



Planning Director Staff Report– Hearing on January 6, 2022

County of Ventura • Resource Management Agency

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Coastal Planned Development Permit Case No. PL20-0057 Finnegan Accessory Dwelling Unit

A. PROJECT INFORMATION

1. **Request:** The Applicant requests approval of a Coastal Planned Development (PD) Permit for the construction of a one-story accessory dwelling unit (ADU) on the subject property (Case No. PL20-0057).
2. **Applicant/Property Owner:** Tim and Susan Finnegan, 8077 Buena Fortuna Street, Carpinteria, CA 93013
3. **Applicant's Representative:** Robert William Company, LLC, Mr. Wade Lewis, P.E., 812 Rail Road Avenue, Santa Paula, CA 93061
4. **Decision-Making Authority:** Pursuant to the Ventura County Coastal Zoning Ordinance (CZO) (Section 8174-5 and Section 8181-3 et seq.), the Planning Director is the decision-maker for the requested PD Permit.
5. **Project Site Size, Location, and Parcel Number:** The 7,164 square foot (sq. ft.), 0.16 acres property is located at 8077 Buena Fortuna Street, north of the intersection of Buena Fortuna Street and Puesta Del Sol, in the community of Rincon Point, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 008-0-170-410 (Exhibit 2).
6. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Low Density Residential
 - b. Coastal Area Plan Land Use Map Designation: Residential Medium 2.1 – 6 du/ac (dwelling units per acre)
 - c. Zoning Designation: CR1-7,000 sq. ft. (Coastal Single-Family Residential, 7,000 square feet minimum lot size)

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

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	COS 10 ac/sdf (Coastal Open Space 10 acres minimum lot size / slope density formula)	US Route 101, coastal bluff and open space
East	CR1 (Single Family Residential) 7,000 sq. ft. minimum lot size	Single family dwelling
South	CR1 (Single Family Residential) 7,000 sq. ft. minimum lot size	Pacific Ocean Intersection of Puesta Del Sol and Buena Fortuna Street, single family dwellings
West	CR1 (Single Family Residential) 7,000 sq. ft. minimum lot size)	Single family dwelling

8. History:

- On December 29, 1972, Parcel Map No. 62 MR 30 was recorded with the Ventura County Recorder which created the Rincon Point Residential community. The project site is Lot 2 of Tract Map 2272.
- In June 1978, Zoning Clearance (ZC) No. ZC 31758 was approved to construct the existing two-story single-family dwelling.
- Modifications to the dwelling were completed between 1994 and 2009 and included: (1) a second story addition to the existing single-family dwelling (Zoning Clearance No. ZC 74148); (2) a change in the roof pitch Zoning Clearances ZC No. 07-1157 and ZC No. 08-1011); (3) addition of a trellis, deck, installation of a parapet wall, new garage door, and window replacements (Building Permit No. B08-000758); and, (4) installation of a new gable roof (Building Permit No. B09-000152). According to the current Ventura County Assessor Records, the residence is 3,627.5 square feet in size.
- On December 9, 2010, the Ventura County Board of Supervisors approved a Coastal PD Permit (Case No. LU10-0001), for the Carpinteria Sanitary District's South Coast Beach Communities Septic to Sewer Project that included the Rincon Point community. The project allowed the community to connect to the Carpinteria Sanitary District.

- 9. Project Description:** The Applicant requests a Coastal Planned Development (PD) Permit for the construction of a 338 sq. ft. one-story ADU on the subject property. The dwelling unit will be attached to the rear of the existing single-family dwelling and be setback 15 feet from the rear property line and 5 feet from the side property line. The dwelling unit is proposed at 13 feet in height and includes a kitchen, bathroom, and a bedroom. There will not be any interior access from the proposed ADU to the existing single-family dwelling.

The California Department of Housing and Community Development does not require a designated parking space for ADU's¹. Water will be provided by the Casitas Municipal Water District (Casitas)² and the ADU will connect to the existing sewer line located on Buena Fortuna Street operated by the Carpinteria Sanitation District³. No native vegetation and no grading is proposed with the exception of removal and recompaction for the proposed pad (Exhibit 3).

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.

County staff prepared an Initial Study in accordance with the County's Initial Study Assessment Guidelines. Based on the information contained in the Initial Study, the County prepared a Mitigated Negative Declaration (MND) and made the MND available for public review and comment from July 26, 2021 to August 25, 2021.

An MND is a written statement briefly describing the reasons that a proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Report. However, the Initial Study identified one potentially significant effect on the environment related to cultural resources archaeology, but the Applicant agreed to one mitigation prior the release of the MND for public review that would mitigate the effects to a point where no significant effect on the environment would occur (refer to Section B.2 below).

- 1. Findings for Adoption of an MND:** The CEQA Guidelines [Section 15074(b)] state that an MND shall only be adopted by a decision-making body if there is no substantial evidence, in light of the whole record, that the proposed project may have a significant adverse effect on the environment and that the MND reflects the Lead Agency's independent judgment and analysis.

The proposed final MND, including written comments on the MND and staff's responses to the comments on the MND, is attached as Exhibit 4. The MND concluded that there would be potentially significant but mitigable impacts to cultural resources archaeology. One mitigation measure was placed on the project that, when implemented, would reduce potentially significant impacts to a less than significant level. This mitigation measure is summarized in Section B.2 below and in the Mitigation and Monitoring Reporting program for the proposed PD Permit (Exhibit 5, Condition No. 17).

¹ https://www.hcd.ca.gov/policy-research/docs/adu_december_2020_handbook.pdf

² Casitas Will Serve Letter, dated June 16, 2020

³ Carpinteria Can and Will Serve letter, dated November 15, 2019

Based on the information provided above and in light of the whole record, there is no substantial evidence that the proposed project may have a significant adverse effect on the environment and the MND (Exhibit 4) reflects the County's independent judgment and analysis.

- 2. Mitigation Monitoring and Reporting Program:** The CEQA Guidelines [Section 15091(d)] states that, when approving a project for which an MND has been prepared, the agency shall also adopt a program for reporting on, or monitoring, the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. This measure must be fully enforceable through permit conditions, agreements, or other measures (see Exhibit 5, Condition No. 17).

Section 8A, Cultural Resources Archaeology: Due to the archaeological sensitivity of the surrounding area and disturbance of potentially significant subsurface deposits associated with a known archaeological site in the vicinity of the project site, a Native American monitor and qualified archeologist shall be present to monitor all subsurface grading, trenching, or construction activities. With the implementation of this mitigation measure, potentially significant impacts will be reduced to a less than significant level.

Therefore, a mitigation monitoring and reporting program (Exhibit 5) has been prepared in compliance with the CEQA Guidelines, and the project complies with the requirements of the CEQA Guidelines.

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. California Coastal Act Policy Section 30250(a) Location; Existing Developed Area:** *New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it*

will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

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

The property is located in the Rincon Point residential gated community that was established in 1972. United States (U.S.) Route 101 is located approximately 106 feet north, and the Pacific Ocean is located approximately 316 feet south of the project site. The project site is zoned CR1-7,000 sq. ft. The purpose of this zone is to provide for, and maintain, areas along the coast for single-family developments and lots significantly larger than those permitted in the Residential Beach (RB) or Residential Beach Harbor (RBH) zones. The residential community contains 53 lots that range in size from 0.10 acres to 0.29 acres and consist of one- and two-story single family dwellings. Three of the properties in the community include ADUs. The project site is 7,164 sq. ft. in size. The rear yard of the subject property abuts a pedestrian path leading from Rincon Beach public parking area to the beach. The character of this residential community will not be substantially altered with the proposed construction and maintenance of the 338 sq. ft. ADU that will be attached to the rear of the existing single-family dwelling.

In accordance with Ventura County CZO Section 8175-2, the height of accessory structures is limited to 15 feet and the maximum building coverage in the CR1 zone is 42 percent. The proposed ADU will be 13 feet in height and with the house and ADU having a maximum of 32 percent building coverage.

Existing public services will not be adversely affected by the proposed project. Development of the ADU will require an extension of public utilities to provide services in compliance with building energy efficiency standards of the California Energy Code (Title 24), however the demand on utility services would not be significant. Water will be provided by Casitas and the ADU will connect to the existing sewer line located on Buena Fortuna Street, operated by the Carpinteria Sanitation District. Fire Station 25 is located approximately five miles south of the project site, addressed as 5674 W. Pacific Coast Highway. The distance and response time for fire protection is adequate and will not be adversely affected by the proposed project. Finally, the ADU will generate additional traffic on the Regional Road Network and local public roads (U.S. Route 101 and Bates Road), however, the existing level of service on these roads will not change as a result of the proposed project. Thus, the character of this residential community will not be substantially altered with the proposed construction of the ADU.

Based on the discussion above, the proposed project is consistent with California Coastal Act Policy Section 30250(a) and Ventura County General Plan Policy LU-16.1.

- Ventura County General Plan Land Use and Community Character Element, Building Orientation and Landscaping Policy LU-16.9:** *The County shall encourage discretionary development to be oriented and landscaped to enhance natural lighting, solar access, and passive heating or cooling opportunities to maximize energy efficiency*

Ventura County General Plan Public Facilities, Services, and Infrastructure Element, Discretionary Development Utility Service Line Placement Policy PFS-7.4: *The County shall require discretionary development to place new utility service lines underground if feasible. If undergrounding is determined by the County to be infeasible, then new utility service lines shall be placed in parallel to existing utility rights-of-way, if they exist, or sited to minimize their visual impact.*

The local area is currently served with existing electrical facilities. The proposed ADU will require an extension of the utilities to provide service. The Applicant will be required to place all utility service lines underground whenever feasible (Exhibit 5, Condition No. 4).

The proposed ADU will be attached to the rear of the existing single family dwelling but will not be accessible internally from the main dwelling. Pursuant to the California Department of Housing and Community Development Accessory Dwelling Unit Handbook and the California Energy Code⁴, the proposed ADU will not require the installation of solar panels.

The proposed ADU will be situated in a north-south direction on the project site. Windows will be located at the eastern and western sides of the structure. The location of the windows provides cross ventilation for passive cooling with wind swells that come from the west at Rincon Point⁵ during the spring and summer months and passive heating with sun exposure.

The proposed ADU will be located within an existing enclosed backyard that includes dense perimeter landscaping. No new landscaping is proposed as part of the project. However, any new landscaping more than 500 sq. ft. is subject to the California Department of Water Resources Model Water Efficient Landscape Ordinance⁶.

Based on the discussion above, the proposed project is consistent with Ventura County General Plan Policies LU-16.9 and PFS-7.4.

⁴ https://www.hcd.ca.gov/policy-research/docs/adu_december_2020_handbook.pdf

⁵ <https://windy.app/forecast2/spot/598147/Rincon+Point/statistics>

⁶ <http://www.water.ca.gov/wateruseefficiency/landscapeordinance/>

- 3. Ventura County General Plan Circulation, Transportation and Mobility Element, Vehicle Miles Traveled (VMT) Standards and CEQA Evaluation Policy CTM-1.1:** *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.*

Ventura County General Plan Circulation, Transportation and Mobility Element, County Level of Service (LOS) Standards Policy CTM-1.3: *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.*

The proposed project will generate additional traffic on the local public roads (i.e., Bates Road, Via Real, and U.S. Route 101) and the Regional Road Network but

does not have the potential to alter the LOS of these roadways. The proposed ADU's home-based trips will likely average one per day given the distance to employment centers and public services. Based on the above 8.21 mile VMT and the location of the ADU in relation to U.S. Route 101, the VMT that would be generated from the ADU development would not exceed the threshold. Thus, vehicle trips generated by the proposed project are not expected to result in a VMT impact consistent with the state VMT reduction goals and CEQA Guidelines Section 15064.3, subdivision (b). A Traffic Impact Mitigation Fee will not be required as the proposed project does not have the potential to alter the existing LOS of the roadways that will be used by the project.

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

4. **Ventura County General Plan Circulation, Transportation and Mobility Element, Emergency Access Policy CTM-2.28:** *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 Ventura County Fire Protection District (VCFPD) evaluated the proposed project and determined that tactical access to the site, Buena Fortuna Street, meets the County access standards and current VCFPD road standards [Standard 501, Fire Apparatus Access Standard, Chapter 3, and Sections 5.2.1 through Section 5.2.5].

Based on the discussion above, the proposed project is consistent with Ventura County General Plan Policy CTM-2.28.

5. **Ventura County General Plan Public Facilities, Services, and Infrastructure Element, Public Facilities, Services, and Infrastructure Availability Policy PFS-1.7:** *The County shall only approve discretionary development in locations where adequate public facilities, services, and infrastructure are available and functional, under physical construction, or will be available prior to occupancy.*

As discussed in Section C-1 and C-3 above, development of the ADU will require an extension of utilities to provide service in compliance with building energy efficiency standards of the California Energy Code (Title 24), however the demand on public facilities and services would not be significant. Existing public facilities and services such as water, sewer and fire protection will not be adversely impacted by the proposed project.

Based on the discussion above, the proposed project is consistent with Ventura County General Plan Policy PFS-1.7.

6. **Ventura County General Plan Public Facilities, Services, and Infrastructure Element, Wastewater Connections Requirement Policy PFS-4.1:** *The County*

shall require development to connect to an existing wastewater collection and treatment facility if such facilities are available to serve the development. An onsite wastewater treatment system shall only be approved in areas where connection to a wastewater collection and treatment facility is deemed unavailable.

The ADU will connect to the existing sewer line located on Buena Fortuna Street and operated by the Carpinteria Sanitation District.

Based on the discussion above, the proposed project is consistent with Ventura County General Plan Policy PFS-4.1.

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

Ventura County General Plan Public Facilities, Services, and Infrastructure Element, Consistent Fire Protection Standards for New Development Policy PFS-12.4: *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.*

Ventura County General Plan Hazards and Safety Element, Fire Prevention Design and Practices Policy HAZ-1.1: *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.*

Ventura County General Plan Hazards and Safety Element, Defensible Space Clear Zones Policy HAZ-1.2: *The County shall require adherence to defensible space standards, or vegetation "clear zones," for all existing and new structures in areas that are designated as Hazardous Fire Areas by the Ventura County Fire Protection District and High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection.*

Ventura County General Plan Hazards and Safety Element, Development in High Fire Hazard Severity Zones and Hazardous Fire Areas Policy HAZ-1.4: *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.*

The VCFPD reviewed the proposed project and determined that access, water supply and response time for firefighting purposes is adequate. Water will be provided by Casitas. Fire Station No. 25 is located approximately 5.0 miles south of the project site. The project site is in a very High Fire Hazard Area/Fire Severity Zone or Hazardous Watershed Fire Area that is under the jurisdiction of the State of California Department of Forestry (Cal Fire). The Applicant will be required to conduct annual hazard abatement (i.e., fuel modification) in accordance with the 2019 International Fire Code, as adopted and amended by the VCFPD, Ordinance for Fire Hazard Abatement, and construction standards established in the Ventura County Building Code.

The Applicant will be required to record with the County Recorder a "Notice of Land Use Entitlement" form and the conditions of this PD Permit, which will inform current and future property owners that the project site is located in a high fire hazard zone (Exhibit 5, Condition No. 9).

Based on the discussion above, the proposed project is consistent with Ventura County General Plan Policies PFS-12.3, PFS-12.4, HAZ-1.1, HAZ-1.2 and HAZ-1.4.

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

Ventura County General Plan Conservation and Open Space Element, Protection of Sensitive Biological Resources Policy COS-1.1: *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.*

As discussed in the MND (Exhibit 4), no sensitive plant communities are located on the project site. The white-veined monardella (*Monardella hypoleuca* A. Gray ssp. *Hypoleuca*), a perennial herb, has been mapped within 205 feet west of the subject property. The plant is classified in the California Native Plant Society Plant List, the California Natural Diversity Database, and the California Endangered Species Act as 1B.3 (Rare Plants About Which More Information is Needed - A Review List). The plant has a State Rank of vulnerable (S3) and Global Rank of G4T3 (Apparently

Secure related to species or variety). There will not be any impacts to this herb as the area where the herb occurs is developed with existing single-family dwellings, and the project site is located more than 200 feet east of the mapped area.

Environmentally Sensitive Habitat Areas (ESHA) are considered sensitive ecological communities because they provide significant wildlife habitat and resources vital to many local wildlife species within primarily riparian and wetland habitats and closed-canopy oak woodlands. Rincon Creek is a riparian area located approximately 775 feet west of the project site and considered ESHA habitat. Based on the distance of the project site to the creek, the fact that the ADU will remain entirely on the project site and existing development is located between the creek and the project site, impacts to the creek are not expected. The proposed project will not temporarily or permanently remove ESHA or disturb ESHA buffers through construction, grading, clearing, or other activities and uses, or result in indirect impacts that will degrade the health of an ESHA.

The project site is not located within a mapped wildlife connectivity habitat corridor, and no special status animal species were found on the project site.

Based on the discussion above, the proposed project is consistent with California Coastal Act Policy 30231 and Ventura County General Plan Policy COS-1.1.

- 10. California Coastal Act Policy Section 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 land forms, 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.*

Ventura County Conservation and Open Space Element, General Plan Scenic Roadways Policy COS-3.1: *The County shall protect the visual character of scenic resources visible from state or County designated scenic roadways.*

The ADU will be constructed along the eastern elevation (rear) of the single family dwelling. The rear yard of the subject property abuts a pedestrian path leading from Rincon Beach public parking area to the beach followed by U.S. Route 101, an eligible scenic highway. There is a difference in elevation of approximately 130 feet between U.S. Route 101 and the project site. The front yard is adjacent to the intersection of Buena Fortuna and Puesta Del Sol. Rincon Beach is approximately 200 feet to the west with residences developed west of Puesta Del Sol. A concrete masonry wall is located along the eastern and western property lines. Bates Road is approximately 300 feet to the north. The proposed ADU is not be visible from any

public vantage points. Existing development and vegetation block views of the property. Scenic resources will not be adversely impacted.

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

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

Ventura County General Plan Conservation and Open Space Element, Discretionary Development and Tribal, Cultural, Historical, Paleontological, and Archaeological Resource Preservation Policy COS-4.4: *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 Archaeological Resource Policy 4.1.1(1): *Discretionary development shall be reviewed to identify potential locations for sensitive archaeological resources.*

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

Coastal Area Plan Paleontological Resource Policy 4.1.2(1): *Discretionary development shall be reviewed to determine the geologic unit(s) to be impacted and paleontological significance of the geologic rock units containing them.*

Coastal Area Plan Paleontological Resource Policy 4.1.2(2): *New development shall be sited and designed to avoid adverse impacts to paleontological resources to the maximum extent feasible. If there is no feasible alternative that can eliminate all impacts to paleontological resources, then the alternative that would result in the fewest or least significant impacts to resources shall be selected. Impacts to paleontological resources that cannot be avoided through siting and design alternatives shall be mitigated. When impacts to paleontological resources cannot be avoided, mitigation shall be required that includes procedures for monitoring grading and handling fossil discoveries that may occur during development.*

Coastal Area Plan Paleontological Resource Policy 4.1.2(3): *Protect and preserve paleontological resources from destruction and avoid impacts to such resources where feasible.*

As discussed in the MND (Exhibit 4), prehistoric archaeological sites were identified within the Rincon Point area as part of the Septic to Sewer project EIR. The EIR concluded a strong possibility that buried intact archaeological deposits and possibly even burials exist within the gated community at Rincon Point. As the proposed project would be located in an area to include cultural resources and human remains, the Applicant will be required mitigate the impact to cultural resources by retaining a Native American monitor and qualified Archaeologist to monitor all subsurface grading, trenching, or construction activities on the project site (Exhibit 5, Condition No. 17). A qualified archaeologist will also be required to provide a cultural resources orientation to the construction crew to familiarize them with the types of prehistoric and/or historic resources that might be exposed during construction, their significance and importance to the Native American community, and the necessity for preserving those resources prior to ground disturbance activities. In addition, all trenching shall be conducted using a toothless backhoe. No trenching machines (i.e. wheel or chain trenchers) shall be allowed in the area where the ADU will be located (Exhibit 5, Condition No. 18).

The two predominant sediment types in the Rincon Point community are the Elder sandy loam that includes the cultural deposits and the sand dune formations⁷. These deposits are not considered to have paleontological importance. Although unlikely ground disturbance activities would uncover paleontological resources, the project is subject to a standard condition of approval that will ensure that, in the unlikely event that ground disturbance activities reveal the presence of subsurface resources, the Applicant will be required to: (1) stop all work that has the potential to adversely affect the resources; (2) retain a paleontologist or geologist to assess

⁷ Carpinteria Sanitary District South Coast Communities Septic to Sewer Project Environmental Impact Report, Section 4.4, prepared by Padre Associates, Inc, SCH # 2003071115

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. 19). Implementation with the above-noted standard conditions of approval will ensure that impacts to archaeological and paleontological resources remain less than significant.

Based on the discussion above, the proposed project is consistent with California Coastal Act Policy 30244, Ventura County General Plan Policy COS-4.4, and Coastal Area Plan Policies 4.1.1(1), 4.1.1(2), 4.1.1(5), 4.1.1(6), 4.1.2(2), 4.1.2(3), .

- 12. California Coastal Act Policy 30236 Water Supply and Flood Control:** *Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.*

Ventura County General Plan Hazards and Safety Element, Recordation of a Notice of Flood Hazard Policy HAZ-2.5: *The County shall require the recordation of a Notice of Flood Hazard with the County Recorder for all new discretionary entitlements (including subdivisions and land use permits) within areas subject to flooding as determined by the Federal Emergency Management Agency on the latest available Digital Flood Insurance Rate Maps (DFIRMs).*

Ventura County General Plan Hazards and Safety Element, Natural Flood Protection Solutions Policy HAZ-2.8: *The County shall consider natural, or nature-based flood protection measures for discretionary development or County-initiated development, when feasible.*

Ventura County General Plan Hazards and Safety Element, Runoff from Discretionary Development Policy HAZ-37.1: *The County shall require discretionary development which would result in increased runoff which would contribute to flooding or erosion/siltation hazards to fund a Deficiency Study to identify existing flooding and erosion/siltation problems and, if necessary, an Improvement Plan to determine appropriate flood control and drainage facilities necessary to reduce these hazards to a less-than-significant level. If the Deficiency Study/Improvement Plan determines the need for flood control facilities, then the County shall require the discretionary development to construct and/or contribute to the construction of all necessary improvements necessary to reduce hazards to a less-than-significant level.*

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 indicated on FEMA Map Panel 06111C0538F, effective January 29, 2021. The Applicant will

be subject to a standard condition of approval that will require the recordation of a Notice of Flood Hazard on the title of the subject property to inform existing and future owners of the subject property that the site, in whole or in part, has currently been mapped by FEMA as being in a Special Flood Hazard Area (Exhibit 5, Condition Nos. 1 and 9).

The net impervious area of the proposed project is approximately 400 sq. ft. and will be subject to the requirements of the Grading Ordinance (Ventura County Building Code 2020, Appendix J) and Uniform Building Code (ICC 2018). The small increase in runoff from the project will flow south toward Buena Fortuna Street and towards the Pacific Ocean. No increase in flooding hazards or potential for erosion or siltation will occur as a result of the proposed project. The drainage from the ADU will not create any new flow obstructions, erosion onsite or in existing offsite channels because of the parcel's drainage patterns.

The subject property is situated about 775 feet east of Rincon Creek, which is a Ventura County Watershed Protection District (District) jurisdictional redline channel. No direct connections to this District channel are proposed by the Applicant. The proposed project would result in an increase of impervious area within the subject property; however, the increased impervious area will not affect district flood control facilities as site runoff would sheet flow to the west and drain into the Pacific Ocean.

The Applicant will be required to include Best Management Practices (BMPs) designed to ensure compliance and implementation of an effective combination of erosion and sediment control measures for a disturbed site area less than 1 acre as part of the Ventura Countywide Municipal Stormwater NPDES permitting requirements. BMPs may include preservation of existing vegetation, stockpile management, concrete waste management and water conservation practices. With the implementation of erosion and sediment control measure BMPs and the fact that site runoff would sheet flow to the west and drain into the Pacific Ocean, the location and design of the proposed ADU would not adversely impact flood control facilities.

Based on the discussion above, the proposed project is consistent with California Coastal Act Policy 30236 and Ventura County General Plan Policies HAZ-2.5, HAZ-2.8 and HAZ-37.1.

13. Ventura County General Plan Hazards and Safety Element, Noise Compatibility Standards Policy HAZ-9.2: *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. Construction noise shall be evaluated and, if necessary, mitigated in accordance with the Construction Noise Threshold Criteria and Control Measures (Advanced Engineering Acoustics, November 2005).*
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).*

Ventura County General Plan Hazards and Safety Element, Site and Building Design Policy HAZ-9.5: *The County shall require discretionary development and County-initiated projects to comply with adopted noise standards through proper site and building design features, such as building location and orientation, setbacks, natural barriers and vegetation, and building construction. The County shall only consider sound walls if noise mitigation measures have been evaluated or integrated into the project and found infeasible.*

As discussed in the MND (Exhibit 4), The Ventura County General Plan considers residential land uses a noise-sensitive use, but not a long-term noise generating use since residential land uses do not generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways, does not involve the creation of a new transit use, and does not involve the creation of a new commercial or industrial use that involves noise generating activities. The proposed ADU will however generate short-term construction noise. To ensure that proposed development does not exceed exterior

noise level thresholds specified in Ventura County General Policy HAZ-9.2.1, the Applicant will be required to limit site preparation and construction activity for the proposed ADU 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 (Exhibit 5, Condition No. 20). Temporary construction activities required for the proposed project may include pile-driving, vibratory compaction, demolition, drilling, excavation within relatively hard substrate (e.g., rock formations), or other similar types of vibration-generating activities that may temporarily exceed the threshold criteria defined in the Ventura County General Plan Policy noted above. Construction techniques such as reducing the hammer drop height of the pile driver, use of shorter piles, pre-boring and water jetting to reduce ground vibrations would reduce temporary construction impacts from pile driving.

The project site is located within the Community Noise Equivalent Level (CNEL) 70 dB(A) noise contour for U.S. Route 101 as indicated in Table 7.1 of the Ventura County General Plan. Construction techniques, such as installation of noise reducing drywall, floor de-couplers to “float” a floor and metal resilient channels attached to drywall to minimize sound transmission, will be utilized to ensure that internal spaces comply with Ventura County General Plan Policy HAZ-9.2(5). The Applicant will also be subject to a standard condition of approval that will require the installation of double pane glass and noise insulation with the construction of the ADU to minimize noise impacts that may result due the proximity of the structure from U.S. Route 101 (Exhibit 5, Condition No. 4).

Based on the discussion above, the proposed project is consistent with Ventura County General Plan Policies HAZ-9.2 and HAZ-9.5.

14. **Ventura County General Plan Hazards and Safety Element, Air Pollutant Reduction Policy HAZ-10.1:** *The County shall strive to reduce air pollutants from stationary and mobile sources to protect human health and welfare, focusing efforts on shifting patterns and practices that contribute to the areas with the highest pollution exposures and health impacts.*

Ventura County General Plan Hazards and Safety Element, Air Quality Assessment Guidelines Policy HAZ-10.11: *In evaluating air quality impacts, the County shall consider total emissions from both stationary and mobile sources, as required by the California Environmental Quality Act. The County shall evaluate discretionary development for air quality impacts using the Air Quality Assessment Guidelines as adopted by the Ventura County Air Pollution Control District (APCD), except that emissions from APCD-permitted sources shall also be included in the analysis. The County shall revise the Initial Study Assessment Guides to implement this policy.*

Ventura County General Plan Construction Air Pollutant Best Management Practices Policy HAZ-10.13: *Discretionary development projects that will generate construction-related air emissions shall be required by the County to incorporate*

best management practices (BMPs) to reduce emissions. These BMPs shall include the measures recommended by VCAPCD in its Air Quality Assessment Guidelines or otherwise to the extent applicable to the project.

Ventura County General Plan Hazards and Safety Element, Fugitive Dust Best Management Practices Policy HAZ-10.14: *The County shall ensure that discretionary development which will generate fugitive dust emissions during construction activities will, to the extent feasible, incorporate appropriate BMPs to reduce emissions to be less than applicable thresholds.*

As discussed in the MND (Exhibit 4), regional air quality impacts will be below the 25 pounds per day significance threshold for reactive organic compounds (ROC) and oxides of nitrogen (NOx) for the Ventura Non-Growth Area, as described in the 2003 Ventura County Air Quality Assessment Guidelines (AQAGs). Based on information provided by the Applicant and the California Emissions Estimator Model (CalEEMod) program (Version 2016.3.2), proposed operational emissions were calculated at 0.03 pounds per day of ROC and 0.07 pounds per day of NOx.

The construction emissions resulting from the proposed project are temporary, short-term, and not counted towards the significance threshold amounts as they would not contribute to the regional impact (AQAG, Section 5.2). In any case, emissions were estimated at 0.86 pounds per day of ROC and 8.6 pounds per day of NOx, not including any site preparation, grading, or paving-related emissions.

The proposed project is partially paved and surrounded by vegetative barriers that would help control fugitive dust, particularly during the construction period. In addition, the project site is located near the Pacific Ocean where air emissions are quickly dispersed either west towards the Pacific Ocean or east towards U.S. Route 101 by wind activity. However, high wind conditions may cause fugitive dust generated from construction activities to blow in the direction of residential communities to the north or south of the project site. To ensure that dust and particulate matter that may result from construction activities are minimized to the greatest extent feasible, the project will be subject to a standard condition of approval that requires the following: (1) watering the area to be graded or excavated before commencement of the construction work; (2) watering unpaved roads, unpaved parking areas or staging areas, and active portions of the construction site to reduce fugitive dust; and, (3) limiting on-site traffic to 15 miles per hour or less (Exhibit 5, Condition No. 24). With implementation of this condition of approval, project-specific and cumulative impacts related to local air quality will be less than significant.

Based on the discussion above, the proposed project is consistent with Ventura County General Plan Policies HAZ-10.1, HAZ-10.11, HAZ-10.13 and HAZ 10.14.

- 15. Ventura County General Plan Water Resources Element, Water Supply Watershed Planning Policy WR-1.2:** *The County shall consider the location of a*

discretionary project within a watershed to determine whether or not it could negatively impact a water source. As part of discretionary project review, the County shall also consider local watershed management plans when considering land use development.

Ventura County General Plan Water Resources Element, Water Supply Adequate Water for Discretionary Development Policy WR-1.11: *The County shall require all discretionary development to demonstrate an adequate long-term supply of water.*

Ventura County General Plan Water Resources Element, Water Supply Water Quality Protection for Discretionary Development Policy WR-1.12/ WR-2.2: *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.*

Ventura County General Plan Water Resources Element, Water Use Efficiency for Discretionary Development Policy WR-3.2: *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.*

Ventura County Water Resources Element, General Plan Low-Impact Development Policy WR-3.3: *The County shall require discretionary development to incorporate low impact development design features and best management practices, including integration of stormwater capture facilities, consistent with County's Stormwater Permit.*

Ventura County General Plan Water Resources Element, Groundwater Quality Protection Policy ED-39.1: *In order to protect groundwater quantity, the County shall require discretionary development to not result in any net decrease in the quantity of groundwater, taking into account existing and projected water supply and demand factors (e.g. potable water demand, landscape irrigation, evapotranspiration, recharge). Discretionary development may utilize water offsets (e.g. plumbing fixture retrofits in existing structures) to achieve no decrease in the quantity of groundwater.*

Ventura County General Plan Water Resources Element, Compliance with National Pollution Discharge Elimination System (NPDES) Policy ED-39.3: *The County shall require discretionary development to comply with all applicable NPDES*

(National Pollution Discharge Elimination System) standards to protect surface water quality.

The property lies within the service area of Casitas, which administers water through a distribution agreement with Carpinteria Valley Water District. A Casitas Will Serve Letter dated June 16, 2020, indicates that the project site has an existing Stage 1 allocation of 0.54 acre feet per year (AFY). Based upon criteria from the Ventura County Waterworks Manual, the proposed ADU will have an estimated consumption of 0.22 AFY (for a total of 0.76 AFY). To ensure that water demand does not exceed historical allocations, Casitas requires that new developments install water efficient plumbing devices. Surface water is not proposed to be used for this project.

Carpinteria Sanitary District will provide sewer service to the proposed ADU. A November 15, 2019 Can & Will Serve letter was provided for the property confirming adequate capacity to serve the proposed ADU. With the confirmation of sewer service by Carpinteria, the proposed project will not cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Basin Plan.

Land disturbance from construction activities will be less than one acre. The project site is located within the County Urban Unincorporated Area but not within a High Risk Area. In accordance with the Ventura Countywide Municipal Stormwater National Pollutant Discharge Elimination System (NPDES) Permit CAS004002, "Development Construction Program" Subpart 4.F, the Applicant will be required to include Best Management Practices (BMPs) designed to ensure compliance and implementation of an effective combination of erosion and sediment control measures for the proposed project (Exhibit 5, Condition No. 23).

Based on the discussion above, the proposed project is consistent with Ventura County General Plan Policies WR-1.2, WR-1.11, WR-1.12, WR-2.2, WR-3.2, WR-3.3, WR-39.1 and WR-39.3.

- 16. California Coastal Act 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 Section 30212(a) New Development Projects: *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.*

Coastal Area Plan Vertical Access Policy 4.2.2(1) North Coast: *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.*

Coastal Area Plan Lateral Access Policy 4.2.2(2) North Coast: *For all new development between the first public road and the ocean, granting of lateral easements to allow for public access along the shoreline shall be mandatory unless subsection (a) below is found. In coastal areas, where the bluffs exceed five feet in height, all beach seaward of the base of the bluff shall be dedicated. In coastal areas where the bluffs are less than five feet, the area to be dedicated shall be determined by the County. At a minimum, the dedicated easement shall be adequate to allow for lateral access during periods of high tide. In no case shall the dedicated easement be required to be closer than 10 feet to a residential structure. In addition, all fences, no trespassing signs, and other obstructions that may limit public lateral access shall be removed as a condition of development approval. a. 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.*

Existing coastal access will not be hindered by the proposed project. The project site is located within Segment N1 of the California Coastal Trail for the Ventura County North Coast⁸, that includes: (1) a multi-modal coastal trail with public access to Rincon Beach; (2) a seasonal / tidal walking trail located at the apex of Rincon Point; and, (3) a shoreline access point located east of the project site, leading from the Rincon Beach parking area to Rincon Beach. In addition, Rincon Beach Park is located approximately 0.4 miles west of the project site within the County of Santa Barbara. Public access to this park is made available by a vertical access point off of Rincon Point Road.

Based on the discussion above, the proposed project is consistent with California Coastal Act Section 30211, and Coastal Area Plan Policies 4.2.2(1) and 4.2.2(2).

- 17. California Coastal Act 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*

⁸ https://vc2040.org/images/2040_General_Plan_-_September_2020/VCGPU_11H_Coastal_Area_Plan_07-01-2017_ver.pdf

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.

Coastal Area Plan Hazards 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 Hazards 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 Hazards 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.*

As discussed in Section C-12 above, the project site is located within a FEMA-identified area of minimal flood hazard, and the Applicant will be required to record a Notice of Flood Hazard on the title of the subject property (Exhibit 5, Condition No. 9).

The small increase in runoff from the project will flow east toward Buena Fortuna Street and towards the Pacific Ocean. No increase in flooding hazards or potential for erosion or siltation will occur as a result of the proposed project.

The project site is not located within an active fault zone, but the property will be subject to moderate to strong ground shaking from seismic events on local and regional fault systems. The seismic design of the ADU will need to be updated to the state and local building code in effect at the time the application for a building permit is submitted for the ADU, so that it will be designed to withstand ground shaking.

Finally, the project site is not located within a potential liquefaction zone based on the State of California Seismic Hazards Maps for the County of Ventura⁹, and not located in a mapped landslide, or hillside area, or a potential seismically induced landslide zone.

⁹ <https://www.conservation.ca.gov/cgs/maps-data>

Based on the discussion above, the proposed project is consistent with California Coastal Act Section 30253, and Coastal Area Plan Policies 4.2.4(2), 4.2.4(3) and 4.2.4(6).

D. ZONING ORDINANCE COMPLIANCE

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

Pursuant to the Ventura County CZO (Section 8174-4), the proposed use is allowed in the CR1-7,000 sq. ft. zone district with the granting of a Coastal PD Permit. Upon the granting of the Coastal PD Permit, the proposed project will comply with this requirement.

The proposed project includes the construction and use of a structure that is 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)	7,000 sq. ft.	Yes. The lot is 7,164 sq. ft.
Maximum Percentage of Building Coverage	42 percent	Yes. The proposed ADU is 338 sq. ft. Existing onsite development is 3,627 sq. ft. With the proposed ADU, building coverage would be 32 percent.
Front Setback	20 feet	Yes. The setback is approximately 65 feet
Side Setback	5 feet	Yes. The setback is 5 feet
Rear Setback	15 feet	Yes. The setback is 15 feet
Maximum Building Height	13 feet	Yes. The height is 13 feet

E. 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 proposed ADU will be attached to the rear of the existing single family dwelling and will not be seen from Buena Fortuna Street or Puesta Del Sol. To the east is the pedestrian path leading to Rincon Beach, dense vegetation followed by U.S. Route 101. The ADU cannot be seen from U.S. Route 101 due to an elevation change of approximately 130 feet. Development screens the ADU from Bates Road and Rincon Beach. The ADU will be screened from adjacent residences to the north and south by an existing concrete masonry wall.

As discussed in Section C1 and Section D, Table 1 (above) the project site is located in a gated residential community, the size of the property and residential use are similar to existing developed properties, and the proposed ADU complies with the development standards of the CR-1 zone. Therefore, the proposed ADU would be compatible with existing 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 proposed construction and maintenance of an ADU is a land use that is not conditionally permitted; and therefore, the requirement of this finding does not apply to the proposed project.

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

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

Existing public services will not be adversely affected by the proposed project. Development of the ADU will require an extension of utilities to provide services in compliance with building energy efficiency standards of the California Energy Code (Title 24), however the demand on utility services would not be significant that it will impair, be harmful or obnoxious to the Rincon Point community. Site preparation and construction activity for the proposed ADU will be limited 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 (Exhibit 5, Condition No. 20), and there will not be any development activities outside of the subject property (Exhibit 3). As discussed in Sections D and E-2 of this staff report (above), the proposed project will comply with the maximum building height, required setbacks, and maximum building coverage standards of the CR-1 zone. Therefore, the proposed ADU will not be obnoxious, harmful, or impair the utility of neighboring properties or uses.

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

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

Pursuant to Government Code Section 65852.2, subdivision (e) local governments are permitted to limit where ADUs are located based only on the adequacy of water and sewer service, and the impacts on traffic flow and public safety.

The proposed project will not result in a significant change in traffic generation, water or sewage disposal. Existing public services are adequate to serve the proposed development along with existing residential development on neighboring properties. Furthermore, as discussed in Section C-13 of this staff report, the proposed project will be subject to a condition of approval to limit the days and times of noise-generating construction activities (Exhibit 5, Condition No. 20) and will not involve development activities outside of the subject property (Exhibit 3). The Applicant will be required to retain a Native American monitor and qualified archeologist to monitor all subsurface grading, trenching, or construction activities in order to mitigate for potential impacts to cultural resources (Exhibit 5, Condition No. 17). As discussed in Sections D and E-3 of this staff report (above), the proposed project will comply with required development standards for the CR-1 zone. Therefore, the proposed project will not be obnoxious or harmful, or impair the utility of neighboring properties or uses.

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

F. 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 December 22, 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 December 27, 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.

H. 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, including the proposed MND, and has considered all comments received during the public comment process;

2. **FIND**, based on the whole of the record before the Planning Director, including the Initial Study and any comments received, that there is no substantial evidence that the project will have a significant effect on the environment and that the MND reflects the Planning Director's independent judgment and analysis;
3. **ADOPT** the MND (Exhibit 4);
4. **MAKE** the required findings to grant a **Coastal PD Permit** pursuant to Section 8181-3.5 of the Ventura County CZO, based on the substantial evidence presented in Sections C, D and E of this staff report and the entire record;
5. **GRANT** Coastal PD Permit (Case No. PL20-0057), subject to the conditions of approval (Exhibit 5).
6. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

The decision of the Planning Director is final unless appealed to the Planning Commission within 10 calendar days after the permit has been approved, conditionally approved, or denied (or on the following workday if the 10th day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

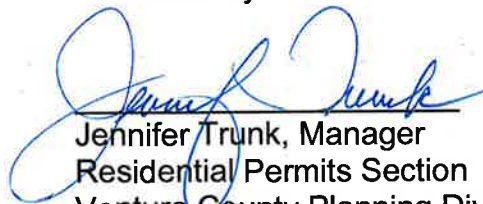
If you have any questions concerning the information presented above, please contact Kristina Boero at (805) 654-654-2467 or kristina.boero@ventura.org.

Prepared by:



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

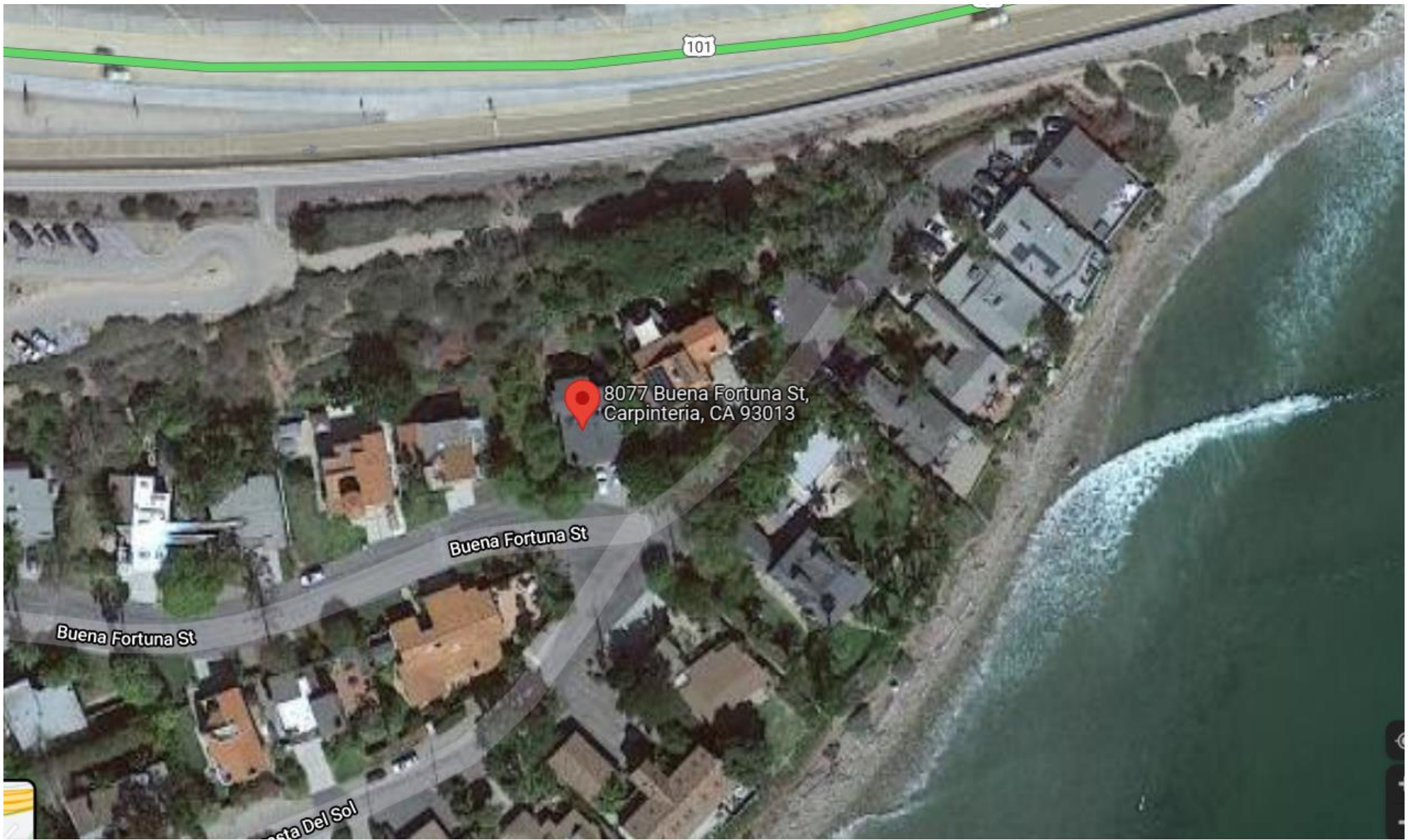
Reviewed by:



Jennifer Trunk, Manager
Residential Permits Section
Ventura County Planning Division

EXHIBITS

- Exhibit 2 Maps
- Exhibit 3 Project Plans
- Exhibit 4 Environmental Document
- Exhibit 5 Conditions of Approval

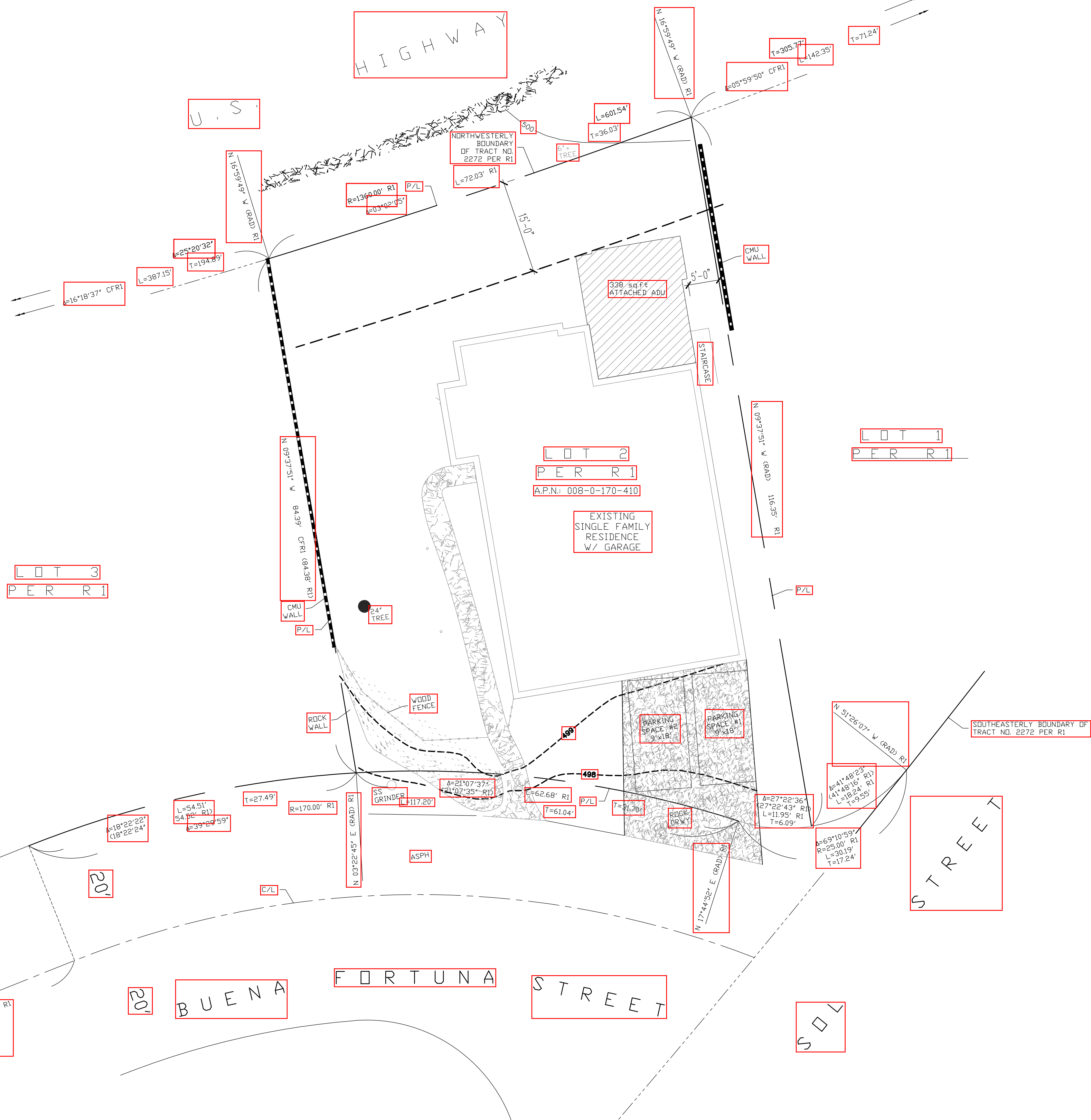


County of Ventura
Planning Director Hearing
PL20-0057
Exhibit 2 - Maps



Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 12-21-2020
Source: Pictometry: 2018





LEGAL DESCRIPTION:
 008-0-170-410
 TRACT # 2272-00
 BLK 2
 LOT 2
 LOT SIZE 7,164 SQ.FT.

PROJECT DESCRIPTION:
 TYPE V, SINGLE FAMILY RESIDENCE
 OCCUPANCY GROUP R1

STORIES:
 EXISTING RESIDENCE 1
 EXISTING GARAGE 1
 PROPOSED ADU 1
 HIGH FIRE AREA
 NO FIRE SPRINKLERS

EXISTING RESIDENCE 3,386 SQ.FT.
EXISTING GARAGE 440 SQ.FT.
PROPOSED ADU 338 SQ.FT.

PLOT PLAN

SCALE: 1/10" = 1'-0" NORTH

**County of Ventura
 Planning Director Hearing
 PL20-0057
 Exhibit 3 - Project Plans**

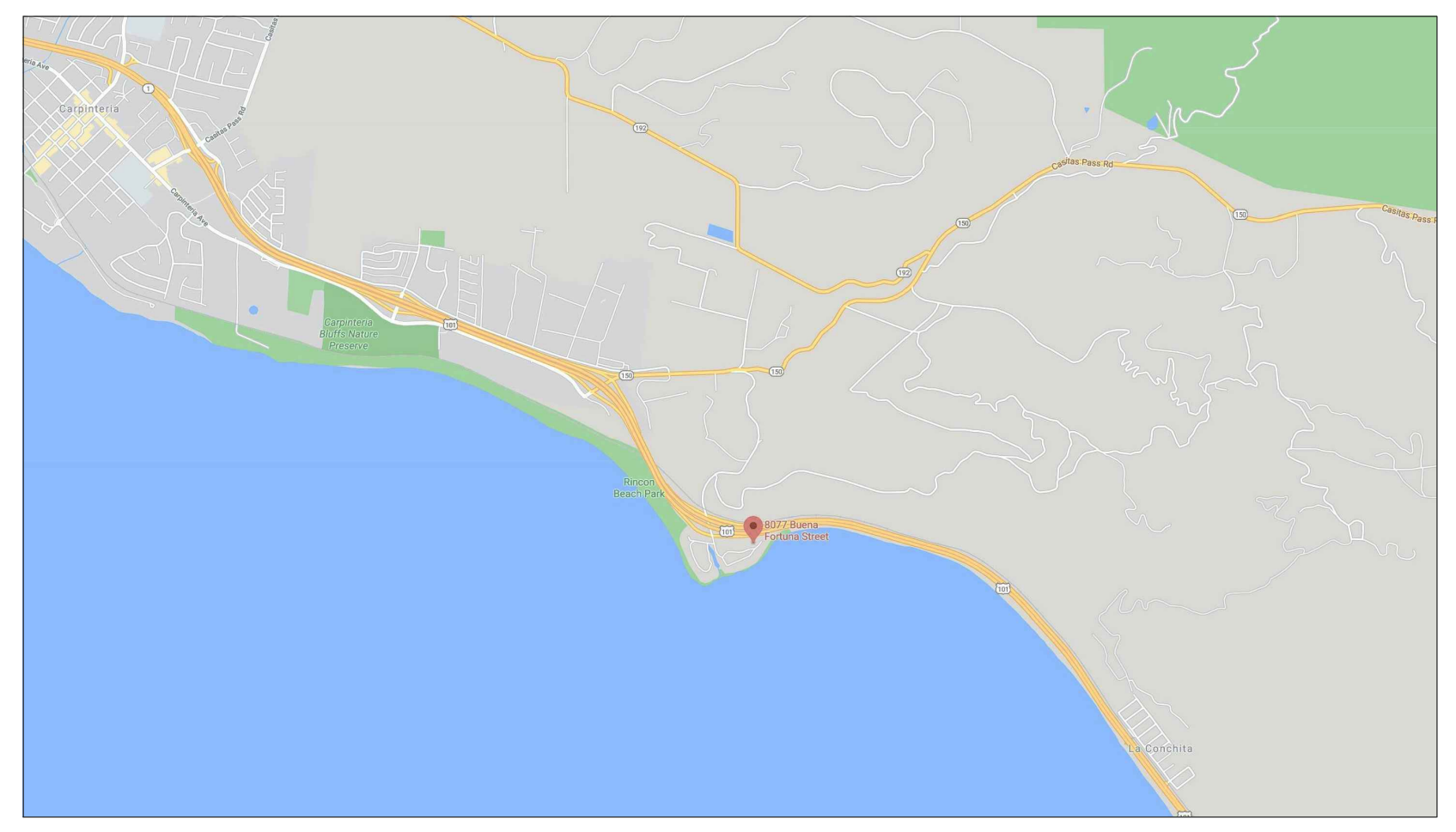
SCOPE OF WORK:
 - NEW 338 sq.ft. ATTACHED ADU

**DRAINAGE MUST SLOPE AT LEAST
 2% FROM STRUCTURE INTO YARD DRAINS**

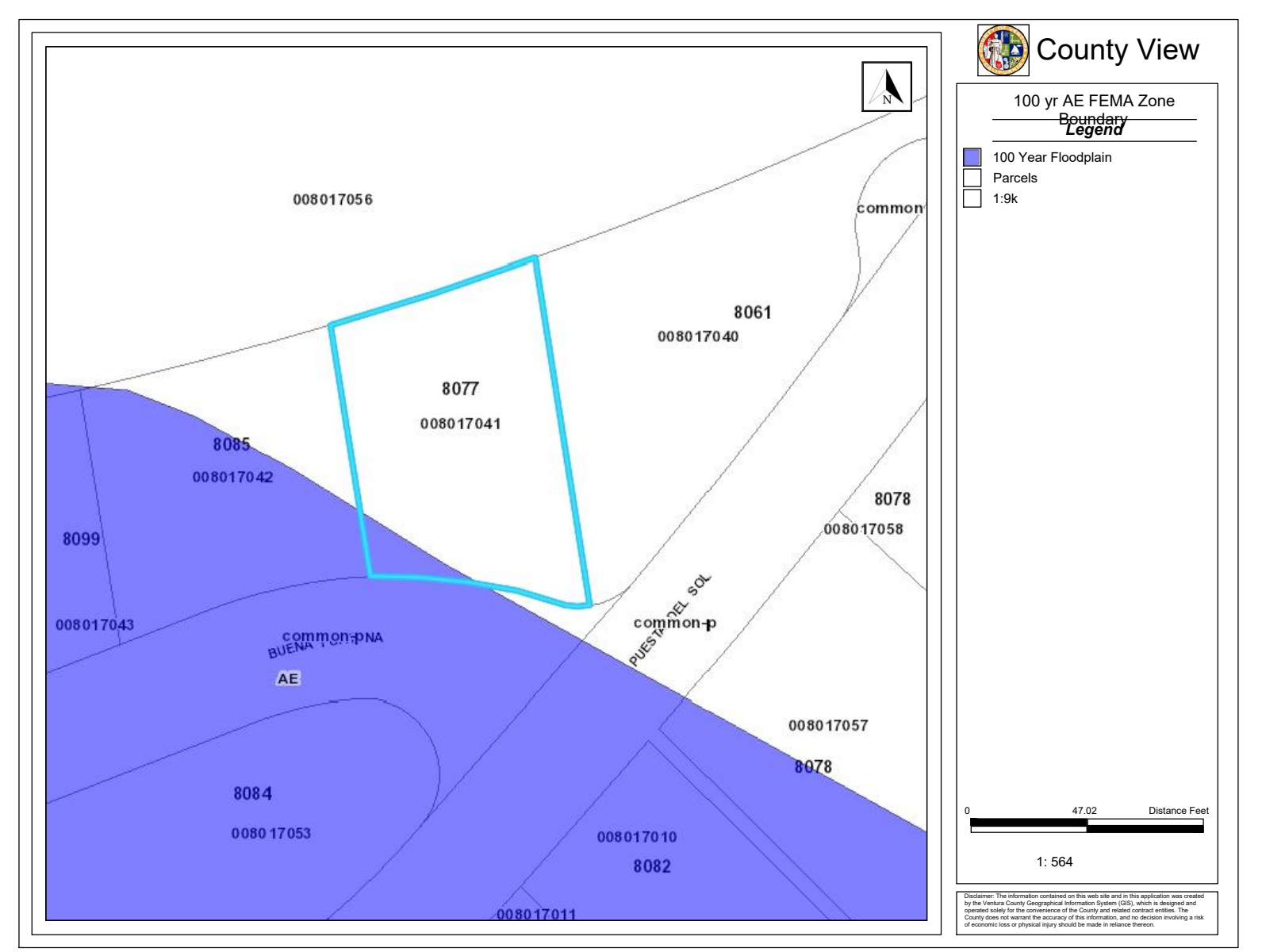
NOTE:
 SOME ASSUMPTIONS WERE MADE ABOUT INACCESSIBLE PORTIONS OF THE EXISTING FOUNDATION AND FRAMING BASED ON COMMON BUILDING PRACTICES TODAY. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING ANY WORK. THE CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF MTECH.

NOTE:
 CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING A WEATHER TYPE SEAL AROUND ALL JUNCTURES BETWEEN NEW AND EXISTING CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE FOR PROPERLY INSTALLING METAL FLASHING WHERE REQUIRED.

THIS PROJECT SHALL COMPLY WITH THE 2019 EDITION OF THE CALIFORNIA RESIDENTIAL CODE (CRC), CMC, CEC, CPC, 2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS, WHICH ADOPTS LOCAL AMENDMENTS



VICINITY MAP



FEMA MAP

NTS

-GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION IS SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5 PERCENT FOR A MINIMUM DISTANCE OF 10'. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING. (CRC 401.5)

- DRAINAGE ACROSS INTERIOR LOT LINES CREATING CROSS-LOT DRAINAGE IS NOT PERMITTED NOR CHANGES IN THE DRAINAGE PATTERN WHICH ALTER OR INCREASE QUANTITY WHICH DISCHARGES TO ADJOINING PROPERTIES. (CBC APPENDIX J109.4)

-NOTE: FOR THIS RESIDENCE GUTTERS, DOWNSPOUTS, PIPING AND/ OR OTHER NON-EROSIVE DEVICES SHALL BE PROVIDED TO COLLECT AND CONDUCT RAINWATER TO A STREET, STORM DRAIN OR OTHER APPROVED WATER COURSE OR DISPOSAL AREA.

- IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.

-THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VALVES, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/ OR ADDITIONAL EXPENSES.

-BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS, OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (R319)

-AN APPROVED SEISMIC GAS SHUT-OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170J158) (SEPARATE PLUMBING PERMIT IS REQUIRED)

-FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SEC. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. P/BC 2008-014

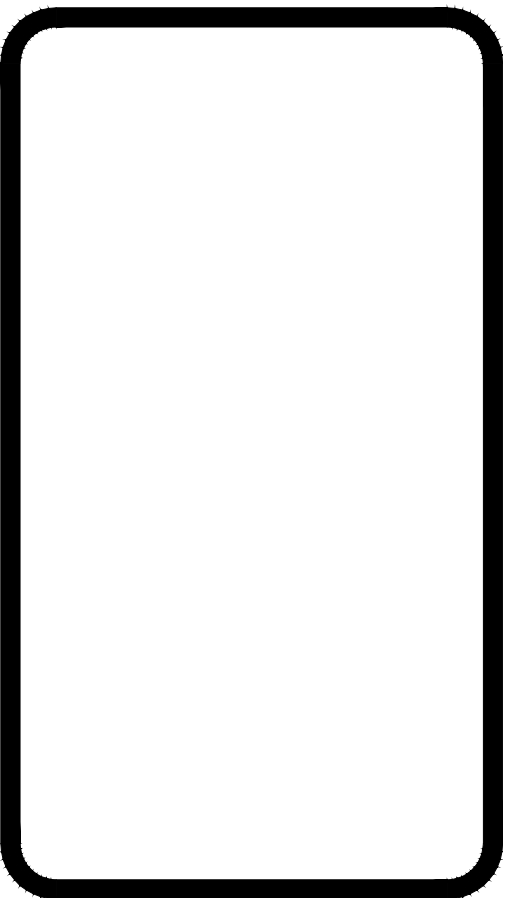
SHEET INDEX

- T-1 PLOT PLAN, VICINITY MAP, LEGEND
- AN-1 GENERAL NOTES
- A-1 FLOOR PLAN, ELEVATIONS, AND SECTIONS
- A-2 DETAILS

**County of Ventura
 Mitigated Negative Declaration
 PL20-0057
 Attachment 3 - Project Plans**

**PLANNING SERVICES
 GENERAL ENGINEERING
 & BUILDING CONTRACTORS**
R.W.C. LLC
 SANTA PAULA CA Lic# 716695
 TEL: 805-525-6400

REVISIONS	DATE
PLANNING REV	1-16-20



**TIM FINNIGAN
 8077 BUENA FORTUNA
 CARPINTERIA, CA 93013
 APN 004-0-170-410**

DRAWN
CHECKED W.L.
DATE 11-8-2020
SCALE 1/10" = 1'-0"
JOB NO. RINCON
SHEET T-1

THE PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

- 2019 California Energy Code (CEC)
- 2019 CALIFORNIA GREEN CODE (CALGREEN)
- 2019 California Residential Code (CRC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 California Electrical Code (CEC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)

ELECTRICAL

- AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOM WITHIN 3' -0" FROM BASIN. AT LEAST ONE 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLET(S). BATHROOM OUTLETS SHALL HAVE GFCI PROTECTION. [CEC 210.52(D), 210.11(C)(3) & 210.8(A)(1)]
- ALL 125VOLT, 15-AMPERE AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER RESISTANT. [CEC 406.12]
- BOTH NEW AND MODIFIED BRANCH WIRING CIRCUITS SHALL HAVE ARC-FAULT CIRCUIT PROTECTION FOR 120-VOLT, SINGLE PHASE, 15 AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLINGS. [CEC 210.12(A)]
- NO PART OF A HANGING FIXTURE IS ALLOWED CLOSER THAN 8 FEET ABOVE THE TUB RIM OR 3 FEET HORIZONTALLY FROM THE TUB RIM, UNLESS LIGHT FIXTURE(S) IN SHOWER ENCLOSURE AREA IS LISTED FOR DAMP AREAS OR LISTED FOR WET LOCATIONS. [CEC 410.10(D)]
- ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY; EITHER LISTED BY SOURCE TYPE OR BY BEING JAB-2016 CERTIFIED AND LABELED. [CEC 150.0(K)(1A)]
- A MINIMUM OF ONE LUMINARIES SHALL BE INSTALLED IN EACH BATHROOM CONTROLLED BY A VACANCY SENSOR.
- LUMINARIES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR: INSULATION CONTACT (IC) LABELING; AIR LEAKAGE; SEALING; MAINTENANCE; AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN § 150.0(K)(C). ONLY JAB-2016-E CERTIFIED AND MARKED LIGHT SOURCE, RATED FOR ELEVATED TEMPERATURE, MUST BE INSTALLED BY FINAL INSPECTION. [CEC 150.0(K)(C)]
- ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. [CEC 150.0(K)(2B)]
- FOR OCCUPANCIES WITH A HORIZONTAL RATED SEPARATION (FLOOR/CEILING ASSEMBLY), THE RECESSED FIXTURES MUST BE PROTECTED TO THE RATING OF THE SEPARATION (1 HOUR) OR BE LISTED TO THE REQUIRED PROTECTION. THIS GENERALLY APPLIED TO RESIDENTIAL CONDOMINIUM CONSTRUCTION WHERE UNITS ARE ABOVE OR BELOW OTHER UNITS.
- ALL RECEPTACLE OUTLETS SERVING COUNTERTOPS IN KITCHENS OF DWELLING UNITS TO BE GFCI PROTECTED. [CEC 210.8(A) (6)]
- WALL COUNTER SPACE, A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTER SPACE 12 INCHES OR WIDER. RECEPTACLES OUTLET SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24 INCHES, MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THE SPACE. [CEC 210.52 (C) (1)]
- ISLAND COUNTER SPACE: AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER. [CEC 210.52(C) (2)]
- PENINSULAR COUNTER SPACE: AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER. A PENINSULAR COUNTER TOP IS MEASURED FROM THE CONNECTING EDGE. [CEC 210.52(C) (3)]
- SEPARATE SPACES: COUNTER SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTER SPACES IN APPLYING THE REQUIREMENTS OF CEC 210.52 (C) (1) (2) (3). [CEC 210.52(C) (4)]
- COUNTER TOP RECEPTACLE OUTLET LOCATION: RECEPTACLE OUTLETS SHALL BE LOCATED NOT MORE THAN 20 INCHES ABOVE THE COUNTERTOP. RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A FACE UP POSITION IN THE WORK SURFACES OR COUNTERTOPS. RECEPTACLE OUTLETS RENDERED NOT READILY ACCESSIBLE BY APPLIANCES FASTENED IN PLACE, APPLIANCE GARAGES, SINKS, OR RANGE TOPS AS COVERED IN 210.52(C)(1), EXCEPTION, OR APPLIANCES OCCUPYING DEDICATED SPACE SHALL NOT BE CONSIDERED AS THESE REQUIRED OUTLETS. [CEC 210.52 (B) (5)]
- TWO SMALL APPLIANCE OUTLET CIRCUITS, 20 AMPS EACH, ARE REQUIRED FOR KITCHENS. CIRCUITS SHALL BE BALANCED AND HAVE NO OTHER OUTLETS. [CEC 210.52 (B)(1), (2)]
- INDIVIDUAL DEDICATED CIRCUITS ARE REQUIRED FOR ALL MAJOR APPLIANCES. [CEC 210.11(C) (1) & 422.10 (A)]
- GARBAGE DISPOSAL CORD AND PLUG CONNECTED WITH A FLEXIBLE CORD 18" TO 36" LONG. [CEC 422.16 (B)(1)]
- DISHWASHER CORD 36" TO 48" LONG. [CEC 422.16(B)(2)] □ MINIMUM 15 AMP CIRCUIT FOR THE DISHWASHER AND A 15 AMP CIRCUIT FOR THE DISPOSAL. [CEC 210.23(A)]
- PROVIDE DEDICATED CIRCUIT FOR KITCHEN HOOD. [CEC 210.52 (B) (2)]
- IF USING A SPLIT OUTLET (TWO CIRCUITS ON THE SAME YOKE) FOR DISHWASHER/DISPOSAL, PROVIDE A LISTED HANDLE TIE AT THE TWO CIRCUIT BREAKERS AT THE PANEL. [CEC 210.7]
- RANGE HOODS SHALL BE PERMITTED TO BE CORD-AND-PLUG CONNECT WHEN THE CORD IS TERMINATED WITH GROUNDING TYPE, NOT LESS THAN 18 INCHES AND NOT OVER 36", THE RECEPTACLE IS ACCESSIBLE AND SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT. [CEC 422.16 (B) (4)]
- ALL INSTALLED LUMINARIES SHALL BE HIGH EFFICACY; EITHER LISTED BY SOURCE TYPE OR BY BEING JAB-2016 CERTIFIED AND LABELED.
- SCREEN BASED LUMINARIES SHALL MEET ALL OF THE FOLLOWING:
 - 1- THE LUMINARIES SHALL NOT BE RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS; AND
 - 2- THE LUMINARIES SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JAB, AND
 - 3- THE INSTALLED LAMPS SHALL BE MARKED WITH JAB-2016 OR JAB-2016-E
- RECESSED LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE APPROVED, LISTED, ZERO-CLEARANCE INSULATION COVER (IC) TYPE, CERTIFIED AIR TIGHT (ASTM E283) AND SEALED WITH A GASKET OR CAULKED BETWEEN HOUSING AND CEILING, AND SHALL BE CERTIFIED TO COMPLY WITH SECTION 110.9 AND ALLOW BALLAST MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW. [CEC 150.0(K)(C)]

ELECTRICAL CONT.

- LUMINARIES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR: INSULATION CONTACT (IC) LABELING; AIR LEAKAGE; SEALING; MAINTENANCE; AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN CEC 150.0(K)(C). A JAB-2016-E LIGHT SOURCE, RATED FOR ELEVATED TEMPERATURE, MUST BE INSTALLED BY FINAL INSPECTION IN ALL RECESSED CEILING DOWNLIGHT LUMINAIRES.
- EXHAUST FANS AND UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM. [CEC 150.0(K)(2B)]
- BLANK ELECTRICAL BOXES, ALL UNUSED ELECTRICAL BOXES MOUNTED ABOVE 5 FEET FROM THE FINISHED FLOOR SHALL BE NO MORE THAN THE NUMBER OF BEDROOMS AND SHALL BE SERVED BY DIMMER OR VACANCY SENSOR CONTROL, OR FAN SPEED CONTROL. [CEC 150.0(K)(B)]
- FOR OCCUPANCIES WITH A HORIZONTAL RATED SEPARATION (FLOOR/CEILING ASSEMBLY), THE RECESSED FIXTURES MUST BE PROTECTED TO THE RATING OF THE SEPARATION (1 HOUR) OR BE LISTED TO THE REQUIRED PROTECTION. THIS GENERALLY APPLIED TO RESIDENTIAL CONDOMINIUM CONSTRUCTION WHERE UNITS ARE ABOVE OR BELOW OTHER UNITS.

MECHANICAL

- BATH AND TOILET ROOMS SHALL HAVE AN EXHAUST RATE OF 50 CFM INTERMITTENT OR 25 CFM CONTINUOUS. [CMC TABLE 403.1]
- EACH BATHROOM, OR ROOM CONTAINING A BATHTUB, SHOWER, OR TUB SHOWER COMBINATION, SHALL BE MECHANICALLY VENTILATED. UNLESS FUNCTIONING AS A PART OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF < 50 PERCENT TO A MAXIMUM OF 80 PERCENT. THE CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. THE CONTROL MAY BE A SEPARATE COMPONENT OR INTEGRAL TO THE EXHAUST FAN. [CMC 402.5, CALGREEN 4.506]
- BATH AND TOILET ROOM WINDOWS SHALL NOT BE LESS THAN 3 SQUARE FEET, ONE HALF OF WHICH MUST BE OPERABLE. [CRC R303.3]
- A BATH EXHAUST FAN, WITH BACK DRAFT DAMPER AND HUMIDITY CONTROL, IS REQUIRED REGARDLESS OF THE PRESENCE OF A WINDOW (ROOM CONTAINING A BATHTUB, SHOWER, SPA OR OTHER SIMILAR SOURCE OF MOISTURE). [CRC R303.3]
- EXHAUST MUST VENT TO OUTDOOR IN AN APPROVED DUCT. TERMINATE THE OUTLET A MINIMUM OF 3 FEET FROM AN OPENING OR PROPERTY LINE. [CMC 504.5]
- MECHANICAL AND GRAVITY OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY PLUMBING VENTS AND SUCH OPENING SHALL BE LOCATED A MINIMUM OF 3 FEET BELOW THE CONTAMINANT SOURCE. [CRC R303.5]
- FANDUCT/VENT TERMINATION LOCATIONS. INDICATE THAT FAN AND DUCT OPENINGS (ENVIRONMENTAL AIR DUCTS) SHALL TERMINATE AT LEAST THREE (3) FEET FROM PROPERTY LINES OR OPENINGS INTO THE BUILDING WITH BACK DRAFT DAMPER. PLUMBING VENTS WITHIN TEN (10) FEET OF OPERABLE SKYLIGHTS SHALL EXTEND A MINIMUM OF THREE (3) FEET ABOVE SUCH OPENINGS. [CMC 504.1, 504.5, CPC 406.2]
- IN KITCHEN SPECIFY THE LOCAL EXHAUST SYSTEM VENTED TO OUTDOORS SHALL HAVE A MINIMUM EXHAUST RATE OF 100 CFM. [CEC 150.0(G), EXC. 5 TO 152(A) & ASHRAE STD. 62.2]
- A DUCTED RESIDENTIAL EXHAUST HOOD IS REQUIRED. A METAL, SMOOTH INTERIOR SURFACE DUCT REQUIRED ON VENT HOOD OR DOWN DRAFT EXHAUST VENT. ALUMINUM FLEX DUCT IS NOT APPROVED. PROVIDE BACK DRAFT DAMPER [CMC 504.2]
- UPPER CABINETS SHALL BE A MINIMUM OF 30" ABOVE COOKING TOP OR A HOOD IS TO BE INSTALLED PER MANUFACTURER 'S REQUIREMENTS WITH CLEARANCES AS REQUIRED BY THE RANGE/COOK TOP MANUFACTURER 'S INSTALLATION INSTRUCTIONS. PROVIDE MINIMUM CLEARANCES TO COMBUSTIBLE MATERIALS PER [CMC 416.1.2]
- GAS LINES THAT RUN UNDER A SLAB SHALL RUN THROUGH AN APPROVED, VENTED, GAS TIGHT CONDUIT. [CPC 1211.6]
- AN ACCESSIBLE, APPROVED MANUAL SHUTOFF VALVE WITH A NON-DISPLACEABLE VALVE MEMBER, OR A LISTED GAS CONVENIENCE OUTLET INSTALLED WITHIN SIX (6) FEET OF THE APPLIANCE IT SERVES. WHERE A CONNECTOR IS USED, THE VALVE SHALL BE INSTALLED UPSTREAM OF THE CONNECTOR. A UNION OR FLANGED CONNECTION SHALL BE PROVIDED DOWNSTREAM FROM THIS VALVE TO PERMIT REMOVAL OF CONTROLS. [CPC 1211.5]
- NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIRGAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIRGAPS SHALL BE INSTALLED WITH THE FLOOD-LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER IS HIGHER. [CPC 807.4]
- FAUCETS AT KITCHENS SHALL NOT HAVE A FLOW RATE OF GREATER THAN 1.8 GPM AT 60 PSI.
- NEW GAS APPLIANCES AT KITCHEN SHOULD BE SPECIFIED. PROVIDE A SINGLE LINE DIAGRAM OF GAS PIPING, SHOWING PIPE SIZES, LENGTHS, AND BTU DEMAND RATINGS FOR ALL GAS APPLIANCES.
- GAS TEST DURATION SHALL BE NOT LESS THAN ONE-HALF (½) HOUR FOR EACH FIVE-HUNDRED (500) CUBIC FEET OF PIPE VOLUME OF FRACTION THEREOF. WHEN TESTING A SYSTEM HAVING A VOLUME LESS THAN TEN (10) CUBIC FEET OR A SYSTEM IN A SINGLE-FAMILY DWELLING, THE TEST DURATION SHALL BE NOT LESS THAN TEN (10) MINUTES. THE DURATION OF THE TEST SHALL NOT BE REQUIRED TO EXCEED TWENTY FOUR (24) HOURS. [NFPA 54:8.1.4.3, CPC 1214.3.3]

PLUMBING NOTES

- FIXTURE WATER CONSUMPTION:
- RESIDENTIAL LAVATORY FAUCETS SHALL NOT HAVE A FLOW RATE OF GREATER THAN 1.2 GPM AND KITCHEN FAUCETS 1.8 GPM AT 60 PSI. [CPC 407.2.1]
- WATER CLOSETS, FLUSH TANK, FLUSHOMETER TANK, OR FLUSHOMETER VALVE OPERATED, SHALL HAVE AN AVERAGE CONSUMPTION OF NOT MORE THAN 1.28 GALLONS OF WATER PER FLUSH FOR BOTH SINGLE AND DUAL FLUSH TOILETS EFFECTIVE JULY 1, 2011. [CPC 411.2]
- SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 2.0 GPM AT 80 PSI. [CPC 408.2]
- URINALS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 0.125 GALLONS OF WATER PER FLUSH EFFECTIVE JANUARY 26, 2016. [CPC 412.1.1]
- NON-WATER URINALS (WATERLESS) SHOULD MEET ALL THE REQUIREMENTS OF SECTION 412, INCLUDING PROVIDING WATER DISTRIBUTION AND FIXTURE SUPPLY PIPING. [CPC 412.1.3]
- PLUMBING FIXTURE CLEARANCES FOR FIXTURES THAT ARE NOT REQUIRED TO CONFORM TO ACCESSIBILITY CODES:
- WATER CLOSETS SHALL NOT BE SET CLOSER THAN 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION AND 30" FROM CENTER TO CENTER OF ANY SIMILAR FIXTURE. PROVIDE 24" MINIMUM CLEAR SPACE IN FRONT OF FIXTURE. [CPC 402.5]
- URINALS SHALL NOT BE SET CLOSER THAN 12" FROM THEIR CENTER TO ANY SIDE WALL OR OBSTRUCTION NOR 24" FROM CENTER TO CENTER [CPC 402.5]
- THE FINISHED FLOOR SLOPE AT SHOWER RECEPTOR IS MIN. ¼" AND MAX. ½" PER FOOT. [CPC 408.5]
- IN NO CASE SHALL ANY SHOWER RECEPTOR THRESHOLD BE LESS THAN TWO (2) INCHES OR EXCEEDING NINE (9) INCHES IN DEPTH WHEN MEASURED FROM THE TOP OF THE THRESHOLD TO THE TOP OF THE DRAIN. [CPC 408.5]
- NEW SHOWER COMPARTMENTS SHALL HAVE A FINISHED INTERIOR OF 1,024 SQUARE INCHES (71 SQUARE FEET) AND SHALL BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE. THE CLEARANCE SHALL BE MAINTAINED UP TO 10 INCHES OF HEIGHT ABOVE SHOWER DRAIN. SHOWER DOOR TO BE TEMPERED, AND PROVIDE A MIN 22" CLEAR UNOBSTRUCTED OPENING. [CPC 408.6]
- PLUMBING FIXTURES AND FIXTURE FITTINGS FOR PERSONS WITH DISABILITIES SHALL CONFORM TO CBC CHAPTERS 11A OR 11B FOR SPECIFIC ACCESSIBILITY CODES. [CBC 11A OR 11B, 408.6]
- WHERE A FIXTURE IS INSTALLED ON A FLOOR LEVEL THAT IS LOWER THAN THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC OR PRIVATE SEWER (AT BASEMENT), SERVING SUCH DRAINAGE PIPING, SHALL BE PROTECTED FROM BACKFLOW OF SEWAGE BY INSTALLING AN APPROVED TYPE OF BACKWATER VALVE PER [CPC 710.1]
- DRAINAGE PIPING SERVING FIXTURES THAT ARE LOCATED BELOW THE CROWN LEVEL OF THE MAIN SEWER (AT BASEMENT) SHALL DISCHARGE INTO AN APPROVED WATER-TIGHT SUMP OR RECEIVING TANK, SO LOCATED AS TO RECEIVE THE SEWAGE OR WASTES BY GRAVITY. [CPC 710.2] WHIRLPOOL/ SPA TUBS
- WHIRLPOOL (SPA) BATHTUBS SHALL HAVE A READILY ACCESSIBLE ACCESS PANEL. [CPC 409.6]
- THE CIRCULATION PUMP SHALL BE LOCATED ABOVE THE CROWN WEIR OF THE TRAP. [CPC 409.6]
- THE PUMP AND THE CIRCULATION PIPING SHALL BE SELF-DRAINING TO MINIMIZE WATER RETENTION IN ACCORDANCE WITH STANDARDS REFERENCED IN TABLE 14-1. [CPC 409.6] BIDETS
- THE WATER SUPPLY TO BIDETS SHALL BE PROTECTED WITH AIR GAP OR VACUUM BREAKER. [CPC 410.2 & 603.3.5]
- THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM A BIDET IS LIMITED TO 110 DEGREES BY A DEVICE THAT CONFORMS TO ASSE 1070, STANDARD FOR WATER TEMPERATURE LIMITING DEVICES, OR CSA B125.3, STANDARD FOR PLUMBING FITTINGS. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION. [CPC 410.3]

SMOKE & CO ALARMS

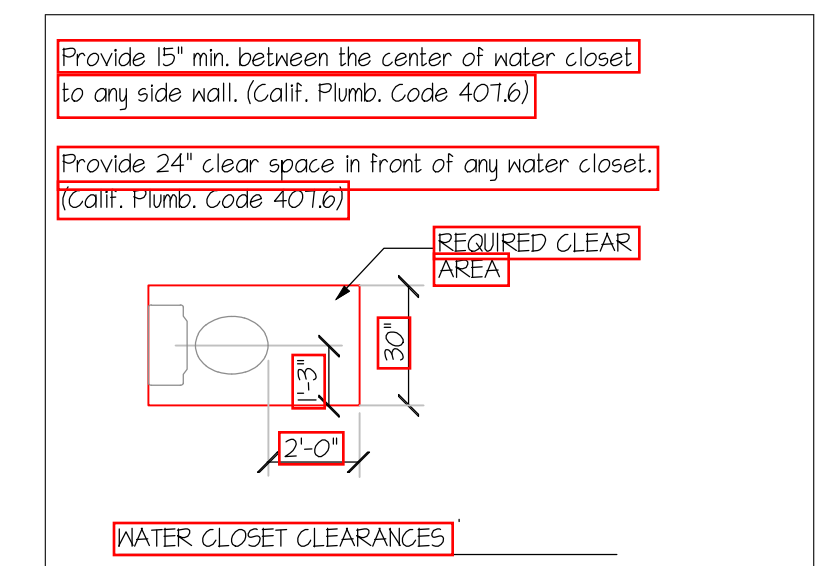
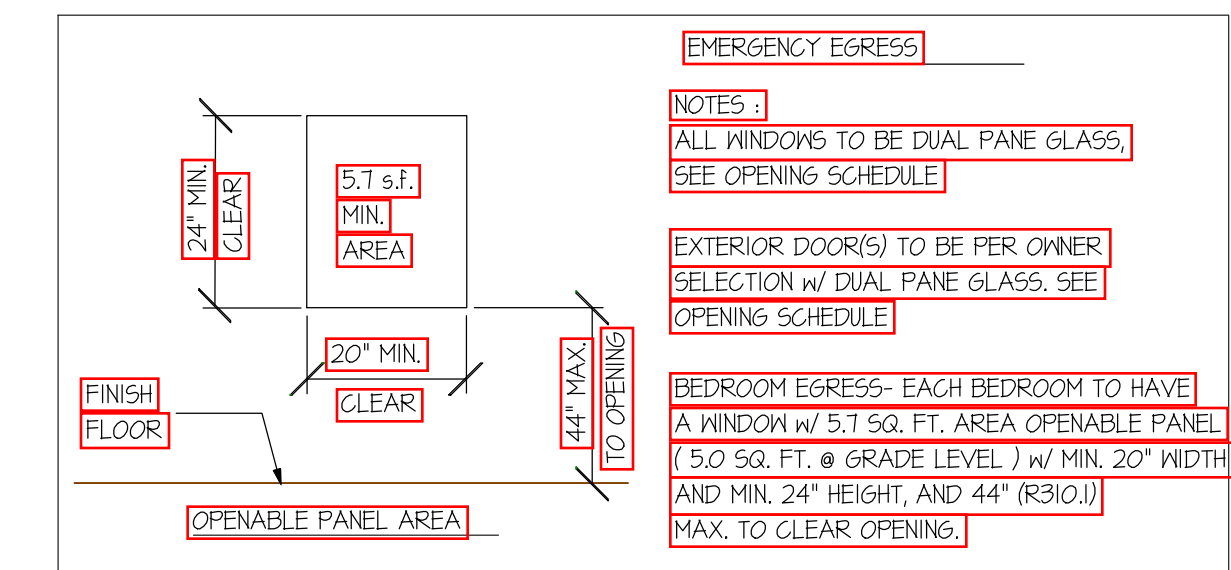
- INTERCONNECTED HARD-WIRED SMOKE ALARM WITH BATTERY BACKUP IN THE FOLLOWING: [R314]
 - a. IN EACH SLEEPING ROOM.
 - b. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
 - c. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
 - d. PROVIDE A NOTE: @SMOKE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP.
 - e. BATTERY OPERATED OK ONLY WHERE NO ACCESS FOR WIRING IN ATTIC OR CRAWLSPACE.
 - f. FOR BUILDINGS WITH FUEL-BURNING APPLIANCES AND/OR ATTACHED GARAGES, PROVIDE AN APPROVED CARBON MONOXIDE ALARM AT: [R315.1]
 - a. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
 - b. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS
 - c. PROVIDE A NOTE: @CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP. [R315.1.3]
 - d. BATTERY OPERATED OK WHERE NO ACCESS FOR WIRING. WINDOWS/DOORS

WINDOWS AND DOORS

- EXTERIOR WINDOWS/DOORS ADDED AND/OR REPLACED AS PART OF THE REMODELING PROJECT SHALL BE CLEARLY IDENTIFIED ON THE PLANS AND SHALL HAVE A FENESTRATION LABEL WITH U-FACTOR AND SOLAR HEAT GAIN COEFFICIENT MEETING THE REQUIREMENTS OF SECTION [CEC 110.6]
- SAFETY GLAZING IS REQUIRED WITHIN 60 INCHES HORIZONTALLY OF THE SHOWER ENCLOSURE AND WITHIN 60 INCHES VERTICALLY OF THE STANDING SURFACE

WINDOWS AND DOORS

- ALL LIGHTING ATTACHED TO THE RESIDENCE OR TO OTHER BUILDINGS ON THE SAME LOT MUST BE HIGH EFFICACY, AND MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND ONE OF THE FOLLOWING AUTOMATIC CONTROL TYPES:
 1. PHOTOCONTROL AND MOTION SENSOR.
 2. PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL.
 3. ASTRONOMICAL TIME CLOCK CONTROL THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.
 4. ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) THAT PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK, DOES NOT HAVE AN OVERRIDE OR BYPASS SWITCH THAT ALLOWS THE LUMINAIRE TO BE ALWAYS ON, AND IS PROGRAMMED TO AUTOMATICALLY TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS. MANUAL ON AND OFF SWITCHES MUST NOT OVERRIDE THE AUTOMATIC CONTROL FUNCTIONS LISTED ABOVE, AND ANY CONTROL THAT OVERRIDES THE AUTOMATIC CONTROLS TO ON MUST AUTOMATICALLY REACTIVATE THOSE CONTROLS WITHIN SIX HOURS.



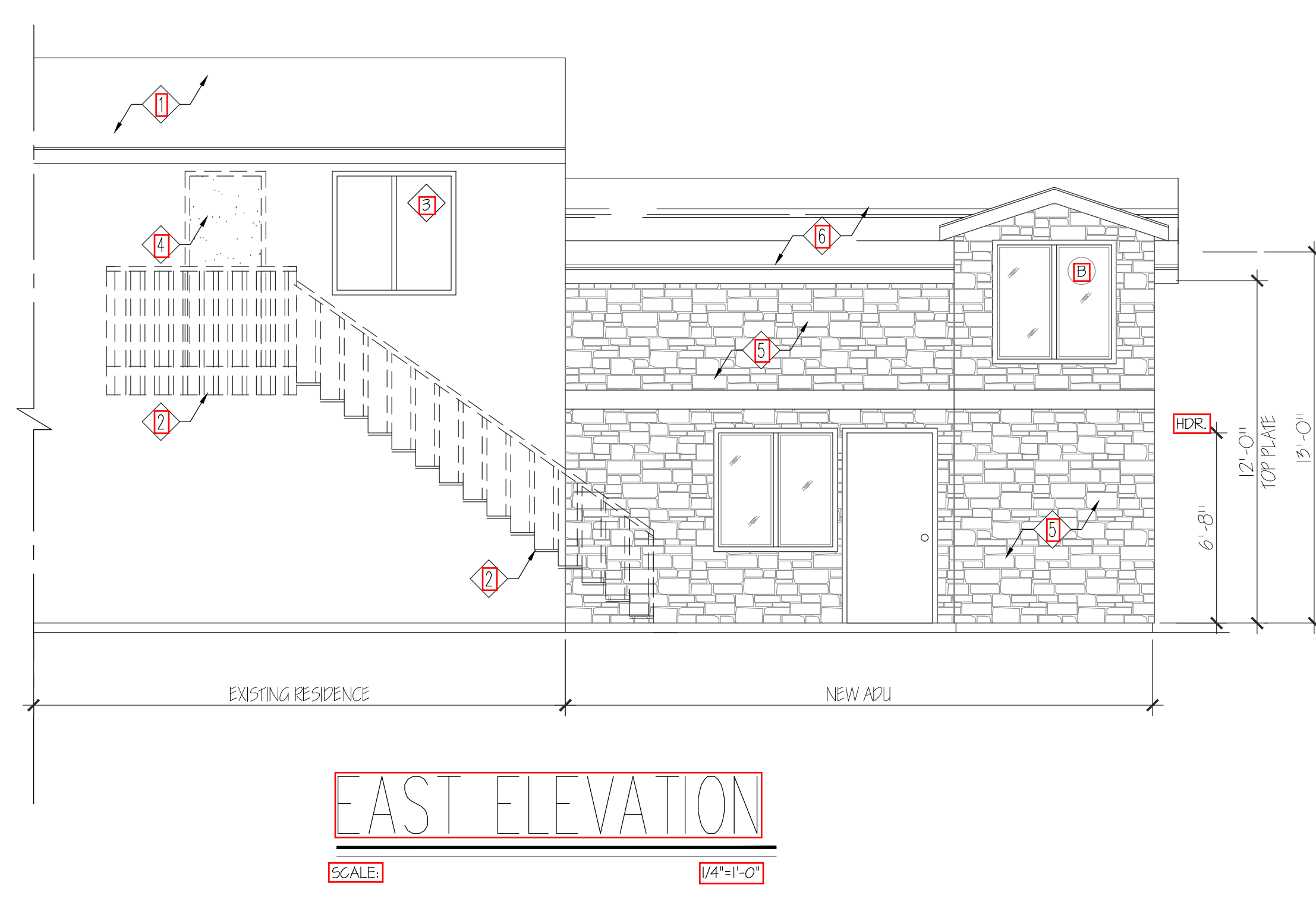
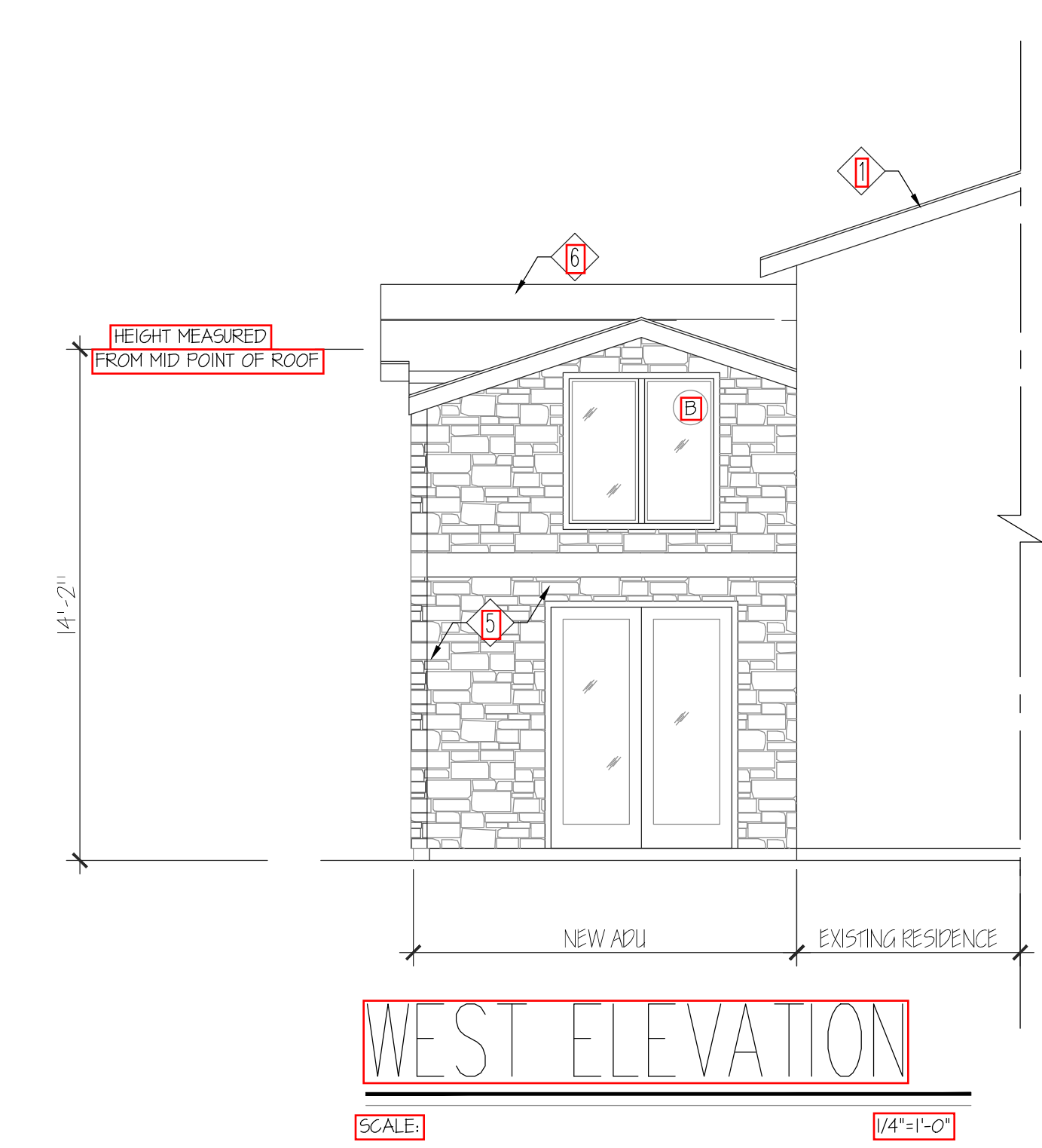
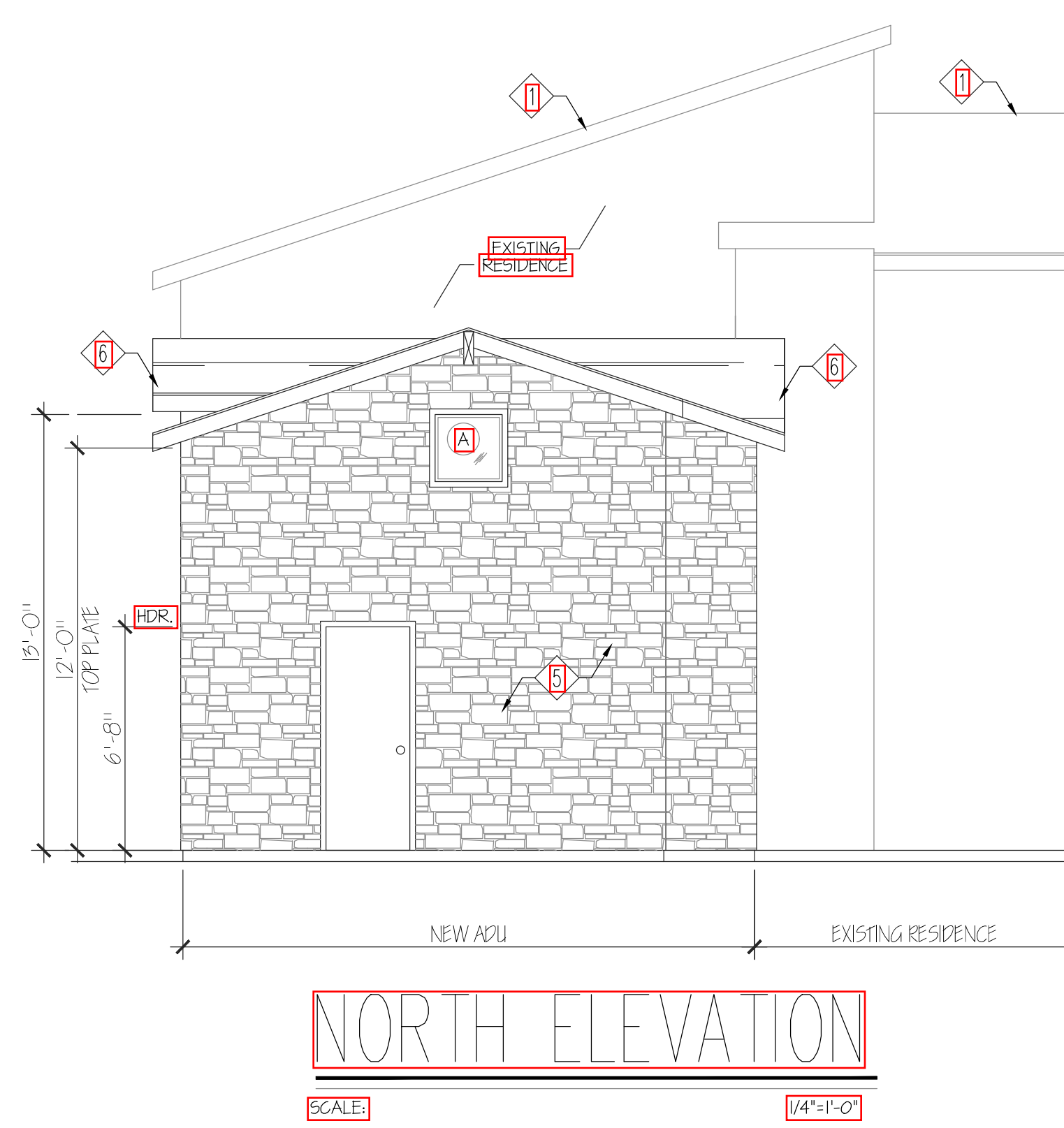
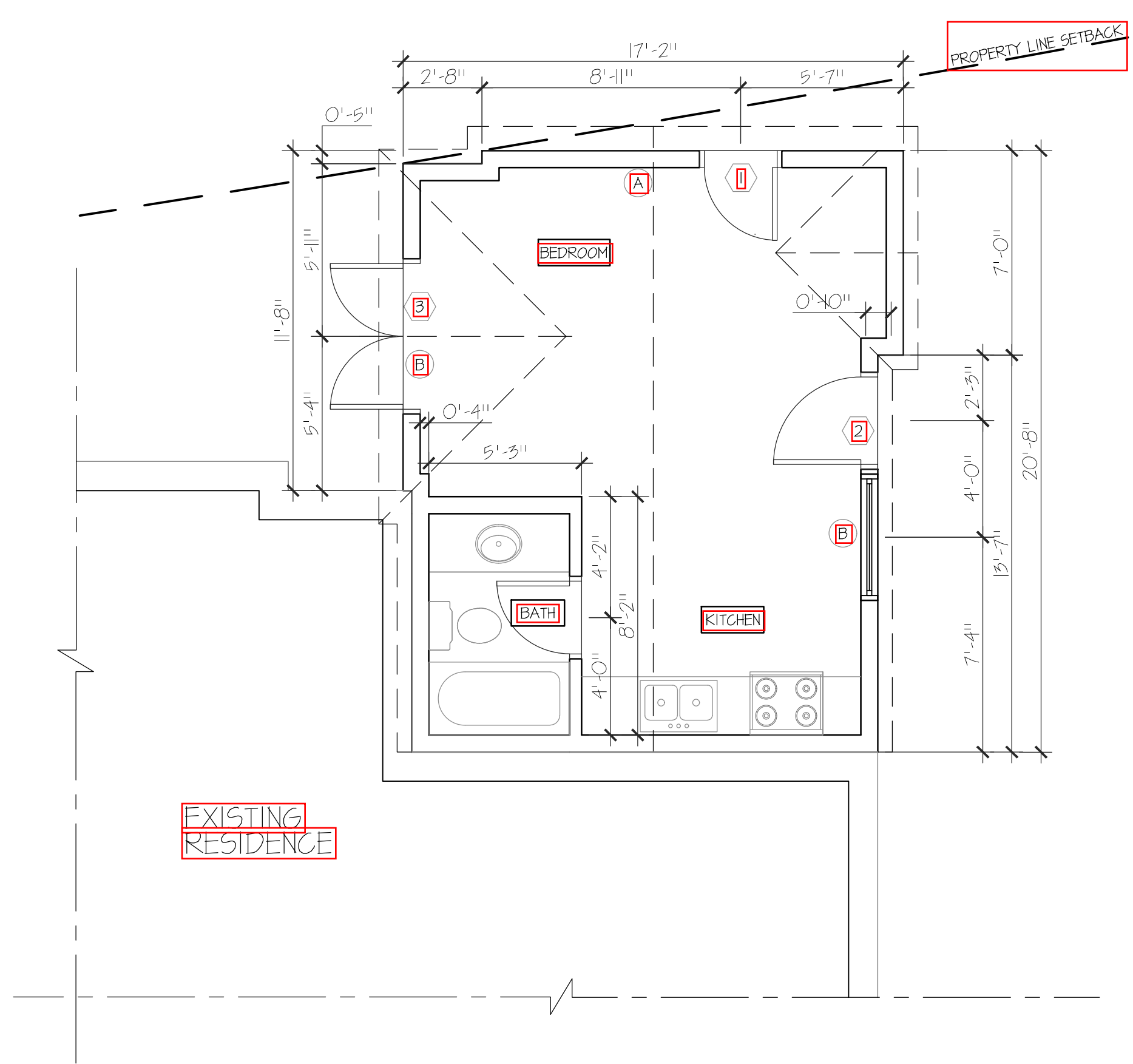
PLANNING SERVICES
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 TEL: 805-525-6400

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TIM FINNIGAN FORTUNA
8077 BUENA FORTUNA
CARPINTERIA, CA 93013
APN 004-0-170-410

DRAWN
CHECKED
W.L.
DATE
11-8-2020
SCALE
AS NOTED
JOB NO.
RINCON
SHEET

AN-1



- NOTES**
- 1 = (E) ROOF TO REMAIN
 - 2 = DEMO STAIRS TO MAIN RESIDENCE
 - 3 = (E) WINDOWS AND DOOR(S) TO REMAIN
 - 4 = FRAME IN DOOR OPENING w/ 2x STUDS, EXTERIOR FINISH TO MATCH EXISTING RESIDENCE
 - 5 = EXTERIOR FINISH TO MATCH EXISTING RESIDENCE
 - 6 = NEW ROOF OVER SHARK SKIN UNDERLAYMENT, COLOR AND MATERIAL TO MATCH

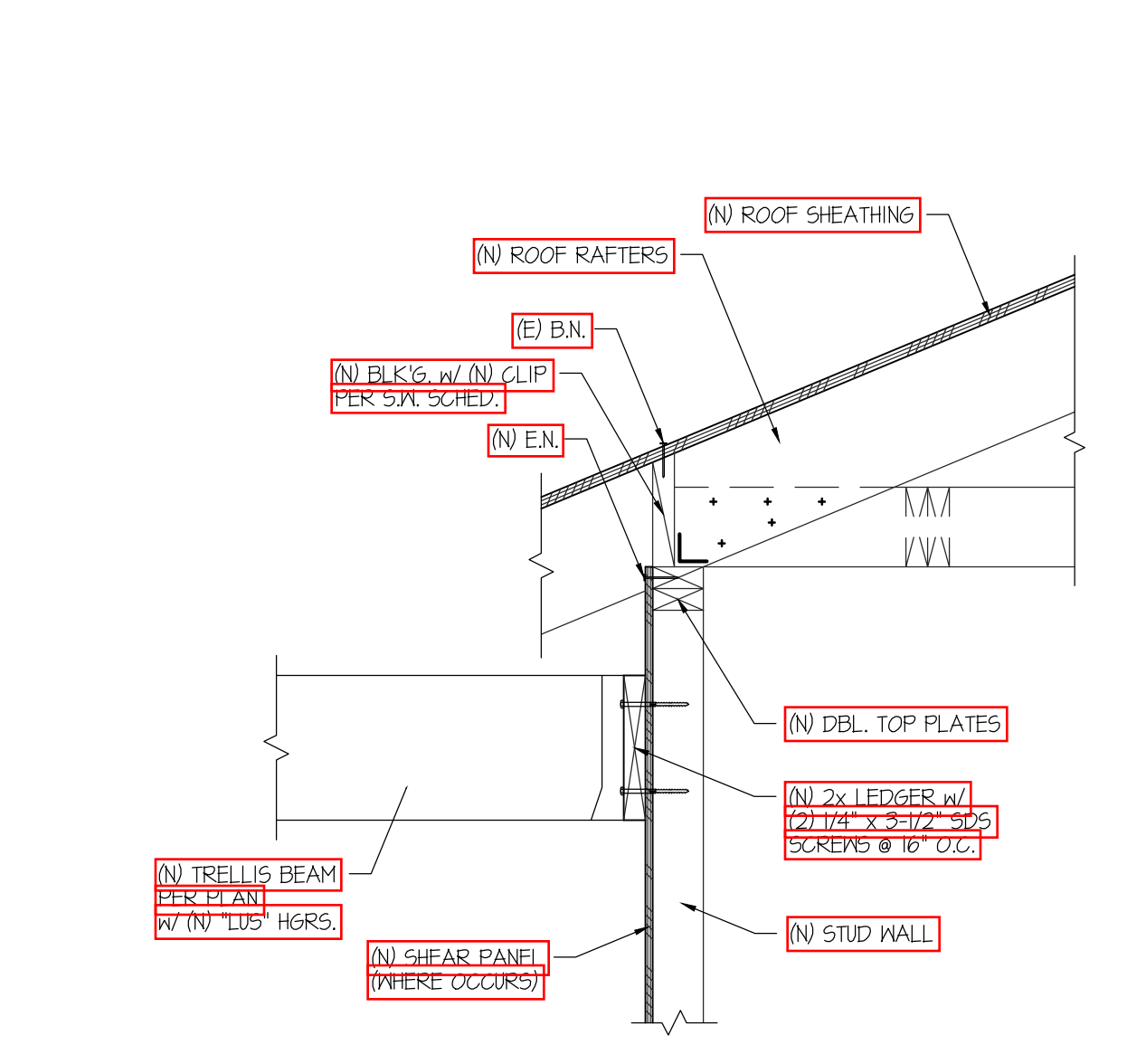
DOOR SCHEDULE						
SYM.	SIZE	TYPE	THK.	REMARKS	SHGC	U
1	2'-6" x 6'-8"	SOLID	1-3/4"	MFR & HARDWARE PER OWNER		
2	5'-0" x 6'-8"	SOLID	1-3/4"	MFR & HARDWARE PER OWNER		
3	5'-0" x 6'-8"	DBL DOORS		MFR & HARDWARE PER OWNER, TEMP'D		

WINDOW SCHEDULE						
SYM.	SIZE	TYPE	GLASS	REMARKS	SHGC	U
A	2'-0" x 2'-0"	FIXED	DUAL	MFR AND HARDWARE, PER OWNER, TEMP'D		
B	4'-0" x 4'-0"	SLIDER	DUAL	MFR AND HARDWARE, PER OWNER, TEMP'D		

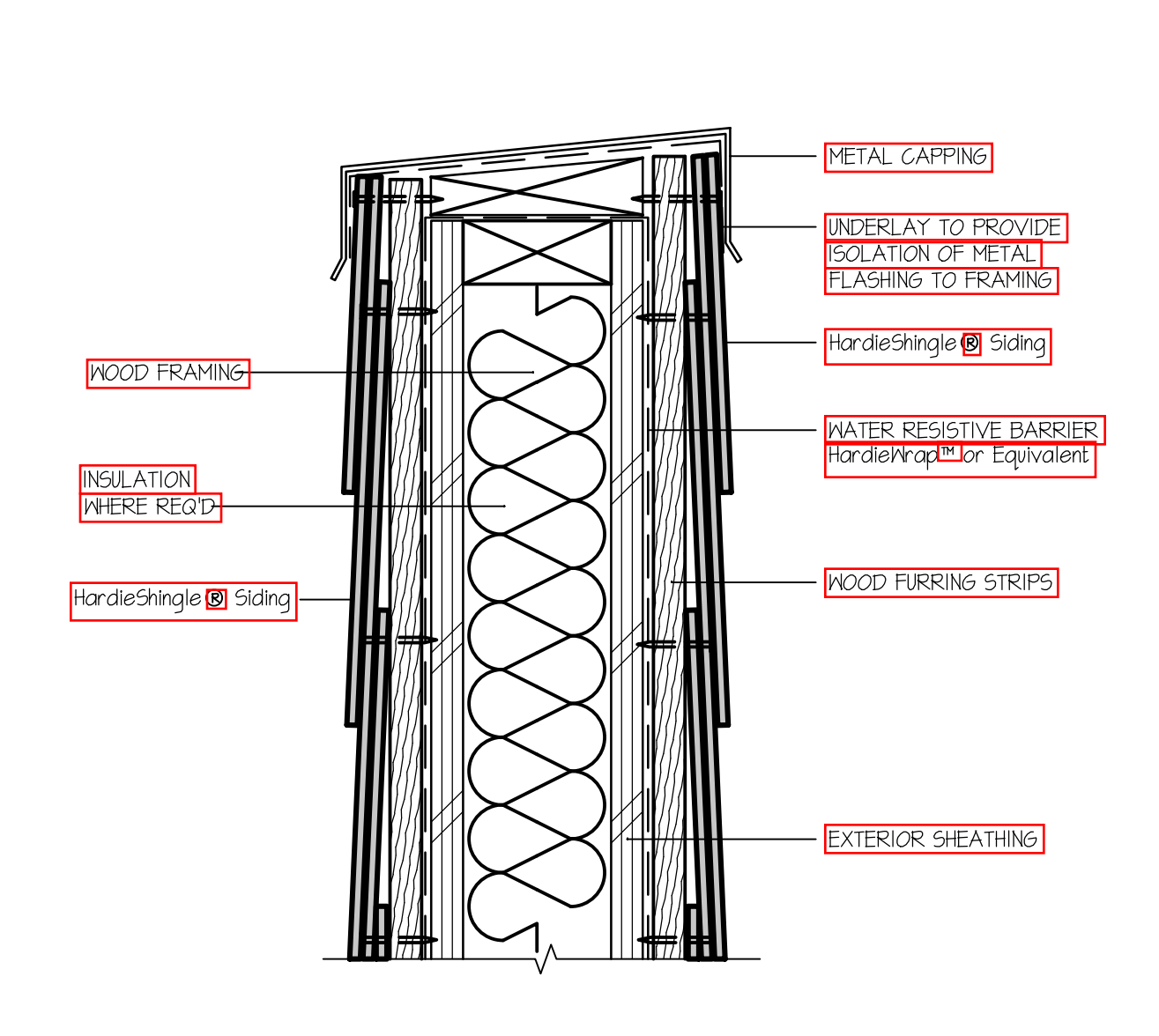
REVISIONS	DATE
PLANNING REV	1-16-20

TIM FINNIGAN
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CARPINTERIA, CA 93013
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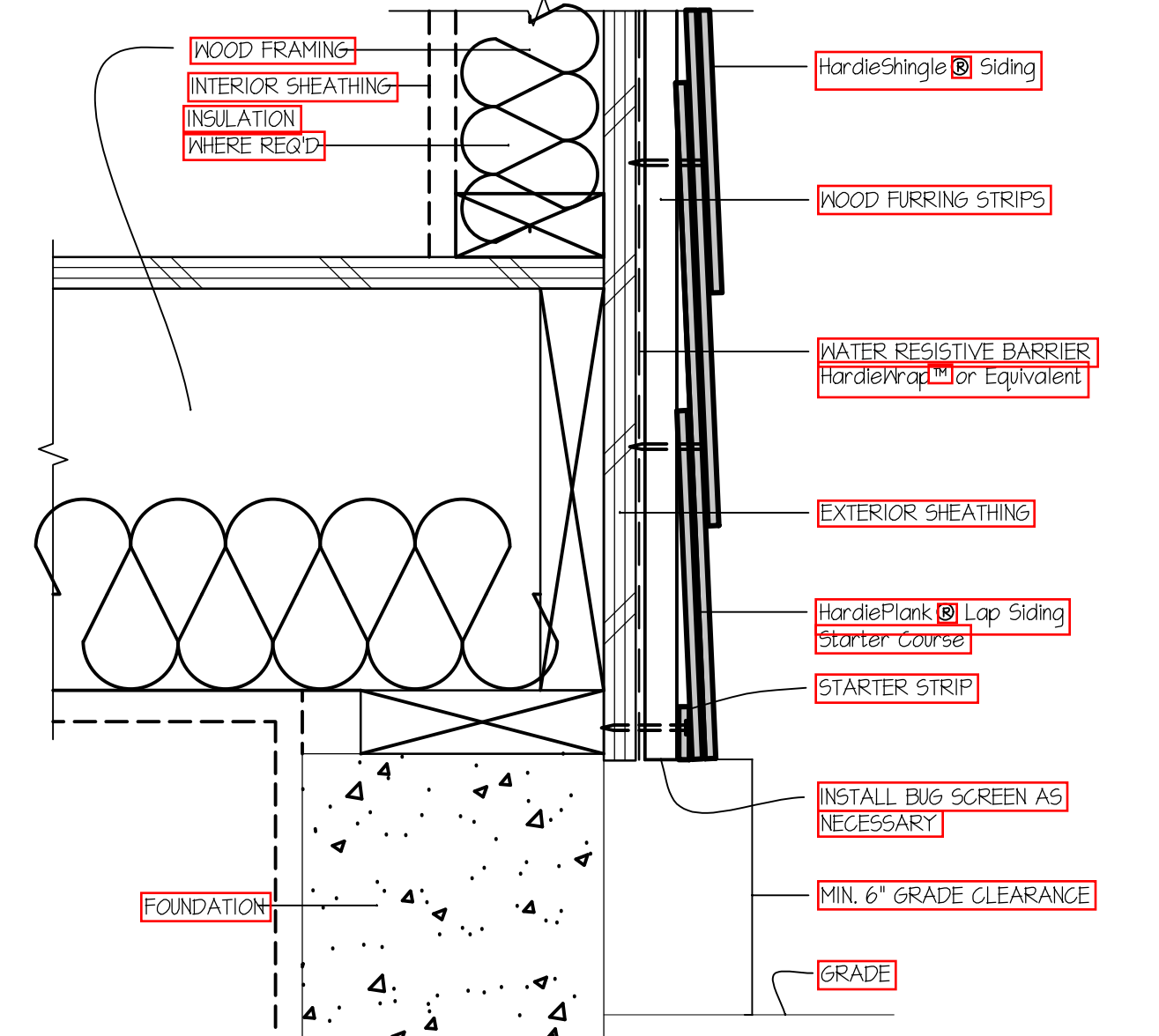
DRAWN
CHECKED W.L.
DATE 11-8-2020
SCALE 1/4" = 1'-0"
JOB NO. RINCON
SHEET



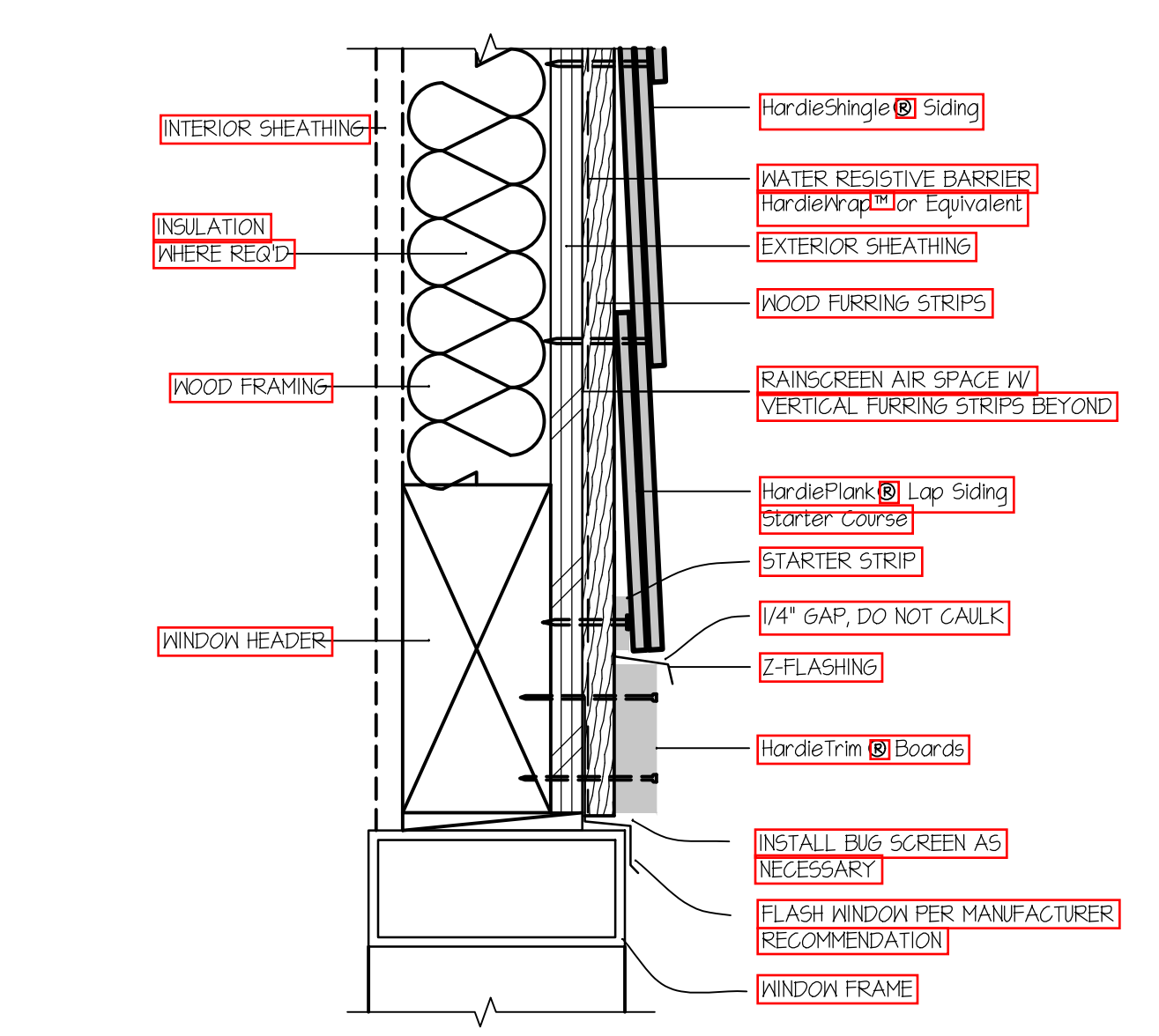
12 LEDGER DETAIL SCALE: NTS



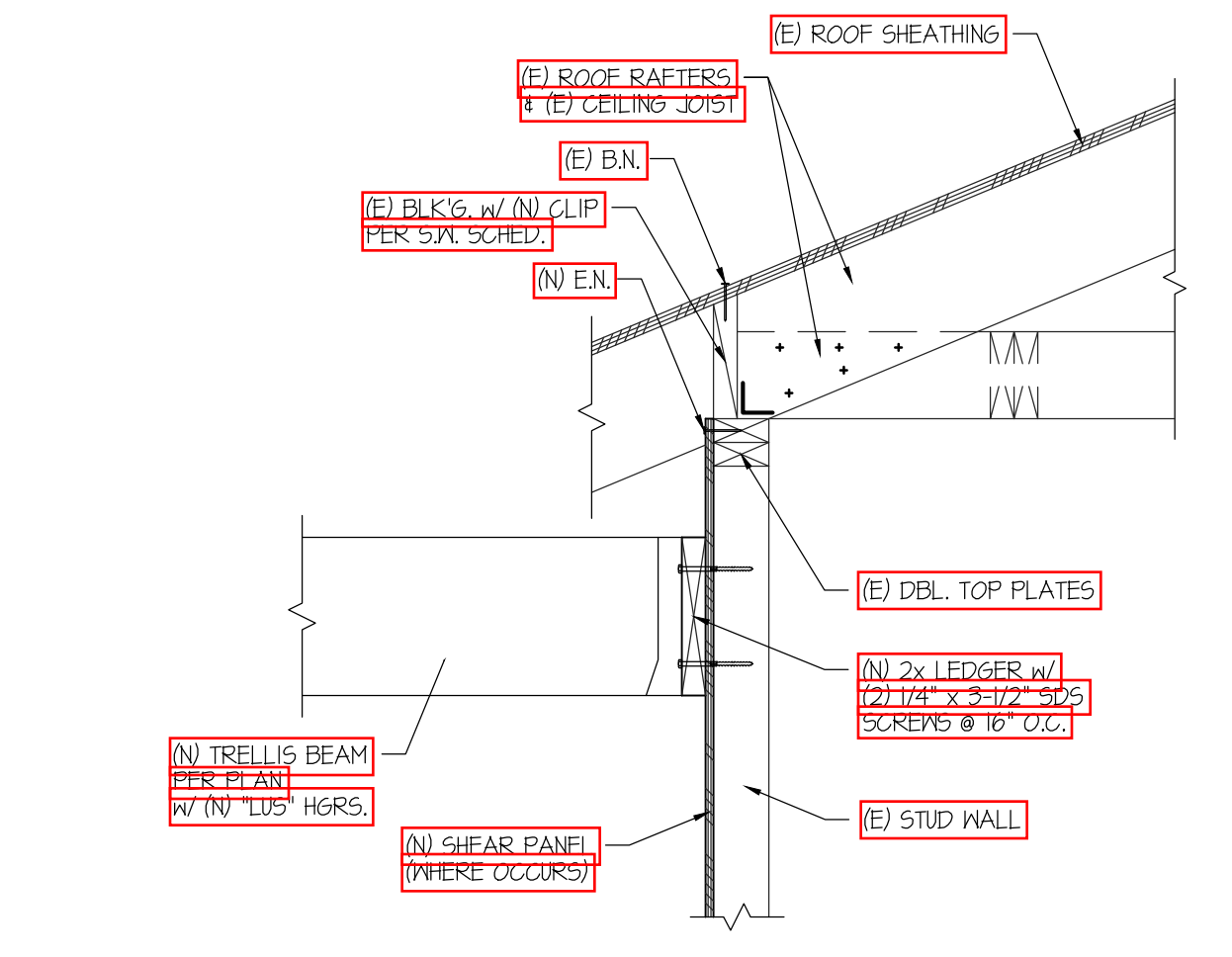
9 PARAPET - RAINSCREEN SCALE: 3/4"-1'-0"



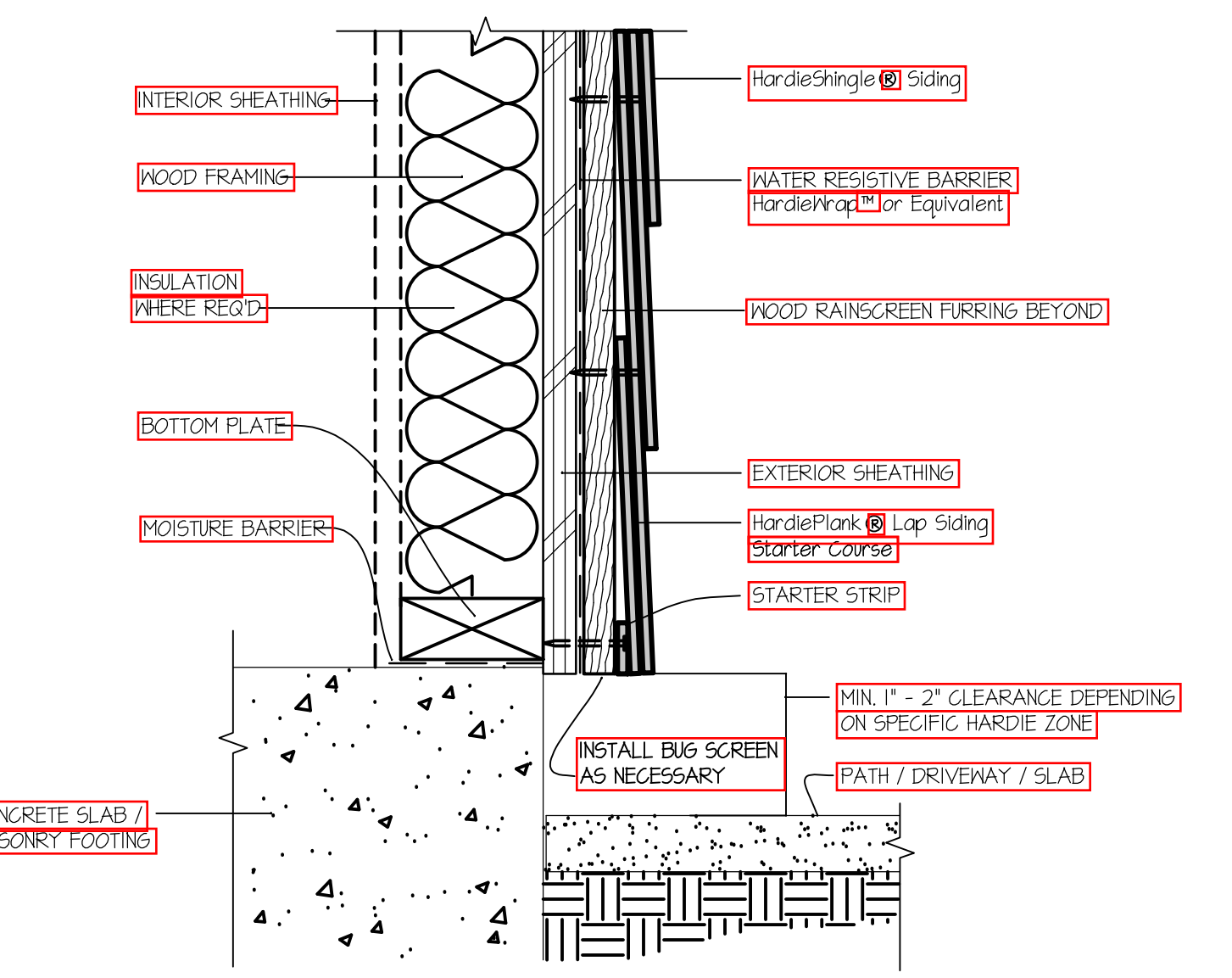
6 GRADE CLEARANCE - RAINSCREEN SCALE: 3/4"-1'-0"



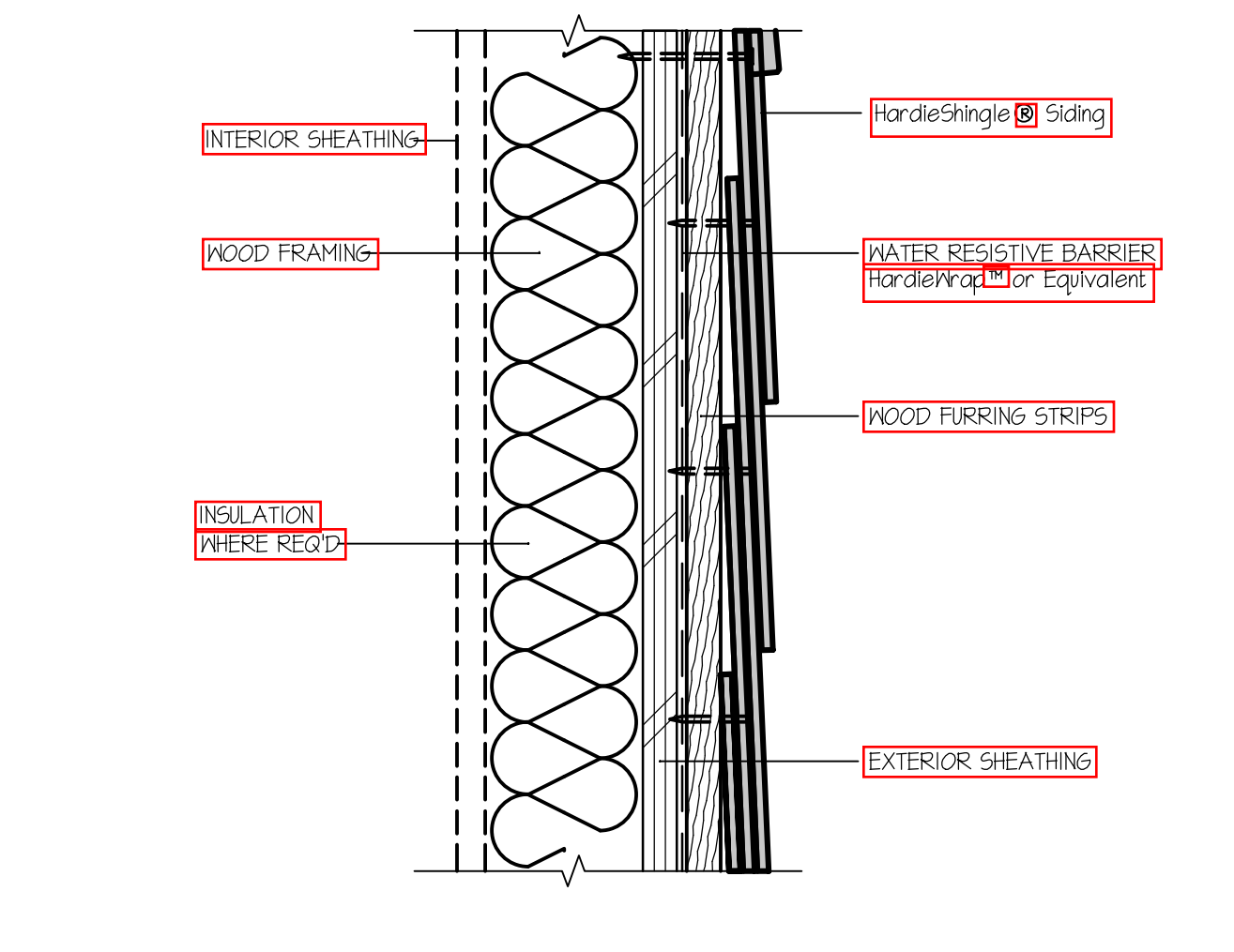
3 WINDOW/DOOR HEAD - RAINSCREEN SCALE: 3/4"-1'-0"



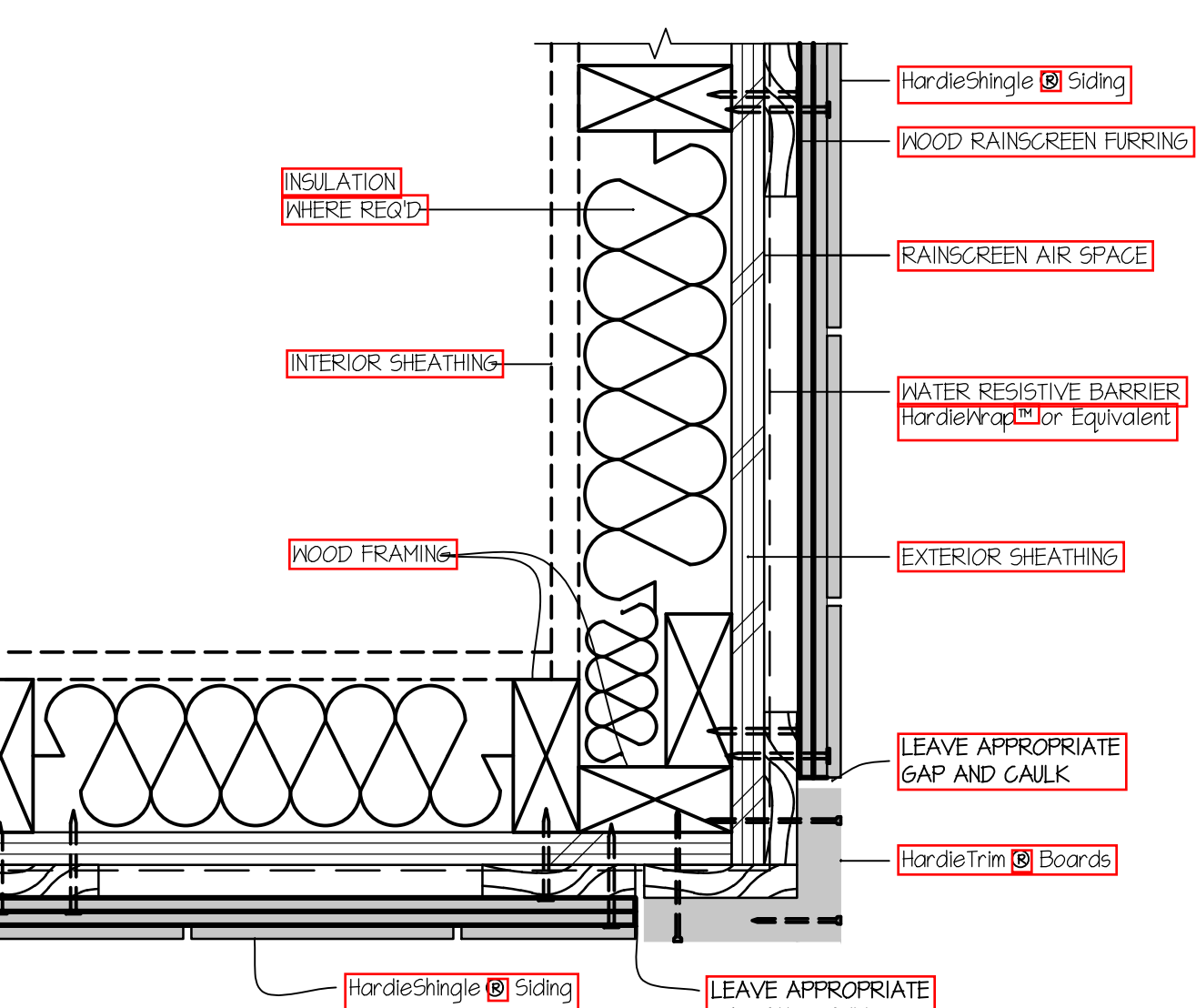
11 LEDGER DETAIL SCALE: NTS



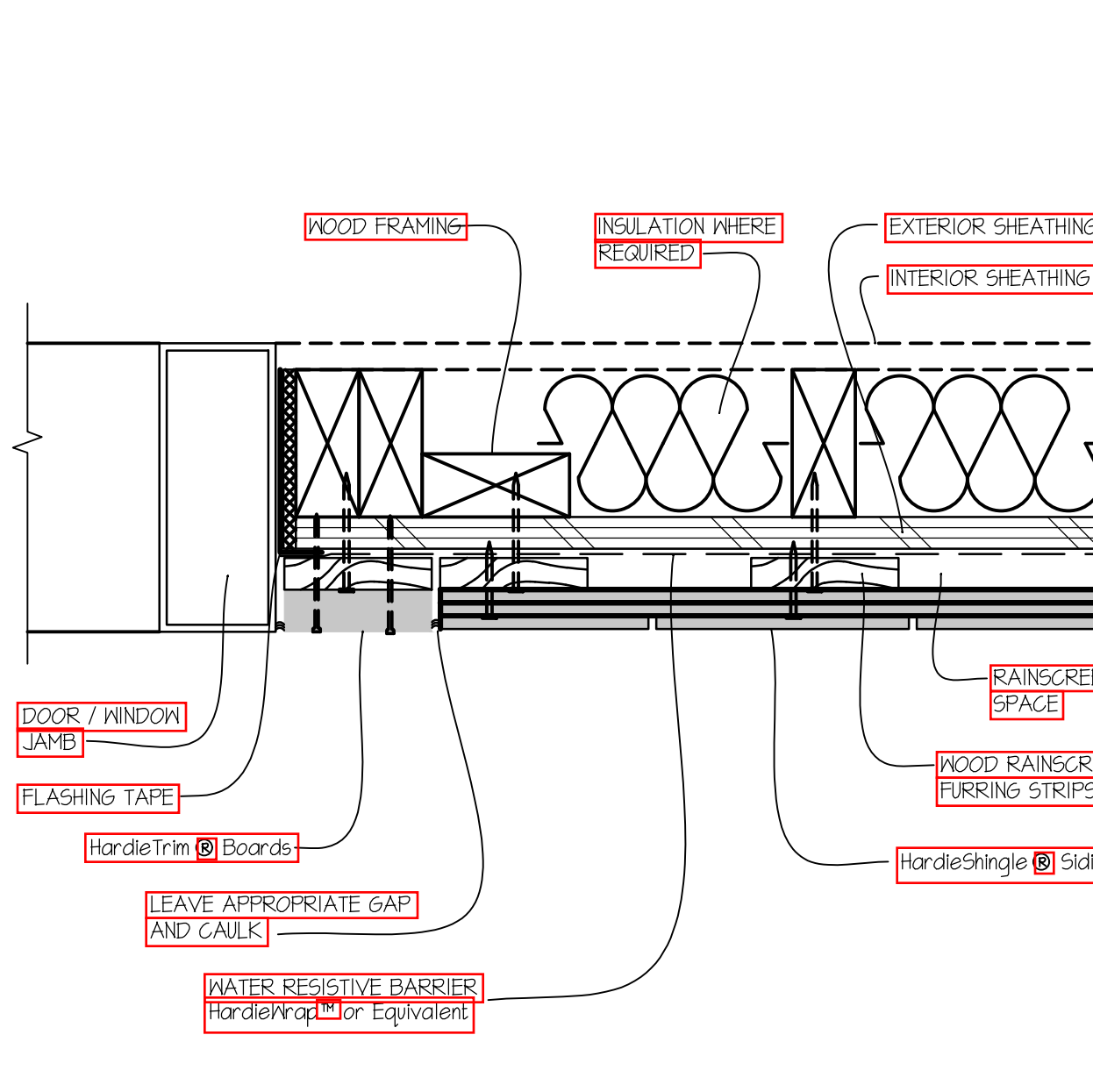
8 HARDSCAPE CLEARANCES, RAINSCREEN, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC. SCALE: 1/2"-1'-0"



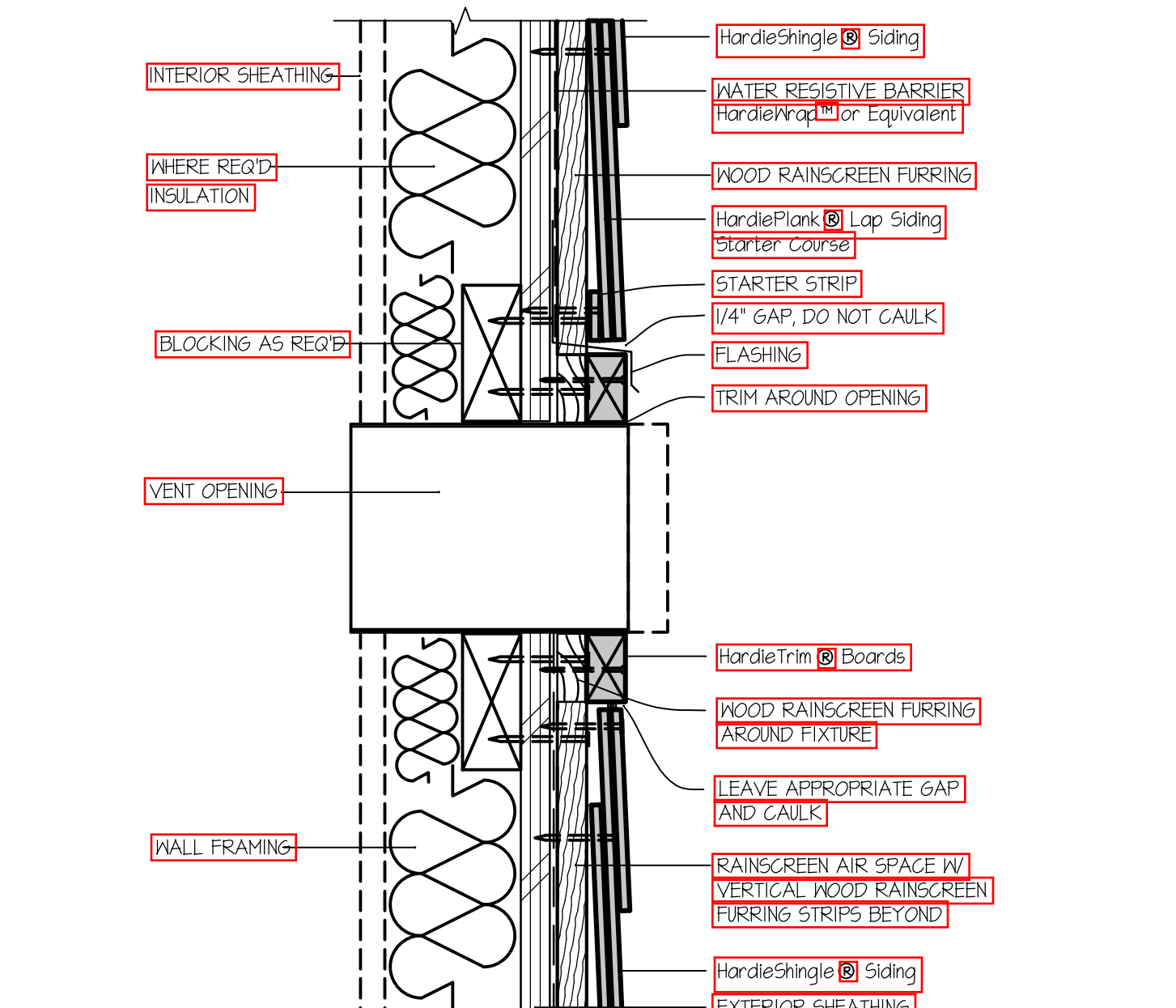
5 HORIZONTAL LAP VIEW - RAINSCREEN SCALE: 3/4"-1'-0"



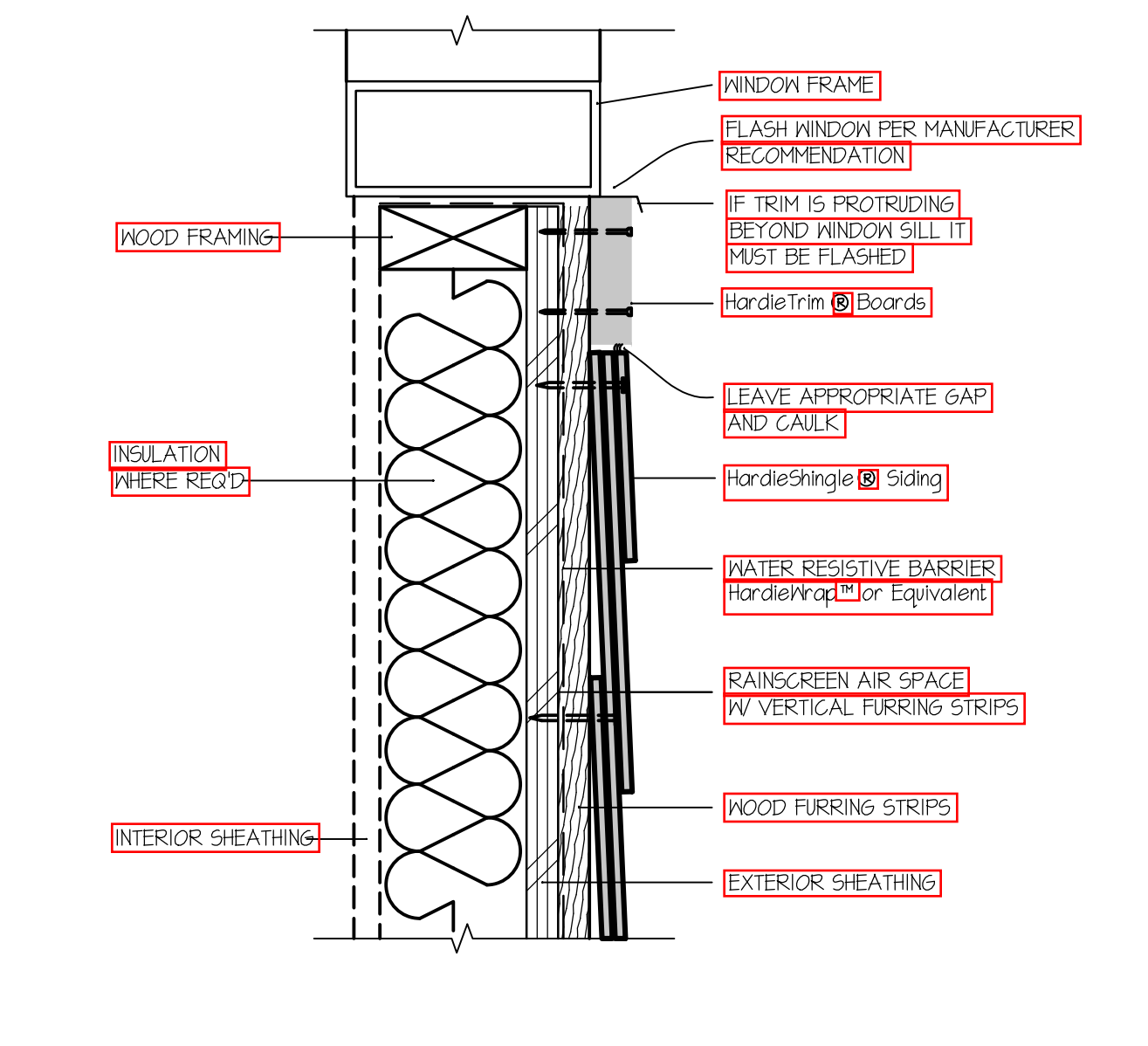
2 OUTSIDE CORNER - RAINSCREEN SCALE: 3/4"-1'-0"



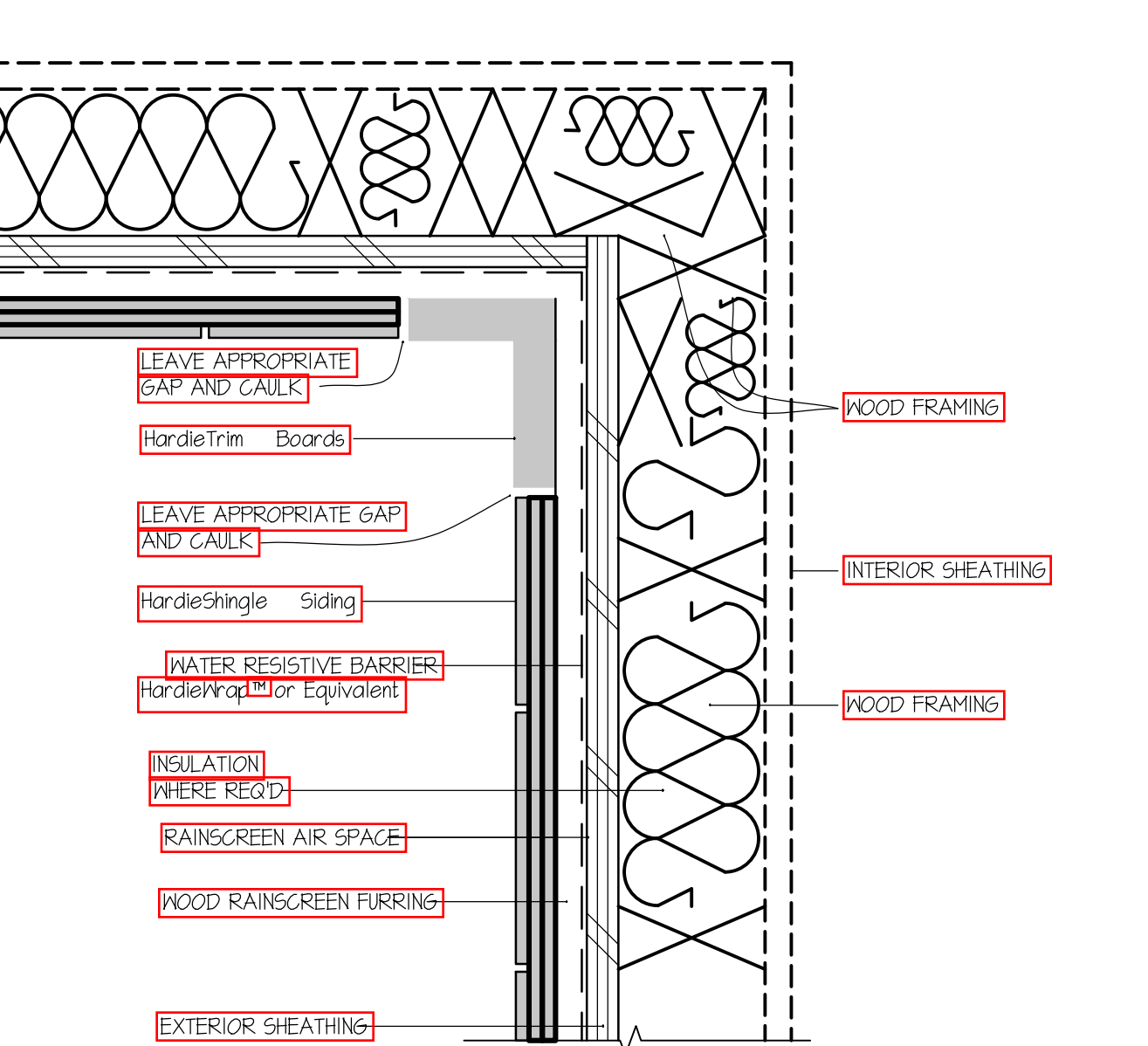
10 DOOR / WINDOW JAMB - RAINSCREEN SCALE: 3/4"-1'-0"



7 FIXTURE PENETRATION - RAINSCREEN SCALE: 3/4"-1'-0"



4 WINDOW SILL - RAINSCREEN SCALE: 3/4"-1'-0"



1 INSIDE CORNER - RAINSCREEN SCALE: 3/4"-1'-0"

REVISIONS	DATE
PLANNING REV	1-16-20

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1/4" = 1'-0"

JOB NO.
RINCON

SHEET



Initial Study

County of Ventura • Resource Management Agency

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

Initial Study for Coastal Planned Development (PD Permit) Finnegan Accessory Dwelling Unit

Section A – Project Description

1. **Project Case Number:** Coastal Planned Development (PD) Permit Case No. PL20-0057
2. **Name of Applicant:** Timothy and Susan Finnegan
3. **Project Location and Assessor's Parcel Number (Attachment 1):** The 0.16-acre property [7,164 square feet (sq. ft.)] is located at 8077 Buena Fortuna Street in the community of Rincon Point Beach, in the unincorporated area of Ventura County. The Assessor's Parcel Number is 008-0-170-410.
4. **Existing General Plan Land Use Designation and Zoning Designation of the Project Site (Attachment 2):**
 - a. **General Plan Land Use Designation:** Low Density Residential
 - b. **Coastal Area Plan Land Use Designation:** Residential Medium 2.1 – 6 du/ac (dwelling units per acre)
 - c. **Zoning Designation:** CR1-7,000 sq. ft. (Coastal Single-Family Residential, 7,000 square feet minimum lot size)
5. **Description of the Environmental Setting:** The property is located in the Rincon Point residential gated community, approximately 106 feet south of U.S. Route 101 and approximately 316 feet north of the Pacific Ocean. The Rincon Point residential community was created by Parcel Map No. 62 MR 30, recorded on December 29, 1972. The subject property abuts the Rincon Beach public parking area, owned by the State of California Department of Parks and Recreation. Rincon Creek, considered an environmentally sensitive habitat area (ESHA), is located approximately 775 feet west of the project site. There is also an approximately 5 foot difference in grade from the rear of the property to the front of the property (north to south) [RMA GIS; July 2021]. The Rincon Point residential community was connected to public sewer in 2010 with the approval of Coastal PD Permit (Case No. LU10-0001), the portion of the Carpinteria Sanitary District's South Coast Beach Communities Septic to Sewer Project located in Ventura County, which also included lateral connections from the house to the sewer main.

**County of Ventura
Planning Director Hearing
PL20-0057
Exhibit 4 - Environmental Document**

The subject property includes an existing two-story single-family dwelling, which was built in June 1978 and authorized by Zoning Clearance No. ZC 31758. Additions to the dwelling were completed between 1994 and 2009, and included: (1) a second story addition to the existing single-family dwelling (Zoning Clearance No. ZC 74148); (2) a change in the roof pitch (Building Permit No. B07-000687 (ZC No. 07-1157 & ZC No. 08-1011)); (3) addition of a trellis, deck, installation of a parapet wall, and a new garage door, and window replacements (Building Permit No. B08-000758); and, (4) installation of a new gable roof (Building Permit No. B09-000152). According to the Ventura County Assessor Records, the residence is 3,627.5 square feet in size.

6. **Project Description:** The Applicant requests a Coastal Planned Development (PD) Permit be authorized for the construction of a 338 sq. ft. one-story accessory dwelling unit (ADU) on the subject property. The dwelling unit will be attached to the rear of the existing single-family dwelling and be setback 15 feet from the rear property line and 5 feet from the side property line. The dwelling unit is proposed at 13 feet in height and includes a kitchen, bathroom, and a bedroom. There will not be any interior access from the proposed ADU to the existing single-family dwelling (Attachment 3).

The California Department of Housing and Community Development does not require a designated parking space for ADU's¹. Water will be provided by the Casitas Municipal Water District (Casitas Will Serve Letter, dated June 16, 2020) and the ADU will connect to the existing sewer line located on Buena Fortuna Street and operated by the Carpinteria Sanitation District (Carpinteria Can and Will Serve letter, dated November 15, 2019). No native vegetation and no grading is proposed with the exception of removal and recompaction for the proposed pad.

7. **List of Responsible and Trustee Agencies:** California Coastal Commission, California Fish and Wildlife Service, Native American Heritage Commission
8. **Methodology for Evaluating Cumulative Impacts:** Pursuant to the California Environmental Quality Act (CEQA) Guidelines [§ 15064(h)(1)], this Initial Study evaluates the cumulative impacts of the project, by considering the incremental effects of the proposed ADU in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects within a 5-mile radius of the proposed project. The projects listed in Table 1 (Ventura County Unincorporated Area projects) are included in the evaluation of the cumulative impacts of the project, due to their proximity to the proposed project site and potential to contribute to environmental effects of the proposed ADU. Attachment 4 (Pending and Recently Approved Projects Ventura County

¹ https://www.hcd.ca.gov/policy-research/docs/adu_december_2020_handbook.pdf

Unincorporated Area) of this initial study includes a map of pending and recently approved projects within the Ventura County Unincorporated Area.

Table 1 – List of Pending and Approved County Projects within 5-Mile Radius

Case No.	Use	Status
PL17-0153	Coastal Planned Development (PD) Permit for re-opening of a gas station located at 6905 Surfside Drive.	Pending
PL18-0047	Master Conditional Use Permit (CUP) site plan adjustment for various emergency communications facilities for Ventura County IT Services: LU07-0075, LU07-0091, LU06-0140, LU07-0079, LU07-0080, LU07-0092, LU07-0081, and LU07-0093. The modification is related to a time extension for equipment on towers only.	Pending
PL18-0108	Request for a new Conditional Use Permit (CUP) to replace expired CUP No, 2596 to authorize continued operation of a commercial squab ranch for a period of 20 years. The granting of the CUP will authorize more than the total animal units (15,000 squab birds raised and shipped off site for processing) allowed under Section 8107-2.5.2 of Ventura County Non-Coastal Zoning Ordinance.	Pending
PL19-0073	Coastal PD Permit for a new 1,296 sq. ft. manufactured home with 768 sq. ft. detached garage.	Approved
PL20-0054	Site Plan Adjustment to Coastal PD Permit No. PL17-0009 for the demolition of an existing 1,853 square-foot two-story, single-family dwelling with 496 square-foot attached garage, and the construction of a new 2,935 square-foot three-story, single-family dwelling with an attached 450 square feet two-car garage, a 1,112 square-foot first-floor deck.	Approved
PL20-0070	Zone change and Land Conservation Act (LCA) Contract application for Paradise Ranch. APNs: 008-0-140-105, 008-0-150-025, 008-0-180-735, and 008-0-180-725	Approved
PL20-0071	Zone change and LCA Contract application for Casitas Pass. APNs: 008-0-200-015, 008-0-200-055, and 008-0-200-095.	Pending

Section B – Initial Study Checklist and Discussion of Responses²

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
RESOURCES:								
1. Air Quality (VCAPCD)								
Will the proposed project:								
a) Exceed any of the thresholds set forth in the air quality assessment guidelines as adopted and periodically updated by the Ventura County Air Pollution Control District (VCAPCD), or be inconsistent with the Air Quality Management Plan?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 1 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

1a. Based on information provided by the Applicant, regional air quality impacts will be below the 25 pounds per day significance threshold for reactive organic compounds (ROC) and oxides of nitrogen (NOx) for the Ventura Non-Growth Area, as described in the Ventura County Air Quality Assessment Guidelines (AQAGs). The determination was based on information provided by the Applicant and the CalEEMod air emissions modeling program (Version 2016.3.2), which calculated proposed operational emissions at 0.03 pounds per day of reactive organic compounds (ROC) and 0.07 pounds per day of nitrous oxides (NOx). The emissions calculated are based on a single-dwelling unit (land use) to calculate emissions from heating (kitchen and dwelling unit), water and wastewater usage for a 338 sq. ft. dwelling. Mobile emissions were also estimated using these default trip settings for the designated land use found in the air emissions model.

The construction emissions resulting from the proposed project are temporary, short-term, and not counted towards the significance threshold amounts as they would not contribute to the regional impact (AQAG, Section 5.2). In any case, they were estimated at 0.86 pounds per day of ROC and 8.6 pounds per day of NOx, not including any site

² The threshold criteria in this Initial Study are derived from the *Ventura County Initial Study Assessment Guidelines* (April 26, 2011). For additional information on the threshold criteria (e.g., definitions of issues and technical terms, and the methodology for analyzing each impact), please see the *Ventura County Initial Study Assessment Guidelines*.

preparation, grading, or paving-related emissions. Because the operational emissions are less than what is considered a daily significant air quality impact, the proposed project will have less-than-significant project-specific and cumulative impacts on regional air quality.

Local air quality impacts for the review of discretionary projects may involve a qualitative analysis for project-generated emissions of dust, odors, carbon monoxide, and toxics, if applicable, that can affect the health and safety of any nearby sensitive receptors. Sensitive receptors are considered the young, the elderly, and those susceptible to respiratory diseases, such as asthma and bronchitis. Sensitive receptors can be found in schools, playgrounds, hospitals, and elderly care facilities. Residential areas can also be considered sensitive receptors, as some residents may reside in their homes for long periods of time.

The proposed project is residential in nature and is located on an existing residential lot that is partially paved and is surrounded by vegetative barriers that would also help control fugitive dust, particularly during the construction period. In addition, the project site is located near the Pacific Ocean where air emissions are quickly dispersed either south towards the Pacific Ocean or north towards U.S. Route 101 by wind activity. However, high wind conditions may cause fugitive dust generated from temporary operations (construction) to blow in the direction of residential communities to the east or west of project site. To ensure that dust and particulate matter that may result from construction activities are minimized to the greatest extent feasible, the Applicant will be subject to a standard condition of approval that will requires the following: (1) watering the area to be graded or excavated before commencement of the construction work; (2) watering unpaved roads, unpaved parking areas or staging areas, and active portions of the construction site to reduce fugitive dust; and, (3) limiting on-site traffic to 15 miles per hour or less. With the implementation of this condition of approval, project-specific and cumulative impacts related to local air quality will be less than significant.

1b. The project is consistent with the applicable *2040 General Plan Policies* for Item 1 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2A. Water Resources – Groundwater Quantity (WPD)								
Will the proposed project:								

1) Directly or indirectly decrease, either individually or cumulatively, the net quantity of groundwater in a groundwater basin that is overdrafted or create an overdrafted groundwater basin?		X				X		
2) In groundwater basins that are not overdrafted, or are not in hydrologic continuity with an overdrafted basin, result in net groundwater extraction that will individually or cumulatively cause overdrafted basin(s)?		X				X		
3) In areas where the groundwater basin and/or hydrologic unit condition is not well known or documented and there is evidence of overdraft based upon declining water levels in a well or wells, propose any net increase in groundwater extraction from that groundwater basin and/or hydrologic unit?		X				X		
4) Regardless of items 1-3 above, result in 1.0 acre-feet, or less, of net annual increase in groundwater extraction?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 2A of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

2A-1 through 2A-4. The project site is not located in an overdrafted basin and does not overlie any known groundwater basin. Thus, there will not be any impact on the net quantity of groundwater in an overdrafted groundwater basin, and the proposed project will not cause hydrologic continuity with an overdrafted basin.

The subject property is located approximately 316 feet north of the Pacific Ocean. The property lies within the service area of the (“CMWD”); however, CMWD administers water through a distribution agreement with Carpinteria Valley Water District (CVWD). CMWD obtains their water from a combination of groundwater (from wells outside of Ventura County) and imported from the State Water Project. A Will Serve Letter dated June 16, 2020 from Casitas indicates that the project site has an existing Stage 1 allocation of 0.54 acre feet per year (AFY) and the site has remaining additional allocation based on recent historical consumption. Based upon criteria from the Ventura

County Waterworks Manual, the new residential structure will have an estimated consumption of 0.22 AFY (for a total of 0.76 AFY). As a result, the proposed project will not result in an increase of 1.0 acre feet or more of net annual increase in groundwater extraction. To ensure that water demand does not exceed historical allocations, CMWD requires that new developments install water efficient plumbing devices.

In addition, with the exception of recompaction activities for a proposed structural pad, no vegetation or grading is proposed that would increase water demand.

Thus, the proposed project will not result in net increase in groundwater extraction from a groundwater basin and/or hydrologic unit that is not well known or documented. Project-specific and cumulative impacts related to groundwater quantity are less than significant.

2A-5. The project is consistent with the applicable *2040 General Plan Policies* for Item 2A of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2B. Water Resources - Groundwater Quality (WPD)								
Will the proposed project:								
1) Individually or cumulatively degrade the quality of groundwater and cause groundwater to exceed groundwater quality objectives set by the Basin Plan?		X				X		
2) Cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Basin Plan?		X				X		
3) Propose the use of groundwater in any capacity and be located within two miles of the boundary of a former or current test site for rocket engines?		X				X		

4) Be consistent with the applicable General Plan Goals and Policies for Item 2B of the Initial Study Assessment Guidelines?		X				X		
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Impact Discussion:

2B-1 and 2B-2. The subject property is provided sanitary sewer service by the Carpinteria Sanitary District. A Can & Will Serve letter dated November 15, 2019 was provided for the property confirming adequate capacity to serve the proposed ADU. With the confirmation of sewer service by Carpinteria, the proposed project will not cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Basin Plan. Project-specific and cumulative impacts related to groundwater quality are less than significant.

2B-3. The proposed project is not located within two miles of the boundary of a former or current test site for rocket engines.

2B-4. The project is consistent with the applicable *2040 General Plan* Policies for Item 2B of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2C. Water Resources - Surface Water Quantity (WPD)								
Will the proposed project:								
1) Increase surface water consumptive use (demand), either individually or cumulatively, in a fully appropriated stream reach as designated by SWRCB or where unappropriated surface water is unavailable?	X				X			

2) Increase surface water consumptive use (demand) including but not limited to diversion or dewatering downstream reaches, either individually or cumulatively, resulting in an adverse impact to one or more of the beneficial uses listed in the Basin Plan?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

2C-1 and 2C-2. Surface water is not proposed to be used for this project. CMWD has provided a will serve letter (June 16, 2020) confirming water supply for the proposed project. CMWD obtains their water from a combination of groundwater (from wells outside of Ventura County) and imported from the State Water Project. As a result, there will not be any project-specific or cumulative impacts related to surface water quantity.

2C-3. The project is consistent with the applicable *2040 General Plan Policies* for Item 2C of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2D. Water Resources - Surface Water Quality (WPD)								
Will the proposed project:								
1) Individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the three Basin Plans?		X				X		

2) Directly or indirectly cause storm water quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 2D of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

2D-1 and 2D-2. The proposed project will not individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the Los Angeles Basin Plan as applicable for this area. The proposed project is not expected to result in a violation of any surface water quality standards as defined in the Los Angeles Basin Plan.

Land disturbance from construction activities will be less than one acre. The project site is located within the County Urban Unincorporated Area but not within a High Risk Area. The proposed project will not directly or indirectly cause stormwater quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits. In accordance with the Ventura Countywide Municipal Stormwater NPDES Permit CAS004002, "Development Construction Program" Subpart 4.F, the Applicant will be required to include Best Management Practices (BMPs) designed to ensure compliance and implementation of an effective combination of erosion and sediment control measures for a disturbed site area less than 1 acre (Table 6 in Subpart 4.F, SW 1). As a result, project-specific and cumulative impacts related to surface water quality are less than significant.

2D-3. The project is consistent with the applicable *2040 General Plan Policies* for Item 2D of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3A. Mineral Resources – Aggregate (Plng.)								
Will the proposed project:								

3B. Mineral Resources – Petroleum (PIng.)								
Will the proposed project:								
1) Be located on or immediately adjacent to any known petroleum resource area, or adjacent to a principal access road for a site that is the subject of an existing petroleum CUP, and have the potential to hamper or preclude access to petroleum resources?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 3B of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

3B-1. The proposed project site is not located on or adjacent to land located in an oil field or subject to an oil extraction CUP, and thus will not cause a significant impact with regard to the extraction of petroleum resources. There are no existing oil and gas CUPs located within 0.5 miles of the project site³. Likewise, the subject property is not located adjacent to a principal access road for a site that is the subject of an existing, active CUP for oil extraction and does not have the potential to disturb access to petroleum resources. Therefore, the proposed project will not have a project-specific impact to petroleum resources, and the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact related to the extraction of or access to petroleum resources.

3B-2. The project is consistent with the applicable *2040 General Plan Policies* for Item 3B of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4. Biological Resources								

³ CUP No. 1886, operated by Signal Oil and Gas expired in December 1964 and CUP No. 3187, operated by Tiger Oil Company expired in February 1971. These leases were located in the mountainous area above Bates Road and United States Route 101, more than 0.5 miles from the project site.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4A. Species								
Will the proposed project, directly or indirectly:								
1) Impact one or more plant species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?		X				X		
2) Impact one or more animal species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?	X				X			

Impact Discussion:

4A-1. The subject property does not contain any special-status plant species; however, the white-veined monardella (*Monardella hypoleuca* A. Gray ssp. *Hypoleuca*), a perennial herb, has been mapped within 205 feet west of the property (RMA GIS, July 2021). The plant is classified in the California Native Plant Society Plant List, the California Natural Diversity Database, and the California Endangered Species Act as 1B.3 (Rare Plants About Which More Information is Needed - A Review List).⁴ The plant has a State Rank of vulnerable (S3) and Global Rank of G4T3 (Apparently Secure related to species or variety)⁵. There will not be any impacts to this herb as the area where the herb occurs is developed with existing single-family dwellings, and the project site is located more than 200 feet east of the mapped area. The trenching of utilities is not expected to encroach upon any protected trees. As a result, there will not be any project-specific or cumulative impacts related to special-status plant species.

4A-2. No special-status animal species were identified on or within the vicinity of the Rincon Point private community. Thus, there will not be any project-specific or cumulative impacts related to special-status animal species.

Mitigation/Residual Impact(s)

None.

⁴ <http://www.rareplants.cnps.org/glossary.html#lists>

⁵ <http://www.rareplants.cnps.org/glossary.html#globalrank>

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4B. Ecological Communities - Sensitive Plant Communities								
Will the proposed project:								
1) Temporarily or permanently remove sensitive plant communities through construction, grading, clearing, or other activities?		X				X		
2) Result in indirect impacts from project operation at levels that will degrade the health of a sensitive plant community?		X				X		

Background:

Environmentally Sensitive Habitat Areas (ESHA) are sensitive ecological communities because they provide significant wildlife habitat and resources vital to many local wildlife species within primarily riparian and wetland habitats and closed-canopy oak woodlands. Rincon Creek is a riparian area located about 775 feet west of the project site.

Impact Discussion:

4B-1. No sensitive plant communities are located on the project site (RMA GIS, July 2021). As stated in Section 4A (above), the white-veined monardella (*Monardella hypoleuca* A. Gray ssp. *Hypoleuca*), a perennial herb, has been mapped within 205 feet west of the property (RMA GIS, July 2021). There will not be any impacts to this herb as the area where the herb occurs is developed with existing single-family dwellings, and the project site is located more than 200 feet east of the mapped area. As a result, there will not be any project-specific or cumulative impacts related to sensitive plant communities.

4B-2. There would not be any indirect impacts from project operation at levels that will degrade the health of a sensitive plant community. Existing single family dwellings and the proposed ADU are located more than 200 feet east of the project site. In addition, the nature of the proposed use, as a residence, is not expected to adversely impact the sensitive plant community.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4C. Ecological Communities - Waters and Wetlands								
Will the proposed project:								
1) Cause any of the following activities within waters or wetlands: removal of vegetation; grading; obstruction or diversion of water flow; change in velocity, siltation, volume of flow, or runoff rate; placement of fill; placement of structures; construction of a road crossing; placement of culverts or other underground piping; or any disturbance of the substratum?		X				X		
2) Result in disruptions to wetland or riparian plant communities that will isolate or substantially interrupt contiguous habitats, block seed dispersal routes, or increase vulnerability of wetland species to exotic weed invasion or local extirpation?		X				X		
3) Interfere with ongoing maintenance of hydrological conditions in a water or wetland?		X				X		
4) Provide an adequate buffer for protecting the functions and values of existing waters or wetlands?		X				X		

Impact Discussion:

4C-1 through 4C-4. The subject property is located approximately 316 feet north of an identified wetland (Pacific Ocean). Existing dwellings west of the project site along Buena Fortuna and south of the project site along Puesta del Sol are located between the project site and the Pacific Ocean. Rincon Creek is also located about 775 feet west of the project site. Several existing dwellings are located between the creek and the project site. At this distance, the fact that the proposed ADU will remain entirely on the project site, and because there are existing dwellings located between the project site, Rincon Creek and the Pacific Ocean, there will not be any interference with ongoing maintenance of hydrological conditions in a water or wetland and there is an adequate

buffer for protecting the functions and values of existing waters or wetlands. As a result, project-specific and cumulative impacts related to waters and wetlands are considered less than significant.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4D. Ecological Communities - ESHA (Applies to Coastal Zone Only)								
Will the proposed project:								
1) Temporarily or permanently remove ESHA or disturb ESHA buffers through construction, grading, clearing, or other activities and uses (ESHA buffers are within 100 feet of the boundary of ESHA as defined in Section 8172-1 of the Coastal Zoning Ordinance)?		X				X		
2) Result in indirect impacts from project operation at levels that will degrade the health of an ESHA?		X				X		

Impact Discussion:

4D-1 and 4D-2. The project site is located on developed land. Rincon Creek is located about 775 west of the project site, which is considered ESHA. (RMA GIS, July 2021). Based on the distance between the project site and Rincon Creek, the proposed project will not temporarily or permanently remove ESHA or disturb ESHA buffers through construction, grading, clearing, or other activities and uses, or result in indirect impacts that will degrade the health of an ESHA. As a result, project-specific and cumulative impacts related to ESHA is considered less than significant.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4F. Will the proposed project be consistent with the applicable General Plan Goals and Policies for Item 4 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

4F. In accordance with General Plan Policies COS-1.4 and COS-1.11, the location of the proposed ADU would not adversely impacts Rincon Creek or the Pacific Ocean as these water features are located more than 300 feet from the project site. Although the proposed ADU is not located in a mapped wildlife corridor, this initial study evaluated project impacts related to Rincon Creek, which could qualify as a wildlife movement corridor, and determined that project development will not result in removal of habitat within this designated movement corridor or the Santa Monica – Sierra Madre Habitat Connectivity Corridor as US Highway 101 acts as a significant barrier wildlife movement. However, based on the distance and the existing anthropogenic uses that interfere with unobstructed connectivity to the ocean, the proposed project will not create an additional adverse impact to wildlife movement.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
5A. Agricultural Resources – Soils (Plng.)								
Will the proposed project:								
1) Result in the direct and/or indirect loss of soils designated Prime, Statewide Importance, Unique or Local Importance, beyond the threshold amounts set forth in Section 5a.C of the Initial Study Assessment Guidelines?	X				X			
2) Involve a General Plan amendment that will result in the loss of agricultural soils?	X				X			

3) Be consistent with the applicable General Plan Goals and Policies for Item 5A of the Initial Study Assessment Guidelines?	X				X			
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Impact Discussion:

5A-1 and 5A-2. The project site has a soil classification of urban and built up land in the Ventura County Important Farmland Inventory (RMA GIS, July 2021). The proposed project will not result in the direct and/or indirect loss of soils designated Prime, Statewide Importance, Unique or Local Importance, and will not involve a General Plan amendment that will result in the loss of agricultural soils. As a result, there will not be any project-specific or cumulative impacts related to agricultural soils.

5A-3. The project is consistent with the applicable *2040 General Plan Policies* for Item 5 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
5B. Agricultural Resources - Land Use Incompatibility (AG.)								
Will the proposed project:								
1) If not defined as Agriculture or Agricultural Operations in the zoning ordinances, be closer than the threshold distances set forth in Section 5b.C of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 5b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

5B-1. The proposed construction and use of an ADU on the project site is not considered an agricultural use. The nearest off-site agriculture is located approximately 700 feet north of the project site above Bates Road and U.S, Route 101. Based on this distance, the proposed project will not impact offsite agriculture or agricultural

operations. There will not be any project-specific or cumulative impacts related to agricultural land use incompatibility.

5B-2. The project is consistent with the applicable *2040 General Plan Policies* for Item 5 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
6. Scenic Resources (Plng.)								
Will the proposed project:								
a) Be located within an area that has a scenic resource that is visible from a public viewing location, and physically alter the scenic resource either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?		X				X		
b) Be located within an area that has a scenic resource that is visible from a public viewing location, and substantially obstruct, degrade, or obscure the scenic vista, either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?		X				X		
c) Be consistent with the applicable General Plan Goals and Policies for Item 6 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

6a. The project site is located in the Rincon Point residential community just south of U.S. Route 101 and Bates Road. Access to the project site is made available from Bates Road and U.S. Route 101 (public roads). The project site is located within 0.5 miles of U.S. Route 101, an eligible scenic highway. Buena Fortuna Street, a private road within the Rincon Point Community, and provides direct access to the project site. The subject property, as viewed from these public vantage points (excluding Buena

Fortuna Street), would not be visible from the U.S. 101 based on the location of the existing developed community, which is setback about 106 feet south of the highway, and the topography of the site. The difference in elevation between the highway and the project site is approximately 130 feet. The existing vegetation buffer that spans the length of the parcels in the Rincon Point community and Rincon Beach parking area is approximately 64 feet wide. This vegetative buffer will completely screen the proposed ADU from public views.

The project site is located approximately 316 feet north of Rincon Beach. Based on the distance between these two locations and the fact that the 13-foot-high ADU would be located behind the existing main residence on the project site, the proposed ADU would not be visible from this public beach. As a result, project-specific and cumulative impacts related to scenic resources are less than significant.

6c. The project is consistent with the *Ventura County 2040 General Plan* for Item 6 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
7. Paleontological Resources								
Will the proposed project:								
a) For the area of the property that is disturbed by or during the construction of the proposed project, result in a direct or indirect impact to areas of paleontological significance?		X				X		
b) Contribute to the progressive loss of exposed rock in Ventura County that can be studied and prospected for fossil remains?		X				X		
c) Be consistent with the applicable General Plan Goals and Policies for Item 7 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

7a. The subject property is located within the Rincon Point community and is characterized by four major topographic elements: 1) the coastal plain that extends to the west; 2) a gentle slope that descends to the east, likely cut by Rincon Creek in the Holocene era; 3) rolling sand dunes that extend southeast toward Rincon Point, which appear to be of recent origin; and, 4) the floodplain of Rincon Creek, which was a former estuary that has been filled in. The two predominant sediment types in the gated community are the Elder sandy loam, a dark grayish-brown soil that includes the cultural deposits and the sand dune formations. The area is developed with single-family homes and is landscaped⁶.

An Environmental Impact Report (EIR) was certified by the Carpinteria Sanitary District on September 19, 2006 for the Carpinteria Sanitary District septic to sewer project. The County of Ventura approved Coastal PD Permit (Case No. LU10-0001), for construction of the sewer main located in Ventura County on December 9, 2010. The EIR evaluated project impacts to paleontological resources and determined that impacts related to paleontological resources are less than significant.

Although it was unlikely that during ground disturbance activities for the sewer line installation (Case No. LU10-0001) within the Rincon Point community would create an adverse impact to paleontological resources, the Applicant was subject to a standard condition of approval that will ensure that, in the event that paleontological resources are encountered, grading shall cease and the property owner shall obtain the services of a paleontological consultant or professional geologist who shall assess the find and provide recommendations on the proper disposition of the site. The property owner shall obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming construction activities and implement the agreed upon recommendations. This standard condition of approval will also be applied to the proposed project, as the EIR evaluated 73 parcels within the Rincon Point private community that would be provided sewer service, including the subject parcel, but not the proposed construction of the ADU. With the implementation of this standard condition of approval, project-specific and cumulative impacts related to paleontological resources are less than significant.

7c. The project is consistent with the *Ventura County 2040 General Plan* for Item 7 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

⁶ Carpinteria Sanitary District South Coast Communities Septic to Sewer Project Environmental Impact Report, Section 4.4, prepared by Padre Associates, Inc, SCH # 2003071115

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
8A. Cultural Resources – Archaeological								
Will the proposed project:								
1) Demolish or materially alter in an adverse manner those physical characteristics that account for the inclusion of the resource in a local register of historical resources pursuant to Section 5020.1(k) requirements of Section 5024.1(g) of the Public Resources Code?			X				X	
2) Demolish or materially alter in an adverse manner those physical characteristics of an archaeological resource that convey its archaeological significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for the purposes of CEQA?			X				X	
3) Be consistent with the applicable General Plan Goals and Policies for Item 8A of the Initial Study Assessment Guidelines?			X				X	

Impact Discussion:

8A-1 through 8A-2. The EIR that was certified in 2010 for the Carpinteria Sanitary District’s South Coast Beach Communities Septic to Sewer Project. The EIR evaluated project impacts to cultural resources and determined that potentially significant, but mitigable, impacts to archeological resources of the Chumash Native American group, and specifically the Barbareño faction, would occur as a result of the proposed project.

On August 27, 1999, an archival record search was conducted at the South Central Coast Information Center (SCCIC) and on September 1, 1999 at the Central Coast Information Center (CCIC) by Conejo Archaeological Consultants for the Rincon Point Community project area of potential effect (APE). Several prehistoric archaeological sites were identified within the Rincon Point area including three sites within the Rincon Point Community and Rincon Beach County Park.

Four separate cultural resource evaluations were also prepared for the Carpinteria’s Sanitary District’s South Coast Beach Communities Septic to Sewer Project. These evaluations included: (1) two Phase I Archaeological Survey Reports prepared by

Conejo Archaeological Consultants; (2) a Phase I Archaeological Survey Report prepared by Padre Associates, Inc.; and, (3) an Extended Phase I Archaeological Investigation and Phase II Archaeological Significance Assessment conducted by Science Applications International Corporation (SAIC).

The Native American Heritage Commission also conducted a records search of the sacred lands file to determine the presence of any such lands within the EIR project area. In a letter dated May 12, 2003, the Native American Heritage Commission reported the results of the records search as negative for the presence of listed sites.

Native American representative, Diane Napoleone of DNA Consultants, was contacted as part of the EIR review process. Ms. Napoleone stated that there are burials at two of the archaeological sites, and as a result this site is considered a sacred site.

A field reconnaissance was conducted as part of the EIR process and found that the ground surface throughout the Rincon Point community had been disturbed to varying degrees by past agricultural activity, construction of the existing roads and homes, landscaping, and trenching for installation of utilities. However, as shown by previous archaeological investigations, intact cultural deposits have been found throughout the Rincon Point area. Therefore, the EIR concluded a strong possibility that buried intact archaeological deposits and possibly even burials exist within the gated community at Rincon Point.

Due to the sensitivity of the surrounding area and disturbance of potentially significant subsurface deposits associated with a known archaeological site, the EIR required that a Native American monitor and qualified archeologist be present to monitor all subsurface grading, trenching, or construction activities.⁷ As the proposed project would be located in an area to include cultural resources and human remains, this mitigation measure will be applied to the proposed project to reduce potentially significant impacts to a less than significant level (refer to Mitigation Measure CUL-1 below).

To ensure that the integrity of this culturally sensitive area remains intact, the Applicant will also be subject to the following condition of approval for the proposed project: (1) at the commencement of project construction, a qualified archaeologist shall provide a cultural resources orientation to the construction crew to familiarize the crew with the types of prehistoric and/or historic resources that might be exposed during construction, their significance and importance to the Native American community, and the necessity for preserving those resources, the importance of not removing archaeological artifacts or allowing others to do so and the steps to be taken in the event that such a find is encountered; and, (2) all trenching shall be conducted using a toothless backhoe. No trenching machines shall be allowed in the area where the ADU will be located.

⁷ Mitigation Measures CUL-3 of LU10-0001

8A-3. The project is consistent with the applicable *2040 Ventura County General Plan* Policies for Item 8 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

Mitigation Measure CUL-1: Archaeological Resources

Purpose: To avoid significant impacts to archeological resources that may exist on the subject property.

Requirement: The Permittee shall retain a Qualified Archaeologist and Native American monitor, qualified by both Santa Barbara and Ventura Counties, to monitor all subsurface grading, trenching, or construction activities on the Project site.

Documentation: The Qualified Archaeologist and Native American monitors shall provide a monthly report to the Planning Division summarizing the activities during the reporting period. If no archaeological resources are discovered, the Qualified Archaeologist in consultation with the Native American monitor shall submit a brief letter to the Planning Division, stating that no archaeological resources were discovered and that the monitoring activities have been completed.

Timing: Prior to the issuance of the Zoning Clearance for construction, the Applicant shall provide documentation that a qualified Native American monitor and Archeologist have been hired. The Qualified Archaeologist and Native American monitors shall monitor the Project site during all ground disturbing activities including subsurface grading and trenching. The Qualified Archaeologist in consultation with the Native American monitor shall provide the reports monthly during all ground disturbing activities including subsurface grading and trenching.

Monitoring and Reporting: The Planning Division reviews the monitoring reports and maintains the monitoring reports in the Project file. The Qualified Archaeologist and Native American monitors shall monitor the Project site during all ground disturbing activities including subsurface grading and trenching. The Planning Division has the authority to conduct site inspections to ensure that the monitoring activities occur in compliance with this condition, consistent with the requirements of § 8178-7.7.5(b)(2) of the Ventura County Coastal Zoning Ordinance.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
8B. Cultural Resources – Historic (PIng.)								
Will the proposed project:								

1) Demolish or materially alter 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?		X				X		
2) Demolish or materially alter in an adverse manner those physical characteristics 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 a historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code?		X				X		
3) Demolish or materially alter in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA?		X				X		
4) Demolish, relocate, or alter an historical resource such that the significance of the historical resource will be impaired [Public Resources Code, Sec. 5020(q)]?		X				X		

Impact Discussion:

8B-1 through 8B-4. According to RMA GIS data (July 2021), the project site does not include any historic resources. There are also no historic resources located within 0.5 miles of the project site. However, the EIR determined that impacts to culturally sensitive prehistoric resources would result from the installation of the sewer lines in the Rincon Point community. As discussed in Section 8A above, to ensure that the integrity of this culturally sensitive area remains intact, the Applicant will be subject to the following condition of approval for the proposed project: (1) at the commencement of project construction, a qualified archaeologist shall provide a cultural resources orientation to the construction crew to familiarize the crew with the types of prehistoric and/or historic resources that might be exposed during construction, their significance and importance to the Native American community, and the necessity for preserving those resources, the importance of not removing archaeological artifacts or allowing others to do so and the steps to be taken in the event that such a find is encountered; and, (2) all trenching shall be conducted using a toothless backhoe. No trenching

machines shall be allowed in the area where the ADU will be located. With the implementation of this condition of approval on the proposed project, project-specific and cumulative impacts related to historic resources would be less than significant.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
9. Coastal Beaches and Sand Dunes								
Will the proposed project:								
a) Cause a direct or indirect adverse physical change to a coastal beach or sand dune, which is inconsistent with any of the coastal beaches and coastal sand dunes policies of the California Coastal Act, corresponding Coastal Act regulations, Ventura County Coastal Area Plan, or the Ventura County General Plan Goals, Policies and Programs?	X				X			
b) When considered together with one or more recently approved, current, and reasonably foreseeable probable future projects, result in a direct or indirect, adverse physical change to a coastal beach or sand dune?					X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 9 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

9a and 9b. The project site is located approximately 316 feet north from the coastal beach at Rincon Point. At this distance, the proposed project will not adversely impact coastal beaches or sand dunes. As a result, there will not be any project-specific or cumulative impacts related to coastal beaches and sand dunes.

9c. The project is consistent with the applicable *2040 General Plan Policies* for Item 9 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
10. Fault Rupture Hazard (PWA)								
Will the proposed project:								
a) Be at risk with respect to fault rupture in its location within a State of California designated Alquist-Priolo Special Fault Study Zone?	X							
b) Be at risk with respect to fault rupture in its location within a County of Ventura designated Fault Hazard Area?	X							
c) Be consistent with the applicable General Plan Goals and Policies for Item 10 of the Initial Study Assessment Guidelines?	X				X			

Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

Impact Discussion:

10a and 10b. There are no known active or potentially active faults extending through the proposed project site based on the State of California Earthquake Fault Zones in accordance with the Alquist-Priolo Earthquake Fault Zoning Act, and Ventura County 2040 General Plan Policy Haz-4.1. Thus, no future habitable structures would be proposed within 50 feet of a mapped trace of an active fault. The proposed project will not have any project-specific or cumulative impact related to potential fault rupture hazard.

10c. The project is consistent with the *Ventura County 2040 General Plan* for Item 10 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
11. Ground Shaking Hazard (PWA)								
Will the proposed project:								
a) Be built in accordance with all applicable requirements of the Ventura County Building Code?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 11 of the Initial Study Assessment Guidelines?		X				X		

Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

Impact Discussion:

11a. The property will be subject to moderate to strong ground shaking from seismic events on local and regional fault systems. The County of Ventura Building Code adopted from the California Building Code, dated 2019, Chapter 16, Section 1613, requires structures be designed to withstand this ground shaking. The seismic design of the ADU will need to be updated to the building code in effect at the time the application for a building permit is submitted for the ADU. The requirements of the building code will reduce project-specific and cumulative impacts from the effects of ground shaking to less than significant.

11b. The project is consistent with the *Ventura County 2040 General Plan Policies* for Item 11 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
12. Liquefaction Hazards (PWA)								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
Will the proposed project:								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving liquefaction because it is located within a Seismic Hazards Zone?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 12 of the Initial Study Assessment Guidelines?	X				X			

Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

Impact Discussion:

12a. The project site is not located within a potential liquefaction zone based on the State of California Seismic Hazards Maps for the County of Ventura.⁸ This map is used as the basis for delineating the potential liquefaction hazards within the County. There will not be any project-specific or cumulative impacts related to liquefaction hazards as a result of the proposed project.

12b. The project is consistent with the *Ventura County 2040 General Plan* for Item 12 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
13. Seiche and Tsunami Hazards (PWA)								

⁸ <https://www.conservation.ca.gov/cgs/maps-data>

Will the proposed project:									
a) Be located within about 10 to 20 feet of vertical elevation from an enclosed body of water such as a lake or reservoir?	X								
b) Be located in a mapped area of tsunami hazard as shown on the County General Plan maps?		X							
c) Be consistent with the applicable General Plan Goals and Policies for Item 13 of the Initial Study Assessment Guidelines?		X					X		

Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

Impact Discussion:

13a. The project site is not located adjacent to a closed or restricted body of water based on aerial imagery review (RMA GIS, July 2021) and is not subject to seiche hazard. There will not be any project-specific or cumulative impacts related to seiche hazard.

13b. The project site is mapped within a tsunami inundation zone based on the Tsunami Inundation Map for Emergency Planning for the State of California County of Ventura, dated February 15, 2009.⁹ The threat to life can be practically eliminated by an effective early warning system. The threat to structures remains, but because of the very low probability of a major tsunamis occurring in Ventura County, the potential hazard of tsunamis inundation is an accepted risk for development near the coastline, and it is not reasonable to prohibit development near the coastline. As a result, project-specific and cumulative impacts related to tsunami hazards are less than significant.

13c. The project is consistent with the *Ventura County 2040 General Plan* for Item 13 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

⁹
https://www.conservation.ca.gov/cgs/Documents/Tsunami/Maps/Tsunami_Inundation_Oxnard_Quad_Ventura.pdf

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
14. Landslide/Mudflow Hazard (PWA)								
Will the proposed project:								
a) Result in a landslide/mudflow hazard, as determined by the Public Works Agency Certified Engineering Geologist, based on the location of the site or project within, or outside of mapped landslides, potential earthquake induced landslide zones, and geomorphology of hillside terrain?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 14 of the Initial Study Assessment Guidelines?	X				X			

Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for Informational purposes only and is neither required by CEQA nor subject to its requirements.

Impact Discussion:

14a. Based on an analysis conducted by the California Geological Survey as part of the California Seismic Hazards Mapping Act of 1991 and Public Resources Code Sections 2690-2699.6, the project site is not located in a mapped landslide, or hillside area, and is not located in a potential seismically induced landslide zone. In addition, the project will not require any excavations into a hillside. As a result, there will not be any project-specific or cumulative impacts related to landslide/mudslide hazard.

14b. The project is consistent with the *Ventura County 2040 General* for Item 14 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
15. Expansive Soils Hazards (PWA)								

Will the proposed project:								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving soil expansion because it is located within a soils expansive hazard zone or where soils with an expansion index greater than 20 are present?		X						
b) Be consistent with the applicable General Plan Goals and Policies for Item 15 of the Initial Study Assessment Guidelines?		X				X		

Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

Impact Discussion:

15a. Development of the project site will be subject to the requirements of the County of Ventura Building Code (2019), adopted from the California Building Code, in effect at the time of development of the proposed project. The present Building Code (Section 1808.6) requires mitigation of potential adverse effects of expansive soils. Thus, project-specific impacts and cumulative impacts related to expansive soils are less than significant.

15b. The project is consistent with the *Ventura County 2040 General Plan* for Item 15 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
16. Subsidence Hazard (PWA)								
Will the proposed project:								

a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving subsidence because it is located within a subsidence hazard zone?	X								
b) Be consistent with the applicable General Plan Goals and Policies for Item 16 of the Initial Study Assessment Guidelines?	X				X				

Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

Impact Discussion:

16a. The project site is not located within the probable subsidence hazard zone as delineated on the United States Geological Survey Areas of Land Subsidence in California Map (December 7, 2018).¹⁰ As the proposed project does not include any new oil, gas, or groundwater withdrawal, and the project site is not located within a probable subsidence hazard zone, there will not be any project-specific or cumulative impacts related to subsidence hazards.

16b. The project is consistent with the *Ventura County 2040 General Plan* for Item 16 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
17a. Hydraulic Hazards – Non-FEMA (PWA)								
Will the proposed project:								

¹⁰ https://ca.water.usgs.gov/land_subsidence/california-subsidence-areas.html

<p>1) Result in a potential erosion/siltation hazard and flooding hazard pursuant to any of the following documents (individually, collectively, or in combination with one another):</p> <ul style="list-style-type: none"> • 2007 Ventura County Building Code Ordinance No.4369 • Ventura County Land Development Manual • Ventura County Subdivision Ordinance • Ventura County Coastal Zoning Ordinance • Ventura County Non-Coastal Zoning Ordinance • Ventura County Standard Land Development Specifications • Ventura County Road Standards • Ventura County Watershed Protection District Hydrology Manual • County of Ventura Stormwater Quality Ordinance, Ordinance No. 4142 • Ventura County Hillside Erosion Control Ordinance, Ordinance No. 3539 and Ordinance No. 3683 • Ventura County Municipal Storm Water NPDES Permit • State General Construction Permit • State General Industrial Permit • National Pollutant Discharge Elimination System (NPDES)? 		X				X		
<p>2) Be consistent with the applicable General Plan Goals and Policies for Item 17A of the Initial Study Assessment Guidelines?</p>		X				X		

Impact Discussion:

17A-1. The net impervious area of the proposed project is approximately 400 sq. ft. of the 7,164 sq. ft. lot. The proposed project will be subject to the requirements of the Grading Ordinance (Ventura County Building Code 2020, Appendix J) and Uniform Building Code (ICC 2018). The small increase in runoff from the project will flow south toward Buena Fortuna Street and towards the Pacific Ocean. No increase in flooding hazards or potential for erosion or siltation will occur as a result of the proposed project, considering the size of the surrounding properties relative to the project size and existing land use. Therefore, project-specific and cumulative impacts related to flood hazards will be less than significant.

17A-2. The project is consistent with the *Ventura County 2040 General Plan* for Item 17 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
17b. Hydraulic Hazards – FEMA (WPD)								
Will the proposed project:								
1) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Unshaded' flood zone (beyond the 0.2% annual chance floodplain: beyond the 500-year floodplain)?		X				X		
2) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Shaded' flood zone (within the 0.2% annual chance floodplain: within the 500-year floodplain)?		X				X		
3) Be located, in part or in whole, within the boundaries of a Special Flood Hazard Area (1% annual chance floodplain: 100-year), but located entirely outside of the boundaries of the Regulatory Floodway?		X				X		
4) Be located, in part or in whole, within the boundaries of the Regulatory Floodway, as determined using the 'Effective' and latest available DFIRMs provided by FEMA?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 17B of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

17B-1 through 17B-4. 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. This is evidenced on FEMA Map Panel 06111C0538F, effective January 29, 2021. The Applicant will be subject to a standard condition of approval that will require

the recordation of a Notice of Flood Hazard on the title of the subject property, which informs existing and future owners of the subject property that the site, in whole or in part, has currently been mapped by FEMA as being in a Special Flood Hazard Area. With the implementation of this condition of approval, project-specific and cumulative impacts related to FEMA hydraulic hazards are less than significant.

17B-5. The project is consistent with the applicable *2040 General Plan Policies* for Item 17 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
18. Fire Hazards (VCFPD)								
Will the proposed project:								
a) Be located within High Fire Hazard Areas/Fire Hazard Severity Zones or Hazardous Watershed Fire Areas?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 18 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

18a. The project site is in a very High Fire Hazard Area/Fire Severity Zone or Hazardous Watershed Fire Area that is under the jurisdiction of the State of California Department of Forestry (Cal Fire)¹¹. To ensure that potential fire impacts are maintained at a less than significant level, in accordance with the 2019 International Fire Code, as adopted and amended by the Ventura County Fire Protection District (VCFPD), the current Ordinance for Fire Hazard Abatement, as well as the construction standards established in the adopted Building Code, the Applicant will be required to conduct annual hazard abatement on the project site.

The proposed project, along with other projects included in the analysis of cumulative impacts, would increase the density of development within the area, thereby resulting in an incremental increase in the number of buildings, structures, and residents who will

¹¹ https://osfm.fire.ca.gov/media/6846/fhszl_map56.pdf

be exposed to fire hazards. However, the proposed project will be required to be designed in conformance with the 2019 International Fire Code as adopted and amended by VCFPD, the current Ordinance for Fire Hazard Abatement, as well as the construction standards established in the adopted Building Code. Compliance with VCFPD fire protection regulations would ensure that project-specific and cumulative impacts relating to fire hazards will be less than significant.

18b. The project is consistent with the *Ventura County 2040 General Plan* for Item 18 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
19. Aviation Hazards (Airports)								
Will the proposed project:								
a) Comply with the County's Airport Comprehensive Land Use Plan and pre-established federal criteria set forth in Federal Aviation Regulation Part 77 (Obstruction Standards)?	X				X			
b) Will the proposed project result in residential development, a church, a school, or high commercial business located within a sphere of influence of a County airport?	X				X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 19 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

19a and 19b. The project site is located outside of a County Airport Sphere of Influence (Planning GIS, July 2021). The nearest airport, Oxnard Airport, is located approximately 22.6 miles southeast of the project site. The proposed project will comply with the County's Airport Conservation Land Use Plan and pre-established federal criteria set forth in Federal Aviation Regulation Part 77 (Obstruction Standards). The proposed project is not expected to adversely impact the operational activities of a County airport as the proposed ADU will be limited to 15 feet in height. Based on this development

standard, there would not be any project-specific or cumulative impacts related to aviation hazards.

19c. The project is consistent with the *Ventura County 2040 General Plan* for Item 19 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
20a. Hazardous Materials/Waste – Materials (EHD/Fire)								
Will the proposed project:								
1) Utilize hazardous materials in compliance with applicable state and local requirements as set forth in Section 20a of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 20a of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

20A-1. The proposed residential project will not utilize hazardous materials which require permitting or inspection from Ventura County Environmental Health Division/Certified Unified Program Agency. However, the use of hazardous materials typically associated with construction activities may be utilized. Improper storage, handling, and disposal of these materials may contribute to adverse impacts to the environment. Compliance with applicable state and local regulations will reduce the potential environmental impact. There will not be any project-specific or cumulative impacts related to hazardous materials.

20A-2. The project is consistent with the *Ventura County 2040 General Plan* for Item 20 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
20b. Hazardous Materials/Waste – Waste (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 20b of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 20b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

20b-1. The proposed residential development is not considered an activity that generates hazardous waste; therefore, a Ventura County Environmental Health Division/Certified Unified Program Agency permit is not required. As a result, there will not be any project-specific or cumulative impact related to hazardous waste.

20b-2. The project is consistent with the *Ventura County 2040 General Plan* for Item 20 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
21. Noise and Vibration								
Will the proposed project:								
a) Either individually or when combined with other recently approved, pending, and probable future projects, produce noise in excess of the standards for noise in the Ventura County General Plan Goals, Policies and Programs (Section 2.16) or the applicable Area Plan?		X				X		

b) Either individually or when combined with other recently approved, pending, and probable future projects, include construction activities involving blasting, pile-driving, vibratory compaction, demolition, and drilling or excavation which exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment (Section 12.2)?		X				X		
c) Result in a transit use located within any of the critical distances of the vibration-sensitive uses listed in Table 1 (Initial Study Assessment Guidelines, Section 21)?		X				X		
d) Generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways located within proximity to sensitive uses that have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria of the Transit Use Thresholds for rubber-tire heavy vehicle uses (Initial Study Assessment Guidelines, Section 21-D, Table 1, Item No. 3)?		X				X		
e) Involve blasting, pile-driving, vibratory compaction, demolition, drilling, excavation, or other similar types of vibration-generating activities which have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment [Hanson, Carl E., David A. Towers, and Lance D. Meister. (May 2006) Section 12.2]?		X				X		
f) Be consistent with the applicable General Plan Goals and Policies for Item 21 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

21a. To determine whether a project will result in a significant noise impact, the *Ventura County Initial Study Assessment Guidelines* set forth standards to determine whether the proposed use is a "Noise Sensitive Use" or a "Noise Generator." Noise sensitive uses are dwellings, schools, hospitals, nursing homes, churches and libraries. The

proposed ADU is considered a noise sensitive use. The Ventura County 2040 General Plan, and the *Ventura County initial Study Assessment Guidelines* consider residential land uses a noise-sensitive use, but not a long-term noise generating use since it will not generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways, does not involve the creation of a new transit use, and does not involve the creation of a new commercial or industrial use that involves noise generating activities. The proposed ADU will however generate short-term construction noise. As the proposed project does not include a noise generating use (except with regard to construction noise, which is addressed separately in Section 21e of this Initial Study, below), the proposed project will have no impacts related to the introduction of a new noise generator near noise sensitive uses.

The proposed project is located in the Rincon Point gated residential community south of U.S. Route 101. The project site is located within the Community Noise Equivalent Level (CNEL) 70 dB(A) noise contour for U.S. Route 101 as indicated in Table 7.1 of the Ventura County 2040 General Plan. The project site is not within the flight path of air traffic from Oxnard Airport, but located about 373 feet north of the project site. As the project site is located within this noise contour, the proposed development would be subject to noise levels from traffic along a roadway that meets or exceeds the CNEL 70dB(A) noise contour. Outdoor living spaces (i.e. patios) are not a part of the proposed ADU. To ensure that proposed development does not exceed exterior noise level thresholds specified in Ventura County 2040 General Policy HAZ-9.2.1 and *Ventura County Initial Study Assessment Guidelines* item 21, the Applicant will be required to be in compliance with the requirements of the Ventura County 2040 General Plan Policy HAZ-9.2.5, Construction Noise Threshold Criteria and Control Plan (2010a). The Applicant will be required to limit site preparation and construction activity for the proposed ADU 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. Construction techniques, such as installation of noise reducing drywall, floor de-couplers to “float” a floor and metal resilient channels attached to drywall to minimize sound transmission, will be conducted to ensure that internal spaces comply with Ventura County 2040 General Plan Policy HAZ-9.2(5). The Applicant will also be subject to a standard condition of approval that will require the installation of double pane glass and noise insulation during the construction of the ADU to minimize noise impacts that may result due the proximity of the structure from U.S. Route 101.

21b. and 21e. The project site will result in in the development of one ADU on the project site. Temporary construction activities required for the proposed project may include pile-driving, vibratory compaction, demolition, drilling, excavation within relatively hard substrate (e.g., rock formations), or other similar types of vibration-generating activities that may temporarily exceed the threshold criteria defined in the Transit Noise and Vibration Impact Assessment (*Ventura County Initial Study Assessment Guidelines*, page 119). Construction would include placing the ADU on a

concrete slab that would involve pile driving. Construction techniques such as reducing the hammer drop height of the pile driver, use of shorter piles, pre-boring and water jetting to reduce ground vibrations would reduce temporary construction impacts from pile driving. In addition, to ensure that development of the proposed project complies with the requirements of the Ventura County 2040 General Plan Policy HAZ-9.2.5, Construction Noise Threshold Criteria and Control Plan (2010a), the proposed project will be subject to a construction noise condition noted above.

21c. The proposed project does not involve the creation of a vibration generating transit use. Therefore, the proposed project will not have a project specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact related to the creation of a transit use located within any of the critical distances of the vibration-sensitive uses listed in Table 1 of the *Ventura County Initial Study Assessment Guidelines* (Section 21).

21d. The public and private roads that provide access to the project site are paved. Thus, the proposed project will not involve the use of heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways located within proximity to sensitive uses that have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria of the Transit Use Thresholds for rubber-tire heavy vehicle uses (*Ventura County Initial Study Assessment Guidelines*, Section 21-D, Table 1, Item No. 3). Construction techniques such as reducing the hammer drop height of the pile driver, use of shorter piles, pre-boring and water jetting to reduce ground vibrations would reduce temporary construction impacts from pile driving. These methods would not require the use of heavy rubber-tire vehicles that would create a vibratory impact on Buena Fortuna Road. Therefore, the proposed project will have a less than significant project-specific and cumulative impact related to vibration.

21f. The project is consistent with the *Ventura County 2040 General Plan* for Item 21 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
22. Daytime Glare								
Will the proposed project:								

a) Create a new source of disability glare or discomfort glare for motorists travelling along any road of the County Regional Road Network?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 22 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

22a. The project site is located in the Rincon Point residential community where an existing dense vegetative buffer screens any view of the project site from Bates Road, the Rincon Beach public parking area, and U.S. Route 101, which are located north of the project site. As the proposed ADU will be located at the rear of the property and attached to the existing single-family dwelling, the ADU will not be visible and not create any disability or discomfort glare for motorists traveling along U.S. Route 101. As a result, there will not be any project-specific or cumulative impacts related to daytime glare.

22b. The project is consistent with the *Ventura County 2040 General Plan* for Item 22 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
23. Public Health (EHD)								
Will the proposed project:								
a) Result in impacts to public health from environmental factors as set forth in Section 23 of the Initial Study Assessment Guidelines?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 23 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

23a. The proposed project will not adversely affect public health as the proposed ADU will connect to public sewer. Therefore, the proposed development will not result in any project-specific or cumulative impacts related to public health.

23b. The project is consistent with the *Ventura County 2040 General Plan* for Item 23 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
24. Greenhouse Gases (VCAPCD)								
Will the proposed project:								
a) Result in environmental impacts from greenhouse gas emissions, either project specifically or cumulatively, as set forth in CEQA Guidelines §§ 15064(h)(3), 15064.4, 15130(b)(1)(B) and -(d), and 15183.5?		X				X		

Impact Discussion:

24a. Neither VCAPCD nor the County has adopted a threshold of significance applicable to Greenhouse Gas (GHG) emissions from projects subject to the County’s discretionary land use permitting authority. The County has, however, routinely applied a 10,000 metric tons carbon dioxide equivalent per year (MTCO₂e/yr) threshold of significance to industrial projects, in accordance with CEQA Guidelines Section 15064.4(a)(2). VCAPCD has concurred with the County’s approach. VCAPCD supports the application of this numeric threshold as stated in the GHG Threshold Report VCAPCD published in 2011 at the request of the VCAPCD Board, which concludes “Unless directed otherwise, VCAPCD staff will continue to evaluate and develop suitable interim GHG threshold options for Ventura County with preference for GHG threshold consistency with the South Coast Air Quality Management District (AQMD) and the SCAG region.” The South Coast AQMD at the same time proposed an interim screening threshold of 3,000 MTCO₂e/yr for commercial and residential projects.

The estimated GHG emissions from the project were calculated at 15.1 MTCO₂e/yr (operational and construction amortized over 30 years). This determination was based on information provided by the applicant and the CalEEMod air emissions modeling

program (version 2016.3.2), which calculated proposed operational emissions at 0.03 lbs./day of ROC and 0.07 lbs./day of NOx. The emissions calculated are based on a single-dwelling unit land use in order to calculate emissions from heating (kitchen unit), water and wastewater usage for a 338 sq. ft. dwelling. Mobile emissions were also estimated using the default trip settings for the designated land use found in the air emissions model.

The emissions calculated are less than the recommended GHG significance threshold being considered for discretionary projects. In addition, South Coast AQMD has a lower interim screening GHG threshold for residential and commercial projects at 3,000 MTCO2e/yr, which if used as commercial, the proposed project would still be under this lower threshold. Therefore, project-specific and cumulative impacts related to GHGs are less than significant.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
25. Community Character (PInG.)								
Will the proposed project:								
a) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that is incompatible with existing land uses, architectural form or style, site design/layout, or density/parcel sizes within the community in which the project site is located?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 25 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

25a. Regionally, U.S. Route 101 is located approximately 106 feet north, and the Pacific Ocean is located approximately 316 feet south of the project site. Rincon Beach is located immediately west of the private community and the rear of the subject

property abuts the Rincon Beach public parking area. The project site is located in a residential community that includes 53 lots that range in size from 0.10 acres to 0.29 acres and consist of one- and two-story single family dwellings. Three of the properties in the community include ADUs (RMA GIS, July 2021).

The project site is zoned CR1-7,000 sq. ft. The purpose of this zone is to provide for, and maintain, areas along the coast for single-family developments and lots significantly larger than those permitted in the Residential Beach (RB) or Residential Beach Harbor (RBH) zones. The location of the ADU at the rear of the project site and the 64-foot-wide vegetative buffer between the project site, and the Rincon Beach parking area screens public views of the ADU as seen from Bates Road and U.S. Route 101 that are located north of the project site. The proposed ADU will be subject to the development standards of the CR-1 zone, which limits the height of accessory structures to 15 feet and requires development be setback 15 feet from the rear and 5 feet from the side property lines.

The minimum lot size for the CR-1 zone is 7,000 sq. ft. The subject parcel is 7,164 sq. ft. or 0.16 acres in size. Adjacent residential parcels are also zoned CR-1 7,000 sq. ft. and range in size from 0.10 acres to 0.29 acres and consist of one- and two-story single-family dwellings. The character of this residential community will not be substantially altered with the proposed construction of the ADU.

The ADU must meet the development standards noted in Ventura County CZO Section 8175-2. These standards are noted below.

Development Standards for Accessory Structures

Zone	Maximum Percentage of Building Coverage	Required Minimum Setbacks	Maximum Structure Height
CR-1 7,000	42%*	Front: 20 feet	Accessory: 15 feet
		Side: 5 feet	
		Rear: 15 feet	

* Per Section 8175-2.1 of the Ventura County CZO, this percentage represents the maximum cumulative calculation.

The proposed development calculations for the ADU are included below.

Proposed ADU Development Calculations

Zone	Proposed + Existing Building Coverage	Proposed Minimum Setbacks	Proposed Structure Height
CR-1 7,000	32%*	Front: 20 feet	ADU: 13 feet
		Side: 5 feet	
		Rear: 15 feet	

With the implementation of these standards, the proposed ADU would be compatible with existing residential development, and project-specific and cumulative impacts related to community character will be less than significant.

25b. The project is consistent with the *Ventura County 2040 General Plan* for Item 25 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
26. Housing (PIng.)								
Will the proposed project:								
a) Eliminate three or more dwelling units that are affordable to: <ul style="list-style-type: none"> • moderate-income households that are located within the Coastal Zone; and/or, • lower-income households? 		X				X		
b) Involve construction which has an impact on the demand for additional housing due to potential housing demand created by construction workers?		X				X		
c) Result in 30 or more new full-time-equivalent lower-income employees?		X				X		
d) Be consistent with the applicable General Plan Goals and Policies for Item 26 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

26a. The proposed project will not eliminate any existing dwelling units. The proposed project would result in the construction of one ADU, which will add to the County’s housing stock.

26b. As stated in the *Ventura County Initial Study Assessment Guidelines* (p. 146), any project that involves construction has an impact on the demand for additional housing due to potential housing demand created by construction workers. However, construction worker demand is a less than significant project-specific impact, and does not qualify as a cumulatively considerable contribution to a significant cumulative impact, related to the demand for new housing, because construction work is short-term, and there is a sufficient pool of construction workers within Ventura County and the Los Angeles metropolitan regions to implement future construction activities on the proposed lots.

26c. The proposed ADU will not result in 30 or more new full-time-equivalent lower-income employees, as the proposed project will not facilitate the development of a new commercial or industrial use on the subject property. Thus, project-specific and cumulative impacts related to housing is considered less than significant.

26d. The project is consistent with the *Ventura County 2040 General* for Item 26 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(1). Transportation & Circulation - Roads and Highways - Level of Service (LOS) (PWA)								
Will the proposed project:								
a) Cause existing roads within the Regional Road Network or Local Road Network that are currently functioning at an acceptable LOS to function below an acceptable LOS?		X				X		

Impact Discussion:

27a(1)-a. The California Natural Resources Agency has adopted new CEQA Guidelines that require an analysis of vehicle miles traveled (VMT). VMT measures the per capita number of car trips generated by a project and distances cars will travel to and from a project, rather than congestion levels at intersections (level of service or “LOS,” graded on a scale of A – F). Ventura County will only require LOS analysis to determine consistency with the County’s General Plan policies. LOS will not be assessed for CEQA purposes.

Trip- or tour-based VMT analysis is recommended over boundary-based VMT analysis as the established and most appropriate methodology for analyzing VMT impacts under CEQA. Trip-based assessment of VMT captures the full extent of the vehicle trip length, including the portion that extends beyond the jurisdictional boundary. VMT impacts are assessed by quantifying trips to or from a jurisdiction, which start or end within the jurisdiction. Conversely, a boundary-based assessment of VMT impacts is quantified by the length of the vehicle trips that occur within the boundaries of a jurisdiction.

Based on the Office of Planning and Research (OPR) Screening Criteria under Senate Bill (SB) 743, if a proposed land use project is consistent with Policies CTM-1.1 and CTM-1.2 of the Ventura County 2040 General Plan and the Regional Transportation Plan/Sustainable Communities Strategy (SCS) regionally adopted by SCAG, projects that generate or attract fewer than 110 trips per day are presumed to have a less-than-significant impact on VMT. For residential land uses, OPR recommends a VMT per capita threshold set at 15 percent below baseline levels. Using the Ventura County Transportation Commission (VCTC) Ventura County Traffic Model (VCTM), the average trip length of all home-based model trip types has been used as a more reflective of Ventura County's transportation setting while still containing a per capita estimate. Based on the VCTM's baseline, the average trip length for all home-based trips is 9.66 miles. Applying the 15 percent reduction yields a VMT threshold of 8.21 miles which is the threshold of significance for residential land use projects.

The proposed ADU is in the Rincon Point area immediately south of Bates Road and U.S. Route 101. From the project site to U.S. Route 101, the ADU would be 743 feet to the southeast of these roads. The term 'average' of all home-based trips refers to the 'middle' or 'central' point that is a typical representation of several trips generated in one day. The proposed ADU's home-based trips will likely average one per day given the distance to employment centers and public services. Based on the above 8.21 mile VMT and the location of the ADU in relation to U.S. Route 1, the VMT that would be generated from the ADU development would not exceed the threshold.

Vehicle trips generated by the ADU are not expected to result in a VMT impact consistent with the VMT reduction goals of the OPR's Technical advisory on Evaluating Transportation Impacts and would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).

The nearest county-maintained roadway is Bates Road. The ADU will generate additional traffic on the Regional Road Network and local public roads. Therefore, a Traffic Impact Mitigation Fee (TIMF) will not be required. As a result, project-specific and cumulative impacts related to level of service is considered less than significant.

Mitigation/Residual Impact(s)

No mitigation. Residual impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(2). Transportation & Circulation - Roads and Highways - Safety and Design of Public Roads (PWA)								
Will the proposed project:								
a) Have an Adverse, Significant Project-Specific or Cumulative Impact to the Safety and Design of Roads or Intersections within the Regional Road Network (RRN) or Local Road Network (LRN)?		X				X		

Impact Discussion:

27a(2)-a. Bates Road and U.S. Route 101 provide public access to the project site. The proposed construction and use of the ADU would be located more than 106 feet southeast of these roads. As a result, the proposed project does not have the potential to alter the level of safety of roadways and intersections near the project. Project-specific and cumulative impacts related to safety and design of public roads is less than significant.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(3). Transportation & Circulation - Roads & Highways – Safety & Design of Private Access (VCFPD)								
a) If a private road or private access is proposed, will the design of the private road meet the adopted Private Road Guidelines and access standards of the VCFPD as listed in the Initial Study Assessment Guidelines?	X				X			

b) Will the project be consistent with the applicable General Plan Goals and Policies for Item 27a(3) of the Initial Study Assessment Guidelines?	X				X			
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Impact Discussion:

27a(3)-a. Buena Fortuna Street is the private road that abuts the subject property. The configuration of this road will not be altered by the proposed location of the ADU at the rear of the property. The California Department of Housing and Community Development does not require a designated parking space for ADU’s. Cumulatively, as ADUs come online for this community, parking for ADUs could be problematic however, the state does not require a parking space be provided as a prerequisite to approve an ADU. Therefore, the proposed project will not obstruct traffic flow on this road. As a result, there will not be any project-specific or cumulative impacts related to safety and design of private roads.

27a(3)-b. The project is consistent with the applicable 2040 General Plan Policies for Item 27 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(4). Transportation & Circulation - Roads & Highways - Tactical Access (VCFPD)								
Will the proposed project:								
a) Involve a road or access, public or private, that complies with VCFPD adopted Private Road Guidelines?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 27a(4) of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

27a(4)-a. Buena Fortuna Street is the private road that abuts the subject property. The configuration of this road will not be altered by the proposed location of the ADU at the rear of the property. The private driveway of the existing project site will not be altered and meets the County access standards and current VCFPD road standards [Standard 501, Fire Apparatus Access Standard, Chapter 3 and Sections 5.2.1 through Section 5.2.5]. The project site is located approximately 5.0 miles northwest of the nearest fire station, Station No. 25, addressed at 5674 W. Pacific Coast Highway in the unincorporated area of Ventura. The distance and response time is adequate and no new fire stations or personnel are required as a result of the proposed project. Thus, project-specific and cumulative impacts related to tactical access will be less than significant.

27a(4)-b. The project is consistent with the *Ventura County General Plan Goals and Policies* for Item 27 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27b. Transportation & Circulation - Pedestrian/Bicycle Facilities (PWA/PInG.)								
Will the proposed project:								
1) Will the Project have an Adverse, Significant Project-Specific or Cumulative Impact to Pedestrian and Bicycle Facilities within the Regional Road Network (RRN) or Local Road Network (LRN)?	X				X			
2) Generate or attract pedestrian/bicycle traffic volumes meeting requirements for protected highway crossings or pedestrian and bicycle facilities?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27b-1 and 27b-2. The proposed construction and use of an ADU on the subject property will generate pedestrian and bicycle traffic within the Rincon Beach gated community and Rincon Beach Park located approximately 0.4 miles west of the project site. The California Department of Transportation South Coast Highway 101 HOV Lanes Project provided a designated Class II bike lane adjacent to US Route 1, but that project would not affect this bike path or the proposed project. Significant pedestrian or bicycle traffic will not result from the proposed project as the proposed ADU will house no more than 2 persons based on the design and size of the structure. As a result, there will not be any project-specific or cumulative impacts related to pedestrian / bicycle facilities.

27b-3. The project is consistent with the applicable *2040 General Plan Policies* for Item 27 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27c. Transportation & Circulation - Bus Transit								
Will the proposed project:								
1) Substantially interfere with existing bus transit facilities or routes, or create a substantial increase in demand for additional or new bus transit facilities/services?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27c of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27c-1 and 27c-1. There are no bus facilities within the vicinity of the project site with which the proposed project could interfere. The nearest transit stop is located about 1.2 miles north of the project site at Highway 150 and Camino Carreta in the city of Carpinteria. The construction of one ADU will not interfere with existing bus transit facilities and routes or create a substantial increase in the demand for additional or new

transit services. Thus, there will not be any project-specific or cumulative impacts related to bus transit facilities/services.

27c-2. The project is consistent with the *Ventura County 2040 General Plan* for Item 27 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27d. Transportation & Circulation - Railroads								
Will the proposed project:								
1) Individually or cumulatively, substantially interfere with an existing railroad's facilities or operations?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27d of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27d-1. The Southern Pacific Railroad line is located approximately 373 feet north of the subject property. The Rincon Beach parking area and U.S. Route 101 are situated in between the subject property and the rail line. Based on this distance and the fact that all development will remain on the subject property, there will not be any project-specific or cumulative impacts related to railroads as a result of the proposed project.

27d-2. The project is consistent with the applicable *2040 General Plan Policies* for Item 27 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27e. Transportation & Circulation – Airports (Airports)								
Will the proposed project:								
1) Have the potential to generate complaints and concerns regarding interference with airports?	X				X			
2) Be located within the sphere of influence of either County operated airport?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 27e of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27e-1 and 27e-2. The nearest airport is the Oxnard Airport located approximately 22.6 miles southeast of the project site and outside the sphere of influence of County operated airport. Based on this distance, the proposed project does not have the potential to generate complaints and concerns regarding interference with airports. There will not be any project-specific or cumulative impacts related to airports.

27e-3. The project is consistent with the applicable 2040 General Plan Policies for Item 27 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27f. Transportation & Circulation - Harbor Facilities (Harbors)								
Will the proposed project:								

1) Involve construction or an operation that will increase the demand for commercial boat traffic and/or adjacent commercial boat facilities?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27f of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27f-1. The Santa Barbara Harbor is located about 15 miles northwest of the project site. The proposed construction and use of an ADU on the subject property does not involve construction or an operation that will increase the demand for commercial boat traffic and/or adjacent commercial boat facilities. There will not be any project-specific or cumulative impacts related to harbor facilities.

27f-2. The project is consistent with the applicable 2040 General Plan Policies for Item 27 of the Ventura County Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27g. Transportation & Circulation - Pipelines								
Will the proposed project:								
1) Substantially interfere with, or compromise the integrity or affect the operation of, an existing pipeline?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27g of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27g-1. Oil and gas pipelines are located approximately 373 feet and 529 feet north of the subject property. The Rincon Beach parking area and U.S. Route 101 are situated in between the subject property and the pipelines. Based on this distance and the fact that all development will remain on the subject property, there will not be any project-specific or cumulative impacts related to pipelines.

27g-2. The project is consistent with the applicable *2040 General Plan* Policies for Item 27 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
28a. Water Supply – Quality (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 28a of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 28a of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

28a-1. Domestic water supply for the proposed project will be provided by an existing connection to CMWD, as verified by the June 16, 2020 CMWD Will Serve Letter. Therefore, there will not be any project-specific or cumulative impacts related to the domestic water supply.

28a-2. The project is consistent with the *Ventura County 2040 General Plan* for Item 28 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
28b. Water Supply – Quantity (WPD)								
Will the proposed project:								
1) Have a permanent supply of water?		X				X		
2) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that will adversely affect the water supply - quantity of the hydrologic unit in which the project site is located?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 28b of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

28b-1. The site is located within the service area of CMWD. The June 16, 2020 CMWD Will Serve Letter verified that there is an existing agreement with CVWD to service the area of the project site with an additional allocation for the proposed ADU. Therefore, a permanent supply of water would be provided through the CMWD water system for the proposed project. As a result, project-specific and cumulative impacts related to water supply quantity is less than significant.

28b-2. The proposed project will not, either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that would adversely affect the water supply quantity.

28b-3. The project is consistent with the *Ventura County 2040 General Plan* for Item 28 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
28c. Water Supply - Fire Flow Requirements (VCFPD)								
Will the proposed project:								
1) Meet the required fire flow?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 28c of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

28c-1. The Ventura County Fire Protection District (VCFPD) reviewed the project and determined that the project site is served by a water purveyor (CMWD) that can provide the required fire flow in accordance with the Ventura County Waterworks Manuel and the VCFPD Fire Code. As a result, there will not be any project-specific or cumulative impacts related to fire flow.

28c-2. The project is consistent with the *Ventura County 2040 General Plan* for Item 28 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29a. Waste Treatment & Disposal Facilities - Individual Sewage Disposal Systems (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 29a of the Initial Study Assessment Guidelines?	X				X			

2) Be consistent with the applicable General Plan Goals and Policies for Item 29a of the Initial Study Assessment Guidelines?	X				X			
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Impact Discussion:

29a-1. The proposed project will have a new connection to the Carpinteria Sanitary District and will not utilize an onsite wastewater treatment system. As a result, there will not be any project-specific or cumulative impacts related to an onsite wastewater treatment system.

29a-2. The project is consistent with the *Ventura County 2040 General Plan* for Item 29 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29b. Waste Treatment & Disposal Facilities - Sewage Collection/Treatment Facilities (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 29b of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

29b-1. A November 15, 2019 Can & Will Serve letter provided by the Carpinteria Sanitary District confirmed that there is adequate capacity to serve the proposed ADU. As a result, there will not be any project-specific or cumulative impacts related to a sewage collection facility.

29b-2. The project is consistent with the *Ventura County 2040 General Plan* for Item 29 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29c. Waste Treatment & Disposal Facilities - Solid Waste Management (PWA)								
Will the proposed project:								
1) Have a direct or indirect adverse effect on a landfill such that the project impairs the landfill's disposal capacity in terms of reducing its useful life to less than 15 years?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 29c of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

29c-1. As required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE), adopted in June 2001 and updated annually, confirms Ventura County has at least 15 years of disposal capacity available for waste generated by in County projects. Because the County currently exceeds the minimum disposal capacity required by state PRC, the proposed project will have less than significant project specific impacts upon Ventura County's solid waste disposal capacity.

Ventura County Ordinance 4421 requires all discretionary permit applicants whose proposed project includes construction and/or demolition activities, to reuse, salvage, recycle, or compost a minimum of 60% of the solid waste generated by a project. The Public Works Agency, Integrated Waste Management Division's waste diversion program (Form B Recycling Plan / Form C Report) ensures this 60% diversion goal is met prior to issuance of a final Zoning Clearance construction, consistent with the Ventura County 2040 General Plan Policy HAZ-5.2. Thus, project-specific and cumulative impacts related to solid waste disposal capacity are considered less than significant.

29c-2. The project is consistent with the *Ventura County 2040 General Plan* for Item 29 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29d. Waste Treatment & Disposal Facilities - Solid Waste Facilities (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 29d of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29d of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

29d-1. The proposed project does not include a solid waste operation or facility. Thus, there will be any project-specific or cumulative impacts relating to solid waste facilities.

29d-2. The project is consistent with the *Ventura County 2040 General Plan* for Item 29 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
30. Utilities								

Will the proposed project:								
a) Individually or cumulatively cause a disruption or re-routing of an existing utility facility?		X				X		
b) Individually or cumulatively increase demand on a utility that results in expansion of an existing utility facility which has the potential for secondary environmental impacts?		X				X		
c) Be consistent with the applicable General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

30a. Extension of utilities to the ADU would not result in the disruption or re-routing of an existing facility. Development of the ADU will require an expansion of the utility facilities to provide services in compliance with building energy efficiency standards of the California Energy Code (Title 24). The proposed ADU creates one additional dwelling on the project site and as such, the demand on utility services would not be significant. Therefore, project-specific and cumulative impacts related to utilities would be less than significant.

30c. The project is consistent with the *Ventura County 2040 General Plan* for Item 30 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
31a. Flood Control Facilities/Watercourses - Watershed Protection District (WPD)								
Will the proposed project:								

1) Either directly or indirectly, impact flood control facilities and watercourses by obstructing, impairing, diverting, impeding, or altering the characteristics of the flow of water, resulting in exposing adjacent property and the community to increased risk for flood hazards?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 31a of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

31a-1. The subject property is situated about 775 feet east of Rincon Creek, which is a Ventura County Watershed Protection District (District) jurisdictional redline channel. No direct connections to this District channel are proposed by the Applicant. This proposed project would result in an increase of impervious area within the subject property; however, the cumulative impacts from the increased impervious area will not affect district flood control facilities as site runoff should sheet flow to the south and drain into the Pacific Ocean.

The proposed project design mitigates the direct and indirect project-specific and cumulative impacts to flood control facilities and watercourses. Thus, project-specific and cumulative impacts related to flood control facilities and watercourses is less than significant.

31a-2. The project is consistent with the applicable *2040 General Plan* Policies for Item 31 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
31b. Flood Control Facilities/Watercourses - Other Facilities (PWA)								
Will the proposed project:								

1) Result in the possibility of deposition of sediment and debris materials within existing channels and allied obstruction of flow?		X				X		
2) Impact the capacity of the channel and the potential for overflow during design storm conditions?		X				X		
3) Result in the potential for increased runoff and the effects on Areas of Special Flood Hazard and regulatory channels both on and off site?		X				X		
4) Involve an increase in flow to and from natural and man-made drainage channels and facilities?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 31b of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

31b-1 through 31b-4. The net impervious area of the proposed project is approximately 400 sq. ft. of the 7,164 sq. ft. lot. Runoff from the site is directed south to Buena Fortuna Street and then to the Pacific Ocean. As such, the drainage from the ADU will not create any new flow obstructions, erosion onsite or in existing offsite channels because of the parcel’s drainage patterns.

The project is located adjacent to a FEMA Special Flood Hazard Area (AE zone) and also within about 315 feet of the Pacific Ocean. The drainage conditions will remain similar to the existing conditions. There will be no adverse effects to Areas of Special Flood Hazard and regulatory channels. Thus, project-specific and cumulative impacts related to flood control facilities and watercourses is less than significant.

31b-5. The project is consistent with the applicable *2040 General Plan* Policies for Item 31 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**	Cumulative Impact Degree Of Effect**
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	N	LS	PS-M	PS	N	LS	PS-M	PS
32. Law Enforcement/Emergency Services (Sheriff)								
Will the proposed project:								
a) Have the potential to increase demand for law enforcement or emergency services?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 32 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

32a. The proposed development would result in the potential increase in demand for law enforcement and emergency services. However, the proposed ADU would not significantly reduce response times or increase service areas, which would require the construction of new law enforcement or emergency services facilities. Thus, project-specific and cumulative impacts related to emergency services are considered less than significant.

32b. The project is consistent with the *Ventura County 2040 General Plan* for Item 32 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
33a. Fire Protection Services - Distance and Response (VCFPD)								
Will the proposed project:								
1) Be located in excess of five miles, measured from the apron of the fire station to the structure or pad of the proposed structure, from a full-time paid fire department?	X				X			

2) Require additional fire stations and personnel, given the estimated response time from the nearest full-time paid fire department to the project site?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 33a of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

33a-1. The project site is located approximately 5.0 miles northwest of the nearest fire station, Station No. 25, addressed at 5674 W. Pacific Coast Highway in the unincorporated area of Ventura. The distance and response time is adequate and no new fire stations or personnel are required as a result of the proposed project. There will not be any project-specific or cumulative impacts related to fire protection services distance and response time.

33a-3. The project is consistent with the *Ventura County 2040 General Plan* for Item 33 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
33b. Fire Protection Services – Personnel, Equipment, and Facilities (VCFPD)								
Will the proposed project:								
1) Result in the need for additional personnel?	X				X			
2) Magnitude or the distance from existing facilities indicate that a new facility or additional equipment will be required?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 33b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

33b-1 and 33b-2. As stated in item 33a above, the project site is located approximately 5.0 miles northwest of the nearest fire station, Station No. 25, addressed at 5674 W. Pacific Coast Highway in the unincorporated area of Ventura. Based on this distance from an existing fire station, the need for additional fire personnel is not required. Thus, there will not be any project-specific or cumulative impacts related to fire protection services personnel, equipment and facilities.

33b-3. The project is consistent with the *Ventura County 2040 General Plan* for Item 33 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
34a. Education - Schools								
Will the proposed project:								
1) Substantially interfere with the operations of an existing school facility?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 34a of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

34a-1. The project site is located within an area that is served by the Carpinteria Unified School District. The nearest school, Aliso Elementary School, addressed at 4545 Carpinteria Avenue, Carpinteria, CA 93013, is approximately 4.5 miles northwest of the project site. Cate School, addressed at 1960 Cate Mesa Road in the city of Carpinteria, is approximately 5.1 miles north of the project site.

Based in this distance and the nature of the proposed project, the construction and use of one proposed ADU will not create an adverse impact on schools. Thus, there will not be any project-specific or cumulative impacts related to existing school facilities.

34a-2. The project is consistent with the *Ventura County 2040 General Plan* for Item 34 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
34b. Education - Public Libraries (Lib. Agency)								
Will the proposed project:								
1) Substantially interfere with the operations of an existing public library facility?	X							
2) Put additional demands on a public library facility which is currently deemed overcrowded?	X							
3) Limit the ability of individuals to access public library facilities by private vehicle or alternative transportation modes?	X							
4) In combination with other approved projects in its vicinity, cause a public library facility to become overcrowded?					X			
5) Be consistent with the applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

34b-1 through 34b-4. The nearest County library, Carpinteria Branch Library addressed at 5141 Carpinteria Ave, Carpinteria, CA 93013 is located about 3.2 miles northwest of the project site. The construction and use of one proposed ADU does not have the potential to create project-specific impacts which would interfere with the use of the library. Moreover, the modest incremental increase in the demand for library services that would result from development of an accessory dwelling unit would not result in a significant demand on library resources, thereby warranting the need for the construction of new library facilities. There will not be any project-specific or cumulative impacts related to library services.

34b-5. The project is consistent with the Ventura County 2040 General Plan for Item 34 of the Ventura County Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
35. Recreation Facilities (GSA)								
Will the proposed project:								
a) Cause an increase in the demand for recreation, parks, and/or trails and corridors?		X				X		
b) Cause a decrease in recreation, parks, and/or trails or corridors when measured against the following standards: <ul style="list-style-type: none"> Local Parks/Facilities - 5 acres of developable land (less than 15% slope) per 1,000 population; Regional Parks/Facilities - 5 acres of developable land per 1,000 population; or, Regional Trails/Corridors - 2.5 miles per 1,000 population? 		X				X		
c) Impede future development of Recreation Parks/Facilities and/or Regional Trails/Corridors?		X				X		
d) Be consistent with the applicable General Plan Goals and Policies for Item 35 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

35a through 35c. The project site is located within Segment N1 of the existing California Coastal Trail for the Ventura County North Coast. This trail segment includes: (1) a multi-modal coastal trail that accommodates hikers/walkers and bicyclists and provides

access to the Rincon Beach parking located approximately 128 feet northwest of the project site between U.S. Route 101; (2) a seasonal / tidal walking trail located at the apex of Rincon Point, approximately 358 feet southwest of the project site; and, (3) a shoreline access point located just east of the Rincon Beach parking area¹².

Rincon Beach Park is located approximately 0.4 miles west of the project site within the County of Santa Barbara (RMA GIS; July 2021). At these distances, development of the ADU on the project site will not have an adverse effect on the development, maintenance, or use of public trails and parks. Therefore, project-specific and cumulative impacts related to recreation facilities is considered less than significant.

35d. The project is consistent with the *Ventura County 2040 General Plan* for Item 35 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

***Key to the agencies/departments that are responsible for the analysis of the items above:**

Airports - Department Of Airports	AG. - Agricultural Department	VCAPCD - Air Pollution Control District
EHD - Environmental Health Division	VCFPD - Fire Protection District	GSA - General Services Agency
Harbors - Harbor Department	Lib. Agency - Library Services Agency	Plng. - Planning Division
PWA - Public Works Agency	Sheriff - Sheriff's Department	WPD – Watershed Protection District

****Key to Impact Degree of Effect:**

N – No Impact
LS – Less than Significant Impact
PS-M – Potentially Significant but Mitigable Impact
PS – Potentially Significant Impact

Section C – Mandatory Findings of Significance

Based on the information contained within Section B:		
	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X

¹² Figures 4.1-1 and 4.2-2 of the Ventura County Coastal Area Plan (2017 edition).

2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).		X
3. Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effect of probable future projects. (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant.)		X
4. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?		X

Findings Discussion:

1. As stated above in Section B, Item 4 of the Initial Study, the proposed project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
2. The project does not involve the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
3. As stated in Section B, with the imposition of the recommended mitigation measure related to archeological resources, the proposed project does not have the potential to create a cumulatively considerable contribution to a significant cumulative impact.
4. As stated in Section B, the proposed project will have at most a less than significant impact with regard to adverse effects, either directly or indirectly, on human beings.

Section D – Determination of Environmental Document

Based on this initial evaluation:

[]	I find the proposed project could not have a significant effect on the environment, and a Negative Declaration should be prepared.
-----	--

[X]	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described in Section B of the Initial Study will be applied to the project. A Mitigated Negative Declaration should be prepared.
[]	I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an Environmental Impact Report (EIR) is required.*
[]	I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An Environmental Impact Report is required, but it must analyze only the effects that remain to be addressed.*
[]	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Kristina Boero

July 14, 2021

Kristina Boero, Senior Planner

Date

Attachments:

- Attachment 1 Aerial Map
- Attachment 2 General Plan, Area Plan and Zoning Maps
- Attachment 3 Project Plans
- Attachment 4 Pending and Recently Approved Projects List
- Attachment 5 Works Cited





**County of Ventura
Mitigated Negative Declaration
PL20-0057
Attachment 1 – Aerial Map**





site

Project: PL20-0057

 **APN: 008-0-170-410**

 **Area Plans**

 **General Plan**

 **Zoning**



Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 12-21-2020
Source: Pictometry: 2018

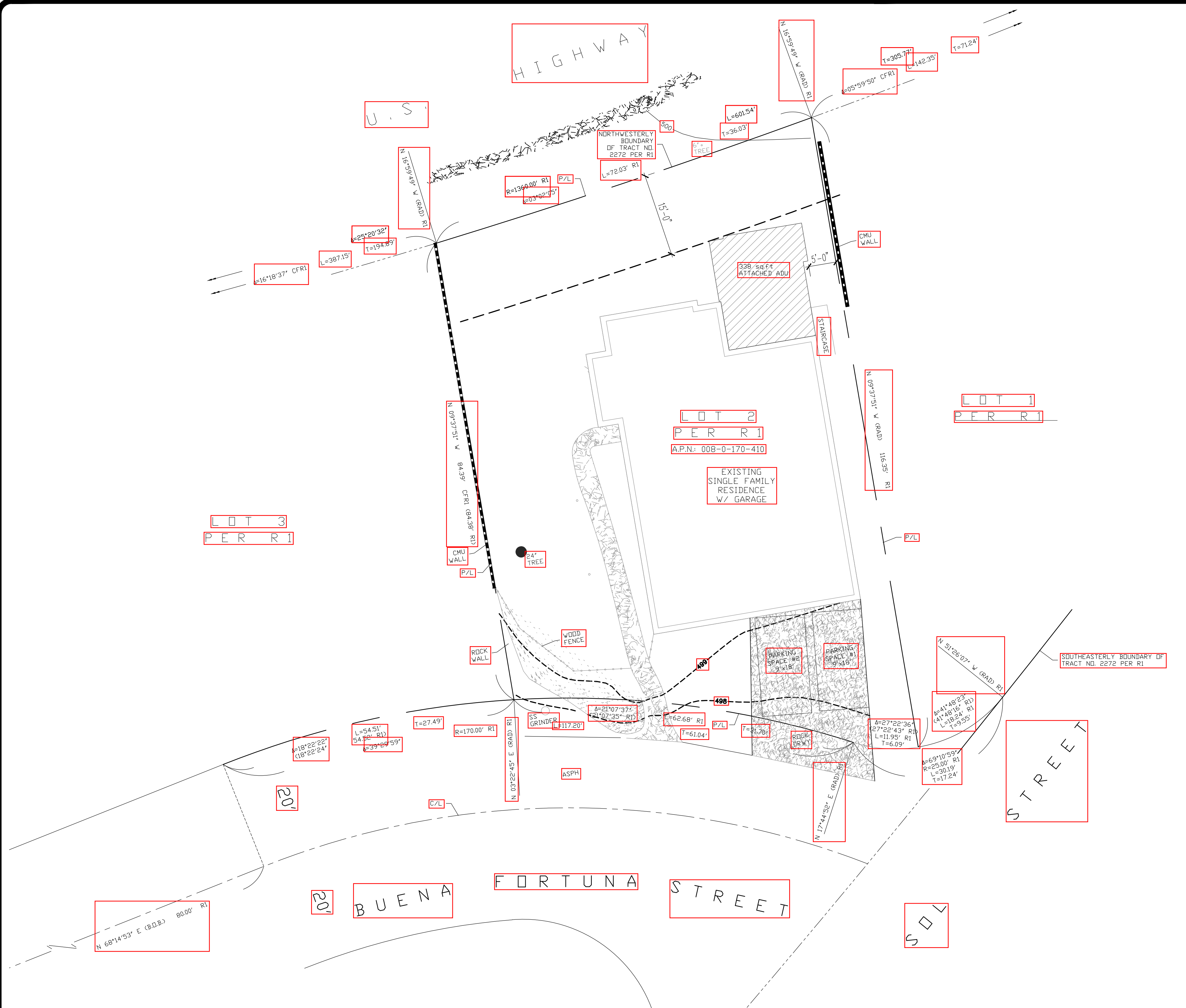


**County of Ventura
Mitigated Negative Declaration
PL20-0057
Attachment 2 - General Plan, Area Plan and Zoning
Maps**



Disclaimer: this map was created by the Ventura County Resource Management Agency Information Systems 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 therein





LEGAL DESCRIPTION:
 008-0-170-410
 TRACT # 2272-00
 BLOCK 2
 LOT 2
 LOT SIZE 7,164 SQ.FT.

PROJECT DESCRIPTION:
 TYPE V, SINGLE FAMILY RESIDENCE
 OCCUPANCY GROUP R1

STORIES:
 EXISTING RESIDENCE 1
 EXISTING GARAGE 1
 PROPOSED ADU 1

HIGH FIRE AREA:
 NO FIRE SPRINKLERS

SCALE: 1/10" = 1'-0"

SCOPE OF WORK:
 - NEW 338 sq.ft ATTACHED ADU

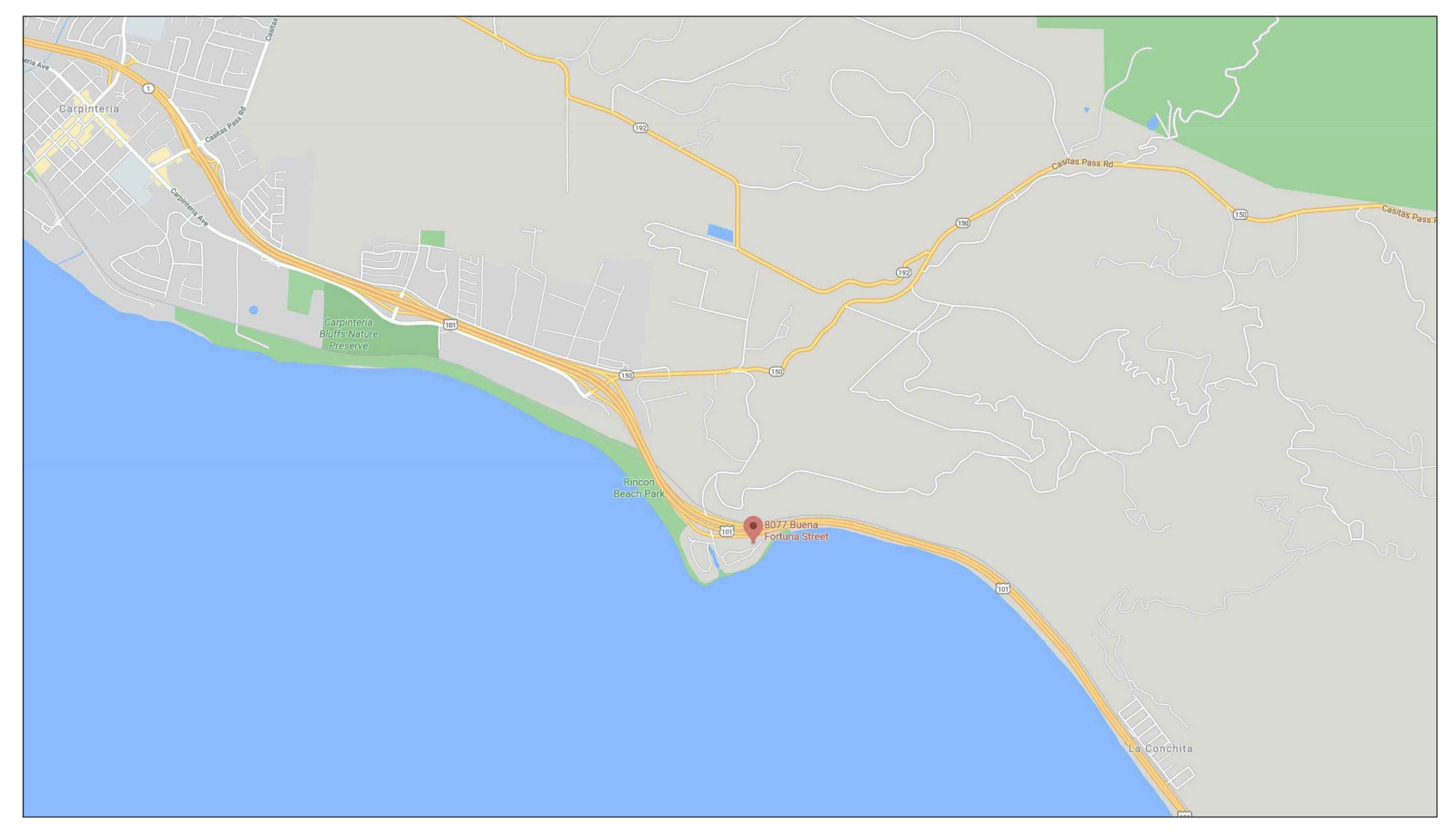
NORTH

DRAINAGE MUST SLOPE AT LEAST 2% FROM STRUCTURE INTO YARD DRAINS

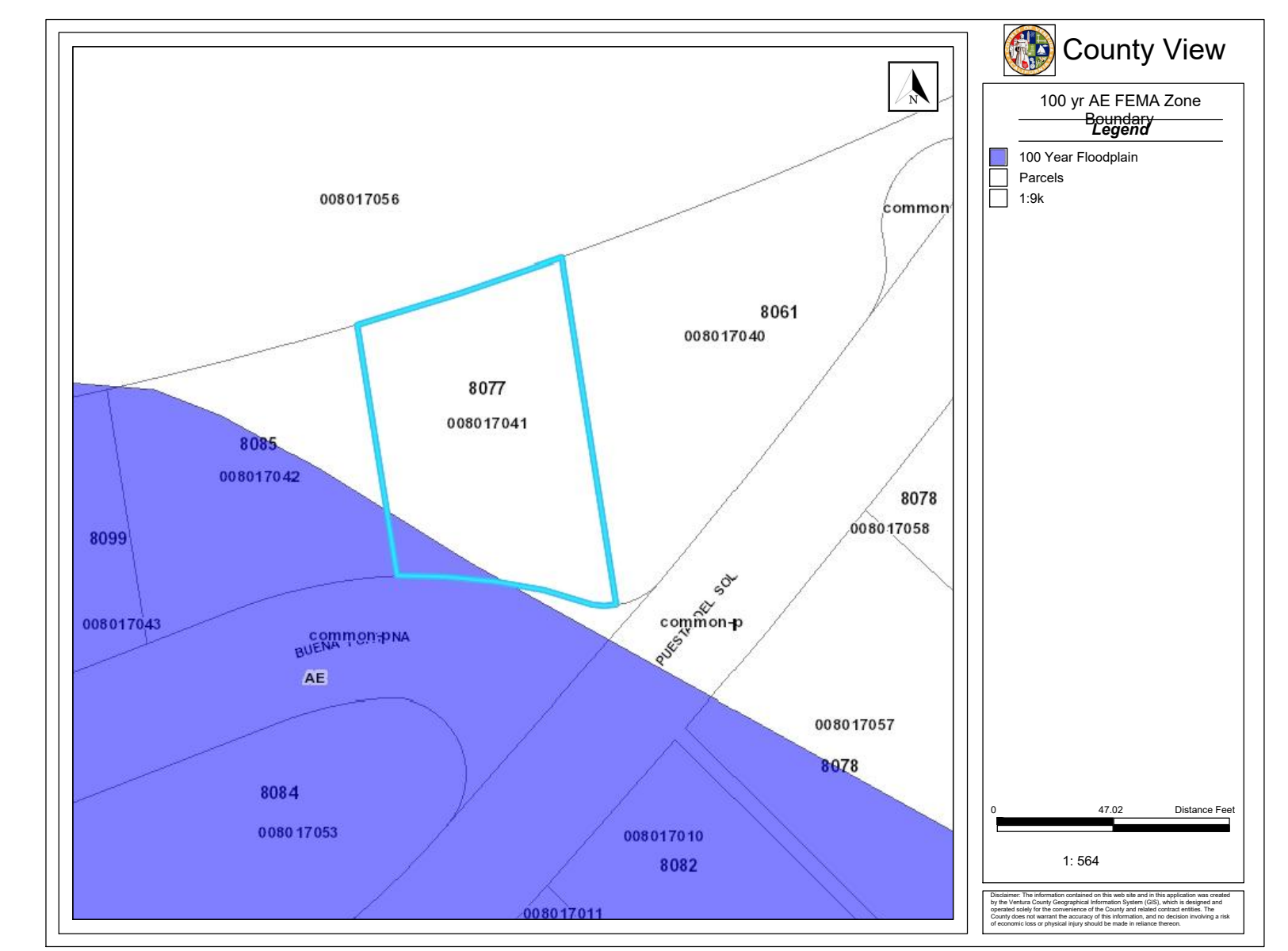
NOTE:
 SOME ASSUMPTIONS WERE MADE ABOUT INACCESSIBLE PORTIONS OF THE EXISTING FOUNDATION AND FRAMING BASED ON COMMON BUILDING PRACTICES TODAY. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING ANY WORK. THE CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF MTECH.

NOTE:
 CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING A WEATHER TYPE SEAL AROUND ALL JUNCTURES BETWEEN NEW AND EXISTING CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE FOR PROPERLY INSTALLING METAL FLASHING WHERE REQUIRED.

THIS PROJECT SHALL COMPLY WITH THE 2019 EDITION OF THE CALIFORNIA RESIDENTIAL CODE (CRC), CMC, CEC, CPC, 2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS, WHICH ADOPTS LOCAL AMENDMENTS



VICINITY MAP



FEMA MAP

NTS

-GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION IS SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5 PERCENT FOR A MINIMUM DISTANCE OF 10'. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING. (CRC 401.5)

- DRAINAGE ACROSS INTERIOR LOT LINES CREATING CROSS-LOT DRAINAGE IS NOT PERMITTED NOR CHANGES IN THE DRAINAGE PATTERN WHICH ALTER OR INCREASE QUANTITY WHICH DISCHARGES TO ADJOINING PROPERTIES. (CBC APPENDIX J109.4)

-NOTE: FOR THIS RESIDENCE GUTTERS, DOWNSPOUTS, PIPING AND/ OR OTHER NON-EROSIVE DEVICES SHALL BE PROVIDED TO COLLECT AND CONDUCT RAINWATER TO A STREET, STORM DRAIN OR OTHER APPROVED WATER COURSE OR DISPOSAL AREA.

- IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.

-THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VALVES, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/ OR ADDITIONAL EXPENSES.

-BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS, OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (R319)

-AN APPROVED SEISMIC GAS SHUT-OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170J158) (SEPARATE PLUMBING PERMIT IS REQUIRED)

-FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SEC. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. P/BC 2008-014

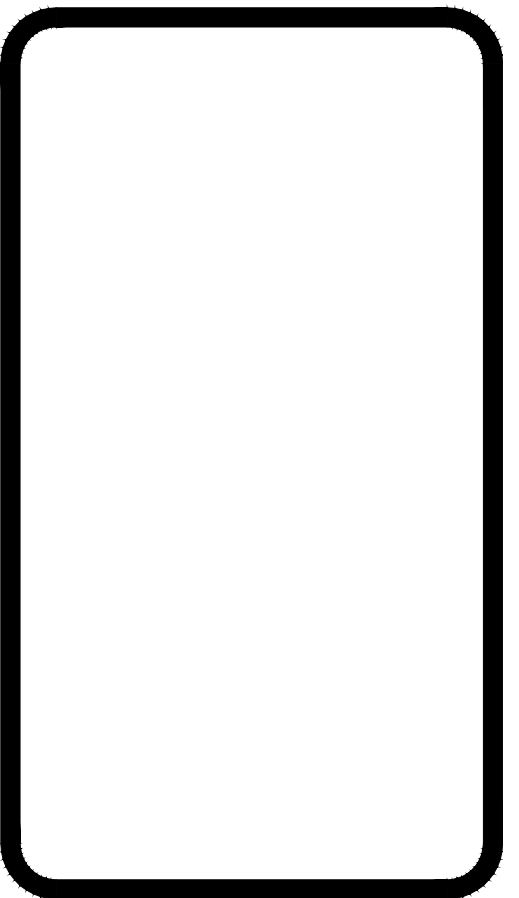
SHEET INDEX

T-1	PLOT PLAN, VICINITY MAP, LEGEND
AN-1	GENERAL NOTES
A-1	FLOOR PLAN, ELEVATIONS, AND SECTIONS
A-2	DETAILS

County of Ventura
 Mitigated Negative Declaration
 PL20-0057
 Attachment 3 - Project Plans

PLANNING SERVICES
 GENERAL ENGINEERING
 & BUILDING CONTRACTORS
R.W.C. LLC
 SANTA PAULA CA Lic# 716695
 TEL: 805-525-6400

REVISIONS	DATE
PLANNING REV	1-16-20



TIM FINNIGAN
 8077 BUENA FORTUNA
 CARPINTERIA, CA 93013
 APN 004-0-170-410

DRAWN
CHECKED W.L.
DATE 11-8-2020
SCALE 1/10" = 1'-0"
JOB NO. RINCON
SHEET T-1

THE PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

- 2019 California Energy Code (CEC)
- 2019 CALIFORNIA GREEN CODE (CALGREEN)
- 2019 California Residential Code (CRC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 California Electrical Code (CEC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)

ELECTRICAL

- AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOM WITHIN 3' -0" FROM BASIN. AT LEAST ONE 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLET(S). BATHROOM OUTLETS SHALL HAVE GFCI PROTECTION. [CEC 210.52(D), 210.11(C)(3) & 210.8(A)(1)]
- ALL 125VOLT, 15-AMPERE AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER RESISTANT. [CEC 406.12]
- BOTH NEW AND MODIFIED BRANCH WIRING CIRCUITS SHALL HAVE ARC-FAULT CIRCUIT PROTECTION FOR 120-VOLT, SINGLE PHASE, 15 AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLINGS. [CEC 210.12(A)]
- NO PART OF A HANGING FIXTURE IS ALLOWED CLOSER THAN 8 FEET ABOVE THE TUB RIM OR 3 FEET HORIZONTALLY FROM THE TUB RIM, UNLESS LIGHT FIXTURE(S) IN SHOWER ENCLOSURE AREA IS LISTED FOR DAMP AREAS OR LISTED FOR WET LOCATIONS. [CEC 410.10(D)]
- ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY; EITHER LISTED BY SOURCE TYPE OR BY BEING JAB-2016 CERTIFIED AND LABELED. [CEC 150.0(K)(1A)]
- A MINIMUM OF ONE LUMINARIES SHALL BE INSTALLED IN EACH BATHROOM CONTROLLED BY A VACANCY SENSOR.
- LUMINARIES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR: INSULATION CONTACT (IC) LABELING; AIR LEAKAGE; SEALING; MAINTENANCE; AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN § 150.0(K)(C). ONLY JAB-2016-E CERTIFIED AND MARKED LIGHT SOURCE, RATED FOR ELEVATED TEMPERATURE, MUST BE INSTALLED BY FINAL INSPECTION. [CEC 150(K)(C)]
- ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. [CEC 150(K)(2B)]
- FOR OCCUPANCIES WITH A HORIZONTAL RATED SEPARATION (FLOOR/CEILING ASSEMBLY), THE RECESSED FIXTURES MUST BE PROTECTED TO THE RATING OF THE SEPARATION (1 HOUR) OR BE LISTED TO THE REQUIRED PROTECTION. THIS GENERALLY APPLIED TO RESIDENTIAL CONDOMINIUM CONSTRUCTION WHERE UNITS ARE ABOVE OR BELOW OTHER UNITS.
- ALL RECEPTACLE OUTLETS SERVING COUNTERTOPS IN KITCHENS OF DWELLING UNITS TO BE GFCI PROTECTED. [CEC 210.8(A) (6)]
- WALL COUNTER SPACE, A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTER SPACE 12 INCHES OR WIDER. RECEPTACLES OUTLET SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24 INCHES, MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THE SPACE. [CEC 210.52 (C) (1)]
- ISLAND COUNTER SPACE: AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER. [CEC 210.52(C) (2)]
- PENINSULAR COUNTER SPACE: AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER. A PENINSULAR COUNTER TOP IS MEASURED FROM THE CONNECTING EDGE. [CEC 210.52(C) (3)]
- SEPARATE SPACES: COUNTER SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTER SPACES IN APPLYING THE REQUIREMENTS OF CEC 210.52 (C) (1) (2) (3). [CEC 210.52(C) (4)]
- COUNTER TOP RECEPTACLE OUTLET LOCATION: RECEPTACLE OUTLETS SHALL BE LOCATED NOT MORE THAN 20 INCHES ABOVE THE COUNTERTOP. RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A FACE UP POSITION IN THE WORK SURFACES OR COUNTERTOPS. RECEPTACLE OUTLETS RENDERED NOT READILY ACCESSIBLE BY APPLIANCES FASTENED IN PLACE, APPLIANCE GARAGES, SINKS, OR RANGE TOPS AS COVERED IN 210.52(C)(1), EXCEPTION, OR APPLIANCES OCCUPYING DEDICATED SPACE SHALL NOT BE CONSIDERED AS THESE REQUIRED OUTLETS. [CEC 210.52 (B) (5)]
- TWO SMALL APPLIANCE OUTLET CIRCUITS, 20 AMPS EACH, ARE REQUIRED FOR KITCHENS. CIRCUITS SHALL BE BALANCED AND HAVE NO OTHER OUTLETS. [CEC 210.52 (B)(1), (2)]
- INDIVIDUAL DEDICATED CIRCUITS ARE REQUIRED FOR ALL MAJOR APPLIANCES. [CEC 210.11(C) (1) & 422.10 (A)]
- GARBAGE DISPOSAL CORD AND PLUG CONNECTED WITH A FLEXIBLE CORD 18" TO 36" LONG. [CEC 422.16 (B)(1)]
- DISHWASHER CORD 36" TO 48" LONG. [CEC 422.16(B)(2)] □ MINIMUM 15 AMP CIRCUIT FOR THE DISHWASHER AND A 15 AMP CIRCUIT FOR THE DISPOSAL. [CEC 210.23(A)]
- PROVIDE DEDICATED CIRCUIT FOR KITCHEN HOOD. [CEC 210.52 (B) (2)]
- IF USING A SPLIT OUTLET (TWO CIRCUITS ON THE SAME YOKE) FOR DISHWASHER/DISPOSAL, PROVIDE A LISTED HANDLE TIE AT THE TWO CIRCUIT BREAKERS AT THE PANEL. [CEC 210.7]
- RANGE HOODS SHALL BE PERMITTED TO BE CORD-AND-PLUG CONNECT WHEN THE CORD IS TERMINATED WITH GROUNDING TYPE, NOT LESS THAN 18 INCHES AND NOT OVER 36", THE RECEPTACLE IS ACCESSIBLE AND SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT. [CEC 422.16 (B) (4)]
- ALL INSTALLED LUMINARIES SHALL BE HIGH EFFICACY; EITHER LISTED BY SOURCE TYPE OR BY BEING JAB-2016 CERTIFIED AND LABELED.
- SCREEN BASED LUMINARIES SHALL MEET ALL OF THE FOLLOWING:
 - 1- THE LUMINARIES SHALL NOT BE RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS; AND
 - 2- THE LUMINARIES SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JAB, AND
 - 3- THE INSTALLED LAMPS SHALL BE MARKED WITH JAB-2016 OR JAB-2016-E
- RECESSED LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE APPROVED, LISTED, ZERO-CLEARANCE INSULATION COVER (IC) TYPE, CERTIFIED AIR TIGHT (ASTM E283) AND SEALED WITH A GASKET OR CAULKED BETWEEN HOUSING AND CEILING, AND SHALL BE CERTIFIED TO COMPLY WITH SECTION 110.9 AND ALLOW BALLAST MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW. [CEC 150.0(K)(C)]

ELECTRICAL CONT.

- LUMINARIES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR: INSULATION CONTACT (IC) LABELING; AIR LEAKAGE; SEALING; MAINTENANCE; AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN CEC 150.0(K)(C). A JAB-2016-E LIGHT SOURCE, RATED FOR ELEVATED TEMPERATURE, MUST BE INSTALLED BY FINAL INSPECTION IN ALL RECESSED CEILING DOWNLIGHT LUMINAIRES.
- EXHAUST FANS AND UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM. [CEC 150.0(K)(2B)]
- BLANK ELECTRICAL BOXES, ALL UNUSED ELECTRICAL BOXES MOUNTED ABOVE 5 FEET FROM THE FINISHED FLOOR SHALL BE NO MORE THAN THE NUMBER OF BEDROOMS AND SHALL BE SERVED BY DIMMER OR VACANCY SENSOR CONTROL, OR FAN SPEED CONTROL. [CEC 150.0(K)(B)]
- FOR OCCUPANCIES WITH A HORIZONTAL RATED SEPARATION (FLOOR/CEILING ASSEMBLY), THE RECESSED FIXTURES MUST BE PROTECTED TO THE RATING OF THE SEPARATION (1 HOUR) OR BE LISTED TO THE REQUIRED PROTECTION. THIS GENERALLY APPLIED TO RESIDENTIAL CONDOMINIUM CONSTRUCTION WHERE UNITS ARE ABOVE OR BELOW OTHER UNITS.

MECHANICAL

- BATH AND TOILET ROOMS SHALL HAVE AN EXHAUST RATE OF 50 CFM INTERMITTENT OR 25 CFM CONTINUOUS. [CMC TABLE 403.1]
- EACH BATHROOM, OR ROOM CONTAINING A BATHTUB, SHOWER, OR TUB SHOWER COMBINATION, SHALL BE MECHANICALLY VENTILATED. UNLESS FUNCTIONING AS A PART OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF < 50 PERCENT TO A MAXIMUM OF 80 PERCENT. THE CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. THE CONTROL MAY BE A SEPARATE COMPONENT OR INTEGRAL TO THE EXHAUST FAN. [CMC 402.5, CALGREEN 4.506]
- BATH AND TOILET ROOM WINDOWS SHALL NOT BE LESS THAN 3 SQUARE FEET, ONE HALF OF WHICH MUST BE OPERABLE. [CRC R303.3]
- A BATH EXHAUST FAN, WITH BACK DRAFT DAMPER AND HUMIDITY CONTROL, IS REQUIRED REGARDLESS OF THE PRESENCE OF A WINDOW (ROOM CONTAINING A BATHTUB, SHOWER, SPA OR OTHER SIMILAR SOURCE OF MOISTURE). [CRC R303.3]
- EXHAUST MUST VENT TO OUTDOOR IN AN APPROVED DUCT. TERMINATE THE OUTLET A MINIMUM OF 3 FEET FROM AN OPENING OR PROPERTY LINE. [CMC 504.5]
- MECHANICAL AND GRAVITY OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY PLUMBING VENTS AND SUCH OPENING SHALL BE LOCATED A MINIMUM OF 3 FEET BELOW THE CONTAMINANT SOURCE. [CRC R303.5]
- FANDUCT/VENT TERMINATION LOCATIONS. INDICATE THAT FAN AND DUCT OPENINGS (ENVIRONMENTAL AIR DUCTS) SHALL TERMINATE AT LEAST THREE (3) FEET FROM PROPERTY LINES OR OPENINGS INTO THE BUILDING WITH BACK DRAFT DAMPER. PLUMBING VENTS WITHIN TEN (10) FEET OF OPERABLE SKYLIGHTS SHALL EXTEND A MINIMUM OF THREE (3) FEET ABOVE SUCH OPENINGS. [CMC 504.1, 504.5, CPC 406.2]
- IN KITCHEN SPECIFY THE LOCAL EXHAUST SYSTEM VENTED TO OUTDOORS SHALL HAVE A MINIMUM EXHAUST RATE OF 100 CFM. [CEC 150(0), EXC. 5 TO 152(A) & ASHRAE STD. 62.2]
- A DUCTED RESIDENTIAL EXHAUST HOOD IS REQUIRED. A METAL, SMOOTH INTERIOR SURFACE DUCT REQUIRED ON VENT HOOD OR DOWN DRAFT EXHAUST VENT. ALUMINUM FLEX DUCT IS NOT APPROVED. PROVIDE BACK DRAFT DAMPER [CMC 504.2]
- UPPER CABINETS SHALL BE A MINIMUM OF 30" ABOVE COOKING TOP OR A HOOD IS TO BE INSTALLED PER MANUFACTURER 'S REQUIREMENTS WITH CLEARANCES AS REQUIRED BY THE RANGE/COOK TOP MANUFACTURER 'S INSTALLATION INSTRUCTIONS. PROVIDE MINIMUM CLEARANCES TO COMBUSTIBLE MATERIALS PER [CMC 416.1.2]
- GAS LINES THAT RUN UNDER A SLAB SHALL RUN THROUGH AN APPROVED, VENTED, GAS TIGHT CONDUIT. [CPC 1211.6]
- AN ACCESSIBLE, APPROVED MANUAL SHUTOFF VALVE WITH A NON-DISPLACEABLE VALVE MEMBER, OR A LISTED GAS CONVENIENCE OUTLET INSTALLED WITHIN SIX (6) FEET OF THE APPLIANCE IT SERVES. WHERE A CONNECTOR IS USED, THE VALVE SHALL BE INSTALLED UPSTREAM OF THE CONNECTOR. A UNION OR FLANGED CONNECTION SHALL BE PROVIDED DOWNSTREAM FROM THIS VALVE TO PERMIT REMOVAL OF CONTROLS. [CPC 1211.5]
- NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIRGAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIRGAPS SHALL BE INSTALLED WITH THE FLOOD-LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER IS HIGHER. [CPC 807.4]
- FAUCETS AT KITCHENS SHALL NOT HAVE A FLOW RATE OF GREATER THAN 1.8 GPM AT 60 PSI.
- NEW GAS APPLIANCES AT KITCHEN SHOULD BE SPECIFIED. PROVIDE A SINGLE LINE DIAGRAM OF GAS PIPING, SHOWING PIPE SIZES, LENGTHS, AND BTU DEMAND RATINGS FOR ALL GAS APPLIANCES.
- GAS TEST DURATION SHALL BE NOT LESS THAN ONE-HALF (½) HOUR FOR EACH FIVE-HUNDRED (500) CUBIC FEET OF PIPE VOLUME OF FRACTION THEREOF. WHEN TESTING A SYSTEM HAVING A VOLUME LESS THAN TEN (10) CUBIC FEET OR A SYSTEM IN A SINGLE-FAMILY DWELLING, THE TEST DURATION SHALL BE NOT LESS THAN TEN (10) MINUTES. THE DURATION OF THE TEST SHALL NOT BE REQUIRED TO EXCEED TWENTY FOUR (24) HOURS. [NFPA 54:8.1.4.3, CPC 1214.3.3]

PLUMBING NOTES

- FIXTURE WATER CONSUMPTION:
- RESIDENTIAL LAVATORY FAUCETS SHALL NOT HAVE A FLOW RATE OF GREATER THAN 1.2 GPM AND KITCHEN FAUCETS 1.8 GPM AT 60 PSI. [CPC 407.2.1]
- WATER CLOSETS, FLUSH TANK, FLUSHOMETER TANK, OR FLUSHOMETER VALVE OPERATED, SHALL HAVE AN AVERAGE CONSUMPTION OF NOT MORE THAN 1.28 GALLONS OF WATER PER FLUSH FOR BOTH SINGLE AND DUAL FLUSH TOILETS EFFECTIVE JULY 1, 2011. [CPC 411.2]
- SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 2.0 GPM AT 80 PSI. [CPC 408.2]
- URINALS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 0.125 GALLONS OF WATER PER FLUSH EFFECTIVE JANUARY 26, 2016. [CPC 412.1.1]
- NON-WATER URINALS (WATERLESS) SHOULD MEET ALL THE REQUIREMENTS OF SECTION 412, INCLUDING PROVIDING WATER DISTRIBUTION AND FIXTURE SUPPLY PIPING. [CPC 412.1.3]
- PLUMBING FIXTURE CLEARANCES FOR FIXTURES THAT ARE NOT REQUIRED TO CONFORM TO ACCESSIBILITY CODES:
- WATER CLOSETS SHALL NOT BE SET CLOSER THAN 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION AND 30" FROM CENTER TO CENTER OF ANY SIMILAR FIXTURE. PROVIDE 24" MINIMUM CLEAR SPACE IN FRONT OF FIXTURE. [CPC 402.5]
- URINALS SHALL NOT BE SET CLOSER THAN 12" FROM THEIR CENTER TO ANY SIDE WALL OR OBSTRUCTION NOR 24" FROM CENTER TO CENTER [CPC 402.5]
- THE FINISHED FLOOR SLOPE AT SHOWER RECEPTOR IS MIN. ¼" AND MAX. ½" PER FOOT. [CPC 408.5]
- IN NO CASE SHALL ANY SHOWER RECEPTOR THRESHOLD BE LESS THAN TWO (2) INCHES OR EXCEEDING NINE (9) INCHES IN DEPTH WHEN MEASURED FROM THE TOP OF THE THRESHOLD TO THE TOP OF THE DRAIN. [CPC 408.5]
- NEW SHOWER COMPARTMENTS SHALL HAVE A FINISHED INTERIOR OF 1,024 SQUARE INCHES (71 SQUARE FEET) AND SHALL BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE. THE CLEARANCE SHALL BE MAINTAINED UP TO 10 INCHES OF HEIGHT ABOVE SHOWER DRAIN. SHOWER DOOR TO BE TEMPERED, AND PROVIDE A MIN 22" CLEAR UNOBSTRUCTED OPENING. [CPC 408.6]
- PLUMBING FIXTURES AND FIXTURE FITTINGS FOR PERSONS WITH DISABILITIES SHALL CONFORM TO CBC CHAPTERS 11A OR 11B FOR SPECIFIC ACCESSIBILITY CODES. [CBC 11A OR 11B, 408.6]
- WHERE A FIXTURE IS INSTALLED ON A FLOOR LEVEL THAT IS LOWER THAN THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC OR PRIVATE SEWER (AT BASEMENT), SERVING SUCH DRAINAGE PIPING, SHALL BE PROTECTED FROM BACKFLOW OF SEWAGE BY INSTALLING AN APPROVED TYPE OF BACKWATER VALVE PER [CPC 710.1]
- DRAINAGE PIPING SERVING FIXTURES THAT ARE LOCATED BELOW THE CROWN LEVEL OF THE MAIN SEWER (AT BASEMENT) SHALL DISCHARGE INTO AN APPROVED WATER-TIGHT SUMP OR RECEIVING TANK, SO LOCATED AS TO RECEIVE THE SEWAGE OR WASTES BY GRAVITY. [CPC 710.2] WHIRLPOOL/ SPA TUBS
- WHIRLPOOL (SPA) BATHTUBS SHALL HAVE A READILY ACCESSIBLE ACCESS PANEL. [CPC 409.6]
- THE CIRCULATION PUMP SHALL BE LOCATED ABOVE THE CROWN WEIR OF THE TRAP. [CPC 409.6]
- THE PUMP AND THE CIRCULATION PIPING SHALL BE SELF-DRAINING TO MINIMIZE WATER RETENTION IN ACCORDANCE WITH STANDARDS REFERENCED IN TABLE 14-1. [CPC 409.6] BIDETS
- THE WATER SUPPLY TO BIDETS SHALL BE PROTECTED WITH AIR GAP OR VACUUM BREAKER. [CPC 410.2 & 603.3.5]
- THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM A BIDET IS LIMITED TO 110 DEGREES BY A DEVICE THAT CONFORMS TO ASSE 1070, STANDARD FOR WATER TEMPERATURE LIMITING DEVICES, OR CSA B125.3, STANDARD FOR PLUMBING FITTINGS. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION. [CPC 410.3]

SMOKE & CO ALARMS

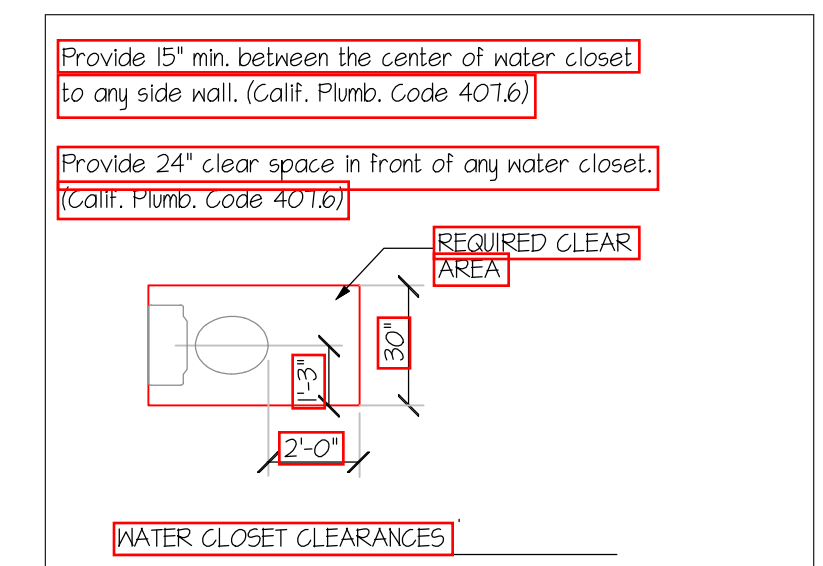
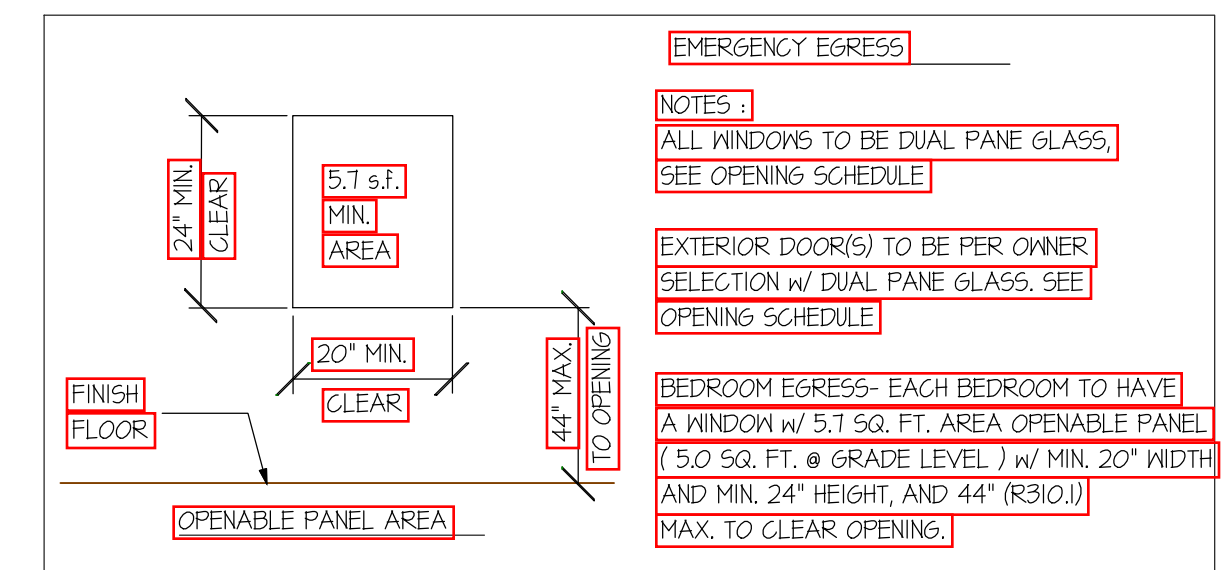
- INTERCONNECTED HARD-WIRED SMOKE ALARM WITH BATTERY BACKUP IN THE FOLLOWING: [R314]
 - a. IN EACH SLEEPING ROOM.
 - b. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
 - c. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
 - d. PROVIDE A NOTE: @SMOKE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP.
 - e. BATTERY OPERATED OK ONLY WHERE NO ACCESS FOR WIRING IN ATTIC OR CRAWLSPACE.
 - f. FOR BUILDINGS WITH FUEL-BURNING APPLIANCES AND/OR ATTACHED GARAGES, PROVIDE AN APPROVED CARBON MONOXIDE ALARM AT: [R315.1]
 - a. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
 - b. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS
 - c. PROVIDE A NOTE: @CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP. [R315.1.3]
 - d. BATTERY OPERATED OK WHERE NO ACCESS FOR WIRING. WINDOWS/DOORS

WINDOWS AND DOORS

- EXTERIOR WINDOWS/DOORS ADDED AND/OR REPLACED AS PART OF THE REMODELING PROJECT SHALL BE CLEARLY IDENTIFIED ON THE PLANS AND SHALL HAVE A FENESTRATION LABEL WITH U-FACTOR AND SOLAR HEAT GAIN COEFFICIENT MEETING THE REQUIREMENTS OF SECTION [CEC 110.6]
- SAFETY GLAZING IS REQUIRED WITHIN 60 INCHES HORIZONTALLY OF THE SHOWER ENCLOSURE AND WITHIN 60 INCHES VERTICALLY OF THE STANDING SURFACE

WINDOWS AND DOORS

- ALL LIGHTING ATTACHED TO THE RESIDENCE OR TO OTHER BUILDINGS ON THE SAME LOT MUST BE HIGH EFFICACY, AND MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND ONE OF THE FOLLOWING AUTOMATIC CONTROL TYPES:
 1. PHOTOCONTROL AND MOTION SENSOR.
 2. PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL.
 3. ASTRONOMICAL TIME CLOCK CONTROL THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.
 4. ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) THAT PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK, DOES NOT HAVE AN OVERRIDE OR BYPASS SWITCH THAT ALLOWS THE LUMINAIRE TO BE ALWAYS ON, AND IS PROGRAMMED TO AUTOMATICALLY TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS. MANUAL ON AND OFF SWITCHES MUST NOT OVERRIDE THE AUTOMATIC CONTROL FUNCTIONS LISTED ABOVE, AND ANY CONTROL THAT OVERRIDES THE AUTOMATIC CONTROLS TO ON MUST AUTOMATICALLY REACTIVATE THOSE CONTROLS WITHIN SIX HOURS.



PLANNING SERVICES
GENERAL ENGINEERING
& BUILDING CONTRACTORS
R.W.C. LLC
SANTA PAULA CA Lic# 716695

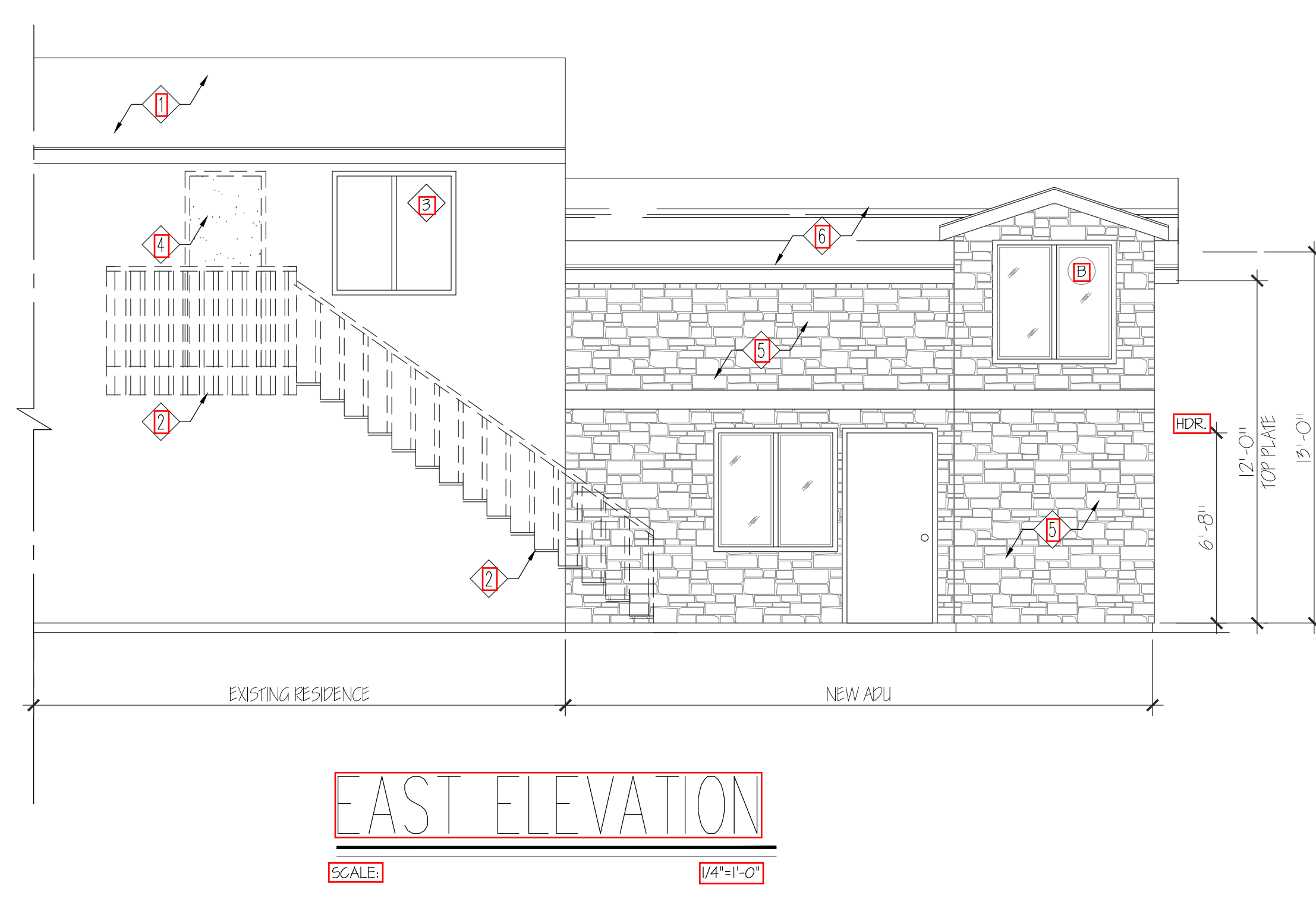
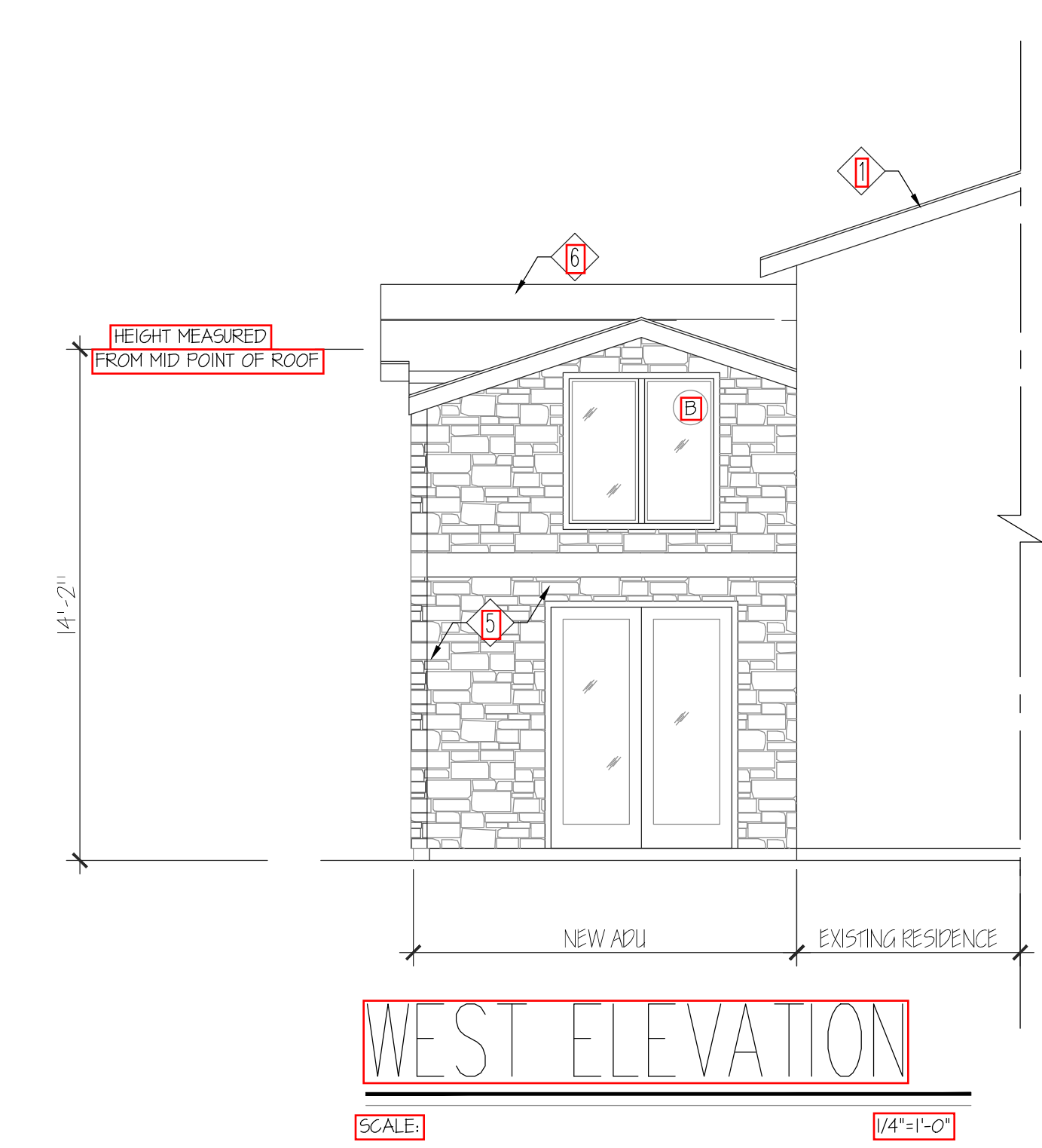
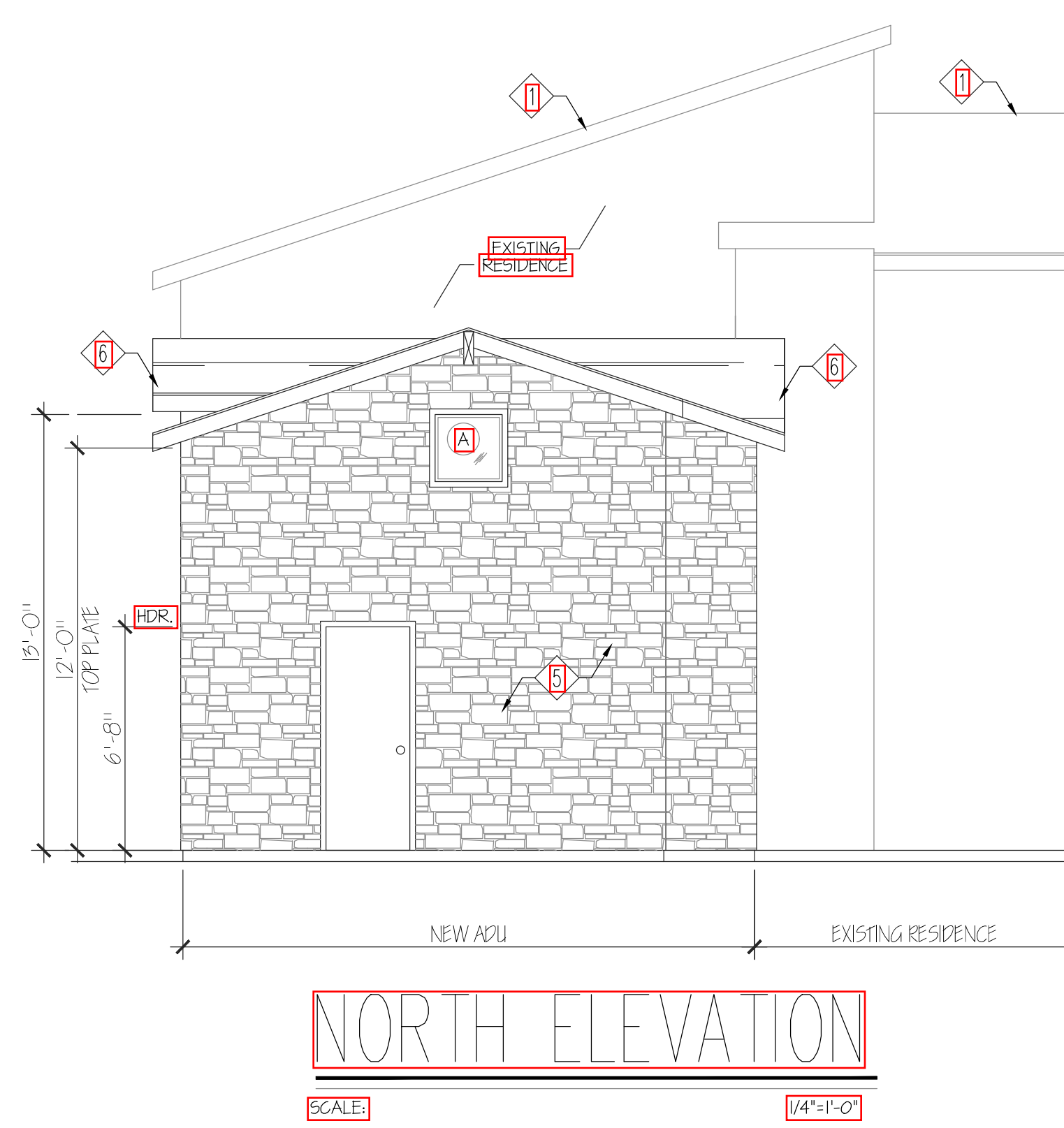
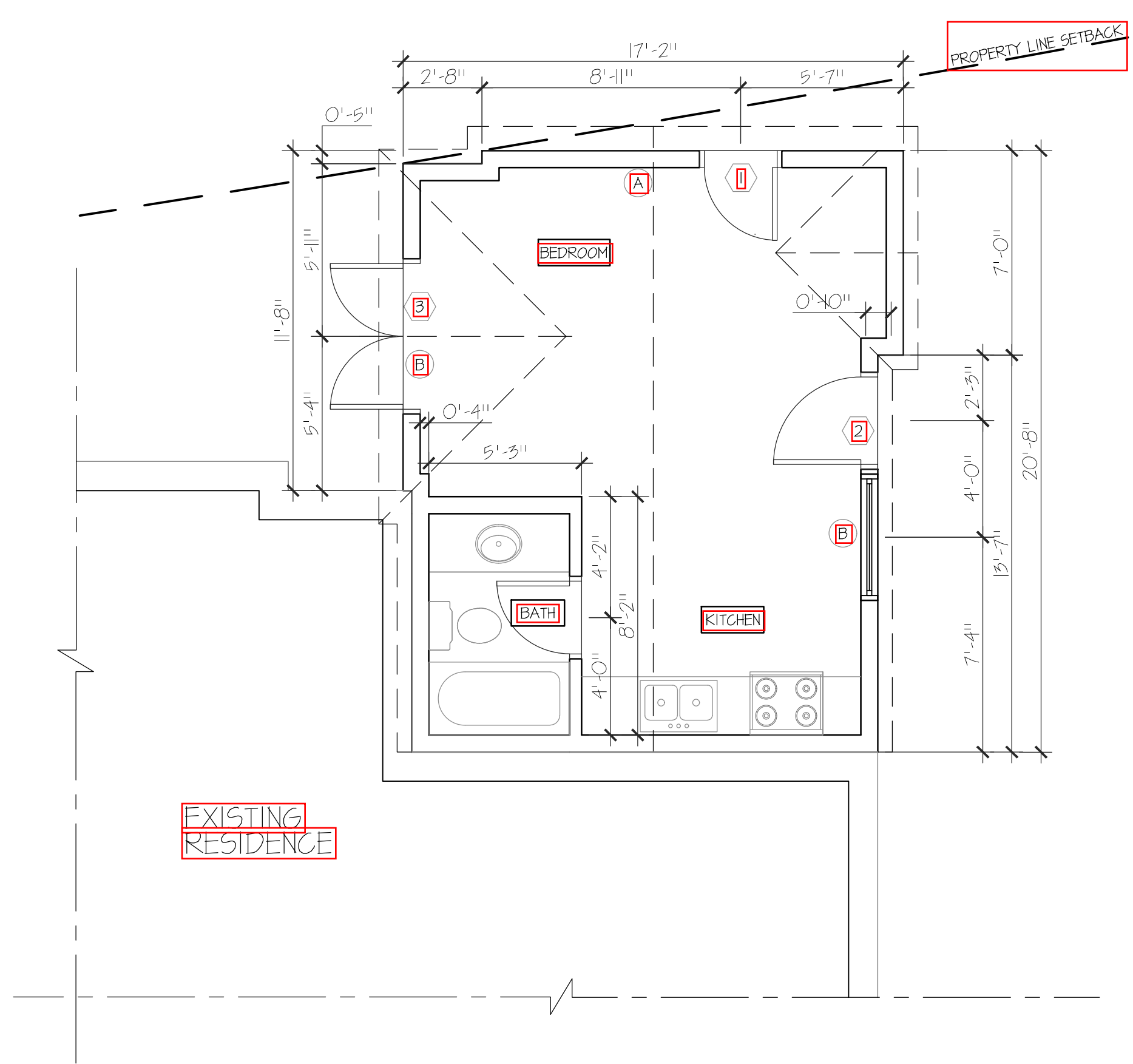
TEL: 805-525-6400

REVISIONS	DATE
PLANNING REV	1-16-20

TIM FINNIGAN FORTUNA
8077 BUENA FORTUNA
CARPINTERIA, CA 93013
APN 004-0-170-410

DRAWN
CHECKED W.L.
DATE 11-8-2020
SCALE AS NOTED
JOB NO. RINCON
SHEET

AN-1



- NOTES**
- 1 = (E) ROOF TO REMAIN
 - 2 = DEMO STAIRS TO MAIN RESIDENCE
 - 3 = (E) WINDOWS AND DOOR(S) TO REMAIN
 - 4 = FRAME IN DOOR OPENING w/ 2x STUDS, EXTERIOR FINISH TO MATCH EXISTING RESIDENCE
 - 5 = EXTERIOR FINISH TO MATCH EXISTING RESIDENCE
 - 6 = NEW ROOF OVER SHARK SKIN UNDERLAYMENT, COLOR AND MATERIAL TO MATCH

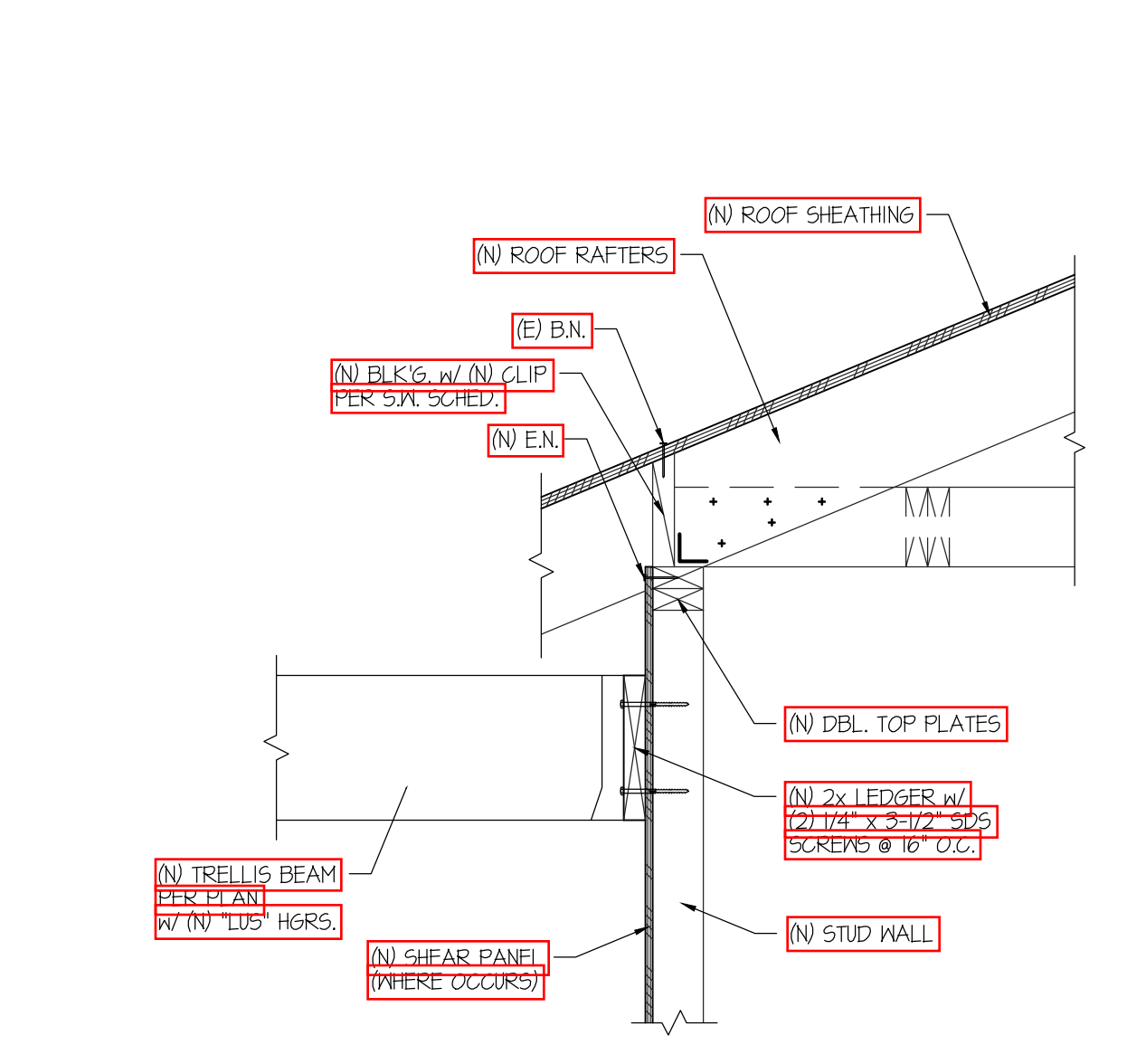
DOOR SCHEDULE						
SYM.	SIZE	TYPE	THK.	REMARKS	SHGC	U
1	2'-6" x 6'-8"	SOLID	1-3/4"	MFR & HARDWARE PER OWNER		
2	5'-0" x 6'-8"	SOLID	1-3/4"	MFR & HARDWARE PER OWNER		
3	5'-0" x 6'-8"	DBL DOORS		MFR & HARDWARE PER OWNER, TEMP'D		

WINDOW SCHEDULE						
SYM.	SIZE	TYPE	GLASS	REMARKS	SHGC	U
A	2'-0" x 2'-0"	FIXED	DUAL	MFR AND HARDWARE, PER OWNER, TEMP'D		
B	4'-0" x 4'-0"	SLIDER	DUAL	MFR AND HARDWARE, PER OWNER, TEMP'D		

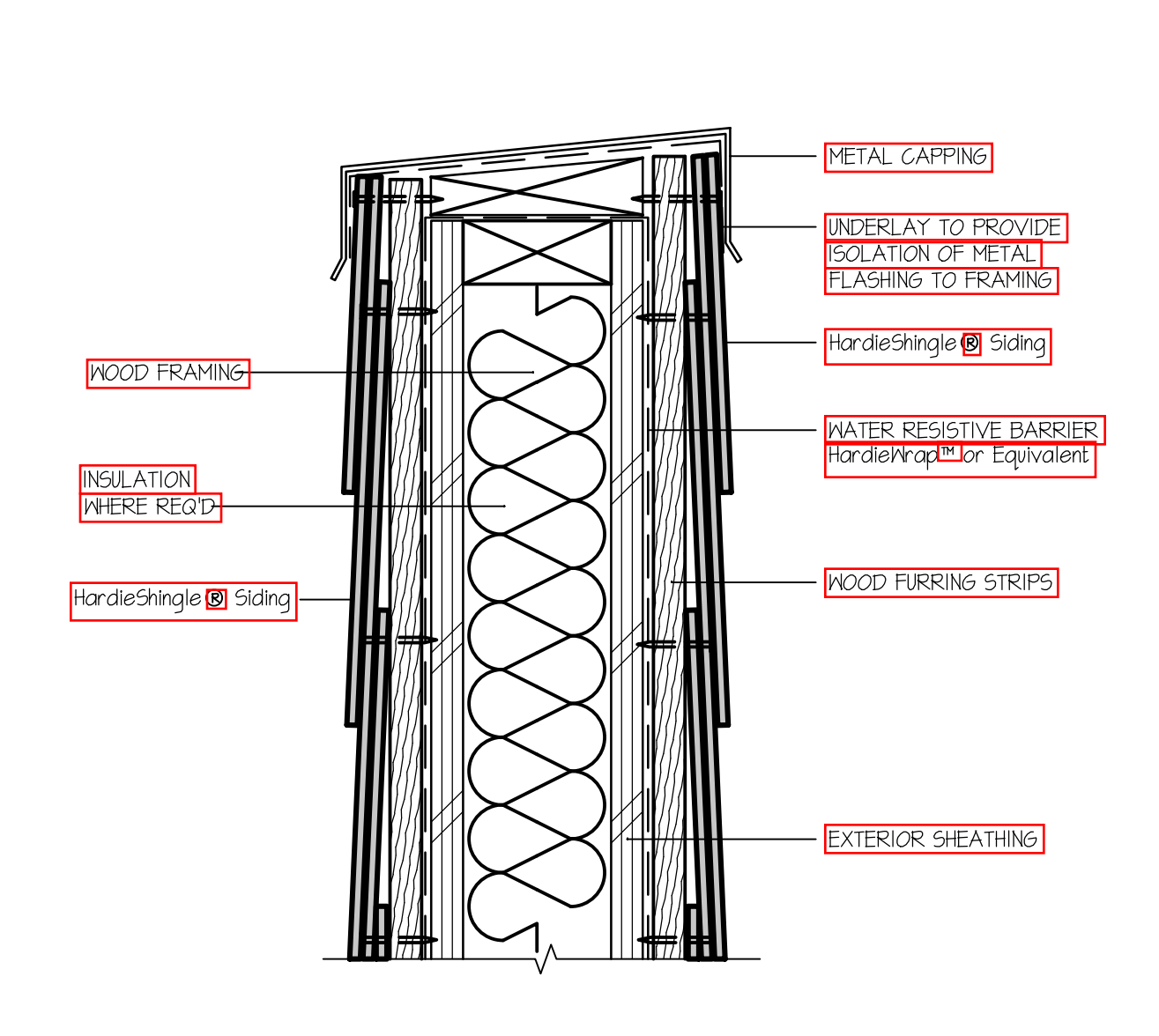
REVISIONS	DATE
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 8077 BUENA FORTUNA
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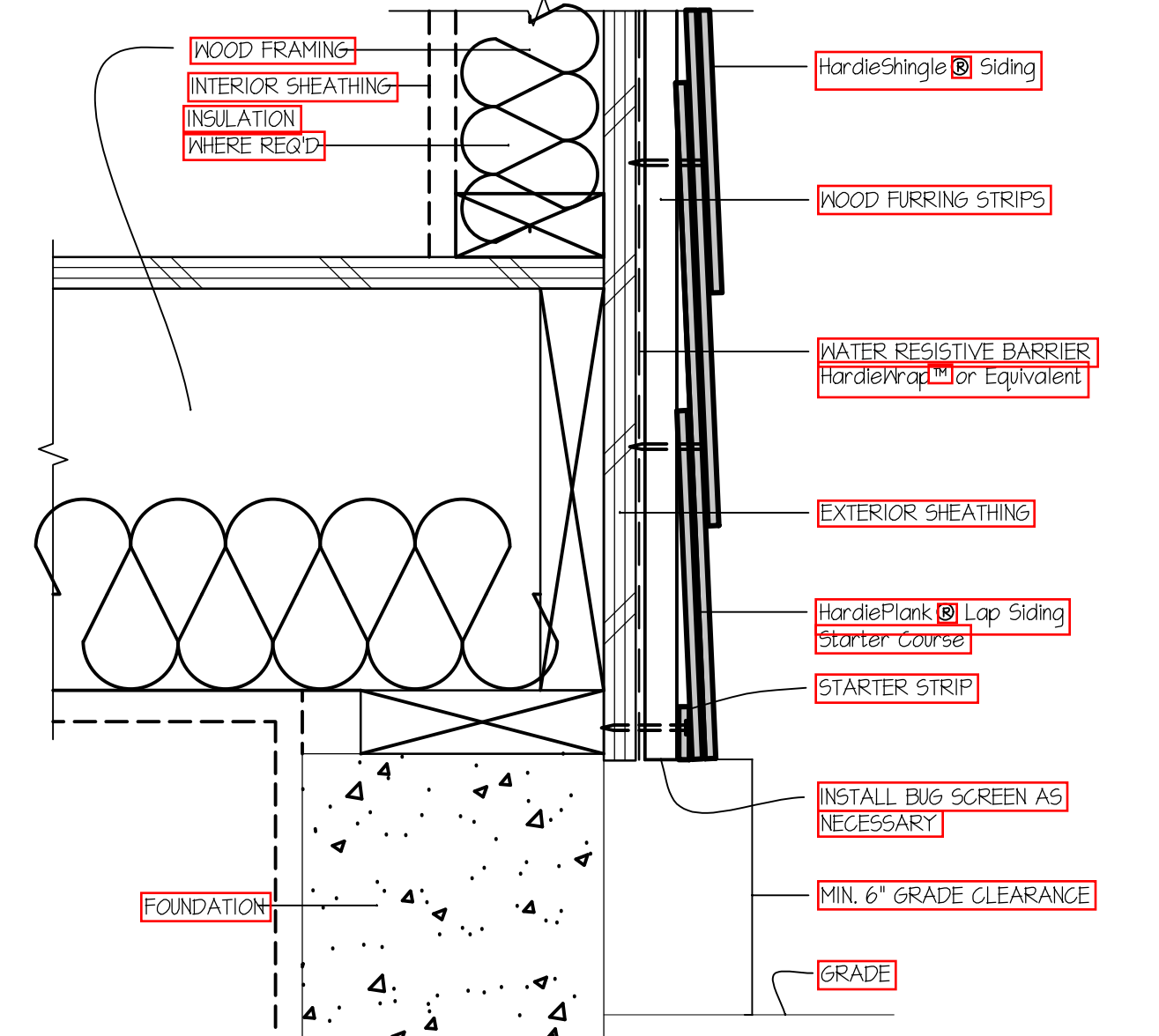
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CHECKED W.L.
DATE 11-8-2020
SCALE 1/4" = 1'-0"
JOB NO. RINCON
SHEET A-1



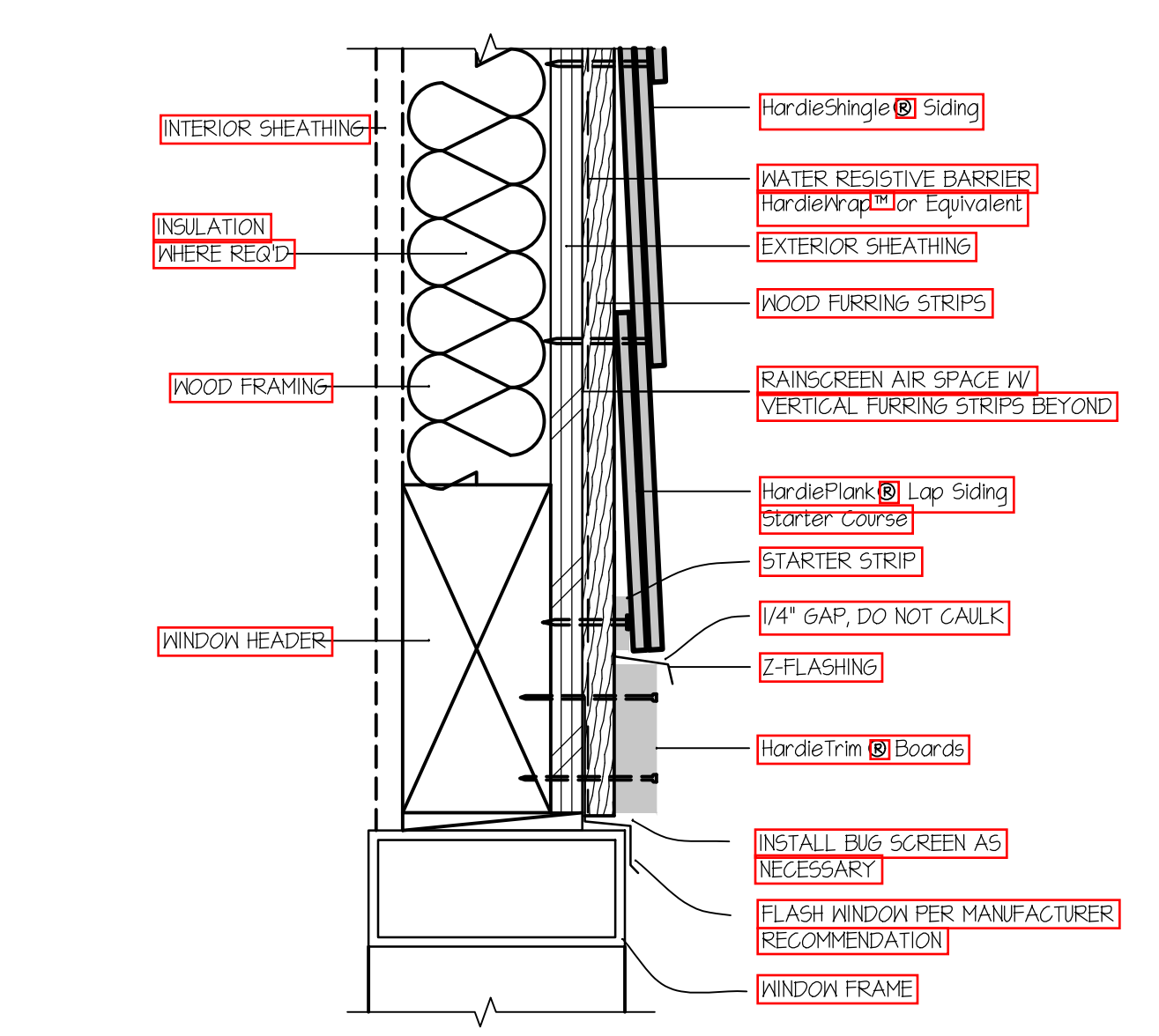
12 LEDGER DETAIL SCALE: NTS



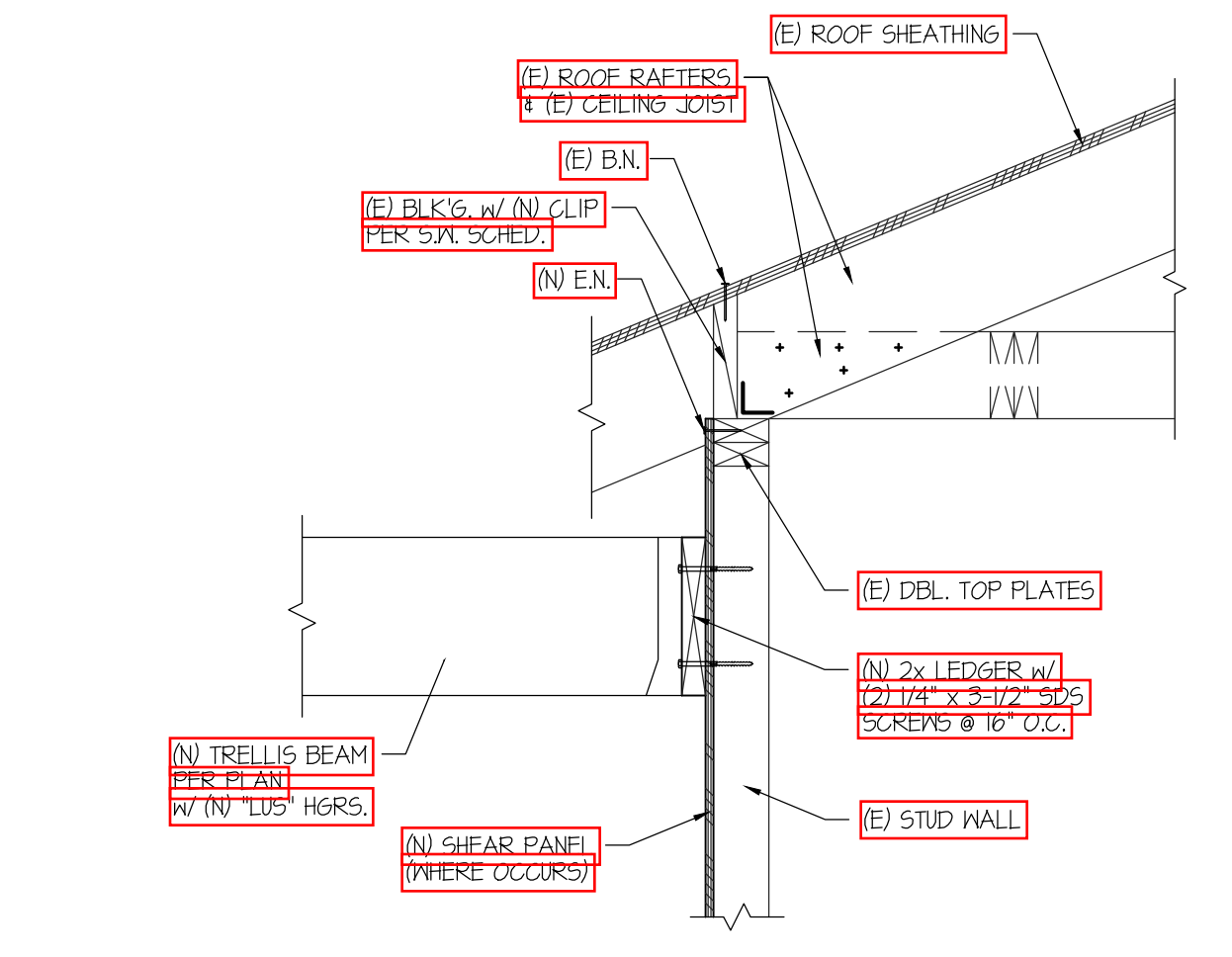
9 PARAPET - RAINSCREEN SCALE: 3/4"-1'-0"



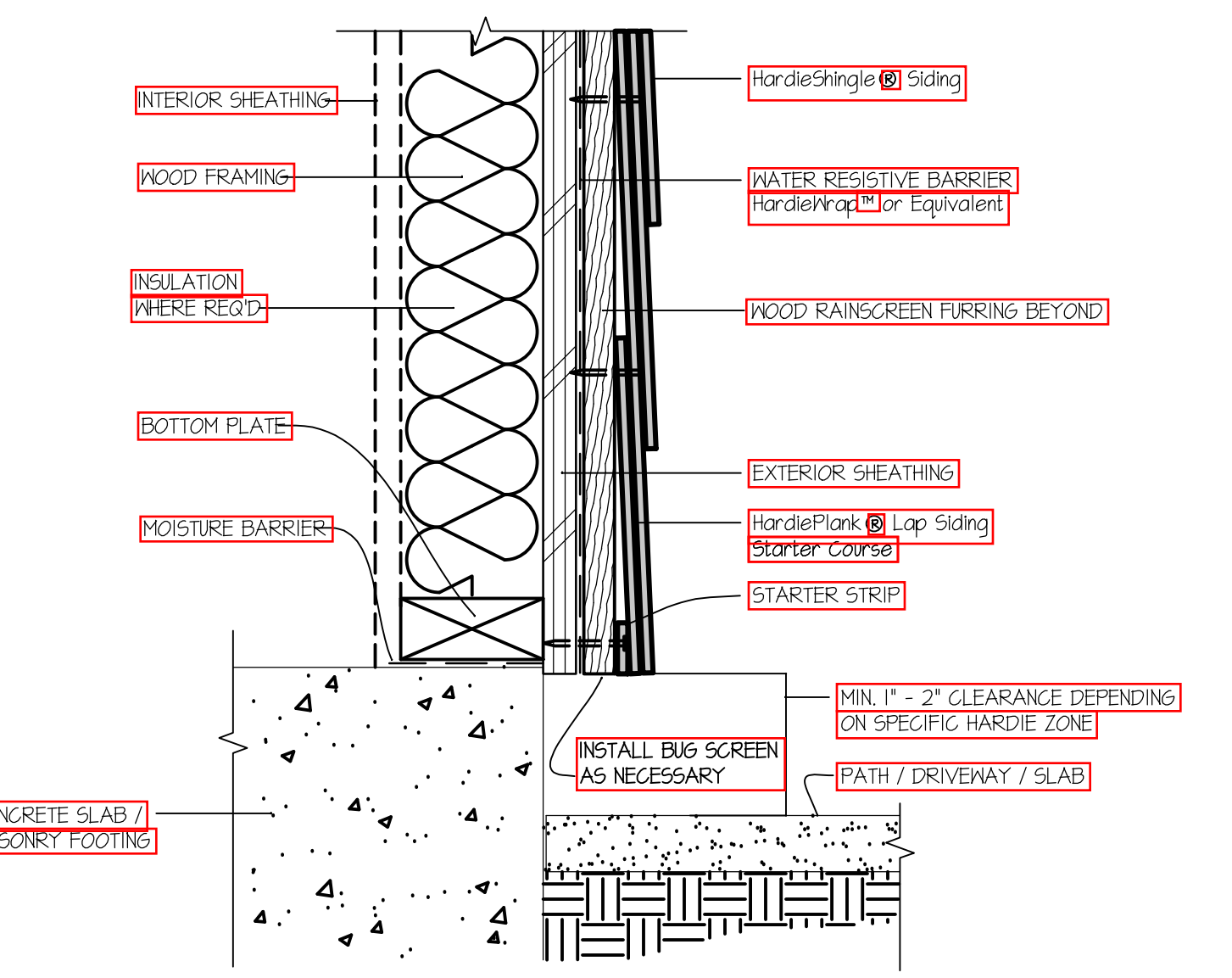
6 GRADE CLEARANCE - RAINSCREEN SCALE: 3/4"-1'-0"



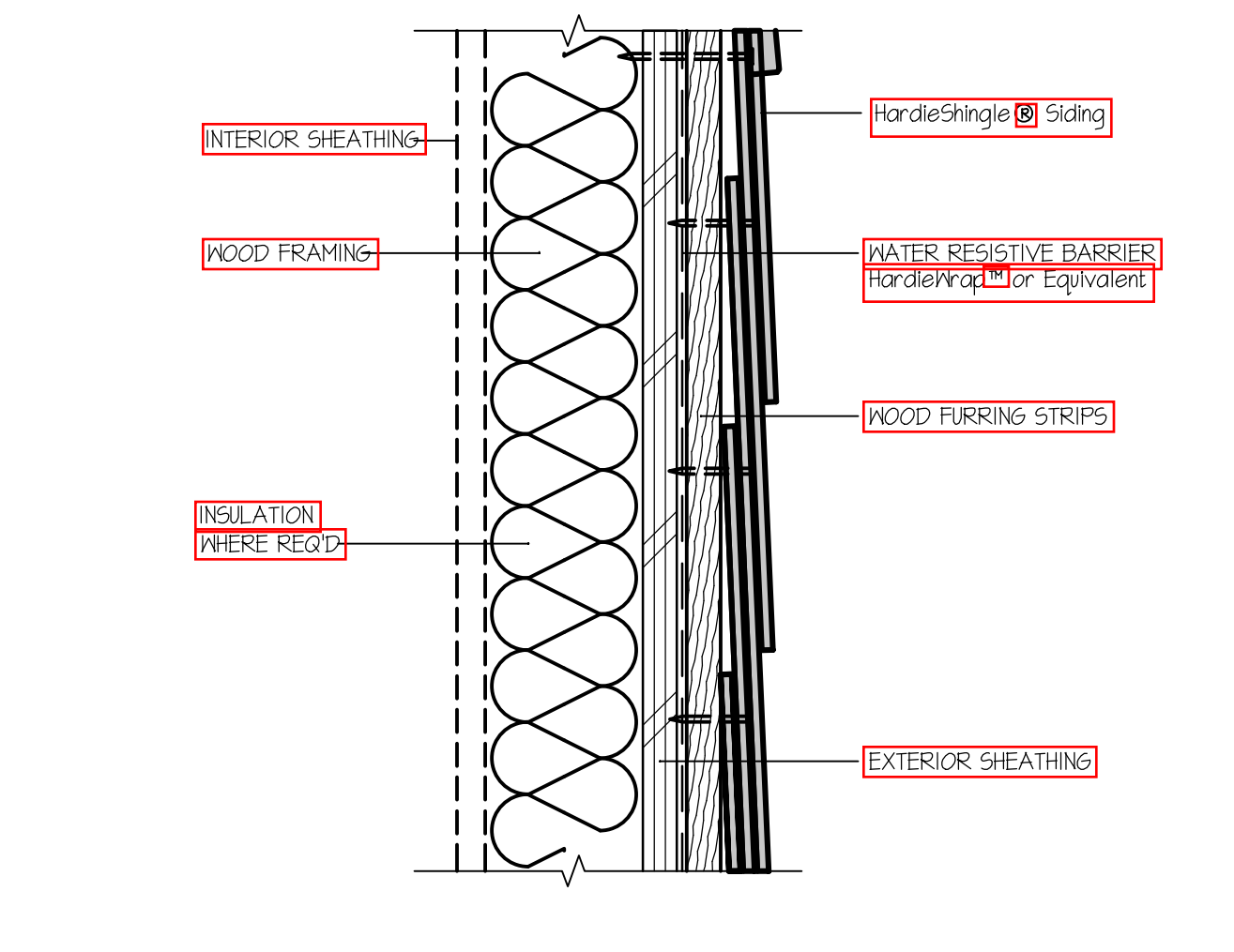
3 WINDOW/DOOR HEAD - RAINSCREEN SCALE: 3/4"-1'-0"



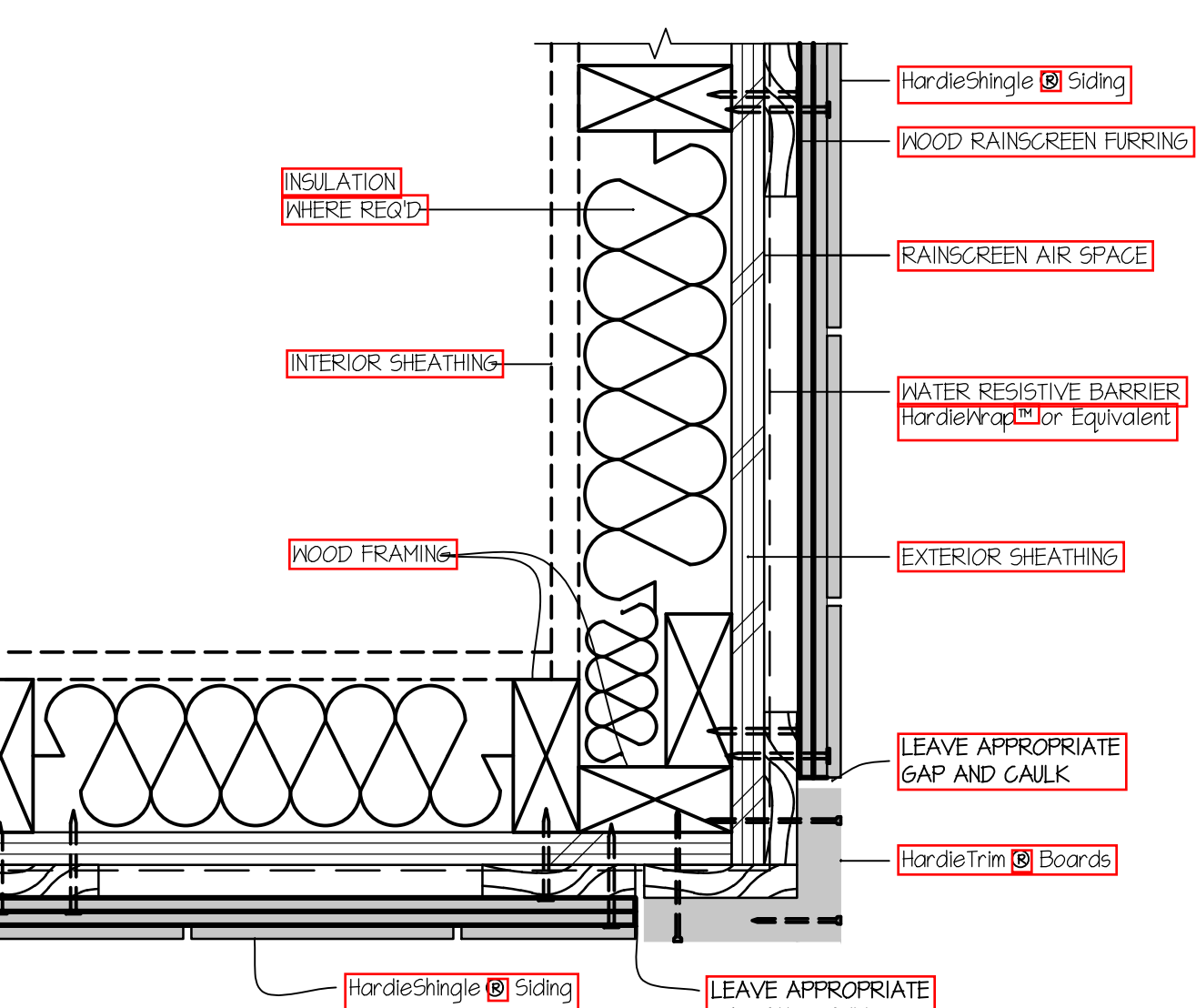
11 LEDGER DETAIL SCALE: NTS



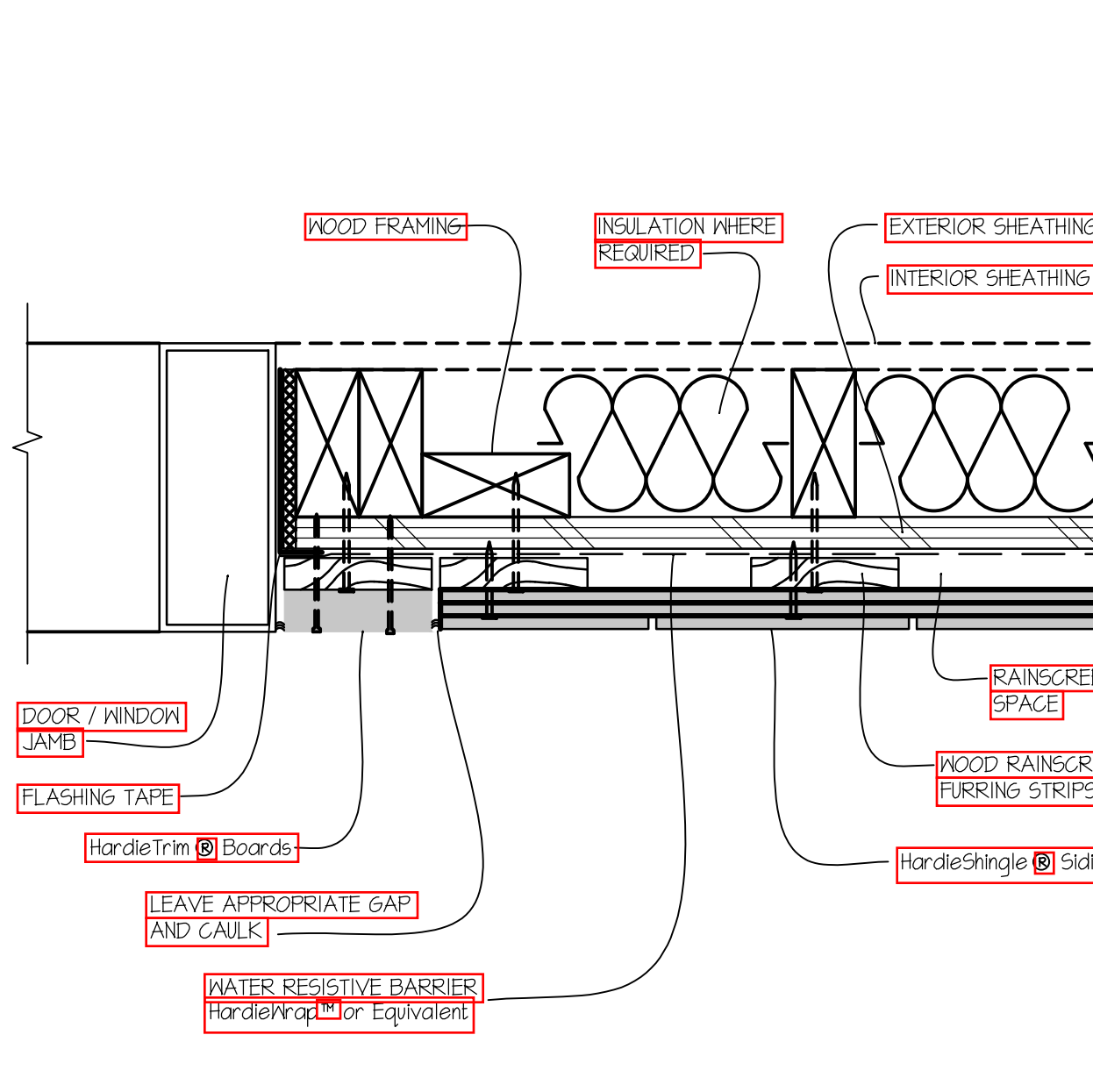
8 HARDSCAPE CLEARANCES, RAINSCREEN, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC. SCALE: 1/2"-1'-0"



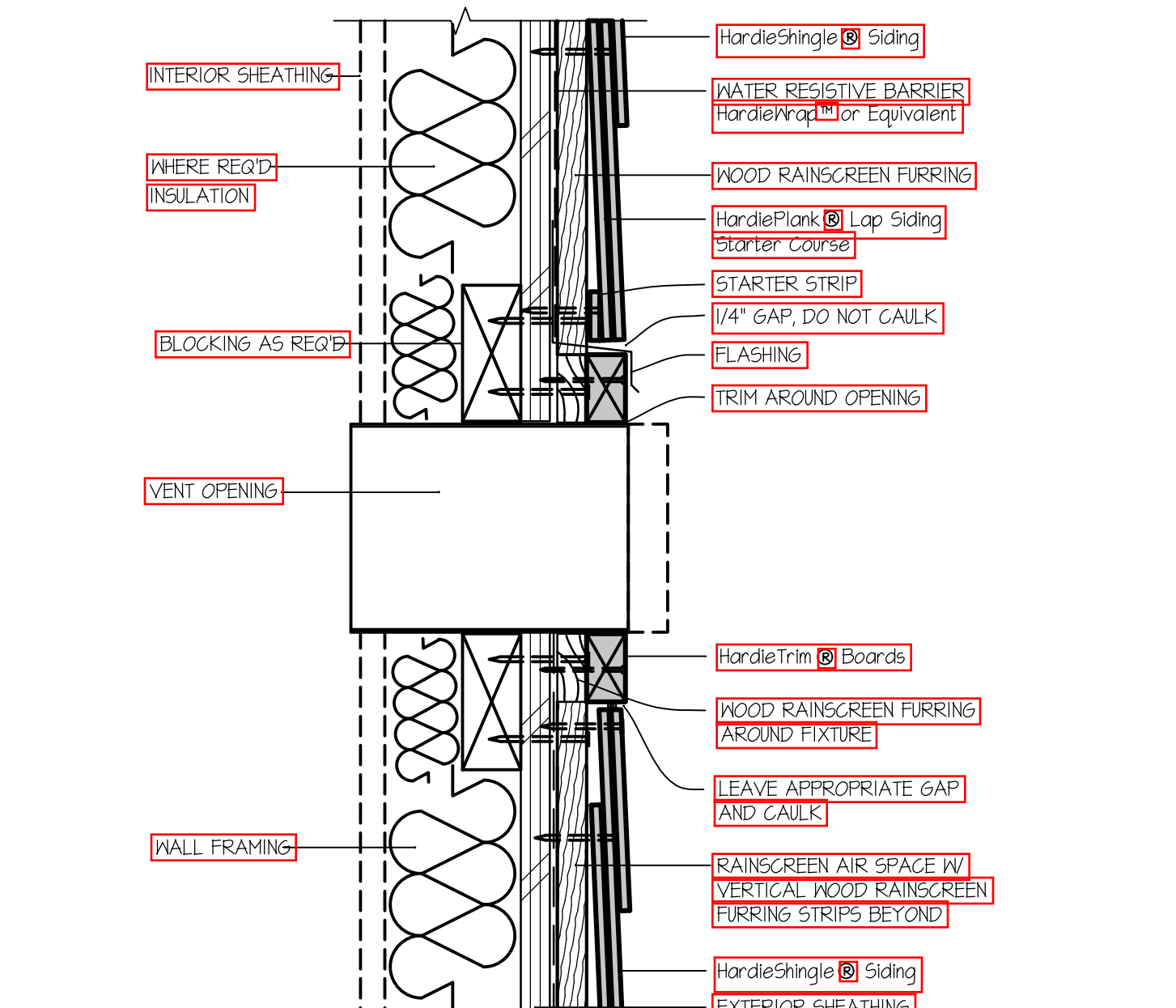
5 HORIZONTAL LAP VIEW - RAINSCREEN SCALE: 3/4"-1'-0"



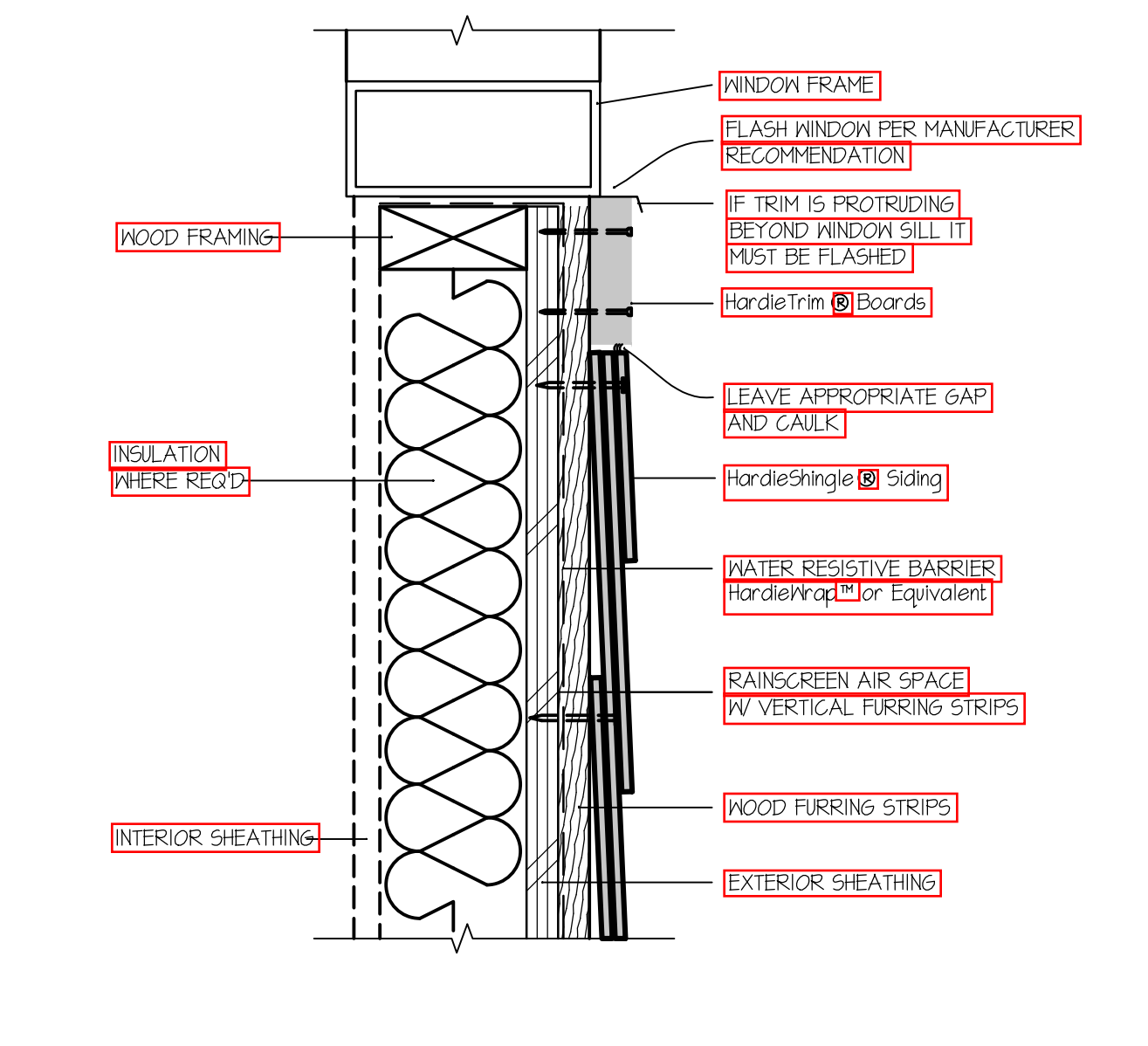
2 OUTSIDE CORNER - RAINSCREEN SCALE: 3/4"-1'-0"



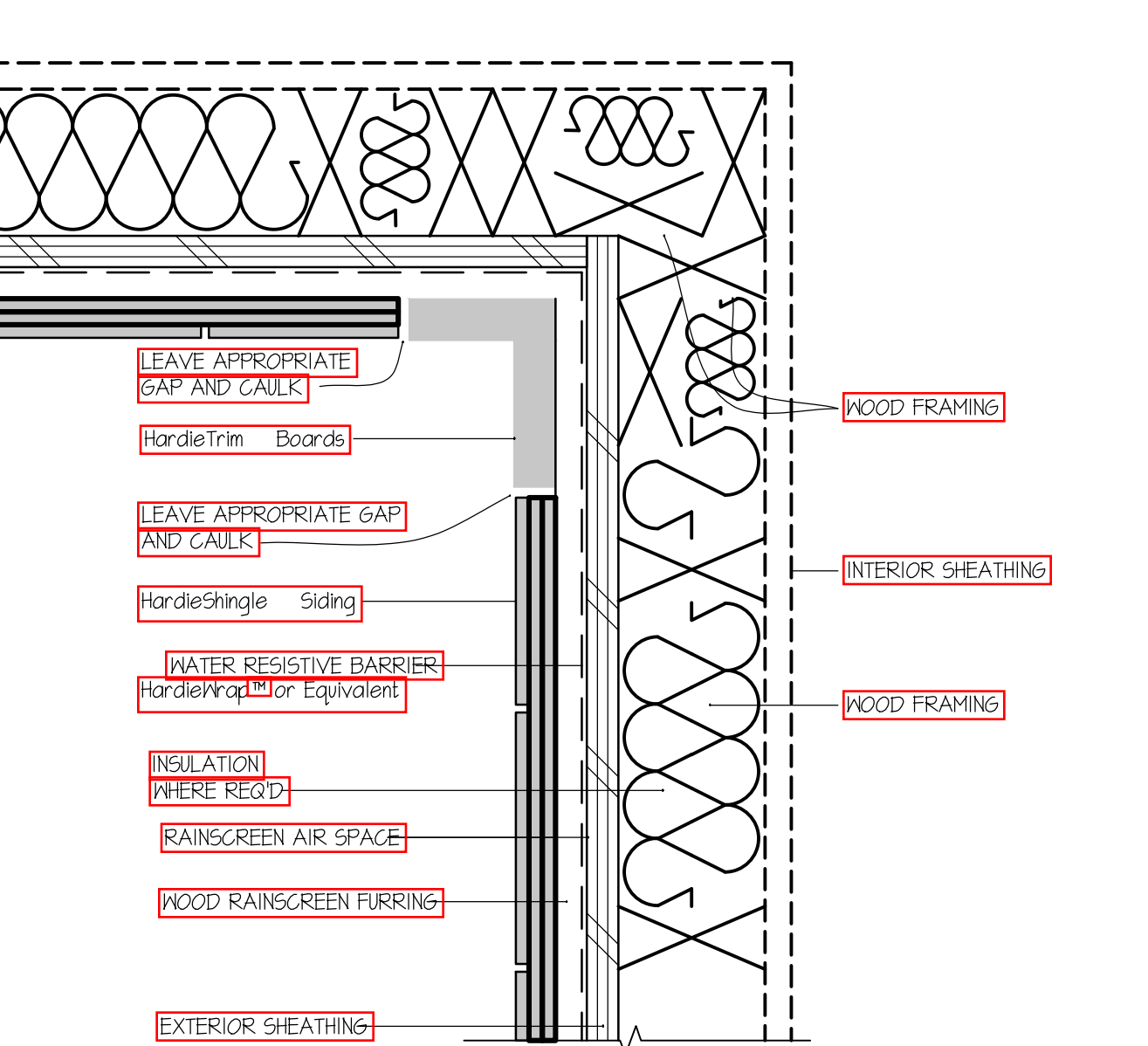
10 DOOR / WINDOW JAMB - RAINSCREEN SCALE: 3/4"-1'-0"



7 FIXTURE PENETRATION - RAINSCREEN SCALE: 3/4"-1'-0"



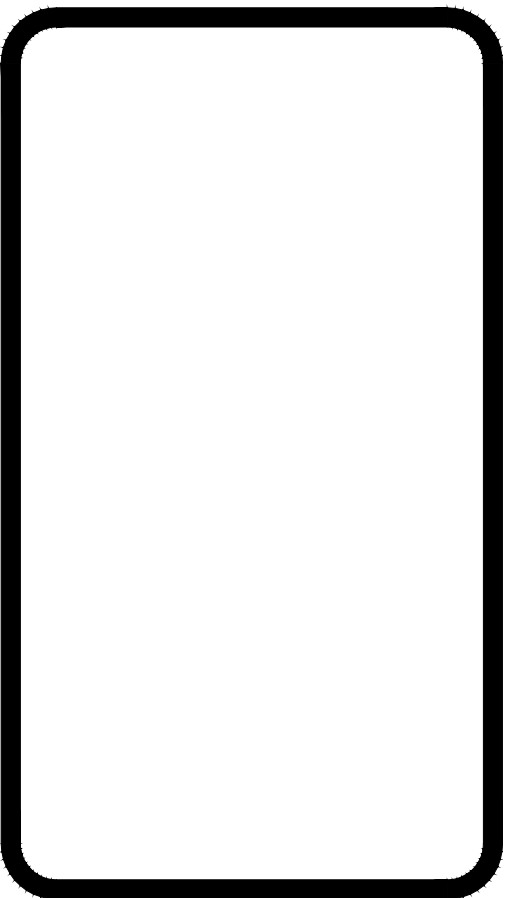
4 WINDOW SILL - RAINSCREEN SCALE: 3/4"-1'-0"



1 INSIDE CORNER - RAINSCREEN SCALE: 3/4"-1'-0"

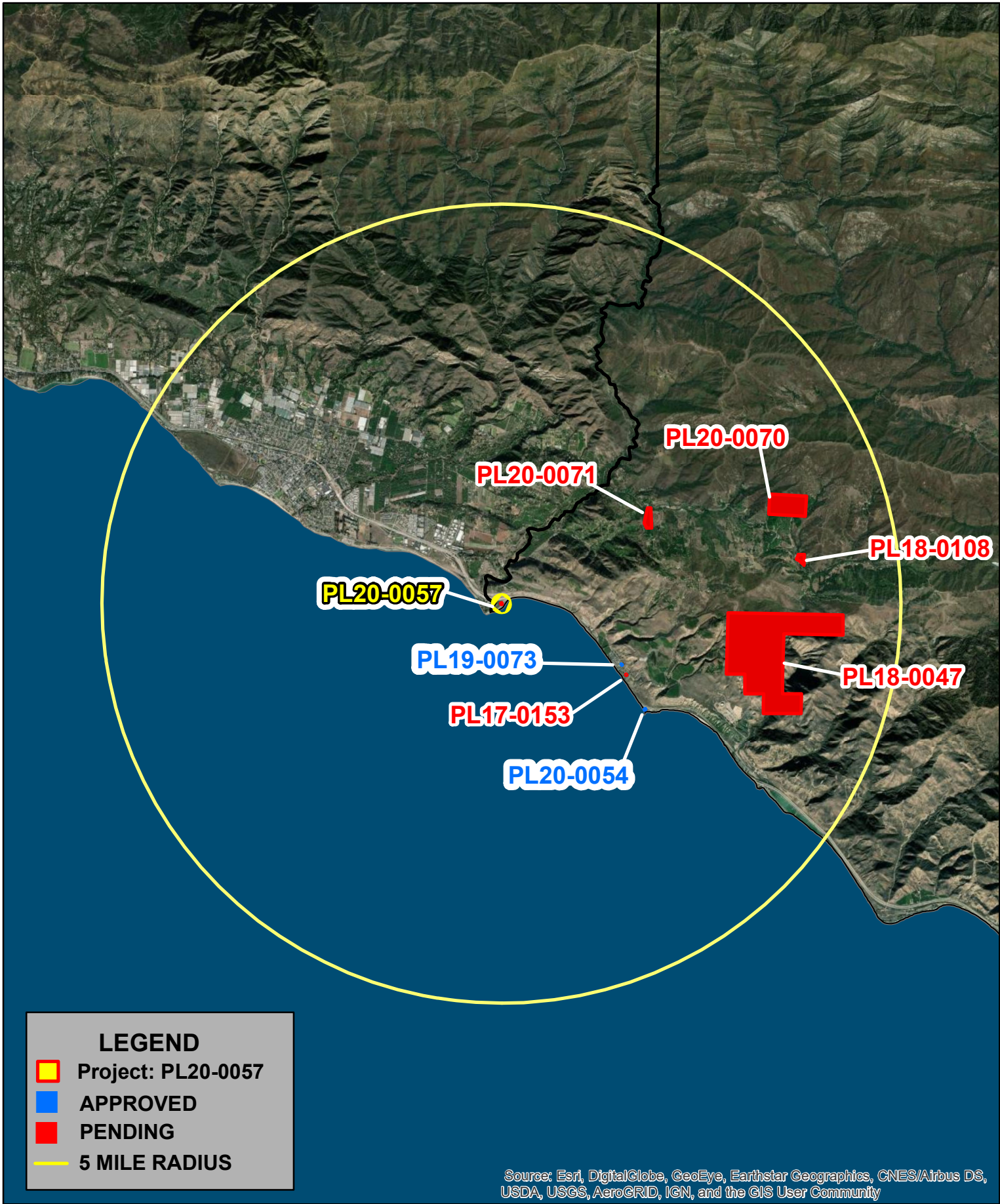
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RINCON
SHEET
A-2



LEGEND

- Project: PL20-0057
- APPROVED
- PENDING
- 5 MILE RADIUS

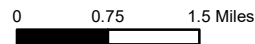
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map Created on 12-21-2020
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County of Ventura
 Mitigated Negative Declaration
 PL20-0057
 Attachment 4 – Pending and Recently Approved
 Projects List



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



RH

Attachment 5 - Works Cited
Coastal Planned Development Case No. PL20-0057

Ventura County Initial Study Assessment Guidelines, April 26, 2011

Ventura County Coastal Zoning Ordinance, December 15, 2020

Project Plans, prepared by Robert William Company, LLC, dated November 6, 2020
(revised December 2, 2020)

Pending and Approved Projects in Unincorporated Ventura County, County of Ventura
Resource Management Agency GIS Department, dated December 21, 2020

Casitas Municipal Water District Will Serve Letter, dated June 16, 2020

Final Environmental Impact Report for the Carpinteria Sanitary District's South Coast
Beach Communities Septic to Sewer Project, prepared by Padre and Associates, 2003

Mitigation monitoring and Reporting Program for Coastal Planned Development Permit
No. LU10-0001, December 9, 2010

Formal Notification of Determination that a Project Application is Complete and
Notification of Native American Consultation Opportunity to Julie Tumamait- Senslie of
the Barbareno-Ventureno Mission Indians for Coastal Planned Development Permit
Case No. PL20-0057, dated January 7, 2021

Watershed Protection District, Advanced Planning Floodplain, Nathaniel Summerville,
July 7, 2020

Watershed Protection District, Planning and Regulatory Division, Nathaniel Summerville
July 7, 2020

Ventura County Public Works Agency, Surface Water Quality Section, Ewelina
Mutkowska, July 7, 2020

Ventura County Agricultural Commissioner's Office, Alec Thille, June 30, 2020

Integrated Waste Management Division, Tobie Mitchell, June 29, 2020

Ventura County Environmental Health Division, Ramesh Bassiri, June 29, 2020

Ventura County Fire Protection District, Ruben Luna, June 30, 2020

Ventura County Public Works Agency, Development and Inspection Services Division,
Jim O'Tousa, July 21, 2020

Ventura County Public Works Agency, Development and Inspection Services Division,
Jim O'Tousa, July 21, 2020

Ventura County Watershed Protection District, Groundwater Section, James Maxwell,
July 7, 2020

Ventura County Public Works Agency Roads and Transportation Department, Darren
Arrieta, June 25, 2020

Ventura County Air Pollution Control District, Nicole Collazo, July 9, 2020

Ventura County Planning GIS data layers, 2021

Ventura County 2040 General Plan October 15, 2020

EXHIBIT 5 – DRAFT CONDITIONS OF APPROVAL FOR COASTAL PLANNED DEVELOPMENT (PD) PERMIT CASE NO. PL20-0057

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 of the Planning Director hearing on January 6, 2022, 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:

The Project is granted for the construction of a 338 square foot (sq. ft.) one-story accessory dwelling unit (ADU) on the subject property. The dwelling unit will be attached to the rear of the existing single-family dwelling and be setback 15 feet from the rear property line and 5 feet from the side property line. The dwelling unit is proposed at 13 feet in height and includes a kitchen, bathroom, and a bedroom. There will not be any interior access from the proposed ADU to the existing single-family dwelling.

The California Department of Housing and Community Development does not require a designated parking space for ADU’s¹. Water will be provided by the Casitas Municipal Water District (Casitas Will Serve Letter, dated June 16, 2020) and the ADU will connect to the existing sewer line located on Buena Fortuna Street and operated by the Carpentaria Sanitation District (Carpentaria Can and Will Serve letter, dated November 15, 2019). No native vegetation and no grading is proposed with the exception of removal and recompaction for the proposed pad.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, and the protection and preservation of resources shall conform to the project description above and all approved County land use hearing exhibits in support of the Project and conditions of approval below.

¹ https://www.hcd.ca.gov/policy-research/docs/adu_december_2020_handbook.pdf

2. 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, 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. 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 Permit modification is required, the modification shall be subject to:

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

4. 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.

All new utility service lines shall be placed underground whenever feasible. In addition, the Permittee shall install double pane glass and noise insulation to minimize noise impacts that may result due the proximity of the ADU from U.S. Route 101.

5. Acceptance of Conditions and Schedule of Enforcement Responses

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

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

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

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, 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 in accordance with the 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.

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 and the completion of Mitigation and Monitoring Reporting Program.

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.

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.

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 maintain a current set of PD Permit conditions and exhibits at the project site.

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, a 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.

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.

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.

Conditions for Coastal PD Permit Case No. PL20-0057

Date of Public Hearing: January 6, 2022

Date of Approval: TBD

Permittee: Timothy Finnegan

Location: 8077 Buena Fortuna, Rincon Point
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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. CUL-1: Archaeological Resources

Purpose: To avoid significant impacts to archeological resources that may exist on the subject property.

Requirement: The Permittee shall retain a Qualified Archaeologist and Native American to monitor all subsurface grading, trenching, or construction activities on the Project site.

Documentation: The Qualified Archaeologist in consultation with the Native American monitor shall provide a monthly report to the Planning Division summarizing the activities during the reporting period. If no archaeological resources are discovered, the Qualified Archaeologist shall submit a brief letter to the Planning Division, stating that no archaeological resources were discovered and that the monitoring activities have been completed.

Timing: The Qualified Archaeologist and Native American shall monitor the Project site during all subsurface grading, trenching, or construction activities. The Qualified Archaeologist shall provide the reports monthly during all subsurface grading, trenching, or construction activities.

Monitoring and Reporting: The Planning Division reviews the monitoring reports and maintains the monitoring reports in the Project file. The Qualified Archaeologist and Native American shall monitor the Project site during all subsurface grading, trenching, or construction activities. The Planning Division has the authority to conduct site inspections to ensure that the monitoring activities occur in compliance with this condition, consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

18. Additional Archeological Resource Protections

Purpose: To ensure that the integrity of this culturally sensitive area remains intact.

Requirement: The Permittee shall ensure that the following actions are implemented at the commencement of project construction.

- a) a Qualified Archaeologist shall provide a cultural resources orientation to the construction crew to familiarize them with the types of prehistoric and/or historic resources that might be exposed during construction, their significance and importance to the Native American community, and the necessity for preserving those resources, the importance of not removing archaeological artifacts or allowing others to do so and the steps to be taken in the event that such a find is encountered; and,
- b) all trenching shall be conducted using a toothless backhoe. No trenching machines (i.e. wheel or chain trenchers) shall be allowed in the area where the ADU will be located.

Documentation: The qualified archeologist shall provide the cultural resources orientation prior to the start of subsurface grading, trenching, or construction activities. Documentation verifying that the orientation has occurred shall be provided to the Planning Division within 30 days from occurrence. A list of the equipment to be used during construction shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for construction.

Monitoring and Reporting: The Planning Division reviews and maintains the documentation in the Project file. The Planning Division has the authority to conduct site inspections to ensure that the monitoring activities occur in compliance with this condition, consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

19. Paleontological Resources Discovered During Grading

Purpose: In order to mitigate potential impacts to paleontological resources that may be encountered during ground disturbance or construction activities.

Requirement: If any paleontological remains 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 paleontological consultant or professional geologist who shall assess the find and provide a report that assesses the resources and sets forth recommendations on the proper disposition of the site;

- iv. Obtain the Planning Director's written concurrence with the recommended disposition of the site before resuming development; and
- v. Implement the agreed upon recommendations.

Documentation: The Permittee shall submit the paleontologist's or geologist's reports. Additional documentation may be required to demonstrate that the Permittee has implemented the recommendations set forth in the paleontological report.

Timing: If any paleontological 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 paleontological report to the Planning Division immediately upon completion of the report.

Monitoring and Reporting: The Permittee shall provide the paleontological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the paleontological report to the satisfaction of the Planning Director. The paleontologist 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 paleontological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the paleontological report, consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

20. 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.

PUBLIC WORKS AGENCY (PWA)

Integrated Waste Management Division (IWMD) Conditions

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

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, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage. Review Ordinance 4421 at:

<https://www.onestoppermits.vcrma.org/images/pdf/FORMBpdf.pdf>

Further, the 2016 California Green Building Code Sections 4.408 and 5.408 require a minimum of 65% diversion of construction and demolition materials from landfill disposal.

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

Documentation: The Form B – Recycling Plan must ensure a minimum of 65% 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.vcpbublicworks.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: <http://onestoppermit.ventura.org/>. A list of local facilities permitted to recycle soil, wood, and greenwaste is available at:

<http://pwportal.ventura.org/WSD/Businesses/Commercial%20Recycling%20&%20Disposal/Construction%20&%20Demolition%20Debris%20Management/docs/Construction>

%20%20Demolition%20Debris%20030217.pdf

A complete list of County-franchised solid waste haulers is available at: http://pwaportal.ventura.org/WSD/Businesses/Commercial%20Recycling%20&%20Disposal/Recycling%20&%20Disposal/docs/031314_Commercial_Haulers.pdf

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

Monitoring and Reporting: The Permittee is required to keep a copy of their approved Form B – Recycling Plan until Building and Safety Division's issuance of final permit.

22. 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. Review Ordinance 4421 at:

<http://onestop.vcpublicworks.org/integrated-waste-management-laws-ordinances>.

The 2016 California Green Building Code Sections 4.408 and 5.408 require a minimum of 65% diversion of construction and demolition materials from landfill disposal.

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

<https://www.vcpublicworks.org/wsd/iwmd/businessrecycling/#GreenWasteProcessing>

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% 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 at the time of Building and Safety Division's issuance of final permit.

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

Watershed Protection District (WPD) Conditions

County Stormwater Program Section

23. 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

<http://onestop.vcpublicworks.org/stormwater-forms>.

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 (APCD) Conditions

24. VCAPCD Rules and Regulations for Grading and Construction

Purpose: To ensure that fugitive dust and particulate matter that may result from 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 project applicant 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.
- VIII. Personnel involved in grading operations, including contractors and subcontractors, should be advised to wear respiratory protection in accordance with California Division of Occupational Safety and Health regulations.
- IX. Unpaved parking areas should be covered with gravel to minimize fugitive dust.

Timing: Throughout the grading phases of the project.

Reporting and Monitoring: Dust control is a standard condition on all Grading Permits issued by Public Works Agency and grading inspector shall perform periodic site inspections throughout the grading period. Monitoring and Enforcement of dust-related provisions shall also be conducted by APCD staff on a complaint-driven basis.

25. Construction Equipment and Vehicles

Purpose: In order to ensure that ozone precursor and particulate emissions from diesel-powered mobile construction equipment are reduced to the greatest amount feasible.

Requirement: The Permittee shall comply with the provisions of all applicable California State Laws and APCD Rules and Regulations regarding portable construction equipment

and construction vehicles.

Documentation: The project applicant shall ensure compliance with the following State Laws and APCD requirements:

- I. Construction equipment shall not have visible emissions greater than 20% opacity, as required by APCD Rule 50, Opacity.
- II. All portable diesel-powered equipment over 50 BHP shall be registered with the State's Portable Equipment Registration Program (PERP) or an APCD Portable Permit.
- III. Off-Road Heavy-Duty trucks shall comply with the California State Regulation for In-Use Off-Road Diesel Vehicles (Title 13, CCR §2449), the purpose of which is to reduce NOx and diesel particulate matter exhaust emissions.
- IV. On-Road Heavy-Duty trucks shall comply with the California State Regulation for In-Use On-Road Diesel Vehicles (Title 13, CCR §2025), the purpose of which is to reduce NOx and diesel particulate matter exhaust emissions.
- V. All commercial on-road and off-road diesel vehicles are subject to the idling limits of Title 13, CCR §2485, §2449(d)(3), respectively. Construction equipment shall not idle for more than five (5) consecutive minutes. The idling limit does not apply to:
 - (1) idling when queuing;
 - (2) idling to verify that the vehicle is in safe operating condition;
 - (3) idling for testing, servicing, repairing or diagnostic purposes;
 - (4) idling necessary to accomplish work for which the vehicle was designed (such as operating a crane);
 - (5) idling required to bring the machine system to operating temperature, and
 - (6) idling necessary to ensure safe operation of the vehicle. It is the Permittee's responsibility to have a written idling policy that is made available to operators of the vehicles and equipment and informs them that idling is limited to 5 consecutive minutes or less, except as exempted in subsection a. above.

The following are recommended measures for construction equipment and vehicles:

- I. Diesel powered equipment should be replaced by electric equipment whenever feasible.
- II. Maintain equipment engines in good condition and in proper tune as per manufacturer's specifications.
- III. Lengthen the construction period during smog season (May through October), to minimize the number of vehicles and equipment operating at the same time.

Conditions for Coastal PD Permit Case No. PL20-0057

Date of Public Hearing: January 6, 2022

Date of Approval: TBD

Permittee: Timothy Finnegan

Location: 8077 Buena Fortuna, Rincon Point
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- IV. Use alternatively fueled construction equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG), or electric, if feasible.

Timing: Throughout the construction phases of the project.

Reporting and Monitoring: Reporting of compliance with the required State Laws regarding diesel vehicles is conducted via annual fleet mix reporting, phasing out of older-tier equipment, and routine surveillance and audits by APCD inspectors. The applicable recommended measures shall be included in the construction plan submitted to Building and Safety and County building/grading inspector shall perform periodic site inspections throughout the construction period. Monitoring and Enforcement of dust-related construction activities shall be conducted by APCD staff on a complaint-driven basis.

Ventura County Fire Protection District (VCFPD) Conditions

26. Fire Department Clearance

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

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

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

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

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