search/> for most current information
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*									
Lumen Package	CCT/CRI	System Watts	Efficacy	Total Current (A)					
				120V	208V	240V	277V	347V	480V
2L	30K/70 CRI	20	125	0.17	0.10	0.08	0.07	0.06	0.05
	40K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04
	50K/90 CRI	24	104	0.20	0.11	0.10	0.08	0.07	0.05
	57K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04
4L	30K/70 CRI	33	129	0.28	0.16	0.14	0.13	0.10	0.07
	40K/70 CRI	31	138	0.27	0.15	0.13	0.12	0.09	0.07
	50K/90 CRI	40	107	0.34	0.20	0.17	0.16	0.12	0.09
	57K/70 CRI	31	138	0.26	0.15	0.13	0.12	0.09	0.07
6L	30K/70 CRI	51	120	0.43	0.25	0.22	0.19	0.14	0.11
	40K/70 CRI	47	130	0.40	0.23	0.20	0.18	0.14	0.10
	50K/90 CRI	60	102	0.51	0.29	0.25	0.23	0.17	0.13
	57K/70 CRI	47	130	0.40	0.23	0.20	0.17	0.14	0.10
8L	30K/70 CRI	77	110	0.65	0.38	0.32	0.28	0.22	0.16
	40K/70 CRI	72	118	0.61	0.35	0.31	0.27	0.21	0.15
	50K/90 CRI	78	89	0.66	0.37	0.33	0.29	0.22	0.16
	57K/70 CRI	71	119	0.60	0.35	0.30	0.26	0.20	0.15

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/- 10%

XSPW Series Ambient Adjusted Lumen Maintenance Factors ¹					
Ambient	Initial LMF	25K hr Projected ² LMF	50K hr Projected ² LMF	75K hr Calculated ³ LMF	100K hr Calculated ³ LMF
0°C (32°F)	1.05	1.00	0.98	0.96	0.94
5°C (41°F)	1.04	1.00	0.98	0.96	0.94
10°C (50°F)	1.03	0.99	0.97	0.95	0.93
15°C (59°F)	1.02	0.98	0.96	0.94	0.92
20°C (68°F)	1.01	0.97	0.95	0.93	0.91
25°C (77°F)	1.00	0.96	0.94	0.92	0.90
30°C (86°F)	0.99	0.95	0.93	0.91	0.89
35°C (95°F)	0.98	0.94	0.92	0.90	0.88
40°C (104°F)	0.97	0.93	0.91	0.89	0.87

¹ Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the [Temperature Zone Reference Document](#) for outdoor average nighttime ambient conditions

² In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

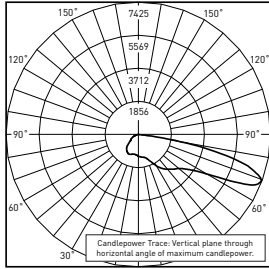
³ In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)



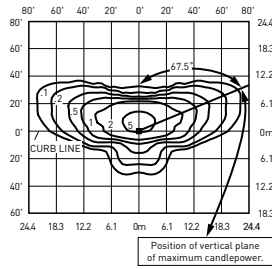
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/wall-mount/xsp-series-wall>

2ME



CESTL Test Report #: PL12798-001A
XSPW-B-**2ME-8L-40K-UL
Initial Delivered Lumens: 8,622

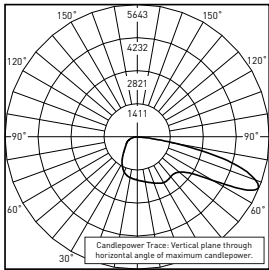


XSPW-B-**2ME-8L-40K-UL
Mounting Height: 15' (4.6) A.F.G.
Initial Delivered Lumens: 8,475
Initial FC at grade

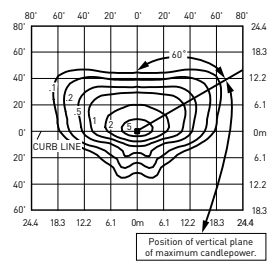
Type II Medium Distribution								
Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2
8L	8,475	B2 U0 G2	8,475	B2 U0 G2	6,925	B1 U0 G2	8,475	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

3ME



CESTL Test Report #: PL12366-007A
XSPW-B-**3ME-8L-40K-UL
Initial Delivered Lumens: 8,543



XSPW-B-**3ME-8L-40K-UL
Mounting Height: 15' (4.6m) A.F.G.
Initial Delivered Lumens: 8,475
Initial FC at grade

Type III Medium Distribution								
Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2
8L	8,475	B2 U0 G2	8,475	B2 U0 G2	6,925	B1 U0 G2	8,475	B2 U0 G2

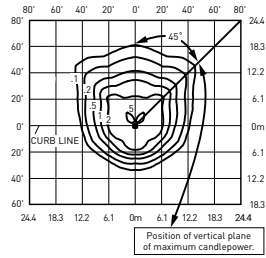
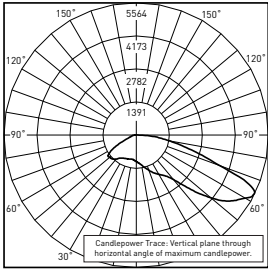
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>



Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/wall-mount/xsp-series-wall>

4ME



CESTL Test Report #: PL12799-001A
 XSPW-B-**-4ME-8L-40K-UL
 Initial Delivered Lumens: 8,873

XSPW-B-**-4ME-8L-40K-UL
 Mounting Height: 15' (4.6m) A.F.G.
 Initial Delivered Lumens: 8,475
 Initial FC at grade

Type IV Medium Distribution								
Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B2 U0 G2	6,100	B2 U0 G2	6,100	B2 U0 G2	6,100	B2 U0 G2
8L	8,475	B2 U0 G2	8,475	B2 U0 G2	6,925	B2 U0 G2	8,475	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>



CPY Series - Version B

CPY250® LED Canopy/Soffit Luminaire

Rev. Date: V16 03/02/2020

Product Description

The CPY250® LED Canopy/Soffit Luminaire has an extremely thin profile constructed of rugged cast aluminum. It can be surface mounted easily from below the canopy deck and can be pendant mounted. Direct imaging of the LEDs is eliminated with a highly efficient patterned flat or 0.91" (23mm) drop glass lens.

Applications: Petroleum canopies, CNG fueling stations, soffits

Performance Summary

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 20,080

Efficacy: Up to 151 LPW

CRI: Minimum 70 CRI

CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

IP66 Rated (Direct Mount only)

Class I, Division 2 Hazardous Location for select models

*See <http://creelighting.com/warranty> for warranty terms

Accessories

Field-Installed	
Direct Mount Luminaires	
Canopy Upgrade Kits (18 ga. steel, except where noted)	
CPY-AP304* - for use with Cree Lighting CAN-304 luminaires, 16 ga. 5052 aluminum	
XA-BXCCMW - for use with Jet-Philips, 21.60" (549mm) square, white	
XA-BXCCNW - for use with Elco Franciscan, 22.06" (560mm) square, white	
XA-BXCCPW - for use with LSI Dakota or Masters, 22.50" (572mm) square, white	
XA-BXCCQW - for use with Whiteway Riviera or Rig-A-Lite, 20.60" (523mm) square, white	
XA-BXCCRW - for use with Elco Merrit, 18.06" (459mm) square, white	
XA-BXCCSW - for use with LSI Richmond or Whiteway Civic, 23.00" (584mm) L x 13.00" (330mm) W, white	
Direct Mount Junction Box/Stem Kit	
XA-BXCCJBOX - 6.0" (152mm) H x 3/4" (19mm) NPT Stem	
- Watertight	
- Rated for feed through 8 (4 in, 4 out) #12 AWC conductors	
Direct Mount Beauty Plates	
XA-BXCCBPW - 26.17" (665mm) Beauty Plate Only (18 ga. steel), white	
XA-BXCCBPB12W - 26.17" (665mm) Beauty Plate (18 ga. steel) w/12" (305mm) Backer Plate (16 ga. steel), white	
- For use in canopies where deck opening is larger than what is required for mounting the CPY250 luminaire. Maximum deck opening 10.75" x 15" (183mm x 375mm)	
XA-BXCCBPB16W - 26.17" (665mm) Beauty Plate (18 ga. steel) w/16" (406mm) Backer Plate (16 ga. steel), white	
- For use in canopies where deck opening is larger than what is required for mounting the CPY250 luminaire. Maximum deck opening 12" x 15" (305mm x 375mm)	
Pendant Mount Luminaires	
Pendant Mount Kits	
XA-PS12KIT* - 5" (127mm) pendant	
XA-PS18KIT* - 11" (279mm) pendant	
XA-PS22KIT* - 15" (381mm) pendant	
- Includes two conduit fittings and 3/4-14 NPT pipe threaded on two ends	
Hand-Held Remote	
XA-SENSREM	
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required	

* Must specify color: BK (Black), BZ (Bronze), SV (Silver) or WH (White)

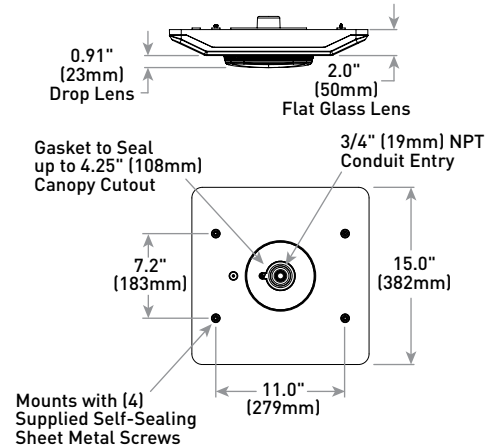
DM Mount



Flat Lens



Drop Lens



Weight

12.5 lbs. (5.7kg)

Ordering Information

Example: CPY250-B-DM-D-A-UL-SV

Product	Version	Mounting	Optic	Lumen Package/ Input Power Designator	Voltage	Color Options	CCT	Options
CPY250	B	DM Direct HC Hook & Cord PD Pendant	D 0.91" (23mm) Drop Lens F Flat Lens	A 60W 13L 91W B 96W C 31W E 145W F 85W	UL Universal 120-277V UH* Universal 347-480V - Available with B, E & F input power designators only - Must specify either 34 or 48 voltage with 13L, A and C 34* 347V - Available with 13L lumen package and A & C input power designators only 48* 480V - Available with 13L lumen package and A & C input power designators only	BK Black BZ Bronze SV Silver WH White	30K 3000K 40K 4000K 57K 5700K	DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed wattage of specified lumen package/ Input Power Designator HZ Class I, Div. 2 Hazardous Location Certification - Available with DM and PD mounts only - A & C input power designators are available for DM and PD mounts except PD mount with 34 & 48 voltages in Canada - Not available with K or PML options K NSF 2 Certification - Luminaires include NSF certification mark - Available with the DM mount only - Not available with the HZ or PML options PML Programmable Multi-Level - Available with UL voltage only - Refer to PML spec sheet for details

* 13L lumen package and A & C input power designators utilize a magnetic step-down transformer. For input power for 347 and 480V, refer to the Electrical Data table



CREE LIGHTING

US: creelighting.com T (800) 236-6800

Canada: creelighting-canada.com T (800) 473-1234

CPY250® LED Canopy/Soffit Luminaire - Version B

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Easy mounting and servicing from below the deck
- Luminaire housing is constructed of rugged cast aluminum with integral heat sink specifically designed for LED
- Flat lens is 0.125" tempered Solite® glass
- Drop lens is 0.157" molded borosilicate glass
- Direct mount is suitable for use in single or double skin canopies with a minimum 4.0" (102mm) wide panels and a minimum 22 gauge, 0.030" (0.7mm) canopy thickness
- Direct mount luminaire mounts directly to the canopy deck with the drilling of a single 2" to 4" (51mm to 102mm) round hole, is secured in place with self-sealing screws that provide a weathertight seal and includes 3/4" (19mm) conduit entry for direct wire feed
- Hook and cord mount includes a 3' (0.91m) cord out of the luminaire and is intended to hang from the single hook
- Standard pendant mount includes a mounting bracket and a J-Box for customer wiring and is intended to be mounted by 3/4" IP pendant (by others)
- Hazardous location pendant mount has a threaded hub which accepts 3/4" NPT conduit (by others) and secures with a 1/4"-20 set screw
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver and white are available
- **Weight:** 12.5 lbs. (5.7kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 6kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current

CONTROLS

- Continuous dimming to 10% with 0-10V DC control protocol
- **10V Source Current:** 0.15mA
- Use only lighting controls with neutral connection or controls intended for use with LED fixtures
- Reference LED Dimming spec sheet for additional dimming information

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations when ordered with DM and DM mount with HZ option. Covered ceiling required only when not used with cULus Listed, wet location junction box or XA-BXCCJBBOX accessory
- Suitable for damp locations when ordered with HC and PD mounts. Designed for indoor use only
- Suitable for wet locations when ordered with PD mount and HZ option
- Enclosure rated IP66 per IEC 60529 when ordered with DM mount. Exceptions apply when HZ option is selected
- Consult factory for CE Certified products
- 6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Class I, Division 2 Hazardous Location rated when ordered with the DM or PD mount and the HZ option. A & C input power designators are available for DM and PD mounts except PD mount with 34 & 48 voltages in Canada. Not available with K or PML options. Rated for Groups A, B, C & D. Bears a T3C (160°C) temperature classification within a 25°C ambient
- NSF Certified when ordered with DM mount and K option. Not available with HZ or PML options. Refer to <http://info.nsf.org/Certified/Food/> for additional details
- DLC and DLC Premium qualified versions available. Please refer to <https://www.designlights.org/search/> for most current information
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT and Flat Lens (F). Please refer to <https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/> for most current information
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*								
Lumen Package/ Input Power Designator	System Watts 120-277V	System Watts 347-480V; 347/480V	Total Current (A)					
			120V	208V	240V	277V	347V	480V
A	60	68	0.51	0.29	0.25	0.22	0.20	0.14
13L	91	102	0.79	0.45	0.39	0.34	0.30	0.21
B	96	96	0.82	0.47	0.40	0.35	0.28	0.20
C	31	33	0.26	0.15	0.13	0.11	0.10	0.07
E	145	145	1.22	0.70	0.61	0.53	0.42	0.30
F	85	85	0.72	0.41	0.36	0.31	0.24	0.18

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/- 10%

CPY Series (Version B) Ambient Adjusted Lumen Maintenance ¹						
Ambient	Lumen Package/ Input Power Designator	Initial LMF	25K hr Reported ² LMF	50K hr Reported ² LMF	75K hr Estimated ³ LMF	100K hr Estimated ³ LMF
5°C (41°F)	A/B/C/E/F	1.03	1.00	0.96	0.93	0.90
	13L	1.04	1.01	1.00	0.98	0.97
10°C (50°F)	A/B/C/E/F	1.02	0.99	0.95	0.92	0.89
	13L	1.03	1.00	0.99	0.97	0.96
15°C (59°F)	A/B/C/E/F	1.02	0.99	0.95	0.92	0.89
	13L	1.02	0.99	0.98	0.96	0.95
20°C (68°F)	A/B/C/E/F	1.01	0.98	0.95	0.91	0.88
	13L	1.01	0.98	0.97	0.95	0.94
25°C (77°F)	A/B/C/E/F	1.00	0.97	0.94	0.90	0.87
	13L	1.00	0.97	0.96	0.94	0.93
30°C (86°F)	A/B/C/E/F	0.99	0.96	0.93	0.90	0.87
	13L	0.99	0.96	0.95	0.93	0.92

¹ Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the [Temperature Zone Reference Document](#) for outdoor average nighttime ambient conditions.

² In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.

³ Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.

Operating Temperature Range			
Lumen Package/ Input Power Designator	Direct Mount to Plywood	Direct Mount to Sheet Metal/ Suspended	Class 1, Division 2 Hazardous Location
			Direct Mount to Plywood
A	-40°C to +40°C	-40°C to +45°C	-40°C to +25°C
13L/B	-40°C to +35°C	-40°C to +40°C	
C	-40°C to +45°C	-40°C to +50°C	
E	-40°C to +35°C	-40°C to +40°C	
F	-40°C to +40°C	-40°C to +45°C	

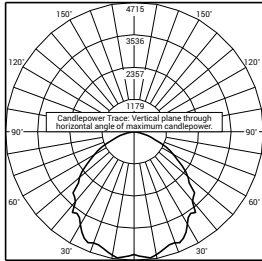
WARNING: Exceeding maximum operating temperature may result in thermal foldback

Photometry

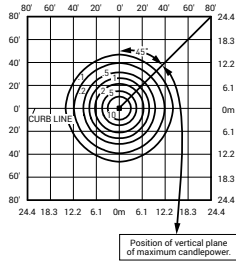
All published luminaire photometric testing performed to IES LM-79-08 standards.

To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/canopy-and-soffit/cpy-series>

DROP LENS



CESTL Test Report #: PL08412-001A
 CPY250-B-**-D-B-UL-**-57K
 Initial Delivered Lumens: 12,403



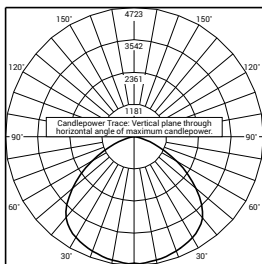
CPY250-B-**-D-B-UL-**-57K
 Mounting Height: 15' [4.6m] A.F.G.
 Initial Delivered Lumens: 12,860
 Initial FC at grade

Drop Lens Distribution						
Lumen Package/ Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	7,250	B3 U2 G1	7,600	B3 U2 G1	7,720	B3 U2 G1
13L	11,900	B3 U2 G1	12,800	B3 U2 G1	12,825	B3 U2 G1
B	11,850	B3 U2 G1	12,380	B3 U2 G1	12,860	B3 U2 G1
C	4,210	B2 U2 G1	4,420	B2 U2 G1	4,520	B2 U2 G1
E	19,100	B4 U3 G2	19,600	B4 U3 G2	20,080	B4 U3 G2
F	11,850	B3 U2 G1	12,380	B3 U2 G1	12,860	B3 U2 G1

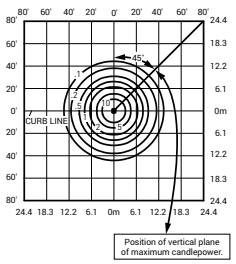
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

FLAT LENS



CESTL Test Report #: PL08165-001C
 CPY250-B-**-F-B-UL-**-57K
 Initial Delivered Lumens: 13,040



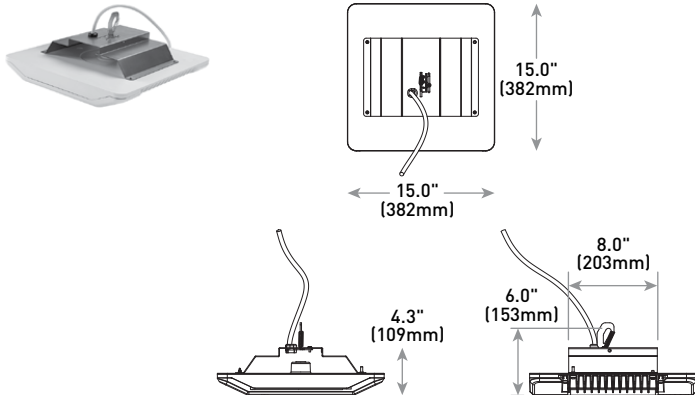
CPY250-B-**-F-B-UL-**-57K
 Mounting Height: 15' [4.6m] A.F.G.
 Initial Delivered Lumens: 12,860
 Initial FC at grade

Flat Lens Distribution						
Lumen Package/ Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	7,250	B3 U0 G1	7,600	B3 U0 G1	7,720	B3 U0 G1
13L	11,900	B3 U0 G1	12,800	B3 U0 G1	12,825	B3 U0 G1
B	11,850	B3 U0 G1	12,380	B3 U0 G1	12,860	B3 U0 G1
C	4,210	B2 U0 G1	4,420	B2 U0 G1	4,520	B2 U0 G1
E	19,100	B4 U0 G1	19,600	B4 U0 G1	20,080	B4 U0 G1
F	11,850	B3 U0 G1	12,380	B3 U0 G1	12,860	B3 U0 G1

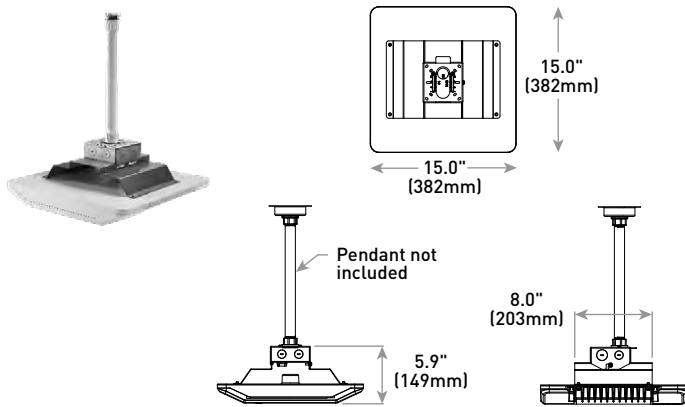
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

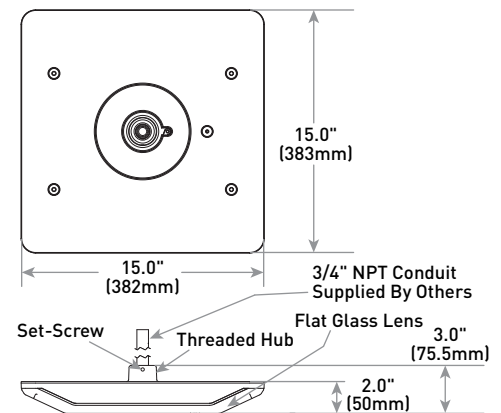
HC Mount



PD Mount



PD Mount w/HZ Option



© 2020 Cree Lighting, A company of IDEAL INDUSTRIES. All rights reserved. For informational purposes only. Content is subject to change. Patent www.creelighting.com/patents. Colorfast DeltaGuard® and CPY250® are registered trademarks, and the CPY250 design is a trademark of Cree Lighting, A company of IDEAL INDUSTRIES. Cree® and the Cree logo are registered trademarks of Cree, Inc. The UL logo is a registered trademark of UL LLC. The NSF logo is a registered trademark of NSF International. The DLC QPL logo and the DLC QPL Premium logo are registered trademarks of Efficiency Forward, Inc.

US: creelighting.com T (800) 236-6800
 Canada: creelighting-canada.com T (800) 473-1234

**EXHIBIT 5 - DRAFT CONDITIONS OF APPROVAL FOR COASTAL PLANNED
DEVELOPMENT (PD) PERMIT CASE NO. PL17-0153**

SURFSIDE GAS STATION

RESOURCE MANAGEMENT AGENCY (RMA)

Planning Division Conditions

1. Project Description

This PD Permit is based on and limited to compliance with the project description stated in this condition below, Exhibit 3, 4 and 6 of the Planning Director hearing on October 4, 2021 and conditions of approval set forth below. Together, these conditions and documents 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 permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

This PD Permit is granted for the redevelopment of a gas station located at 6905 Surfside Street. Upgrades to the facility include the following: (1) demolition of the existing 750 square foot (sq. ft.) mini market structure and 1,007 sq. ft. overhead canopy, (2) replacement of three fuel pump dispensers, (3) construction of a unisex restroom (71.38 sq. ft.) that is 8 feet in height, (4) installation of a structure with three walls and a composite shingle roof (39 sq. ft.) that is 7 feet, 6 inches in height (vending machines would be installed in this structure), (5) installation of an electrical closet structure (100 sq. ft.), that is 9 feet, 6.5 inches in height; (6) construction of a metal canopy (72 sq. ft.) over one fuel dispenser, and a metal canopy (134 sq. ft.) over two smaller fuel dispensers in the center of the gas station, both canopies are 16 feet, 6 inches in height, and; (6) installation of a 3-foot wide, 228 sq. ft. landscape strip located along the northern property line. Additionally, six existing underground fuel storage tanks and all underground electrical fuel lines associated with the tanks will be prepared in accordance with Ventura County Environmental Health Division (EHD) and the Los Angeles Regional Water Quality Control Board (LARWQCB) requirements and authorized by EHD Underground Storage Tank (UST) Modification Repair Permit No. SR0018613.

One parking space is provided in the northwest corner of the property. A trash enclosure will be located between the vending machines and the restroom. The 20-foot high flagpole located at the corner of Santa Barbara Avenue and Surfside Street will remain. The existing decorative columns, fountain, and identification pole sign at the southeast corner

of the project site will be removed. Any signage that is proposed onsite shall comply with the requirements of § 8175-5.13 of the Ventura County Coastal Zoning Ordinance.

The proposed project includes a voluntary merger to consolidate two legal lots into a single lot.

Direct access to the project site would be available by two onsite driveways adjacent to Surfside Street and Santa Barbara Avenue. Water is provided by Casitas Municipal Water District (CMWD) and wastewater disposal would be provided by the installation of a new 1,000-gallon onsite wastewater treatment system (OWTS) that would be located entirely on the project site and not in the adjacent alley. A permeable paver driveway in accordance with the Earth Systems Pacific OWTS Report dated August 10, 2020 and Addendum, dated July 20, 2021 (Exhibit 3 of the October 4, 2021 Planning Director staff Report) would be installed on top of the leach lines to allow the evaporation process to occur and to provide adequate protection from compressing the leach line trench fill materials.

The gas station would operate 24 hours per day, 7 days per week. No employees are proposed; however, a maintenance person will service the station daily. To prevent graffiti and vandalism, the Applicant has proposed to remove the graffiti and vandalism within 48 hours through the implementation of a graffiti prevention plan. To ensure that any malfunctioning of the fuel dispensers or vending machines is resolved in a timely and efficient manner, the Applicant will provide signage on the fuel dispensers and vending machine that identifies a contact person and phone number that would be available 24 hours per day / 7 days per week to resolve any issues, major incidents or complaints (e.g., fires, explosions, spills, landslides, or slope failures) that could pose a hazard to life or property inside or outside the Project Site. To ensure that noise impacts during construction of the service does not adversely impacts adjacent residential uses, the service station will limit all construction-related activities to the hours of 7:00 a.m. to 7:00 p.m. on weekdays and 9:00 a.m. to 7:00 p.m. on weekends and holidays.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas 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.

2. Required Improvements for PD

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, parking, and landscaping are completed in conformance with the approved plans stamped as hearing exhibit 3. The

Permittee shall prepare and 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. The Permittee shall submit additional plans to the Planning Division for review and stamped approval (e.g., tree protection and landscape plans) for inclusion in the Project file, as necessary.

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.

3. Site Maintenance

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

Requirement: The Permittee shall maintain the Project site in a neat and orderly manner, and in compliance with the Project description set forth in Condition No. 1. Only equipment and/or materials which the Planning Director determines to substantially comply with the Project description shall be stored within the Project site during the life of the Project.

Documentation: The Permittee shall maintain the Project site in compliance with Condition No. 1 and the approved plans for the Project.

Timing: The Permittee shall maintain the Project site in a neat and orderly manner and in compliance with Condition No. 1 throughout the life of the Project.

Monitoring and Reporting: The County Building Inspector, Public Works Agency Roads and Transportation Department, 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.

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 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 PD Permit modification is required. If a PD 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.

5. Construction Activities

Prior to any construction, the Permittee shall obtain a Zoning Clearance for construction from the Planning Division, and a Building Permit from the Building and Safety Division.

6. Time Limits

a. Use inauguration:

- (1) The approval decision for this PD Permit becomes effective upon the expiration of the 10-day appeal period following the approval decision of the Planning Director, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for construction in order to initiate the land uses set forth in Condition No. 1.
- (2) This PD Permit shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for construction within one year from the date the approval decision of this PD Permit becomes effective [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 Zoning Clearance for construction if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one year expiration date.

- (3) Prior to the issuance of the Zoning Clearance for construction, 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 Zoning Clearance for construction, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this PD Permit.
- (4) No signage is permitted until a Zoning Clearance for use inauguration is issued for signs in accordance with Condition No. 21 (below).

7. Documentation Verifying Compliance with Other Agencies' Requirements Related to this 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 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 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.

- Repair and maintenance of underground storage tanks: The repair and maintenance of the six existing underground fuel storage tanks, three fuel dispensers, and all underground electrical fuel lines associated with the tanks must be repaired and deemed operational by November 30, 2021, in accordance with Ventura County Environmental Health Division and the Los Angeles Regional Water Quality Control Board (LARWQCB) requirements and authorized locally by Ventura County Environmental Health Division Underground Storage Tank (UST) Modification Repair Permit No. SR0018613. Full use of the tanks and fuel dispensers by the public is only permitted when the subject PD Permit is approved by the County and the final building permit is issued for the operation of the proposed gas station onsite

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 construction or as dictated by the respective agency.

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.

8. Notice of PD Permit Requirements and Retention of PD Permit Conditions On Site

Purpose: To ensure full and proper notice of these 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 PD Permit.

Documentation: The Permittee shall present to the Planning Division staff copies of the conditions, upon Planning Division staff's request.

Timing: Prior to issuance of a Zoning Clearance for construction 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.

9. Recorded Notice of Land Use Entitlement

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

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

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

Timing: The Permittee shall record the "Notice of Land use Entitlement" form and conditions of this PD Permit, prior to issuance of a Zoning Clearance for construction.

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

10. 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 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 PD Permit. The Permittee shall have the right to challenge any charge or penalty prior to payment.

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

12. Invalidation of Condition(s)

If any of the conditions or limitations of this 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 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 PD Permit, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This 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 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 PD Permit may be revoked.

13. Consultant Review of Information and Consultant Work

The County and all other County permitting agencies for the Project have the option of referring any and all special studies that these conditions require to an independent and qualified consultant for review and evaluation of issues beyond the expertise or resources of County staff.

Prior to the County engaging any independent consultants or contractors pursuant to the conditions of this PD Permit, the County shall confer in writing with the Permittee regarding the necessary work to be contracted, as well as the estimated costs of such work. Whenever feasible, the County will use the lowest responsible bidder or proposer. Any decisions made by County staff in reliance on consultant or contractor work may be appealed pursuant to the appeal procedures contained in the Ventura County Zoning Ordinance Code then in effect.

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 13 above, if the County hires a consultant to review any work undertaken by the Permittee, or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

14. Relationship of PD Permit Conditions, Laws, and Other Entitlements

The Permittee shall implement the Project in compliance with all applicable requirements and enactments of federal, state, and local authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any PD Permit condition contained herein is in conflict with any other PD Permit condition contained herein, when principles of law do not provide to the contrary, the PD Permit condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this PD Permit for uses allowed by the Ventura County Ordinance Code shall be interpreted as permitting or requiring any violation of law, lawful rules, or regulations, or orders of an authorized governmental agency. Neither the approval of this PD Permit, nor compliance with the conditions of this PD Permit, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property.

The Permittee shall obtain a business tax certificate and regulatory licenses for the operation of the automobile service station.

15. 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 PD Permit. The designated contact person shall be available, via telecommunication, 24 hours a day.

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 construction, 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.

16. Change of 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/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 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.

17. Resolution of Complaints

The following process shall be used to resolve complaints related to the Project:

- a) The Permittee shall post the telephone number for the designated Contact Person as identified pursuant to Condition No. 15 in a visible location on the site. The Contact Person shall be available via telephone on a 24-hour basis. Persons with concerns about the use as it is occurring may directly contact the Contact Person;
- b) If County staff receives a written complaint about the Project, Planning Division staff may contact the Permittee's Contact Person or the Permittee to request information regarding the alleged violation; and
- c) If, following a complaint investigation by County staff, a violation of the Ventura County Code or a condition of this PD Permit is confirmed, County staff may initiate enforcement actions pursuant to § 8183-5 of the Ventura County Coastal Zoning Ordinance.

18. Reporting of Major Incidents

Purpose: To ensure that the Planning Director is notified of major incidents associated with, or resulting from, the Project.

Requirement: The Permittee shall immediately notify the Planning Director by telephone, email, FAX, and/or voicemail of any incidents (e.g., fires, explosions, spills, landslides, or slope failures) that could pose a hazard to life or property inside or outside the Project Site. The Permittee will provide signage on the fuel dispensers and vending machines that identifies a contact person and phone number that would be available 24 hours per day / 7 days per week to resolve any issues, major incidents or complaints.

Documentation: Upon request of any County agency, the Permittee shall provide a written report of any incident that shall include but is not limited to: a description of the facts of the incident; the corrective measures used, if any; and the steps taken to prevent a recurrence of the incident.

Timing: The Permittee shall provide the written report to the requesting County agency and Planning Division within seven days of receiving the request.

Monitoring and Reporting: The Planning Division maintains any documentation provided by the Permittee related to major incidents in the Project file.

19. Landscaping

Purpose: To comply with the County's landscaping requirements.

Requirement: The Permittee shall retain a California registered landscape architect (or other qualified individual as approved by the Planning Director (i.e., landscape

contractor)) to prepare a landscape plan that complies with the requirements of this condition and § 8178-8 et al of the Ventura County Coastal Zoning Ordinance.

Landscaping Objectives: The Permittee must install and maintain landscaping that serves the following functions:

- Provides visual relief and visual integration. The Permittee must install landscaping that provides relief of the concrete wall along the northern boundary and enhances the gas station.
- Ensures compatibility with community character. The Permittee must install landscaping that visually integrates the development with the character of the surrounding community.
- Retains and treats stormwater. The Permittee must install landscaping that retains and treats stormwater as required pursuant to Condition No. 41 of this PD Permit through the inclusion of effective implementation of the Construction BMPs.

Landscaping Design: The Permittee shall design all landscaping such that the landscaping requires minimal amounts of water and uses required water efficiently, in accordance with the water efficiency requirements in § 8178-8.1 of the Ventura County Coastal Zoning Ordinance, and must achieve the following design objectives:

- a. Use Available Non-potable Sources of Water. The landscaping must involve the harvesting and/or use of alternative, non-potable sources of water, including stormwater, reclaimed water, and gray water, if available to the Project site.
- b. Create Viable Growing Environment. The landscape design must address the needs of the plants to ensure their health, long-term viability, and protection.
- c. Species Diversity. The landscape plan must integrate a variety of plant species, heights, colors, and textures, as appropriate given the size of the landscape.
- d. Fire Resistance. Plant material installed in the fuel modification zone must be fire resistant.
- e. Use Native Non-Invasive Plant Species.

Documentation: The Permittee shall submit three sets of a draft landscape plan to the Planning Division for review and approval. A registered landscape architect (or approved landscape contractor) shall prepare the landscape plan, demonstrating compliance with the requirements set forth in this condition (above) and § 8178-8 of the Ventura County Coastal Zoning Ordinance. The landscape architect (or approved landscape contractor) responsible for the work shall stamp (or sign) the plan. After

landscape installation, the Permittee shall submit to Planning Division staff a statement from the project landscape architect (or approved landscape contractor) that the Permittee installed all landscaping as shown on the approved landscape plan. Prior to installation of the landscaping, the Permittee must obtain the Planning Director's approval of any changes to the landscape plans that affect the character or quantity of the plant material or irrigation system design.

Timing: The Permittee shall submit the landscape plan to the Planning Division for review and approval prior to issuance of a Zoning Clearance for construction. Landscaping installation shall occur prior to the issuance of the Certificate of Occupancy.

Monitoring and Reporting: Landscaping shall be maintained for the life of the permit. Landscaping approval/installation and verification shall occur after the Permittee submits the Certificate of Completion for the landscape installation. County staff shall then conduct an onsite inspection to verify that the landscaping was installed as required by the approved landscape plan as set forth in § 8178-8.9.2(2) of the Ventura County Coastal Zoning Ordinance. Monitoring activities, and enforcement activities shall occur according to the procedures set forth in the § 8178-8.9.3 of the Ventura County Coastal Zoning Ordinance. The Planning Division maintains the landscape plans and statement by the landscape architect in the Project file. RMA Operations maintains copies of the financial documentation submitted by the Permittee.

20. Lighting Plan

Purpose: To ensure lighting on the subject property is provided in compliance with § 8177-2.1 of the Ventura County Coastal Zoning Ordinance and to ensure the following objectives are met:

- a. avoids interference with reasonable use of adjoining properties;
- b. avoids conflict with landscape features;
- c. minimizes on-site and eliminates off-site glare;
- d. provides adequate on-site lighting for security;
- e. minimizes impacts to wildlife movement;
- f. minimizes energy consumption; and
- g. includes devices that are compatible with the design of the permitted facility.

Requirement: The Permittee shall submit two copies of a lighting plan to the Planning Division for review and approval prior to implementing such plan. The lighting plan must comply with the following:

- a. the lighting plan shall be prepared by an electrical engineer registered by the State of California;

- b. the lighting plan shall include a photometric plan and manufacturer's specifications for each exterior light fixture type (e.g., light standards, bollards, and wall mounted packs);
- c. the lighting plan shall provide illumination information for all exterior lighting such as parking areas, walkways/driveways, streetscapes, and open spaces proposed throughout the development;
- d. in order to minimize light and glare on the project property, all parking lot lighting, exterior structure light fixtures, and freestanding light standards must be a cut-off type, fully shielded, and downward directed, such that the lighting is projected downward onto the property and does not cast light on any adjacent property or roadway; and,
- e. light emanation shall be controlled so as not to produce excessive levels of glare or abnormal light levels directed at any neighboring uses. Lighting shall be kept to a minimum to maintain the normal night-time light levels in the area, but not inhibit adequate and safe working light levels. Lighting underneath the steel canopies shall be recessed or flush-mounted and equipped with flat lenses in accordance with § 8176-4.12(e) of the Ventura County Coastal Zoning Ordinance.

The Permittee shall bear the total cost of the review and approval of the lighting plan. The Permittee shall install all exterior lighting in accordance with the approved lighting plan.

Documentation: The Permittee shall submit two copies of a lighting plan to the Planning Division for review and approval.

Timing: The Permittee shall obtain the Planning Division's approval of the lighting plan prior to the issuance of a Zoning Clearance for construction.

Monitoring and Reporting: Approved lighting shall be maintained for the life of the permit. The Planning Division maintains a stamped copy of the approved lighting plan in the Project file. The Permittee shall ensure that the lighting is installed according to the approved lighting plan prior to occupancy. The Building and Safety Inspector and Planning Division staff have the authority to ensure that the lighting plan is installed according to the approved lighting plan. Planning Division staff has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8183-5 or the Ventura County Coastal Zoning Ordinance.

21. Sign Plan

Purpose: To ensure signage on the property complies with § 8175-5.13 of the Ventura County Coastal Zoning Ordinance and, by reference, Chapter 1, Article 10 of the Ventura County Non-Coastal Ordinance and Coastal Area Plan.

Requirement: The Permittee shall submit two copies of a sign plan to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for use inauguration. The sign plan shall include the proposed size, colors, materials, and lighting details. The Permittee shall bear the total cost of such review and approval. All signage shall be installed prior to Certificate of Occupancy. The Permittee also shall be responsible for obtaining a Zoning Clearance for any new or replacement sign to ensure that the signage for the Project continues to comply with the approved sign plan.

Documentation: A stamped copy of the approved sign plan.

Timing: The Permittee shall submit the sign plan to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for use inauguration. All signage must be installed per the approved sign plan prior to Certificate of Occupancy

Monitoring and Reporting: Approved signage shall be maintained for the life of the permit. The Planning Division maintains a stamped copy of the approved sign plan in the Project file. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements § 8183-5 of the Ventura County Coastal Zoning Ordinance.

22. Availability of Parking Spaces

Purpose: To ensure compliance with § 8176-2 of the Ventura County Coastal Zoning Ordinance.

Requirement: The Permittee shall ensure that the required 1 motor vehicle parking space (including accessible spaces), remains continuously available for their intended parking use and are not used for merchandise display, storage, vehicle repair, or any other unauthorized use. The Permittee shall maintain the required parking area as illustrated on the approved site plan. This maintenance requirement includes, but is not limited to, the number of parking spaces, curbs, directional markings, accessible parking symbols, screening, sight distance, surfaces, signs, striping, lighting fixtures, landscaping, and trash and recyclables enclosures. Customer parking shall not occur in the alley or the area immediately southeast of the alley on the project site.

Documentation: A stamped copy of the approved site plan.

Timing: The Permittee shall install all components of the required parking area as indicated on the approved site plan prior to occupancy and shall maintain the required parking area as illustrated on the approved site plan for the life of the Project.

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved site plan provided by the Permittee in the Project file. The Building and Safety Inspector and Planning Division have the authority to inspect the site to ensure

compliance with the approved site plan prior to occupancy. Planning Division staff 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.

23. Trash and Recycling Storage Area

Purpose: In order to comply with § 8175-3.14 of the Ventura County Coastal Zoning Ordinance.

Requirement: The Permittee shall ensure that trash and waste diversion (e.g., recyclables and yard waste) enclosures are constructed and maintained on the project site in accordance with the County of Ventura's adopted "Space Allocation for Recycling and Refuse Collection Design Criteria and Specifications Guidelines."

Documentation: The Permittee shall submit the following for the Planning Division's review and approval:

- a. a site plan that identifies the location of the enclosure; and,
- b. building elevation plans for the enclosure.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit the site and building elevation plans to the Planning Division for review and approval. The Permittee shall install the trash enclosures prior to occupancy.

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.

24. Archaeological Resources Discovered During Ground Disturbance

Purpose: In order to mitigate potential impacts to archaeological resources discovered during ground disturbance.

Requirement: The Permittee shall implement the following procedures:

- a. If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, the Permittee shall:
 - i. Cease operations and assure the preservation of the area in which the discovery was made;
 - ii. Notify the Planning Director in writing, within three days of the discovery;

- iii. Obtain the services of a County-approved archaeologist who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;
 - iv. Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and
 - v. Implement the agreed upon recommendations.
- b. If any human burial remains are encountered during ground disturbance or construction activities, the Permittee shall:
- i. Cease operations and assure the preservation of the area in which the discovery was made;
 - ii. Immediately notify the County Coroner and the Planning Director;
 - iii. Obtain the services of a County-approved archaeologist and, if necessary, Native American Monitor(s), who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;
 - iv. Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and
 - v. Implement the agreed upon recommendations.

Documentation: If archaeological remains are encountered, the Permittee shall submit a report prepared by a County-approved archaeologist including recommendations for the proper disposition of the site. Additional documentation may be required to demonstrate that the Permittee has implemented any recommendations made by the archaeologist's report.

Timing: If any archaeological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the archaeological report to the Planning Division immediately upon completion of the report.

Monitoring and Reporting: The Permittee shall provide the archaeological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the archaeological report to the satisfaction of the Planning Director. The archaeologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the archaeological report. The

Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the archaeological report, consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

25. Construction Noise

Purpose: In order for this project to comply with the Ventura County General Plan *Goals, Policies and Programs* Noise Policy HAZ-9.2 and the County of Ventura Construction Noise Threshold Criteria and Control Plan (Amended 2010).

Requirement: The Permittee shall limit 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. Construction equipment maintenance shall be limited to the same hours. Non-noise generating 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 location on the Project site, in order so that the sign is visible to the general public. The Permittee shall provide photo documentation showing posting of the required signage to the Planning Division, prior to the commencement of grading and construction activities. 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 public. The Permittee shall maintain a "Complaint Log," noting the date, time, complainant's name, complaint, and any corrective action taken, in the event that the Permittee receives noise complaints. The Permittee must submit the "Complaint Log" to the Planning Division upon the Planning Director's request.

Timing: The Permittee shall install the sign prior to the issuance of a building permit and throughout all grading and construction activities. The Permittee shall maintain the signage on-site until all grading and construction activities are complete. If the Planning Director requests the Permittee to submit the "Complaint Log" to the Planning Division, the Permittee shall submit the "Complaint Log" within one day of receiving the Planning Director's request.

Monitoring and Reporting: The Planning Division reviews, and maintains in the Project file, the photo documentation of the sign and the "Complaint Log." The Planning Division has the authority to conduct site inspections and take enforcement actions to ensure that the Permittee conducts grading and construction activities in compliance with this condition, consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

26. Vending Machine Noise Study

Purpose: To ensure that operation and maintenance of the vending machines is not obnoxious or harmful to the community in accordance with Ventura County General Plan Policy HAZ-9.2.

Requirement: If the vending machine noise exceeds the noise thresholds discussed in Ventura County General Plan Policy HAZ-9.2 at the nearest noise sensitive use (i.e., residences to the north of the project site), additional sound attenuation measures will need to be evaluated and discussed in a noise study.

Documentation: A noise study shall be prepared by a licensed acoustical engineer that evaluates the noise attenuation from the use of the vending machines.

Timing: The noise study shall be reviewed and approved by the Planning Division prior to the issuance of the Zoning Clearance for use inauguration. If any noise attenuation measures are required, these measures shall be implemented prior to the issuance of the Certificate of Occupancy.

Monitoring and Reporting: Noise study approval/installation and verification shall occur after the Permittee submits the noise study. If any noise attenuation measures are required, these measures shall be implemented prior to the issuance of the Certificate of Occupancy. The Planning Division maintains the approved noise study in the Project file and has the authority to conduct site inspections to ensure that the Permittee installs and maintains the additional noise attenuation devices in accordance with the approved study consistent throughout the life of the permit.

27. Graffiti

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

Requirement: The Permittee shall submit a graffiti control plan ("the plan") for the Planning Director's review and approval. The plan must address the prevention of graffiti by such means as landscaping materials, special surface finishes, misting/irrigation strategies, alarms, or other means that the Planning Director deems feasible. The plan must also include strategies which detail how graffiti will be removed within 48 hours of its discovery.

Documentation: The Permittee shall submit the plan to the Planning Division for review and approval.

Timing: The Permittee shall submit the plan to the Planning Division for review and approval prior to issuance of the Zoning Clearance for construction. The Permittee shall implement the plan in accordance with the Planning Division-approved schedule.

Monitoring and Reporting: The Planning Division maintains a copy of the plan in the Project file. The 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.

28. Voluntary Merger

The Permittee shall record with the Ventura County Recorder a certificate of voluntary merger and the deed(s) that meets the requirements of § 8210 et. seq. of the Ventura County Subdivision Map Act prior to the issuance of the Zoning Clearance for construction.

Environmental Health Division (EHD) Conditions

29. Underground Fuel Storage Tank Alteration and Operational Deadline

Purpose: To comply with the California Code of Regulations Title 23, Underground Storage Tank (UST) Regulations; California Health and Safety Code, chapter 6.7, and Ventura County Ordinance Code Division 4, Chapter 5, Article 1.2. To protect public health and safety, the environment, and groundwater from releases of petroleum and other hazardous substances.

Requirement: The Permittee shall obtain approval from the Ventura County Environmental Health Division, Certified Unified Program Agency (CUPA) to begin the required maintenance and repair activities, including:

- a) Remove existing three fueling dispensers and replace with three Gilbarco Encore 700S dispensers.
- b) Remove existing three Under Dispenser Containments (UDC) and replace with three Bravo 9000 UDC's.
- c) Remove existing Environ pipe and replace with Smith 3/2 double wall pipe.
- d) Existing tanks and sumps will remain with Veeder-Root 208 sensors. Veeder-Root 420 annular space sensors will remain. Veeder-Root software will be upgraded to IDS 105.
- e) Soil sampling will be performed as directed by CUPA.

Documentation: Submit an application and UST design specifications to CUPA for review and approval prior to beginning any activities.

Timing: All underground fuel storage tanks and UST appurtenances shall be operational and testable by November 30, 2021.

Monitoring and Reporting: Ongoing compliance with requirements shall be accomplished through field inspection by CUPA staff.

30. New OWTS Installation

Purpose: To demonstrate the feasibility for the installation of an onsite wastewater treatment system (OWTS), also known as a septic system or individual sewage disposal system. To demonstrate compliance with state and local regulations related to the design and installation of an OWTS. Only domestic waste as defined in the Ventura County General Plan and the Ventura County Building Code Ordinance is allowed to be discharged into the on-site sewage disposal system.

Requirement: Permittee shall submit a geotechnical report and OWTS system design satisfactory to the Ventura County Environmental Health Division, Liquid Waste Program (EHD). Permittee shall also obtain the approval of the EHD to install an OWTS on the property.

Documentation: Submit soils report and OWTS application to the EHD for review and approval. Submit all applicable documentation, including permit application, site plan, system design, bedroom and fixture unit equivalent worksheet, etc., to EHD for review and approval.

Timing: Prior to the issuance of a building permit pertaining to the project, OWTS design approval and permit to construct the septic systems shall be obtained from EHD.

Monitoring: To assure compliance with this condition, EHD staff shall review and verify all relevant documentation, including but not limited to: geotechnical report, system design calculations, building codes, and historic geological data for the area. Once the OWTS design has been evaluated to the satisfaction of EHD, the OWTS plans will be approved and EHD shall issue a permit to construct, conduct site inspections, and give final approval of the OWTS.

Ongoing Maintenance: Once the OWTS has been installed and finalized by EHD, it is the owner's responsibility to properly maintain the system so as to prevent OWTS failure or an unauthorized sewage release, and to prevent creating a public nuisance, health concern, or impact the environment. The septic tank shall be serviced, as needed, by a septic pumper truck registered and permitted by Ventura County EHD, and all pumping activities shall be reported to EHD. All septage wastes must be disposed of in an approved manner. EHD staff will also receive and respond to any complaints related to OWTS and/or unauthorized sewage releases.

31. Alternate Materials and Methods of Construction Equivalency Request

Purpose: To allow for the use of materials and/or methods not specifically prescribed in regulations related to onsite wastewater treatment systems (OWTS), provided the proposal ensures equivalent protection to health and safety as the methods and/or materials prescribed in regulation.

Requirement: An Alternate Materials and Methods of Construction Equivalency review

is required when an OWTS project deviates from design and construction standards prescribed in the building codes.

Documentation: Provide a clear and detailed description of all alternate design, methods, and/or materials proposed in lieu of prescribed code requirements. Identify the relevant code section(s). Clearly state the basis for the request and how the alternate(s) proposed are equivalent to the prescribed requirement(s). Substantiating data to support your claim of equivalency with prescribed code is required. Provide supporting documentation, drawings, and reports as necessary to substantiate claims of equivalency along with the request. This justification must be prepared by a qualified professional (California Licensed Engineer or Registered Geologist).

Timing: Request is to be submitted concurrent with the OWTS design application.

Monitoring and Reporting: Division staff shall review the adequacy of the proposed methods application to assure equivalency with prescribed standards are met.

32. CSA 32 for Commercial OWTS or Alternate OWTS

Purpose: To assure protection of groundwater quality and prevent public health hazards from failing onsite wastewater treatment systems (OWTS), also known as septic systems or individual sewage disposal systems.

Requirement: The Permittee shall execute an offer to grant easement agreement to County Service Area 32 (CSA 32), an OWTS monitoring and maintenance district.

Documentation: The Permittee shall submit an application for CSA 32 to the Environmental Health Division (EHD) for review and approval.

Timing: Prior to the issuance of a building permit, or at the time of OWTS certification, the Permittee shall obtain written confirmation from EHD that the condition has been satisfied.

Monitoring and Reporting: EHD shall review and approve the adequacy of the CSA 32 application to assure compliance with this condition.

Integrated Waste Management Division (IWMD) Conditions

33. Waste Diversion & Recycling Requirement

Purpose: To ensure the project complies with Ordinance No. 4445. Ordinance 4445 pertains to the diversion of recyclable materials generated by this project (e.g., paper, cardboard, wood, metal, green waste, soil, concrete, plastic containers, beverage containers) from local landfills through recycling, reuse, or salvage. Ordinance 4445 can be reviewed at www.vcpublishworks.org/ord4445.

Requirement: Ordinance 4445, Sec 4770-2.2, 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 their project from local landfills. For a complete list of County-franchised solid waste haulers, go to:

www.vcpublishworks.org/commercialhaulers.

Documentation: The Permittee must maintain copies of 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.

34. Construction & Demolition Debris Recycling Plan (Form B)

Purpose: Ordinance 4421 requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by the Project (e.g., wood, metal, greenwaste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage. Review Ordinance 4421 at: <http://onestop.vcpublishworks.org/integrated-waste-management-laws-ordinances>.

Requirement: The Permittee must submit a comprehensive recycling plan (Form B – Recycling Plan) to the Integrated Waste Management (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 65 percent 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://onestop.vcpublishworks.org/integrated-waste-management-forms>.

A comprehensive list of permitted recyclers, County franchised haulers, and solid waste & recycling facilities in Ventura County is available at: <https://www.vcpublishworks.org/wsd/iwmd/construction/#solid-waste-collectors>.

A list of local facilities permitted to recycle soil, wood, and greenwaste is available at: <https://www.vcpublishworks.org/wsd/iwmd/businessrecycling/#GreenWasteProcessing>

Timing: Upon Building & Safety'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 their approved Form B – Recycling Plan until Building and Safety Division’s issuance of final permit.

35. Construction & Demolition Debris Reporting Form (Form C)

Purpose: Ordinance 4421 requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their Project (e.g., wood, metal, greenwaste, soil, concrete, paper, cardboard, plastic containers, etc.) from local landfills through recycling, reuse, or salvage. Please review Ordinance 4421 at:

<http://onestop.vcpublishworks.org/integrated-waste-management-laws-ordinances>.

Requirement: The Permittee must submit a Form C – Reporting Form to the IWMD for approval prior to issuance of their final Building and Safety Division permit. Form C is available at <http://onestop.vcpublishworks.org/integrated-waste-management-forms>

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 65 percent 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 & 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.

Roads and Transportation Department Conditions

36. Traffic Impact Mitigation Fee

Purpose: To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County General Plan Goals, Policies, and Programs Section 4.2.2-6 and Ventura County Ordinance Code, Division 8, Chapter 6 require that the VCPWA-RT collect a Traffic Impact Mitigation Fee (TIMF).

Requirement: The Permittee shall deposit with the VCPWA-RT a TIMF. The trip generation rate and TIMF will be calculated based on the Permittee’s information. The Permittee may choose to submit additional information or provide a Traffic Study to supplement the information currently provided to establish the trip generation rate. The TIMF may be adjusted for inflation at the time of deposit in accordance with the latest version of the Engineering News Record Construction Cost Index. Based on the Permittee’s information, the TIMF due to the County would be:

Total TIMF: \$10,052.26 = 1032.06 ADT¹ x \$9.74 per ADT³

Total ADT: 1032.06 ADT¹ = 172.01 ADT/vehicle fueling position² X 6 vehicle fueling positions

Notes/Assumptions

1. The trips generated by the project shall be used as a baseline level so that the TIMF may be computed for future increases to the trip generation. Based on the Permittee's information and the trip generation from the Institute of Transportation Engineers, Trip Generation Manual (ITE Manual), the baseline level will be 1032.06 Average Daily Trips (ADT). (TD – 4, RMA – 138)
2. ITE Manual - Land Use Code 944 – Gasoline/Service Station, Independent Variable – Vehicle Fueling Positions – ADT per position
3. County TIMF fees for ADT in the Coastal Area District #13.

Documentation: The Permittee shall either come to the VCPWA-RT counter or contact the VCPWA-RT Permits Section by phone at (805) 654-2055 or e-mail at pwa.transpermits@ventura.org, fill out the TIMF form, and pay the TIMF. The Permittee shall provide a copy of the Conditions of Approval for the project. The fee will not be collected without sufficient documentation.

Timing: This condition shall be met prior to the issuance Zoning Clearance for construction.

Monitoring and Reporting: The VCPWA-RT will review and approve the payment of the TIMF.

37. Driveway Access

Purpose: Driveway access shall be in accordance with the County Road Standards, the Driveways and Curb Cuts Brochure, and the County's Access Policies.

Requirement: The Permittee shall obtain an Encroachment Permit (EP) from VCPWA-RT Permits Section. Contact the VCPWA-RT Permits Section, by phone at (805) 654-2055 or by e-mail at pwa.transpermits@ventura.org, for the requirements of the EP. The EP form is available on the internet. Improvement plans and supporting documentation shall be provided to the Permits Section. The Permittee shall provide calculations showing that there is adequate sight distance on both sides of the driveway. The driveway shall be constructed per County Road Standard Plate E-2a (Commercial Driveway) or as modified and approved by the County's Permit Engineer.

Documentation: The VCPWA-RT will review the improvement plans and supporting documentation.

Timing: This condition shall be met prior to the issuance of the Building Permit.

Monitoring and Reporting: The VCPWA-RT will review the improvement plans and the

VCPWA-RT Inspectors will monitor construction and verify that the work is performed, and completed, in accordance with the Encroachment Permit.

38. Encroachment Permit

Purpose: An Encroachment Permit is required for any work conducted within the County road right-of-way, for example but not limited to, driveways, sidewalk repair, utility installation, planter walls, signage, and landscaping and any construction related storage in the County road right-of-way. The current right-of-way width on West Surfside Street and Santa Barbara Avenue is 40 feet.

Requirement: The Permittee shall contact the Permits Division at (805) 654-2055 for requirements of the permit. An Encroachment Permit (EP) is required for any work and construction related storage conducted within the County right-of-way. Contact the VCPWA-RT Permits Section, by phone at (805) 654-2055 or by e-mail at pwa.transpermits@ventura.org, for the requirements of the EP. The application shall be submitted to the VCPWA-RT.

Documentation: The application shall be submitted to the VCPWA-RT. When applying for the permit, the Permittee shall provide sufficient documentation, including, but not limited to, (1) a Resource Management Agency (RMA) Project Number (for discretionary projects), (2) a copy of the VCPWA-RT Conditions of Approval, (3) a sketch or map showing the work to be accomplished, project, project parcel, Assessor Parcel Number (APN), address and street name. Permit applications without sufficient documentation for processing may not be accepted for processing.

Timing: This condition shall be met prior to the issuance of the Zoning Clearance for construction.

Monitoring and Reporting: The VCPWA-RT will review the application and supporting documentation. The VCPWA-RT permit inspectors will monitor construction and verify that the work is performed in accordance with the Encroachment Permit.

39. Dedication of Right of Way

Purpose: Right-of-way shall be required when the existing right-of-way adjacent to and along the project/development parcel is less than the right-of-way required by the applicable and current County Road Standard Plate.

Requirement: West Surfside Street and Santa Barbara Avenue have an existing right-of-way width of 40-feet. The minimum required right-of-way width for both roads is 49 feet per Road Standard Plate B-5 [B]. Right-of-way is required in accordance with the County Road Standards, General Plan 4.2.2; Ordinance 1607 dated November 10, 1964; the "Paveout Policy" dated January 16, 1968; and Code of Ordinances Division 8, Chapter 4 – Urban Area Development. Typically, VCPWA-RT would require the Permittee to dedicate the 4.5 feet of right-of-way, half of the minimum street right-of-way required,

however VCPWA-RT does not have plans in the future to widen the road for Santa Barbara Avenue and West Surfside Street. Though, VCPWA-RT does need to verify that the County's right-of-way line is at the back of the sidewalk.

- a. Submit a site plan, signed by a licensed Land Survey showing that the property line is at the back of the existing sidewalk.
- b. If the existing property line is not at the back of the sidewalk, dedicate the necessary right-of-way to place the property line to the back of the sidewalk.
- c. Submit to the VCPWA-RT a legal description describing the public right-of way being dedicated as Exhibit "A" and a right-of-way dedication map as Exhibit "B" prepared by a Registered Licensed Surveyor or Registered Civil Engineer authorized to practice land surveying.
- d. Submit to the VCPWA-RT a processing fee for the costs incurred in processing the dedication.

Documentation: See "a" through "d" above.

Timing: This condition shall be met prior to the issuance of the Zoning Clearance for construction and prior to issuance of an encroachment permit.

Monitoring and Reporting: The VCPWA-RT will review the documentation for conformance with the project conditions. The VCPWA Real Estate Services Division will prepare the dedication and file the document with the County Recorder. The VCPWA- RT will notify RMA when the document has been filed.

40. Road Improvements

Purpose: Road improvements shall be required when the existing road does not meet the current applicable County Road Standard Plate.

Requirement: Road improvements are required in accordance with the County Road Standards, GP 4.2.2; Ordinance 1607 dated November 10, 1964; the "Paveout Policy" dated January 16, 1968; and Code of Ordinances Division 8, Chapter 4 – Urban Area Development. West Surfside Street and Santa Barbara Avenue have an existing road width of 40 feet, both roads have an existing gutter, curb, and sidewalk. The current gutter, curb, and sidewalks however are chipped, do not meet current ADA requirements, and have vegetation growing out of their cracks. As part of the project, the gutter, curb, and sidewalks shall be fixed and/or replaced, and brought up to the current ADA requirements and all other governing codes.

- a. Fix and/or replace sidewalks, curb and gutter along the parcel's frontage in accordance with Road Standard Plate B-5 [B], ADA requirements, and all other governing codes. The Permittee shall obtain an Encroachment Permit (EP) from the VCPWA-RT. Contact the Permits Section at (805) 654-2055 for the requirements of the EP. The EP form is available on the internet. Submit road improvement plans prepared by a Registered Civil Engineer to the VCPWA- RT for review and approval.
- b. Construct sidewalk, curb and gutter per the approved set of plans.
- c. Construct two ADA ramps at the corner of West Surfside Street and Santa Barbara Avenue, to provide ADA accessibility and to avoid the existing storm drain grate.

Documentation: The VCPWA-RT will review the improvement plans, supporting documentation, and final sign off on the completion of the improvements.

Timing: This condition shall be met prior to the issuance of the Zoning Clearance for construction.

Monitoring and Reporting: The VCPWA-RT will review the improvement plans and the VCPWA-RT permit inspectors will monitor construction and verify that the work is performed in accordance with the Encroachment Permit.

Watershed Protection District (WPD) Conditions

County Stormwater Program Section

41. Compliance with Stormwater Development Construction Program

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit No. CAS004002 (Permit) the proposed project will be 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 (CSP) 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

<https://www.onestoppermits.vcrma.org/departments/stormwater-program>.

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

Monitoring and Reporting: CSP 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.

OTHER VENTURA COUNTY AGENCIES

Ventura County Air Pollution Control District (VCAPCD) Conditions

42. Fugitive Dust

Purpose: To ensure that fugitive dust and particulate matter that may result from demolition and construction activities are minimized to the greatest extent feasible.

Requirement: The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust).

Documentation: The Permittee shall ensure compliance with the following provisions:

- I. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust;
- II. Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during grading activities;
- III. All trucks shall cover their loads as required by California Vehicle Code §23114.
- IV. Fugitive dust throughout the construction site shall be controlled by the use of a watering truck or equivalent means (except during and immediately after rainfall). Water shall be applied to all unpaved roads, unpaved parking areas or staging areas, and active portions of the construction site. Environmentally-safe dust control agents may be used in lieu of watering.
- V. Graded and/or excavated inactive areas of the construction site shall be monitored at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be periodically applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area should be hydro-seeded and watered until

growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust.

VI. Signs shall be posted onsite limiting traffic to 15 miles per hour or less.

VII. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., wind speed sufficient to cause fugitive dust to be a nuisance or hazard to adjacent properties). During periods of high winds, all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by onsite activities and operations from being a nuisance or hazard, either offsite or onsite.

Timing: Throughout the grading and construction phases of the project.

Reporting and Monitoring: Monitoring and Enforcement of dust-related provisions for demolition/construction operation shall also be conducted by VCAPCD staff during annual inspections and on a complaint-driven basis.

43. Mini-market Asbestos Removal

Purpose: To ensure that the owner or operator of a facility shall remove all asbestos-containing material from a facility being demolished.

Requirement: Project demolition activities shall be operated in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District, with emphasis on Rule 62.7, Asbestos – Demolition and Renovation.

Documentation: The Permittee shall ensure compliance with the following provision:

- a. The Permittee shall submit an AB3205 Form to VCAPCD for approval. In addition, the contractor shall notify VCAPCD 10 business days prior to the abatement commencement, if applicable, by submitting a Notification of Demolition or Renovation Form. Demolition and/or renovation activities shall be conducted in compliance with VCAPCD Rule 62.7, Asbestos – Demolition and Renovation.

Timing: Prior to issuance of a demolition permit(s) by Building & Safety or the applicable jurisdiction agency.

Reporting and Monitoring: AB 3205 form must be submitted to and approved by VCAPCD. Building & Safety has this form in their checklist of required items to submit prior to issuance of a demolition permit. The Notification of Demolition or Renovation Form must be submitted to VCAPCD. Enforcement of notification requirements for both forms and compliance with the APCD Asbestos Rule will be enforced by VCAPCD Asbestos Inspectors and/or on a complaint-basis.

44. VCAPCD Rules and Regulations

Purpose: To ensure that project operations shall be conducted in compliance with all applicable VCAPCD Rules and Regulations, in particular Rule 10, (Permits Required) certain types of new and modified equipment and operations require VCAPCD permits prior to installation.

Requirement: The Permittee shall obtain an Authority to Construct prior to installation and a Permit to Operate prior to operation, of gas dispensers and associated underground storage tanks. To help prevent project delays, the Permittee or their representative should contact the VCAPCD Engineering Division at the earliest practicable date to determine any air permit requirements. The VCAPCD Engineering Division can be contacted by telephone at (805) 645-1401 or by email at engineering@vcapcd.org.

Documentation: An approved Authority to Construct and an approved Permit to Operate from VCAPCD.

Timing: The Permittee shall submit the appropriate applications and supporting VCAPCD for review and approval prior to beginning construction or installation or prior to documentation to beginning operation. The Permittee shall provide the Planning Division these VCAPCD permits, or written confirmation from VCAPCD that the permits are not needed, prior to the issuance of a Zoning Clearance for construction.

Monitoring and Reporting: A copy of both the approved Authority to Construct and a Permit to Operate shall be maintained as part of the project file. Ongoing compliance with the requirements of the Permit to Operate shall be accomplished through field inspection by District Inspectors.

45. Air Contaminants

Purpose: To ensure that discharge of air contaminants that may result from site construction operations are minimized to the greatest extent feasible.

Requirement: The Permittee shall operate the facility in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District, with emphasis on Rule 51, Nuisance.

Documentation: The Permittee shall ensure compliance with the following provision:

- a. A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public or which endangers the comfort, repose, health or safety of any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property.

Timing: Throughout the life of the construction/grading permit.

Reporting and Monitoring: Monitoring and Enforcement of nuisance provision is enforceable by APCD on a complaint-driven basis and during annual compliance inspections.

Ventura County Fire Protection District (VCFPD) Conditions

46. Address Numbers (Commercial, Industrial, Multi-Family Buildings)

Purpose: To ensure proper premise identification to expedite emergency response.

Requirement: The Permittee shall install a minimum of 10-inch address numbers that are a contrasting color to the background and readily visible at night. Brass or gold plated numbers shall not be used. Where structures are setback more than 150 feet from the street, larger numbers will be required so that they are distinguishable from the street. In the event the structure(s) is not visible from the street, the address number(s) shall be posted adjacent to the driveway entrance on an elevated post. Individual unit numbers shall be a minimum of 4 inches in height and shall be posted at the front and rear entrance to each unit. Additional address directional signs may be required at common building entrances and stairways.

Documentation: A stamped copy of an approved addressing plan or a signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction".

Timing: The Permittee shall install address numbers before final occupancy.

Monitoring and Reporting: A copy of the approved addressing plan and/or signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction" shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that all structures are addressed according to the approved plans/form.

47. Hazardous Fire Area

Purpose: To advise the Permittee that the project is located within a Hazardous Fire Area and ensure compliance with California Building and Fire Codes.

Requirement: The Permittee shall construct all structures to meet hazardous fire area building code requirements.

Documentation: A stamped copy of the approved building plans to be retained by the Building Department.

Timing: The Permittee shall submit building plans to the Building Department for approval before the issuance of building permits.

Monitoring and Reporting: The Fire Prevention Bureau shall conduct a final inspection to ensure that the structure is constructed according to the approved hazardous fire area building code requirements. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the approved construction for the life of the structure.

Notice: For purposes of these conditions and application of Building and Fire Codes, the term "Hazardous Fire Area" includes the following as referenced in the CBC and VCFPD Ordinance: State SRA - Fire Hazard Severity Zone, Local Agency - Very-High Fire Hazard Severity Zone, Local Agency - Wildland-Urban Interface Fire Area (WUI Area), Local Agency - Hazardous Fire Area.

48. Fire Department Clearance

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

Requirement: The Permittee shall obtain VCFPD 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.

49. Fire Code Permits

Purpose: To comply with the requirements of the Ventura County Fire Code.

Requirement: The Permittee shall obtain all applicable Fire Code permits.

Documentation: A signed copy of the Fire Code permit(s).

Timing: The Permittee shall submit a Fire Code permit application along with required documentation/plans to the Fire Prevention Bureau for approval before final occupancy, installation and/or use of any item/system requiring a Fire Code permit.

Monitoring and Reporting: A copy of the approved Fire Code permits shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the requirements of the Fire Code permit are installed according to the approved plans. Unless a modification is approved by the Fire

Prevention Bureau, the Permittee, and their successors in interest, shall maintain the conditions of the Fire Code permit for the life of the development.

50. 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.

51. Fire Sprinklers

Purpose: To comply with current California Codes and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall be responsible to have an automatic fire sprinkler system installed in all structures as required by the VCFPD. The fire sprinkler system shall be designed and installed by a properly licensed contractor under California State Law.

Documentation: A stamped copy of the approved fire sprinkler plans.

Timing: The Permittee shall submit fire sprinkler plans to the Fire Prevention Bureau for approval before the installation of the fire sprinkler system.

Monitoring and Reporting: A copy of the approved fire sprinkler plans shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct on-site inspections to ensure that the fire sprinkler system is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the fire sprinkler system for the life of the development.

Historic Resources Report 6905 Surfside Street La Conchita, Ventura County

21 October 2019

Prepared for:

**Price Management
PO Box 61106
Santa Barbara CA 93160**

Prepared by:



County of Ventura
Planning Director Hearing
PL17-0153
Exhibit 6 - Historic Resources Assessment
Report dated October 21, 2019, prepared
by San Buena Ventura Research
Associates

Executive Summary

This report was prepared for the purpose of assisting the County of Ventura in their compliance with the California Environmental Quality Act (CEQA) as it relates to historic resources, in connection with proposed development on a property located at 6905 Surfside Avenue, in the unincorporated section of Ventura County known as La Conchita (APN 060-0-075-240). The property is the location of a former service station and convenience market. [Figure 1]

This report assesses the historical and architectural significance of potentially significant historic properties in accordance with the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR) Criteria for Evaluation, and County of Ventura criteria.

This report was prepared by San Buenaventura Research Associates of Santa Paula, California, Judy Triem, Historian; and Mitch Stone, Preservation Planner, for Price Management and is based on a field investigation and research conducted in October 2019.

San Buenaventura Research Associates provides qualified Historian and Architectural Historian services, in accordance with *Secretary of the Interior's Professional Qualifications* (36 CFR 61). The conclusions contained herein represent the professional opinions of San Buenaventura Research Associates, and are based on the factual data available at the time of its preparation, the application of the appropriate local, state and federal regulations, and best professional practices.

Summary of Findings

This property appears to be ineligible for listing on the NRHP or CRHR, or for designation as a County of Ventura Landmark or Site of Merit.

Report Contents

1.	Administrative Setting	1
	Ventura County Landmark Criteria	
	Ventura County Site of Merit Criteria	
2.	Impact Thresholds and Mitigation	3
3.	Historical Setting	4
	General Historical Context	
	Property Specific Context	
4.	Potential Historic Resources	7
5.	Eligibility of Historic Resources	8
	National and California Registers: Significance and Eligibility	
	Ventura County Eligibility	
	Integrity Discussion	



Figure 1. Property Location [Source: USGS 7.5' Quadrangle, Pitas Point, CA, 1950 rev 1967]

1. Administrative Setting

The California Environmental Quality Act (CEQA) requires evaluation of project impacts on historic resources, including properties “listed in, or determined eligible for listing in, the California Register of Historical Resources [or] included in a local register of historical resources.” A resource is eligible for listing on the California Register of Historical Resources if it meets any of the criteria for listing, which are:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
2. Associated with the lives of persons important to local, California or national history;
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

By definition, the California Register of Historical Resources (CRHR) also includes all “properties formally determined eligible for, or listed in, the National Register of Historic Places,” and certain specified State Historical Landmarks. The majority of formal determinations of NRHP eligibility occur when properties are evaluated by the Office of Historic Preservation in connection with federal environmental review procedures (Section 106 of the National Historic Preservation Act of 1966). Formal determinations of eligibility also occur when properties are nominated to the NRHP, but are not listed due to a lack of owner consent.

The criteria for determining eligibility for listing on the National Register of Historic Places (NRHP) have been developed by the National Park Service. Eligible properties include districts, sites, buildings and structures,

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

According to the NRHP standards, in order for a property that is found to be significant under one or more of the criteria to be considered eligible for listing, the “essential physical features” that define the property’s significance must be present. The standard for determining if a property’s essential physical features exist is known as *integrity*, which is defined for the NRHP as “the ability of a property to convey its significance.” The CRHR defines integrity as “the authenticity of a historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.” (National Register Bulletin 15; California OHP Technical Assistance Bulletin 6)

For purposes of both the NRHP and CRHR, an integrity evaluation is broken down into seven “aspects.” The seven aspects of integrity are: *Location* (the place where the historic property was constructed or the place where the historic event occurred); *Design* (the combination of elements that create the form, plan, space, structure, and style of a property); *Setting* (the physical environment of a historic property); *Materials* (the physical elements that were combined or deposited during a particular period of time and in a particular

Historic Resources Report 6905 Surfside Street (La Conchita, Ventura County)

pattern or configuration to form a historic property); *Workmanship* (the physical evidence of the crafts of a particular culture or people during any given period of history or prehistory); *Feeling* (a property's expression of the aesthetic or historic sense of a particular period of time), and; *Association* (the direct link between an important historic event or person and a historic property).

It is not required that significant property possess all aspects of integrity to be eligible; depending upon the NRHP and CRHR criteria under which the property derives its significance, some aspects of integrity might be more relevant than others. For example, a property nominated under NRHP Criterion A and CRHR Criterion 1 (events), would be likely to convey its significance primarily through integrity of location, setting and association. A property nominated solely under NRHP Criterion C and CRHR Criterion 3 (design), would usually rely primarily upon integrity of design, materials and workmanship.

While the NRHP guidelines and the CRHR regulations include similar language with respect to the aspects of integrity, the latter guidelines also state "it is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register." Further, according to the NRHP guidelines, the integrity of a property must be evaluated at the time the evaluation of eligibility is conducted. Integrity assessments cannot be based on speculation with respect to historic fabric and architectural elements that may exist but are not visible to the evaluator, or on restorations that are theoretically possible but which have not occurred. (National Register Bulletin 15; CCR §4852 (c); California OHP Technical Assistance Bulletin 6)

The minimum age criterion for the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) is 50 years. Properties less than 50 years old may be eligible for listing on the NRHP if they can be regarded as "exceptional," as defined by the NRHP procedures, or in terms of the CRHR, "if it can be demonstrated that sufficient time has passed to understand its historical importance" (Chapter 11, Title 14, §4842(d)(2))

Historic resources as defined by CEQA also includes properties listed in "local registers" of historic properties. A "local register of historic resources" is broadly defined in §5020.1 (k) of the Public Resources Code, as "a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution." Local registers of historic properties come essentially in two forms: (1) surveys of historic resources conducted by a local agency in accordance with Office of Historic Preservation procedures and standards, adopted by the local agency and maintained as current, and (2) landmarks designated under local ordinances or resolutions. These properties are "presumed to be historically or culturally significant... unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant." (PRC §§ 5024.1, 21804.1, 15064.5)

Ventura County Landmark Criteria

An improvement, natural feature, or site may become a designated landmark if it meets one the following criteria:

1. It exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural or natural history;
2. It is associated with events that have made a significant contribution to the broad patterns of Ventura County or its cities, regional history, or the cultural heritage of California or the United States;

3. It is associated with the lives of persons important to Ventura County or its cities, California, or national history;
4. It has yielded, or has the potential to yield, information important to the prehistory or history of Ventura County or its cities, California or the nation;
5. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values;
6. Integrity: Establish the authenticity of the resource's physical identity by evidence of lack of deterioration and significant survival of the characteristics that existed during its period of importance. This shall be evaluated with regard to the retention of location, design, setting, materials, workmanship.

Ventura County Site of Merit Criteria

Sites of Merit satisfy the following criteria:

1. Sites of historical, architectural, community or aesthetic merit which have not been designated as landmarks or points of interest, but which are deserving of special recognition; and
2. County approved surveyed sites with a National Register status code of 5 or above.

2. Impact Thresholds and Mitigation

According to the Public Resources Code, "a project that may cause a substantial change in the significance of an historical resource is a project that may have a significant effect on the environment." The Public Resources Code broadly defines a threshold for determining if the impacts of a project on an historic property will be significant and adverse. By definition, a substantial adverse change means, "demolition, destruction, relocation, or alterations," such that the significance of an historical resource would be impaired. For purposes of NRHP eligibility, reductions in a property's integrity (the ability of the property to convey its significance) should be regarded as potentially adverse impacts. (PRC §21084.1, §5020.1(6))

Further, according to the CEQA Guidelines, "an historical resource is materially impaired when a project... [d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources [or] that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant."

The lead agency is responsible for the identification of "potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource." The specified methodology for determining if impacts are mitigated to less than significant levels are the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* and the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995), publications of the National Park Service. (CCR §15064.5(b)(3))

3. Historical Setting

General Historical Context

The La Conchita del Mar community (literal translation: “small shell of the sea”) is located approximately twelve miles northwest of the City of San Buenaventura (Ventura). This part of the coastline is referred to generally as the Rincon, which translates to “corner” or “nook” in Spanish. The name is likely derived from the Mexican land grant Rancho El Rincon, and from the curves in the coastline formed by the series of points jutting out into the Pacific Ocean, the northernmost being Rincon Point at the Ventura-Santa Barbara county line.

The current community of La Conchita del Mar began in 1923-24, but the settlement of this remote and relatively inaccessible section of Ventura County coastline dates to the 1870s. The public lands on which it is located, sandwiched between the El Rincon, Canada de San Miguelito, and Santa Ana land grants, represented the only land along this part of the coastline available for homestead claims. A record of California land patents shows that Robert A. Callis claimed the southern portion of this coastal property in 1878. Callis was, at one time, foreman to the Hobson Brothers’ cattle business, based in Ventura.

Members of the Hobson family and related persons have owned land in the Rincon area since the late 1800s. The first to arrive in Ventura was William Dewey (W.D.) Hobson. He was often referred to as “the father of Ventura County” because of his efforts to separate Ventura from Santa Barbara County. Originally from Illinois, he moved to Northern California during the Gold Rush and then to Ventura County in 1859, where he became involved in construction and cattle ranching. His son Abram Lincoln (A.L.) joined him in the business and with sibling William Arthur (W.A.), established the Hobson Brothers Packing Company in 1905. They accumulated large real estate holdings as well. In 1915 the Hobsons donated land to Ventura County to create Hobson County Park, located roughly three miles southeast of La Conchita del Mar. ¹

The northern section of public lands, approximately 141 acres, including the future site of La Conchita del Mar, was claimed during the same period by Levi G. Stanchfield. In 1874 and 1875 Stanchfield sold the property to Charles E. and Isabel Ablett. Charles Ablett served as the postmaster at Punta Gorda during the late 1880s, succeeded by his son, Henry. In 1907-08 the property title was changed to Jeanette B. Tomson, et. al. The other owners were a number of relations of Tomson, including members of the Ablett family, and other relations Kathena I. Workman and Charles Treadwell. ²

In 1910 W.A. Hobson encouraged the construction of causeways to promote vehicle travel along the Rincon between Ventura and Santa Barbara, a concept he had seen during a European trip. Until that time the journey was made long and difficult by the narrowness of the strip of land between the ocean and the hills or sea cliffs, which was occupied largely in places by the railroad, becoming impassable in high tides. Three causeways were constructed and completed in 1912. The causeways were repaired and replaced as needed through 1924, when they were replaced by a paved road protected by a seawall.

¹ Gidney, et al. *History of Santa Barbara, San Luis Obispo and Ventura Counties, California Volume II*. Lewis Publishing Company, 1917, pp. 744-746)

² Friel, L. (CE). *Location Map of Right-of-Way for Proposed Toll Road from Ventura to Rincon by Rincon Toll Road Co.* April 1910. Ventura County Official Records.

Historic Resources Report

6905 Surfside Street (La Conchita, Ventura County)

The improved road access between Ventura and Santa Barbara opened up the Rincon to motor tourism and the development of beachfront communities. Several appeared in the area during the 1920s and 1930s, catering mainly to the construction of casual weekend homes for county residents, often on land that could only be leased, not purchased. Among them, from south to north, were Solimar, Faria (at Pitas Point), Seacliff (also known as Mussell Rock or Mussel Shoals, at Punta Gorda), La Conchita del Mar, and Rincon Point. At least three restaurants and other travel-related services were opened along this stretch of highway during this period.

It is unclear precisely when the name La Conchita del Mar emerged. Some accounts suggest that it began to be used by the Southern Pacific Railroad as early as 1887 to refer to a siding or spur line in the Mussel Shoals area on the recently-completed route between Ventura and Santa Barbara. Early maps, however, refer to this narrow shelf of land between the cliffs and the ocean as Punta, or Punta Gorda, and in other early accounts as Mussel Rock. The name Punta Gorda also appears as early as 1901 on a USGS topographic survey map, referring both to the geographical feature and the railroad siding. In railroad records the name was shortened to Punta. The Punta School was established in 1890, and for a time, functioned as an independent school district serving the widely-scattered settlers in the area.³

The La Conchita del Mar name appears for certain in 1923, with the opening of a speculative subdivision between Punta Gorda and Rincon Point developed by a group of Ventura investors. Two subdivisions with the name La Conchita del Mar were created. The first was a row of lots between the highway and the surf line called La Conchita del Mar Subdivision No. 1. As was common practice during these years, this tract was never officially recorded. Consequently, it is difficult to be certain when it occurred, or who was behind it. However, it likely dates to 1923, and the work of the same group of investors who were responsible for the second, much larger tract called La Conchita del Mar Subdivision No. 2, recorded in 1924. This subdivision created 327 parcels, the majority of them a mere 2,400 square feet in area, between the highway and the bluffs. Additional parcels were created on the beach front with this map.⁴

It is often stated that the developer of La Conchita del Mar was William Ramelli of Ventura. While Ramelli may have been the most visible investor, he was more accurately only one of several partners in the subdivision, which also included Ventura residents Richard and Mary H. Langdon, Robert L. and Adeline Georgeson, Harry B. Waud, and Milton E. Ramelli (who also served as the property surveyor). Also mentioned as an owner of the subdivision in newspaper accounts is Homer J. Ridle. The sales manager was reported as Burt E. Cannon. William Ramelli and Waud, and perhaps some of the others, were also officers in the Ventura County Title Company, which appears to have been the conduit for the initial land purchase.

Sales were heavily promoted in the local press, particularly during the summer of 1924. Lots were advertised to sell for as little as \$200. Attractions included not just the beach, but a bathhouse and dancehall. As was the case with many of these seaside tracts, sales were not particularly brisk, and the number of homes constructed on the tiny parcels were few, especially on the lots north of the highway. The parcels located immediately along the beach remained the more attractive sites for vacation homes.

An added attraction of La Conchita del Mar advertised to buyers was the retention of the land's mineral rights. Oil and natural gas was extracted in nearby Summerland in Santa Barbara County briefly during the 1890s, and

³ Signor, John R. *Southern Pacific's Coast Line*. Wilton CA: Signature Press, 1994.

⁴ *Santa Paula Chronicle*, 10-26-1923.

the Hobson brothers explored the potential for oil drilling in the Rincon district as early as 1895. Others followed during the mid-1920s, but the Rincon did not become a commercially viable area until the late 1920s. A significant feature of Rincon area oil development was the construction of the Seacliff Oil Pier Complex, historically known as the Ferguson and Needham Oil Piers. Construction began in 1929 off the beach southeast of La Conchita del Mar, and when completed in 1935, they extended more than 2,000 feet from the shoreline. The construction of the oil piers and nearby onshore pumping and storage facilities brought employment and new residents to the area, some of whom settled in La Conchita del Mar. Longterm residency in the area remained problematical, however, due to the lack of a reliable domestic water supply.⁵

A succession of highway improvements beginning in the late 1940s and culminating in the late 1960s with the upgrading of Route 101 to a freeway led to the removal of all of the homes constructed along the beachfront at La Conchita del Mar, and others elsewhere along the Rincon. Some of the residences displaced by highway construction were relocated to other beachfront communities, including to La Conchita del Mar, which by this time was more commonly known simply as La Conchita. The completion of the Lake Casitas reservoir in 1958 finally addressed the domestic water supply issues along the Rincon, leading to an upswing in construction in La Conchita, and a growing number of year-round residents, a trend that accelerated into 1970s and 1980s, as beachfront living became generally more popular.⁶

Property Specific Context

The property consists of gasoline service station and a freestanding canopy constructed in two phases. The service station building was constructed in 1956 by Henry J. Kack on two leased parcels of the La Conchita del Mar No. 2 subdivision owned by Howard W. and Mary (James) Bohrman. The contractor was the Calcor Corporation of Los Angeles. That year Kack entered into a 20-year lease on the property that commenced with the completion of the buildings. Howard Bohrman was born in Los Angeles, probably in the San Fernando Valley, in 1890, and moved to Ventura County during the early 1940s where he worked as truck driver for a Ventura lumber company. The Bohrmans began acquiring property in La Conchita and elsewhere in the county in the 1920s. From the mid-1950s until the death of Howard Bohrman in 1960, they lived on Zelzah Avenue in La Conchita.⁷

Born in Minnesota in 1913 Henry J. Kack is found working for a service station in San Diego during the late 1940s, and with the same occupation in Brawley during the early 1950s. He apparently moved to the Ventura area in the mid-1950s. It appears he owned at least two service stations in the county operated under the Rocket brand during this period, including this one, although the station in La Conchita was originally operated under the Richfield brand. During its decades of operation it was the only service station on the state highway between Ventura and Carpinteria, as well as one of the few retail businesses located in La Conchita.

⁵ San Buenaventura Research Associates. *Historic Property Documentation, Ferguson-Needham (Mobil/Rincon) Oil Piers, Ventura County California*. Santa Paula: San Buenaventura Research Associates, March 1998.

⁶ Unknown. *Our Neighborhood: La Conchita*. Typed manuscript dated 6-28-72. La Conchita file, Ventura County Museum.

Ball, K. Randall. *La Conchita, The Little Shell We Miss Along the Gold Coast*. Ventura County Magazine, July-Aug. 1985.

Hart, William. *The Beach Colony Named Sun and Sea: A History of Solimar Beach*. Private printing, 2005.

⁷ *Oxnard Press-Courier*, 4-14-1960; Ventura County Official Records; Ventura County Building Permits.



Figure 2. Wills Richfield Service Station, circa 1956. [Source: Campos, et. al., 2009]

Kack appears to not have personally managed the service stations he owned. During the 1950s the La Conchita business was known as Frank Wills Richfield. It is reported in one source that Frank Wills was in some way related to Western Swing star James Robert “Bob” Wills, a connection that was said to have lent a second-order celebrity to the business. This family relationship could not be verified in the research, however. [Figure 2]⁸

Kack added a freestanding metal canopy over the pump islands in 1966. Gasoline service under the Rocket brand continued into the early 1970s but appears to have been discontinued by the middle of the decade, possibly due to the expiration of Kack’s lease in 1976. It is also currently unclear if the property was sold after Howard Borhman’s death in 1960 or retained in the family until Mary Borhman’s death in 1975. From the mid-1970s and into the late 1990s the property was used as the La Conchita Market. At some point thereafter gasoline service was reintroduced. The building is currently vacant.

4. Potential Historic Resources

The property consists of single-story gasoline service station with a detached canopy. The service station is rectangular in plan and constructed of steel panels and split-faced concrete block. The flat roof is located behind a tall, raised parapet. A storefront consisting of a band of fixed steel windows above a split-faced concrete bulkhead and a single entry door wraps around the southern and eastern elevations of the building, and is covered with a shallow, projecting canopy. A single-car service bay is located on the western end of the

⁸ Campos, Jim, and Bonnie Kelm, Dave Moore, Tom Moore, Carpinteria Valley Museum of History. *Greater Carpinteria: Summerland and La Conchita*. San Francisco: Arcadia Publishing, 2009, p. 95-114.

southern elevation. The bay is framed in with plywood and vertical and horizontal battens, with a small single-light window centered. A small pay-window is located on the eastern elevation. Much of the eastern elevation is covered with plywood boarding. Two restroom doors with transoms over seen on earlier photos of the building do not appear to exist under this boarding. A new double sliding transom is seen today in the location of one of the original transom windows. The detached steel canopy located over the pump islands is supported by two steel posts with a signboard attached between, and features an angled steel fascia. [Photos 1-6]

Alterations to the buildings include the enclosure of the service bay, the addition of engaged Corinthian-order columns on either side of the service bay door, and three Ionic-order columns along the eastern elevation. It is unclear how, or if, these elements are attached to the building. A low wood parapet/fascia was added above the main parapet, from which projects ten, notched rafter ends. The pay window on the eastern elevation is also an alteration. It appears to have replaced one of the original windows on the eastern elevation. Two, tall Corinthian-order columns encase the canopy supports as well as the detached pole sign at the street corner.

The dates of the alterations are uncertain. The service bay was possibly enclosed when the service station was converted to a convenience store during the mid-1970s, and the pay window perhaps added when gasoline service was reintroduced after the late-1990s. The column treatment and added parapet/fascia appear to have been made recently.

5. Eligibility of Historic Resources

National and California Registers: Significance and Eligibility

NRHP Criterion A and CRHR Criterion 1. This property is associated with the postwar development of the community of La Conchita, but it appears to be only generally associated with this event and did not play any known significant role in the event.

NRHP Criterion B and CRHR Criterion 2. This property does not appear to be associated with any individuals who made significant contributions to the historical development of the area, state or nation.

NRHP Criterion C and CRHR Criterion 3. As originally constructed, this likely prefabricated service station was a typical example of roadside architecture from the 1950s, a type that was once common and is now relatively scarce. However in its somewhat altered state it does not embody an architectural style, period, method, or type of construction. While these alterations could be mainly superficial in nature, the NRHP and CRHR standards as described in the supporting bulletins require this assessment to occur at the time of the evaluation, and not be based on restorations that could theoretically occur at a later date.

NRHP Criterion D and CRHR Criterion 4 pertain to archeological resources and consequently have not been evaluated in this report.

Summary Conclusion. This property is not significant under NRHP or CRHR criteria.

Ventura County Eligibility

This property reflects a period of the county's history, the development of La Conchita and the Rincon area as it became elevated in importance as a transportation corridor and recreation area during the postwar period, as one of the few retail businesses located in La Conchita, and as the only service station between Ventura

and Carpinteria (criterion 1). However, it is only generally associated with its period and therefore did not make a “significant contribution” to the broad patterns of county history (criterion 2). No information was found to suggest that the property is associated with the lives of historically significant individuals (criterion 3). It is a typical and somewhat altered example of its type, and consequently does not embody the distinctive characteristics of a type, period, or method of construction. It does not represent the work of a master or possess high artistic value (criterion 5). It is somewhat altered and exhibits only a moderate level of integrity required to “establish the authenticity of the resource’s physical identity” (criterion 6), due mainly to the enclosure of the service bay, changes to window and door openings, and the addition of columns and parapet/fascia. Criterion 4 refers to archeological resources and consequently is not addressed in this report.

Integrity Discussion

The integrity criteria for listing properties as Ventura County Landmarks are similar to the NRHP and CRHR (omitting the integrity aspects of feeling and association). In practice, the Ventura County Cultural Heritage Board has interpreted the level of integrity required to support eligibility for County Landmarks as being lower than the NRHP and CRHR.

1. Location: The place where the historic property was constructed or the place where the historic event occurred.

The property retains integrity of location; it has not been moved.

2. Design: The combination of elements that create the form, plan, space, structure, and style of a property.

Alterations to the property include the enclosure of the service bay on the southern elevation; the removal of a window bay and its replacement with a pay window, the removal of the restroom doors and associated transoms, and the introduction of a new transom on the eastern elevation; and the addition of a fascia with notched faux rafter tails, and the various columns (some of which may be not be attached to the building). Considering these alterations together, the integrity of design for the property is substantially reduced.

3. Setting: The physical environment of a historic property.

The setting for the property is somewhat intact. It retains its physical relationship to the community of La Conchita, but the highway to which it was historically closely related has since been upgraded to a wider freeway with limited access.

4. Materials: The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

The historical pattern and configuration of the property has been reduced due to the alterations above described.

5. Workmanship: The physical evidence of the crafts of a particular culture or people during any given period of history or prehistory.

The property does not represent a particular craft or culture.

Historic Resources Report
6905 Surfside Street (La Conchita, Ventura County)

6. Feeling: A property's expression of the aesthetic or historic sense of a particular period of time.

Not applicable.

7. Association: The direct link between an important historic event or person and a historic property.

Not applicable.

This property does not appear to possess sufficient integrity of design, setting and materials to be eligible for listing as a Ventura County Landmark or Site of Merit.

Summary Conclusion. This property appears to be ineligible for listing on the NRHP or CRHR, or for designation as a County of Ventura Landmark or Site of Merit.



Photo 1. Property viewed from southeast. [10-10-2019]



Photo 2. Southern and eastern elevations. [10-10-2019]



Photo 3. Eastern elevation. [10-10-2019]



Photo 4. Southern elevation. [10-10-2019].



Photo 5. Western elevation. [10-10-2019]



Photo 6. Property prior to recent alterations. [Source: Loopnet.com, date unknown]