SHIMANOVSKY RESIDENCECOASTAL
PLANNED DEVELOPMENT(PD) PERMIT
CASE NO. PL23-0043

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Coastal Planned Development (PD) permit for the demolition of an existing single-family dwelling and construction of a new single-family dwelling (Case No. PL23-0043).

2. **Applicant/Property Owner:** Sharon Fiedler Shimanovsky, 9423 Beverlywood Street, Los Angeles, CA 90034

3. **Applicant's Representative:** Freddy Carrillo, TW Land Planning & Development, LLC, 1068 E Main Street Suite 225, Ventura CA 93001

4. **Decision-Making Authority:** Pursuant to the Ventura County Coastal Zoning Ordinance (CZO) (Section 8174-5 and Section 8181-3 et seq.), the Planning Director is the decision-maker for the requested Coastal Planned Development Permit.

5. **Project Site Size, Location, and Parcel Number:** The 0.15-acre/6,712-square foot property is located at 3120 Solimar Beach Drive, in the community of Solimar Beach, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 060-0-340-045 (Exhibit 2).

6. **Project Site Land Use and Zoning Designations (Exhibit 2):**

   a. Countywide General Plan Land Use Map Designation: Residential Beach

   b. Coastal Area Plan Land Use Map Designation: Residential High 6.1-36 DU/AC

   c. Zoning Designation: Residential Beach, RB-3,000 sq. ft.

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-acre minimum lot size)	State Route (SR) 1 (Old Coast Highway), Union Pacific Railroad, U.S. 101 Freeway
East	RB-3,000 sq. ft.	Existing 2-story single family dwelling

Location in Relation to the Project Site	Zoning	Land Uses/Development
South	COS-10 ac-sdf (Coastal Open Space, 10-acre minimum lot size)	Existing rock revetment, sandy beach, and Pacific Ocean
West	RB-3,000 sq. ft.	Existing 2-story single family dwelling

8. History: The project site is located in the Solimar Beach Colony. The project site is developed with a single-family dwelling, constructed in 1969. In 1978, California Coastal Commission Coastal Development Permit Case No. 177-27 approved a 2nd story addition (1,250 sq. ft.) and 1st floor addition (288 sq. ft.). Other permits in the record for the subject property include an addition of a bathroom and the installation of heating and cooling mechanical equipment in 1979, and the installation of lighting fixtures in 1980. More recent permits include reroofing permits granted in 1995 and 2006 and a permit for the installation of an earthquake gas valve was granted in 2009.

Pursuant California Environmental Quality Act Guidelines Section 15064.5, historic integrity and criteria analysis was conducted for the subject property and building (Historic Resource Inventory and Evaluation, Provenience Group, Inc., October 2023). The applicant's consulting Archeological Historian determined that the project was not associated with significant historical events (the structure was built in 1969; the subject property and other individual lots within the colony were transferred from ownership by a single trust entity to separate individual owners in 1974), the subject property is not associated with lives of important individuals in our past (the subject property's first lease holder/owner does not meet the criteria), and the site does not possess the propensity to yield information important in prehistory or history. The applicant's consultant determined that the existing building was potentially eligible under criteria 3 due to distinctive characteristics of a type, period, or method of construction (work of a master or high artistic values). The subject building was designed by the architectural firm of Hummel, Rasmussen, and Love. The firm's principal designer, Fred Hummel held the prestigious position of State Architect under Governor Ronald Reagan in 1968. As stated in the submitted report, "(t)he building is considered to be important under this element of evaluation as an example of the work of Fred Hummel and the Hummel, Rasmussen, and Love architectural firm." However, the subject property and building were evaluated under the seven aspects of integrity. The applicant's consultant found that the subject property's sense of feeling and association have been affected as the small beach cottages associated with the original development of the area have been significantly altered or replaced, or significantly impacting the streetscape of the Solimar Beach community. Design, materials and workmanship have also been diminished over the years with the elimination of many of the original elements of initial workmanship. The applicant's consultant finds "the building does not maintain sufficient integrity required to qualify it for listing on the California Register under any of the criteria".

Figure 1-1: Site Photo of the Subject Building May 10, 2023

The subject property is landward of an existing shoreline protective device (a rock revetment) owned by the Solimar Beach Colony located on APN 060-0-330-085. The revetment was constructed in 1982 under California Coastal Commission Coastal Development Permit Case No. 216-21. Coastal Development Permit (CDP) No. 216-21 permitted the placement of rock along the northern part of the Solimar Beach Colony for a length of 440 feet near the location of an existing wooden bulkhead constructed in 1960-61 (appx.). The Project does not propose any modifications to the existing shoreline protection device and has been designed without the need for shoreline protection.

9. **Project Description:** The applicant requests a Coastal Development Permit to demolish an existing two-story single-family dwelling (3,937 square feet (sq. ft.)) and to construct a new single-family dwelling (7,350 sq. ft. in gross floor area[1] with 4,020 sq. ft. of habitable space). The first horizontal member supporting the structure will be located at an elevation of 19 feet above the North American Vertical Datum of 1988 (NAVD88) (Base Flood Elevation is 18 feet NAVD88). The building will have a height of 27 feet, as measured from the lowest elevation of the first floor as established by the Ventura County Public Works Agency. The proposed dwelling is comprised of 5 bedrooms, a gym, a two-car garage and a two-car carport (combined 1,175 sq. ft.), a second-floor balcony (200 sq. ft.), and a third-floor balcony (95 sq. ft.). Structural slabs for the dwelling will be supported on piles and grade beams which will elevate the dwelling in accordance with the recommendations provided in the Runup & Coastal Hazards Analysis, GeoSoils,

[1] Pursuant to Ventura County Coastal Zoning Ordinance Article 2 Definitions, Gross Floor Area is defined as “The area included within the surrounding exterior walls of all floors or levels of a building, exclusive of unenclosed shafts and courtyards, or, if the structure lacks walls, the area of all floors or levels included under the roofed/covered area of a structure.”

Inc., March 2022 and Soil Engineering Report, Solid Soils & Geologic Consultants, dated June 2022. The Project includes the installation of a building elevator which extends from the ground level to the two habitable floors above the garage, constructed in compliance with the National Flood Insurance Program (NFIP) Technical Bulletin 4-93.

Wastewater will be processed by a new 1,500-gallon Septic Tank Effluent Pump (STEP) system which will connect to existing infrastructure operated by County of Ventura Service Area No. 29. The existing STEP system will be demolished. . A new access easement benefitting the Ventura County Public Works Agency, Water and Sanitation Department will be required to be recorded for the new STEP system. Upon recordation of the new easement, the existing easement will be quit claimed. Potable water for domestic use will be provided by Casitas Municipal Water District. Access to the project site is provided by a new private driveway which connects to Solimar Beach Drive, a private road. (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 or Regulations, Division 6, Chapter 3, Section 15000 et seq.), the proposed Project is subject to environmental review.

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. The Project was found to be exempt from CEQA under Guidelines Sections 15301 (Existing Facilities), 15302 (Replacement or Reconstruction Projects), 15303 (New Construction or Conversion of Small Structures). Further, the Project will not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2. Therefore, no further environmental review is required.

SUITABILITY OF USE OF CATEGORICAL EXEMPTION

Class 1, Section 15301(d) and (l) - Existing Facilities

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

(l) Demolition and removal of individual small structures listed in this subdivision:

(1) One single-family residence.

The key consideration in determining applicability of the Class 1 Categorical Exemption is whether the project involves negligible or no expansion of use. As described above (Section A), the proposed Project results in the demolition of one existing single-family

dwelling and the construction of a replacement dwelling. The proposed demolition was evaluated for impacts upon historical resources and was found to have no significant impact upon the historic resources as defined by State and Federal Statutes. The demolition of one dwelling is typically associated with redevelopment projects in residentially zoned areas. The request to demolish has been evaluated and found to be reasonable and necessary to construct a new single-family dwelling.

Therefore, the Class 1 exemption would apply.

Class 2, Section 15302(c) – Replacement or Reconstruction

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

In conformance with the criteria for Class 2 projects, the proposed scope of work is comprised of the replacement of one single-family dwelling located on the same site as the demolished structure. The Project does not include any additional development on adjacent lots and will utilize existing utilities and infrastructure to facilitate the proposed development. The Project is located on the same lot as the demolished dwelling and will have substantially the same purpose (dwelling) and capacity (one) as the structure replaced.

Therefore, the Class 2 exemption would apply.

Class 3, Section 15303(a) - New Construction of Small Structures

> *Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel*.
>
> *(a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to this exemption applies to apartments, duplexes and similar structures designed for not more than six dwellings.*

As discussed above, the proposed Project consists of the construction of one single-family dwelling, following the demolition of an existing single-family dwelling located on the same property. The project site is located within an existing community area, as defined by the Ventura County General Plan and will utilize existing public infrastructure and utilities for a range of necessary improvement associated with the development of residential land uses (i.e., sewer and water service, access).

Therefore, the Class 3 exemption would apply.

ANALYSIS OF EXCEPTIONS TO EXEMPTIONS, SECTION 15300.2

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

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

The proposed Project occurs upon an existing developed lot located between the first public road (Stater Route 1 (SR 1); Old Coast Highway and the Pacific Ocean. The Project involves the demolition of an existing single-family dwelling and the construction of one new single-family dwelling located on the same property. While the subject property is located adjacent to a sandy beach area and coastal waters, the development envelope is wholly within the confines of the developed and disturbed lot. The applicant will be subject to standard development requirements such as compliance with the County Stormwater Program for the implementation of erosion control measures during construction. Therefore, the Project will have no impact upon environmental resources of hazardous or critical concern that have been designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

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

The proposed Project does not result in cumulatively considerable impacts upon the environment. Recent projects in the Solimar Beach Colony are located upon existing legal lots of record, do not occur upon sandy beach areas or within areas with impacts to coastal waters. All projects adjacent to the coast are discretionary resulting in Coastal PD Permits with conditions to account for a range of best practices for a variety of areas of concern (i.e., archaeological resources, stormwater quality to prevent pollution, fire, etc.). With no known cumulative environmental impacts from recently approved and permitted projects, the subject request is not subject to the exception related to cumulative impact.

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

Activities associated with the proposed development will not result in any reasonable possibility in significant impacts upon the environment due to unusual circumstances as the proposed Project occurs within a previously developed area and does not involve any encroachment onto areas subject to volatile conditions or severe hazard.

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

The proposed development does not result in significant impacts upon scenic resources. The applicant does not propose the removal or modification of any trees, historic buildings, or modification to natural terrain such as rocky outcroppings. While the project occurs adjacent to SR 1, (PCH), this segment of the road is not formally designated as scenic.

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

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

Therefore, this exception to the categorical exemptions would not apply.

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

As disclosed in Section A.8, History (above), the Project was evaluated for impacts upon historic resources. The existing building was found to potentially qualify under the criteria for determine the significance of impacts to Archaeological and Historical Resources under 15064.5(3)(c) as the building was designed by the noted local architectural firm of Hummel, Rasmussen, and Love. However, due to modifications to the building and the overall redevelopment of the Solimar Beach Colony the subject building does not retain sufficient integrity to qualify as an important historical resource eligible for listing in the California Register.

Therefore, this project is categorically exempt pursuant to Sections 15301 (Existing Facilities), 15302 (Replacement or Reconstruction),15303 (New Construction of Small Structures) of the CEQA Guidelines.

C. CONSISTENCY WITH THE GENERAL PLAN

The proposed project has been analyzed and determined to be consistent with all applicable General Plan and Coastal Area Plan policies. A consistency analysis which evaluates the project's consistency with the policies of the General Plan is included as Exhibit 5 of this staff report.

D. ZONING ORDINANCE COMPLIANCE

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

Pursuant to the Ventura County Ventura County CZO (Section 8174-4), the proposed use is allowed in the RB-3,000 sq. ft. (Residential Beach) 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 building and structures that are subject to the development standards of the Ventura County CZO. 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)	3,000 sq. ft.	6,712 sq. ft.
Maximum Percentage of Building Coverage	65%	50% (3360 sq. ft./ 6,712 sq. ft.)
Front Setback	10 feet	10 feet
Side Setback	3 feet	3 feet
Rear Setback	14 feet	14 feet
Maximum Building Height	28 feet	27 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 project site is located in the North Coast sub area of the County's Coastal Zone, has a General Plan land use designation of Existing Community – Residential Beach, and is zoned Residential Beach (3,000 sq. ft. minimum lot size). The neighboring properties have the same General Plan land use and zoning designations as the proposed project site and are developed with single-family dwellings. To the south, the subject property abuts an existing rock revetment, sandy beach and coastal waters (Pacific Ocean). State Route 1 and UPRR, are located 20 feet and 100 feet to the north of the project site, respectively.

The proposed Project consists of a request to demolish an existing single-family dwelling and to construct a single-family dwelling on the same lot. As discussed in Sections B and C of this staff report, here is no potential to create any land use conflicts with surrounding residential development, generate new traffic beyond that associated with a single-family dwelling, or introduce physical development that is incompatible with the surrounding development.

The proposed dwelling is compatible with the character of the surrounding development. Existing single-family structures surrounding the project site vary in age, square footage and are generally comprised of two-story buildings. The architecture in the surrounding area is an eclectic mix of styles such as the neocolonial, Spanish, Italian and Modern. Homes in the area include both gabled/ pitchedroofs and flat roof designs. The proposed contemporary Shingle House stylewould be compatible with the other homes in the area, again because there is no one uniform style in Solimar Beach. Features of the proposed dwelling include a side-gabled shingled roof and composition cladding on the exterior walls which mimic the Victorian Shingle style houses. The proposed home is not a pure copy of the Shingle house style, as the structure contains modern windows, recessed balcony and deck, and other elements not traditionally associated with modern copies of this style. Additionally, the Project would not involve alterations of natural features or further degrade the viewshed from public viewing locations to the shore or from the publicly accessible areas of the beach to the surrounding hillside areas. The proposed dwelling also maintains the prescribed setbacks and lot coverage limit as prescribed for the underlying RB zone, as well as the stringline setback for all beachfront buildings within the Solimar Beach Colony.

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 Project consists of a request for approval of a Coastal PD Permit to demolish an existing 3,250 sq. ft. two-story single-family dwelling, construct a three-level 7,350 sq. ft. single-family dwelling with an attached garage, a new 1,500 gallon STEP tank, and related infrastructure. The proposed use is not a

conditionally permitted use, and, therefore, the requirement of this finding does not apply to the proposed Project.

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

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

As discussed in Section C of this staff report (above), the Project was analyzed for consistency with policies related to public facilities, services, and infrastructure, water resources and conservation and open space and was found to maintain the requirements prescribed under these policies. The proposed Project would not be obnoxious or harmful or impair the utility of neighboring property or uses. Water for the proposed Project will be provided by an existing utility connection to infrastructure operated by Casitas Municipal Water District. An upgraded STEP tank will be installed and connected to wastewater infrastructure operated by the County of Ventura. The upgraded wastewater connection will adequately serve the proposed single-family dwelling. The existing road network is adequate to continue serving the project site. Due to the Project's location in a high fire hazard area, the proposed Project will be subject to VCFPD-recommended conditions of approval including the requirement to ensure the dwelling contains sprinklers, adequate clearance around structures, and adequate access is provided on-site (Exhibit 4, Condition Nos. 32 through 36).

Furthermore, as discussed in Section D of this staff report (above), the proposed Project will comply with the maximum building height and building setback requirements. The proposed Project will be subject to a condition of approval to limit the days and hours of noise-generating construction activities in order to ensure that construction-generated noise does not significantly affect occupants of residences located within proximity to the proposed project site (Exhibit 4, Condition No. 21). 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.

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

As described in Section C (above), the proposed Project was analyzed for constancy with policies related to hazards and safety, and conservation and open space which relate to the preservation of the public interest, health, safety, convenience and welfare. The Project is found to maintain safety policies related to emergency access, fire prevention and design via the implementation of Conditions of Approval Nos. 32 through 36 issued by the Ventura County Fire Protection District (VCFPD). These conditions relate to the provision of fire protection improvements within the structure and the review of the construction

documents by VCFPD. The Project was also found to be consistent with the applicable hazards policies for sea level rise, planning and adaptation, structural design, the minimization of adverse impacts, the minimization of risks to life and property in areas of high geologic, flood and fires hazard and noise compatibility. The supporting Runup & Coastal Hazard Analysis (Exhibit 6) found that the proposed building can be constructed using piles with the first habitable floor elevated in consideration of future sea level rise and accommodating wave action for the future design shoreline. The proposed structure includes a building elevator which will be constructed in compliance with the National Flood Insurance Program (NFIP) Technical Bulletin 4-93. The supporting coastal hazards report indicates that the structure is reasonably safe from coastal hazards including shoreline erosion, wave runup and flooding without the need for shoreline protection. The Applicant will prepare construction documents which demonstrate that the structural design has incorporated the design considerations identified in the coastal hazards report (Exhibit 4, Condition No. 18). The Applicant is also subject to conditions of approval related to the submittal of a Floodplain Development Permit and payment of the Land Development Fee for Flood Control Facilities (Exhibit 4, Conditions Nos. 24 & 27), which further ensure that the public health, convenience and general welfare are maintained throughout the life of the Project. Therefore, the proposed Project will not be detrimental to the public interest, health, safety, convenience, or welfare.

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

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

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091), CZO (Section 8181-6.2 et seq.). On May 23, 2024, 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 May 27, 2024, the Planning Division placed a legal ad in the *Ventura County Star*.

G. RECOMMENDED ACTIONS

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

1. **CERTIFY** that the Planning Director has considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;

2. **FIND** that this Project is categorically exempt from CEQA pursuant to Sections 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and 15303 (New Construction of Small Structures) of the CEQA Guidelines;

3. **MAKE** the required findings to grant Coastal PD Permit pursuant to Section 8181-3.5 of the Ventura County CZO, and based on the substantial evidence presented in Section E of this staff report and the entire record;

4. **GRANT** Coastal PD Permit Case No. PL23-0034, subject to the conditions of approval (Exhibit 4); and

5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

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

If you have any questions concerning the information presented above, please contact John Oquendo at (805) 654-3588 or John.Oquendo@ventura.org.

Prepared by:

John Oquendo, Case Planner
Residential Permits
Ventura County Planning Division

Reviewed by:

Jennifer Trunk, Manager
Residential Permits
Ventura County Planning Division

EXHIBITS

Exhibit 2	Maps
Exhibit 3	Plans
Exhibit 4	Conditions of Approval
Exhibit 5	General Plan Consistency Analysis
Exhibit 6	Runup & Coastal Hazards Analysis (GeoSoils, Inc, March 2022)
Exhibit 7	Soils Engineering Report (Solid Soils & Geotechnical Consultants, June 2022)

COUNTY of VENTURA

Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 05-24-2023

RMAgis

County of Ventura
Planning Director Hearing
Case No. PL23-0043
Exhibit 2 - Maps

0 10,000 20,000 Feet

Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does no twarrant the accuracy of this mapand no decision involving a risk of economic loss or physical injury should be made in reliance thereon.

N

RH

COUNTY of VENTURA

Ventura County,California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 05/24/2023
This aerial imagery is under the copyrights of Pictometry
Source: Pictometry, 2019

RMAgis

County of Ventura
Planning Director Hearing
PL23-0043
General Plan & Zoning Map

0 37.5 75 Feet

Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does no twarrant the accuracy of this mapand no decision involving a risk of economic loss or physical injury should be made in reliance thereon.

N

RH

COUNTY of VENTURA

Ventura County,California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 05-24-2023
This aerial imagery is under the
copyrights of Vexcel 2022

RMAgis

County of Ventura
Planning Director Hearing
PL23-0043

Aerial Photography

0 20 40 Feet

RH

chet architecture

2020 CUMMINGS LN
LOS ANGELES, CA 90027
323-522-6943

PROJECT & CLIENTS:

SOLIMAR RESIDENCE

SHARON FIEDLER SHIMANOVSKY BORIS SHIMANOVSKY
3120 SOLIMAR BEACH DRIVE
VENTURA, CA 93001

LEGEND:

STAMP:

MILESTONES:

12/20/2022	PERMIT DRAWINGS
10/30/2023	PERMIT DRAWINGS

SHEET:

G 101

PROJECT DATA

PROJECT DATA 1

PROJECT DESCRIPTION
DEMOLITION OF EXISTING STRUCTURE ON SITE. NEW GROUND-UP SINGLE FAMILY RESIDENCE THAT IS 3 STORIES. PER FEMA REQUIREMENTS, THE FIRST LIVABLE STORY IS RAISED. THE ENTIRE STRUCTURE IS BELOW THE BUILDING HEIGHT LIMIT. THE STRUCTURE HAS AN INTERIOR COURTYARD THAT IS ALSO WHERE THE MAIN ENTRY DOOR TO THE RESIDENCE IS LOCATED. ONCE INSIDE, YOU WILL ENTER THE OPEN FLOOR PLAN OF THE KITCHEN AND LIVING ROOM THAT HAS AN OCEANSIDE DECK. THIS DECK IS RAISED FROM THE GROUND BUT BELOW THE SITE LINES FROM THE NEIGHBORS. THE LOWER STORY HAS AN ENCLOSED GARAGE AND OPEN AIR GARAGE. IT FITS THE REQUIRED TWO COVERED PARKING SPOTS. THE TOP STORY IS WHERE THE BEDROOMS ARE LOCATED.

BUILDING INFORMATION:

OCCUPANCY GROUPS:	R3
USES:	SINGLE FAMILY DWELLING
CONSTRUCTION TYPE:	TYPE 5A
FIRE SPRINKLERS:	YES
EXISTING HOUSE:	3,250 SF

PARCEL DATA:

APN:	060-0-340-045
LOT SIZE (SQFT):	6,712

ZONING:

ZONE:	RB (3,000 SQ FT)
ORDINANCE:	COASTAL
GENERAL PLAN:	COASTAL AREA / RESIDENTIAL BEACH
COUNTY SOAR:	NO
BUILDING COVERAGE MAX 65% (HIGH):	65% (4,363 SF / 6,712 SF)
BUILDING COVERAGE PROVIDED:	50% (3,360 SF / 6,712 SF) *5/G102

SETBACKS:

FRONT YARD:	10'-0"
REAR YARD:	14'-0"
SIDE YARDS:	3'-0"

FEMA:

ZONE:	VE
HEIGHT LIMIT:	18'-0"

FIRST FLOOR ELEVATION HEIGHT DATUM:
OPTION A: 18' NAVD88 + 1.5' ESTIMATED

HEIGHT MAXIMUM:
PRIMARY: 28'-0" (REFER TO A201)

PARKING:

6 BEDROOMS:	4 SPACES (2 SHALL BE COVERED)
PARKING SPACE SIZE:	9'x18' (INCREASE 6" WHEN NEXT TO STRUC)
PARKING SPACE EXTERIOR SIZE:	9'x16' (INCREASE 6" WHEN FACING PLANTER)
SETBACK PARKING:	NOT ALLOWED EXCEPT PER 8175-3.4

AREAS 6

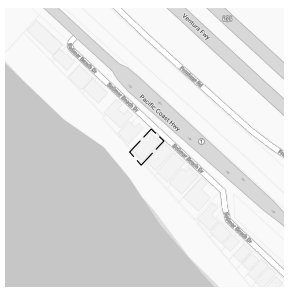
SEE G102 FOR DIAGRAMS

DRAWING INDEX 2

ARCHITECTURAL

ARCHITECT:	CHET ARCHITECTURE 2020 CUMMINGS LANE LOS ANGELES, CA 90027 TEL 323-522-6943
OWNER:	SHARON FIEDLER SHIMANOVSKY BORIS SHIMANOVSKY 3120 SOLIMAR BEACH DR VENTURA, CA 93001
STRUCTURAL ENGINEER:	TBD
GENERAL CONTRACTOR:	TBD
SURVEYOR:	HENRY LAND SURVEYING 619 CRESTVIEW DR, OJAI, CA 93023
SOILS ENGINEER:	SOLID SOILS & GEOLOGIC CONSULTANTS, INC.

VICINITY MAP 4



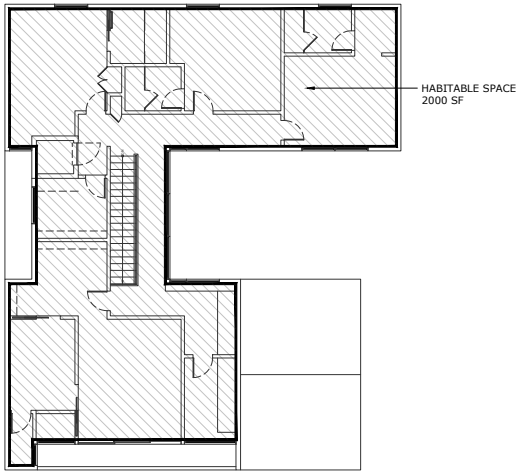
SYMBOLS 5

- DATUM POINT
- WORK POINT
- WINDOW TYPE
- DOOR TYPE
- REVISION
- KEYNOTE
- ROOM NAME / NUMBER (ROOM NAME / 000)
- REFERENCE, PLUMBING FIXT. (PF-00)
- EXISTING GRADE MARKER (0")
- NEW GRADE MARKER (0")
- INTERIOR ELEVATION (DRAWING NUMBER, SHEET NUMBER)
- SECTION REFERENCE (DRAWING NUMBER, SHEET NUMBER)
- ELEVATION REFERENCE (DRAWING NUMBER, SHEET NUMBER)
- DETAIL REFERENCES (DRAWING NUMBER, SHEET NUMBER)
- WALL TYPE

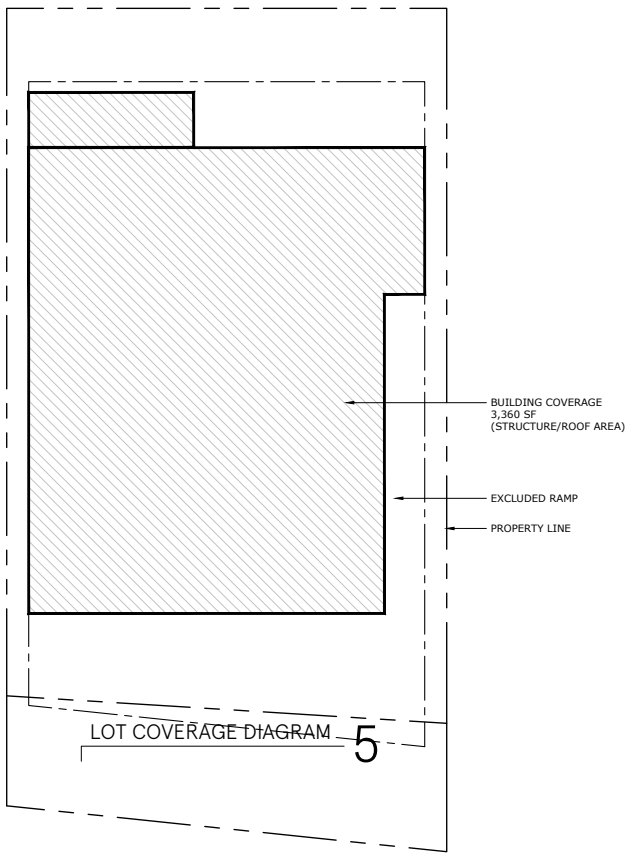
County of Ventura
Planning Director Hearing
Case No. PL23-0043
Exhibit 3 - Plans

FIRST STORY		
GARAGE AND STORAGE	1175	
SECOND STORY		
HABITABLE SPACE	2020	
THIRD STORY		
HABITABLE SPACE	2000	
TOTAL	**5195**	

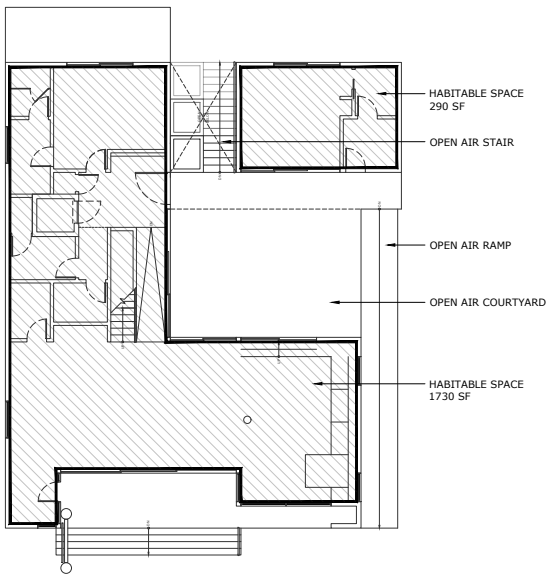
AREA SUMMARY 4



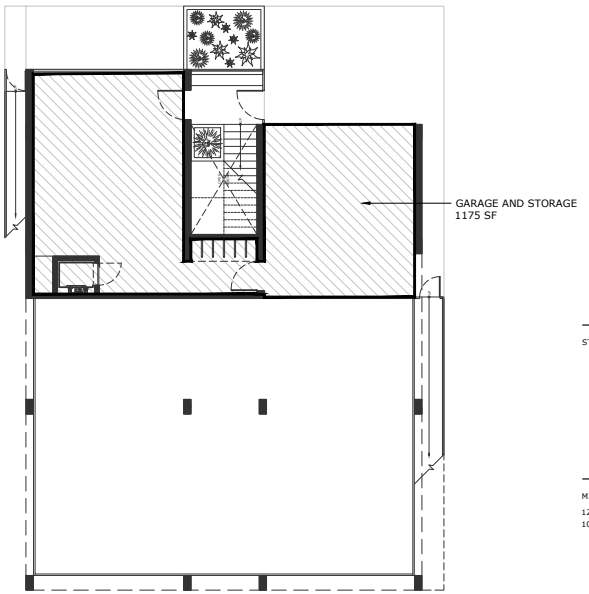
THIRD STORY 2



LOT COVERAGE DIAGRAM 5



SECOND STORY 3



FIRST STORY 1

chet architecture
2020 CUMMINGS LN
LOS ANGELES, CA 90027
323-522-6943

PROJECT & CLIENTS:

SOLIMAR RESIDENCE

SHARON FIEDLER SHIMANOVSKY BORIS SHIMANOVSKY
3120 SOLIMAR BEACH DRIVE
VENTURA, CA 93001

LEGEND:

STAMP:

MILESTONES:

12/20/2022	PERMIT DRAWINGS
10/30/2023	PERMIT DRAWINGS

SHEET:

G 102

AREAS

GENERAL NOTES

A. GENERAL

1. INTERPRETATION OF DRAWINGS AND DOCUMENTS: EACH CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE BEFORE EXECUTING ANY WORK AND SHALL NOTIFY THE OWNER AND THE DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING. THE DESIGNER SHALL BE NOTIFIED OF ANY UNUSUAL OR UNFORESEEN CONDITIONS OR SITUATIONS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OR SAFETY OF THE PROJECT.

2. ADHERENCE TO PLANS: STRICT ADHERENCE TO THE CONSTRUCTION DOCUMENTS MUST BE MAINTAINED. NO CHANGES SHALL BE MADE IN THE PROJECT WHICH DEVIATE FROM THE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE OWNER. NO STRUCTURAL CHANGES SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

3. WORKING DRAWING: FIGURED DIMENSIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN PREFERENCE TO SCALE MEASUREMENTS. IN CASE OF ANY DOUBT ON THE PART OF THE CONTRACTOR AS TO THE EXACT MEANING OF THE DRAWINGS AND THESE SPECIFICATIONS, HE SHALL APPLY TO THE DESIGNER FOR AN INTERPRETATION BEFORE PROCEEDING WITH HIS WORK.

4. SHOP DRAWINGS: CONTRACTOR SHALL SUBMIT COPIES OF ALL SHOP DRAWINGS FOR REVIEW BY DESIGNER PRIOR TO CONTRACTOR'S APPROVAL FOR CONSTRUCTION.

5. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING REQUIRED TO PROTECT PERSONNEL AND ADJACENT PROPERTY AND TO INSURE SAFETY OF THE PROJECT WORK.

6. WHEREVER IN THESE DRAWINGS ANY MATERIAL OR PROCESS IS INDICATED, IT IS FOR THE PURPOSE OF FACILITATING DESCRIPTION OF THE MATERIAL OR PROCESS DESIRED. THE CONTRACTOR MAY OFFER ANY MATERIAL OR PROCESS WHICH SHALL BE DEEMED EQUIVALENT BY THE ENGINEER AND THE DESIGNER TO THAT MATERIAL OR PROCESS INDICATED OR SPECIFIED.

7. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE NEW AND BOTH WORKMANSHIP AND MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS. THE CONTRACTOR SHALL, IF REQUIRED, FURNISH SATISFACTORY EVIDENCE AS THE KIND AND QUALITY OF MATERIALS.

8. IT SHALL BE THE DUTY OF THE GENERAL CONTRACTOR TO SEE THAT ALL SUB-CONTRACTORS ARE FULLY INFORMED IN REGARD TO THE GENERAL CONDITIONS AND PRELIMINARY SPECIFICATIONS.

9. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, 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.

10. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIT IS REQUIRED).

11. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM,

12. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY.

13. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.

14. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

15. 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 MINIMUM FOR 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE FOR 15 SECONDS MAXIMUM FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR.

16. FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL NO. 2977.

17. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS.

18. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS, EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED.

19. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.

20. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

B. PERMITS AND REGULATIONS

1. EACH CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS REQUIRED BY LOCAL AUTHORITIES BEFORE PROCEEDING WITH HIS RESPECTIVE INSTALLATION AND SHALL ARRANGE AND PAY FOR ANY INSPECTIONS AND EXAMINATIONS REQUIRED BY THOSE AUTHORITIES

2. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE UNIFORM BUILDING CODE, AND LAWS, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL BODIES WITH JURISDICTION OVER THE PROJECT.

3. IF THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE WITH ANY FEDERAL, STATE AND LOCAL OR MUNICIPAL LAW, ORDINANCE, RULES OR DEPARTMENTAL REGULATIONS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER IN WRITING BEFORE PROCEEDING WITH THAT WORK. IF ANY OF THE CONTRACTOR'S WORK SHALL BE DONE CONTRARY THERETO WITHOUT SUCH NOTICE HE SHALL BEAR ALL COST ARISING THEREFROM.

C. PROTECTION OF WORK & PROPERTY

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL VIOLATIONS OF CITY ORDINANCES AND STATE LAWS INVOLVED IN THE PERFORMANCE OF HIS WORK. HE SHALL PROVIDE, DURING THE PROGRESS OF HIS WORK, EVERY AND ALL SAFEGUARDS AND PROTECTION AGAINST ACCIDENTS, INJURY AND DAMAGE TO PERSONS AND PROPERTY INCLUDING ADJOINING PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND EVERY PART THEREOF, AND FOR ALL MATERIALS, TOOLS, APPLIANCES AND PROPERTY OF EVERY DESCRIPTION USED IN CONNECTION THEREWITH.

2. THE CONTRACTOR ASSUMES ALL RISKS, HAZARDS AND CONDITIONS IN CONNECTION WITH THE PERFORMANCE OF THE CONTRACT, AND EVEN IF THE PERFORMANCE OF THE CONTRACT INVOLVES A GREATER EXPENDITURE OF MONEY THAN THE CONTRACTOR EXPECTED AT THE TIME OF BIDDING, NO ALLOWANCE WILL BE MADE ON ACCOUNT THEREOF, AND THE CONTRACTOR SHALL CONTINUE WITH AND COMPLETE THE WORK.

D. SUPERVISION

1. THE CONTRACTOR SHALL GIVE PERSONAL SUPERVISION TO THE WORK, USING HIS BEST SKILL AND ATTENTION, AND SHALL KEEP A COMPETENT FOREMAN AND NECESSARY ASSISTANTS CONSTANTLY ON THE SITE. THE FOREMAN SHALL BE THE PERSONAL REPRESENTATIVE OF THE CONTRACTOR AND ALL DIRECTIONS GIVEN BY HIM SHALL BE AS BINDING AS IF GIVEN BY THE CONTRACTOR. COMMUNICATION DELIVERED TO THE FOREMAN BY THE DESIGNER SHALL BE AS BINDING AS IF DELIVERED TO THE CONTRACTOR.

E. DAMAGES IN THE WORK

1. THE OWNER, WITHOUT INVALIDATING THE CONTRACT, MAY ALTER BY ADDING TO OR DEDUCTING FROM THE WORK COVERED IN THE CONTRACT. ALL SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT EXCEPT THAT NO EXTRA WORK OR CHANGES SHALL BE DONE WITHOUT WRITTEN ORDER FROM THE DESIGNER. SUCH ORDERS SHALL COVER THE AGREED PRICE AND TERMS OF EXTRA WORK OF CHANGES, IF WORK IS TO BE OMITTED, THEN PROPER CREDIT FOR SUCH OMITTED WORK SHALL BE GIVEN THE OWNER.

F. CLEANING BUILDING AND PREMISES

1. PRIOR TO THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE EXTERIOR AND INTERIOR OF THE BUILDING, INCLUDING FIXTURES, EQUIPMENT, FLOORS AND HARDWARE, REMOVING ALL PLASTER SPOTS, STAINS, PAINT SPOTS AND ACCUMULATED DUST AND DIRT. THIS SHALL INCLUDE THOROUGH CLEANING OF ALL ROOFS, WINDOW SILLS AND LEDGES, HORIZONTAL PROJECTIONS, STEPS, RAILS, SIDEWALKS OR OTHER SURFACES WHERE DEBRIS MAY HAVE COLLECTED WASH AND POLISH ALL GLASS.

G. GUARANTEES

1. EXCEPT AS OTHERWISE SPECIFIED, ALL WORK SHALL BE GUARANTEED IN WRITING BY THE CONTRACTOR AGAINST DEFECTS RESULTING FROM DEFECTIVE MATERIALS, POOR WORKMANSHIP OR FAULTY EQUIPMENT, FOR A PERIOD OF ONE YEAR FROM THE DATE OF FILING THE NOTICE OF COMPLETION AND THE ACCEPTANCE OF THE BUILDING BY THE OWNER. IF WITHIN THE GUARANTEE PERIOD CORRECTION OF FAULTY MATERIALS OR WORKMANSHIP IS NECESSARY IN THE OPINION OF THE OWNER, THE CONTRACTOR SHALL PROMPTLY, UPON RECEIPT OF NOTICE FROM THE OWNER AND WITHOUT EXPENSE TO THE OWNER, CORRECT FAULTY MATERIALS OR WORKMANSHIP.

H. VERIFICATION OF UNDERGROUND UTILITY IMPROVEMENTS

1. THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT DRAWING LOCATING AND DESCRIBING ALL UNDERGROUND UTILITIES LOCATED ON THE SITE, INCLUDING BUT NOT LIMITED TO THE FOLLOWING GAS LINES, WATER LINES, SANITARY SEWERS, TELEPHONE LINES, AND ELECTRIC LINES.

I. TRANSPORTATION OF EXCAVATED MATERIAL

1. THE CONTRACTOR SHALL TRANSPORT ALL EXCAVATED MATERIAL NOT REQUIRED FOR RE-COMPACTION TO AN APPROVED LANDFILL SITE OUTSIDE THE COASTAL ZONE. PROVIDE TRIP TICKETS FOR ALL EXCAVATED MATERIAL REMOVED FROM THE PROJECT.

SECURITY REQUIREMENTS

A. GENERAL:

1. ALL ENTRY DOOR TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL. 91.6706.

2. SCREENS, BARRICADES, OR FENCES MADE OF MATERIAL WHICH PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8FT. OF THE UTILITY POLE OR SIMILAR STRUCTURES. 91.6707.

3. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, 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 COSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

4. OBTAIN PERMITS FROM PUBLIC WORKS PRIOR TO CONSTRUCTION FOR:
A. TEMPORARY PEDESTRIAN PROTECTION AS REQUIRED BY LABC SECTION 303.7.
B. FOR ANY CONSTRUCTION NEAR ANY STREET OR PUBLIC AREA.

5. OUTLETS ALONG WALL COUNTER SPACE, ISLAND AND PENINSULA COUNTER SPACE IN KITCHENS SHALL HAVE A MAXIMUM SPACING OF 48". (210-52 NEC)

B. DOORS:

1. WOOD FLUSH -TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. 91.6709.1 - DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB. 91.6709.4.

2. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG. 91.6709.5, 91.6709.7.

3. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. LOCKS MUST BE OPENABLE FROM INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, AND S OCCUPANCIES. 91.6709.2).

4. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4". 91.6709.2.

5. THE USE OF A LOCKING SYSTEM WHICH CONSISTS OF A DEADLOCKING LATCH OPERATED BY A DOORNOB AND A DEADBOLT OPERATED BY A NON-REMOVABLE THUMB TURN WHICH IS INDEPENDENT OF THE DEADLOCKING LATCH AND WHICH MUST BE SEPARATELY OPERATED, SHALL NOT BE CONSIDERED AS A SYSTEM WHICH REQUIRES SPECIAL KNOWLEDGE OR EFFORT WHEN USED IN DWELLING UNITS. THE DOOR KNOB AND THE THUMB TURN WHICH OPERATES THE DEADBOLT SHALL NOT BE SEPARATED BY MORE THAN 8 INCHES.

6. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 IN. THICK WITH SHAPED PORTIONS NOT LESS THAN 1/4 IN. THICK AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ.IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8 INCHES AND 3 INCHES IN WIDTH. 91.6709.1 ITEM 2.

7. SLIDING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. 91.6710.

8. SLIDING GLASS DOORS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN 91.6717.1.

9. METAL OR WOODEN OVERHEAD OR SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 9/32" DIAMETER HARDENED STEEL SHACKLE AND BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED. 91.6711.

C. GLAZING:

1. GLAZED OPENNING WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENNING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. 91.6713.

2. UNIT SKYLIGHTS SHALL BE LABELED BY LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED).

D. WINDOWS:

1. OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES.

2. SLIDING WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. 91.6715.1.

3. SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT IHEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN 91.6717.2.

E. BATHROOMS

1. ALL SHOWER ENCLOSURES, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR AREA OF NOT LESS THAN 1024 SQUARE INCHES (0.66 M2 INCH DIAMETER (0.76 M) CIRCLE. THE MINIMUM AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT 70 INCHES (1.8 M) ABOVE THE SHOWER DRAIN OUTLET. (PLUMBING CODE SECTION 410.4I) AND SHALL BE CAPABLE OF ENCOMPASSING A 30

2. A MIN 12" SQ. ACCESS PANEL TO THE BATHTUB TRAP SLIP JOINT CONNECTION IS REQUIRED. (PLUMBING CODE SECTION 405.2)

3. THE FIRST LIGHT IN THE NEW AND REMODELED BATHROOMS AND KITCHEN SHALL BE AN ENERGY EFFICIENT LIGHT MEETING A MINIMUM OF 40 LUMENS PER WATT (E.G. FLUORESCENT LAMP). (T-24, SEC. 130(B) & 150(K))

F. LAUNDRY ROOM

1. CLOTHES DRYER(S) LOCATED IN AN AREA THAT IS HABITABLE OR CONTAINING FUEL BURNING APPLIANCES SHALL BE EXHAUSTED TO THE OUTSIDE OR TO AN AREA WHICH IS NOT HABITABLE AND DOES NOT CONTAIN OTHER FUEL BURNING APPLIANCES (BUT NOT BENEATH THE BUILDING OR IN THE ATTIC AREA). (M.C. 504.3.1.)

2. A 4" CLOTHES DRYER MOISTURE EXHAUST DUCT IS LIMITED TO A 14 FEET LENGTH WITH TWO ELBOWS FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION. REDUCE THIS LENGTH BY 2 FEET FOR EVERY ELBOW IN EXCESS OF 2. (M.C. 504.3.2, M.C. 908)

G. MEANS OF EGRESS

1. PROVIDE 32" WIDE DOORS TO ALL INTERIOR ACCESSIBLE ROOMS WITHIN A DWELLING UNIT.

2. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. MIN.- 24" CLEAR HT, 20" CLEAR WIDTH, 5.7 (LARC SECTION R311.2, LABC SECTION 6304.1) SQ.FT. MIN. AREA. (LARC SECTION R310, LABC SECTION 1029)

3. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED.

H. GRADING AND FOUNDATION

1. PROVIDE UNDER-FLOOR NET VENTILATION OPENING SIZE AND LOCATIONS EQUAL TO 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDER FLOOR AREA AND UNDERFLOOR ACCESS CRAWL HOLE (18 X 24 INCHES).

2. OPENINGS SHALL BE AS CLOSE TO CORNERS AS PRACTICABLE AND SHALL PROVIDE CROSS VENTILATION ALONG THE LENGTH OF AT LEAST TWO OPPOSITE SIDES. OPENING SHALL HAVE 1/4 INCH CORROSION RESISTANT METAL MESH COVERING. (LABC SECTION 1203.3, LARC R408.2) (LARC R408, LABC SECTION 2304.11.9, 1203.3)

3. PROVIDE CORROSION RESISTANT WEEP SCREED BELOW THE STUCCO A MINIMUM OF 4" ABOVE EARTH OR

4. PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET. 2" ABOVE PAVED AREA. (LARC SECTION R703.6.2.1, LABC SECTION 2512.1.2) (LARC R903.4, LABC 1503.4.1, 7013.9)

I. ZONING NOTES

1. A/C UNITS AND WATER HEATERS ARE NOT ALLOWED IN THE REQUIRED SIDE YARDS AND FRONT YARD.

J. SPECIAL HAZARDS

1. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED.(LARC R308, LABC SECTION 2406.4 3)

2. INGRESS AND EGRESS DOORS; PANELS IN SLIDING OR SWINGING DOORS; DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE; IN WALL ENCLOSING STAIRWAY LANDING.

3. EACH LIGHT OF SAFETY GLAZING MATERIAL INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A PERMANENT LABEL THAT SPECIFIES THE LABELER, AND STATES THAT SAFETY GLAZING MATERIAL HAS BEEN UTILIZED IN SUCH INSTALLATIONS.

4. AN APPROVED SEISMIC GAS SHUTOFF 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.

5. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

6. WATER HEATER MUST BE STRAPPED TO WALL. (SECTION 508.2 LAPC)

7. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 324.

8. PANELS AND SUPPORT SYSTEMS FOR GLASS HANDRAILS AND GUARDS SHALL BE DESIGNED TO WITHSTAND THE LOADS IN CHAPTER 16 OF 2014 LABC, A SAFETY FACTOR OF FOUR SHALL BE USED. THE MIIMUM NOMINAL THICKNESS OF THE GLASS SHALL BE 1/4".

9. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA13D. (R313, 12.21A17(D)). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION

10. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED). R308.6.9.

chet architecture
2020 CUMMINGS LN
LOS ANGELES, CA 90027
323-522-6943

PROJECT & CLIENTS:

SOLIMAR RESIDENCE

SHARON FIEDLER SHIMANOVSKY BORIS SHIMANOVSKY
3120 SOLIMAR BEACH DRIVE
VENTURA, CA 93001

LEGEND:

STAMP:

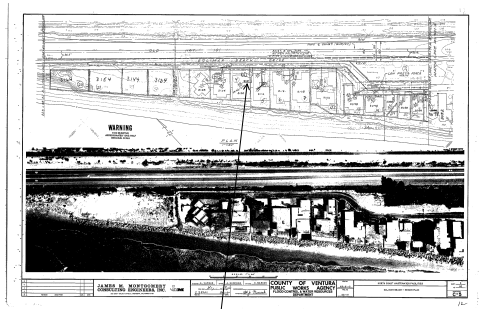
MILESTONES:

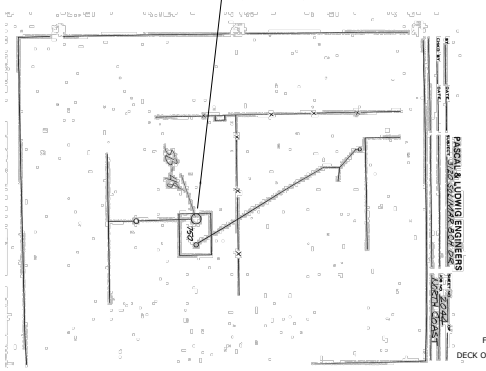
12/20/2022 PERMIT DRAWINGS

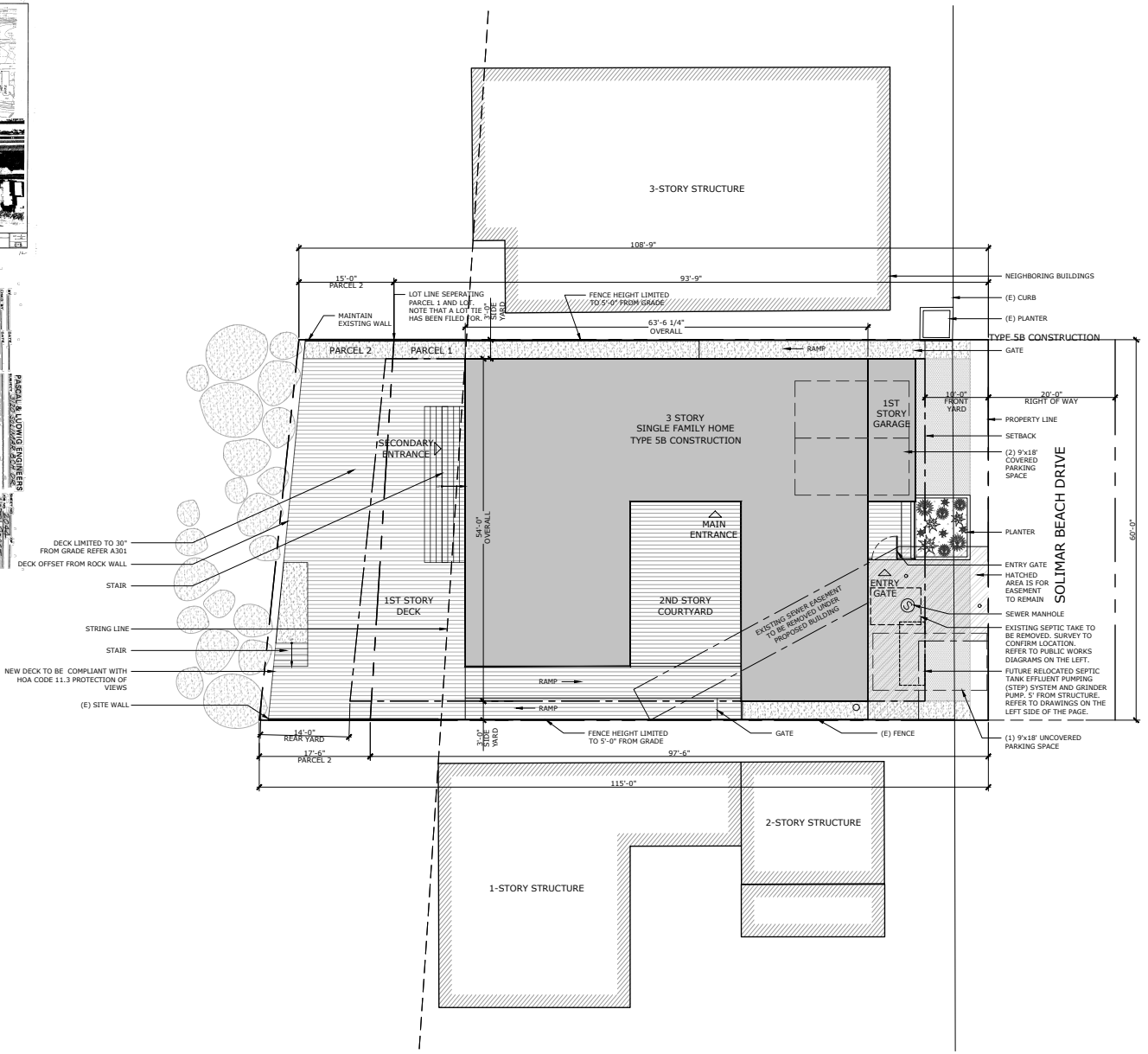
SHEET:

G 102

DOCUMENTS AND NOTES







SITE PLAN
SCALE: 1/8" = 1'-0"

1

chet architecture
2020 CUMMINGS LN
LOS ANGELES, CA 90027
323-522-6943

PROJECT & CLIENTS:

SOLIMAR RESIDENCE

SHARON FIEDLER SHIMANOVSKY BORIS SHIMANOVSKY
3120 SOLIMAR BEACH DRIVE
VENTURA, CA 93001

LEGEND:

STAMP:

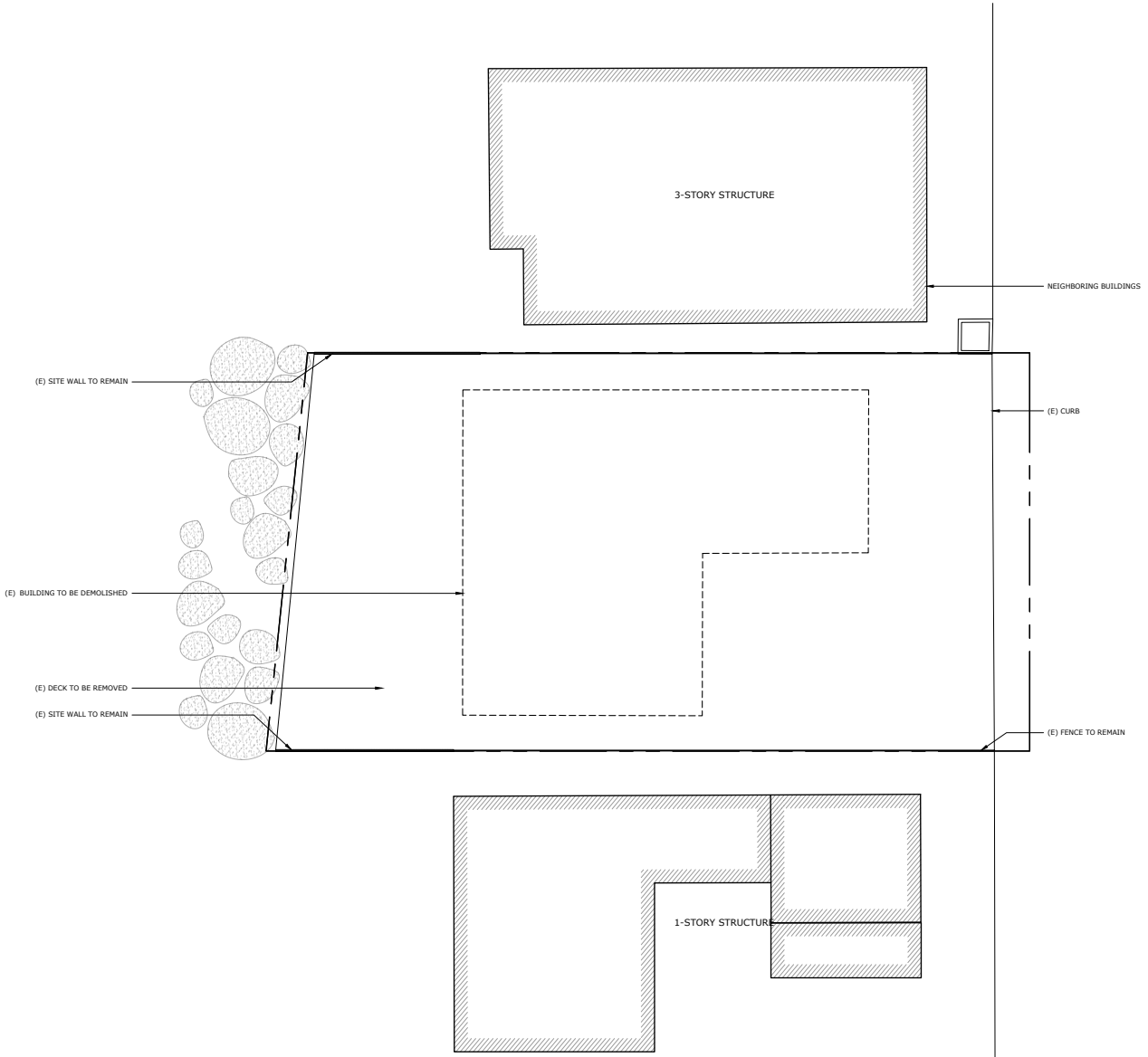
MILESTONES:

12/20/2022	PERMIT DRAWINGS
10/30/2023	PERMIT DRAWINGS

SHEET:

A 001

SITE PLAN



DEMO PLAN

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

1

chet architecture
2020 CUMMINGS LN
LOS ANGELES, CA 90027
323-522-6943

PROJECT & CLIENTS:

SOLIMAR RESIDENCE

SHARON FIEDLER SHIMANOVSKY BORIS SHIMANOVSKY
3120 SOLIMAR BEACH DRIVE
VENTURA, CA 93001

LEGEND:

STAMP:

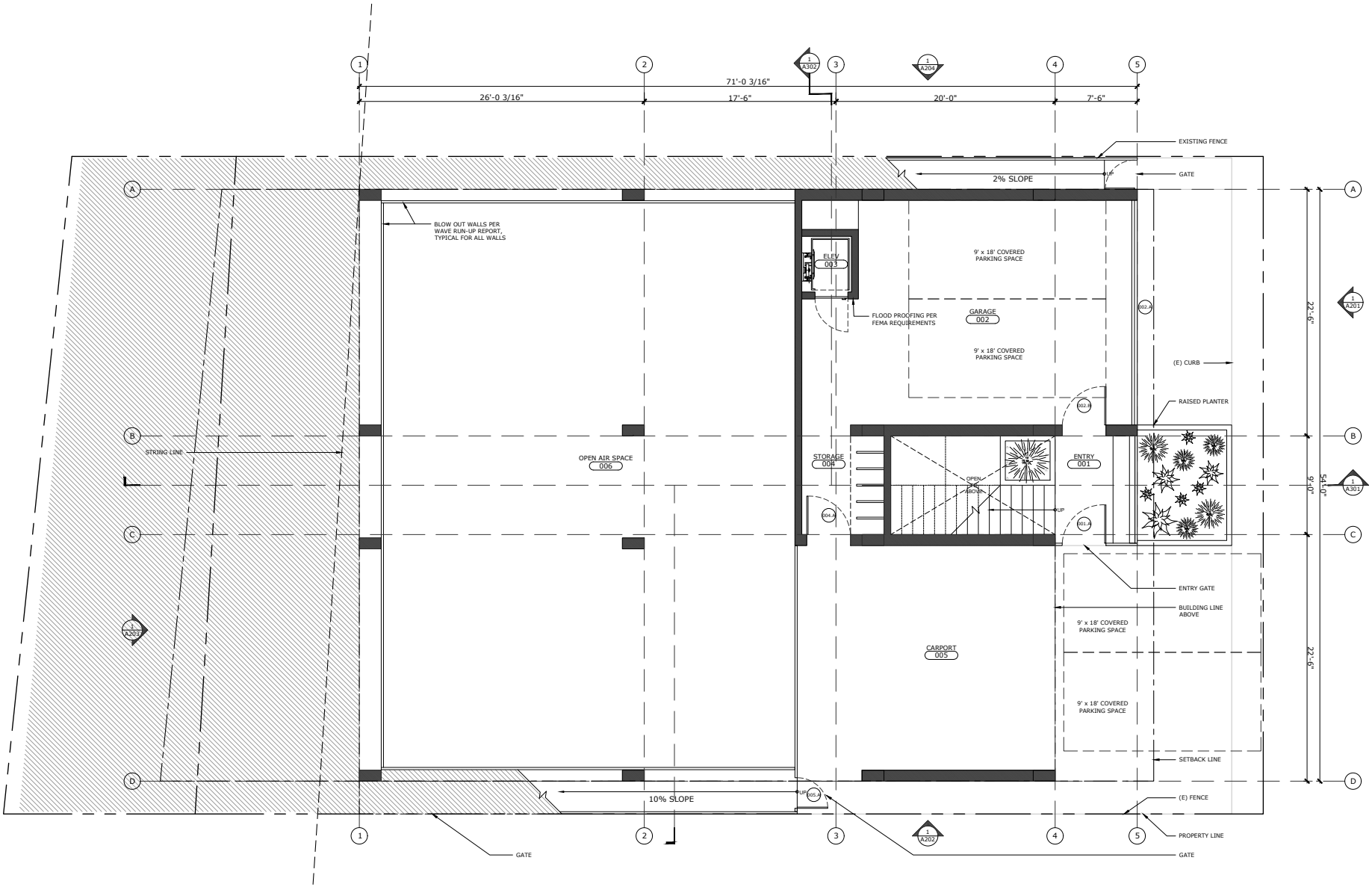
MILESTONES:

12/20/2022 PERMIT DRAWINGS

SHEET:

A 002

DEMO PLAN



GENERAL NOTE

1. STAIR AND ELEVATOR TO BE BUILT AND DESIGNED FOR MAXIMUM FORCE AS NOTED IN THE WAVE RUN UP STUDY AND FEMA CONSTRUCTION FACT SHEET P-499
2. STAIRWELLS AND DECKS REQUIRED TO BE CONSTRUCTED OF FLOOD-RESISTANT MATERIALS, OPEN HANDRAILS AND RISERS.
3. ELEVATORS AND ELEVATOR SHAFTS ARE REQUIRED TO BE INSTALLED WITH NATIONAL FLOOR PLAN INSURANCE PROGRAM TECHNICAL BULLETIN 4-93 AND THE VENTURA COUNTRY BUILDING CODE.
4. DECKS SHALL BE STRUCTURALLY INDEPENDENT OF THE MAIN BUILDING THAT ARE BUILT BELOW THE DESIGN FLOOD ELEVATION.

FIRST STORY PLAN

SCALE: 1/4" = 1'-0"

1

chet architecture

2020 CUMMINGS LN
LOS ANGELES, CA 90027
323-522-6943

PROJECT & CLIENTS:

SOLIMAR RESIDENCE

SHARON FIEDLER SHIMANOVSKY BORIS SHIMANOVSKY
3120 SOLIMAR BEACH DRIVE
VENTURA, CA 93001

LEGEND:

CONCRETE
WOOD
GROUND

STAMP:

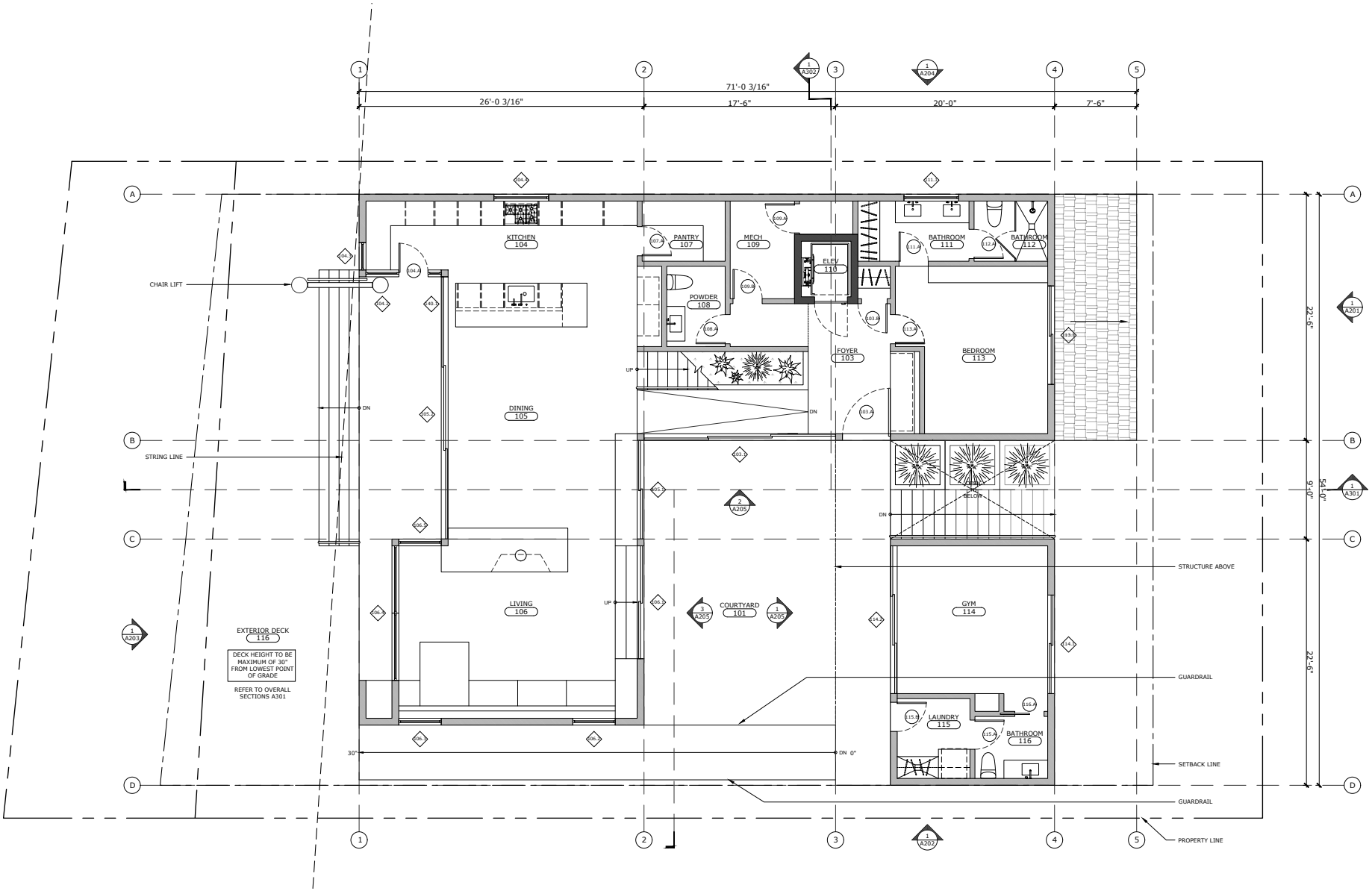
MILESTONES:

12/20/2022	PERMIT DRAWINGS
10/30/2023	PERMIT DRAWINGS

SHEET:

A 120

FIRST STORY PLAN



GENERAL NOTE
1. STAIR AND ELEVATOR TO BE BUILT AND DESIGNED FOR MAXIMUM FORCE AS NOTED IN THE WAVE RUN UP STUDY AND FEMA CONSTRUCTION FACT SHEET P-499
2. STAIRWELLS AND DECKS REQUIRED TO BE CONSTRUCTED OF FLOOD-RESISTANT MATERIALS, OPEN HANDRAILS AND RISERS.
3. ELEVATORS AND ELEVATOR SHAFTS ARE REQUIRED TO BE INSTALLED WITH NATIONAL FLOOR PLAN INSURANCE PROGRAM TECHNICAL BULLETIN 4-93 AND THE VENTURA COUNTRY BUILDING CODE.
4. DECKS SHALL BE STRUCTURALLY INDEPENDENT OF THE MAIN BUILDING THAT ARE BUILT BELOW THE DESIGN FLOOD ELEVATION.

SECOND STORY PLAN

SCALE: 1/4" = 1'-0"

1

chet architecture
2020 CUMMINGS LN
LOS ANGELES, CA 90027
323-522-6943

PROJECT & CLIENTS:

SOLIMAR RESIDENCE

SHARON FIEDLER SHIMANOVSKY BORIS SHIMANOVSKY
3120 SOLIMAR BEACH DRIVE
VENTURA, CA 93001

LEGEND:

CONCRETE
WOOD
ROOF SHINGLES

STAMP:

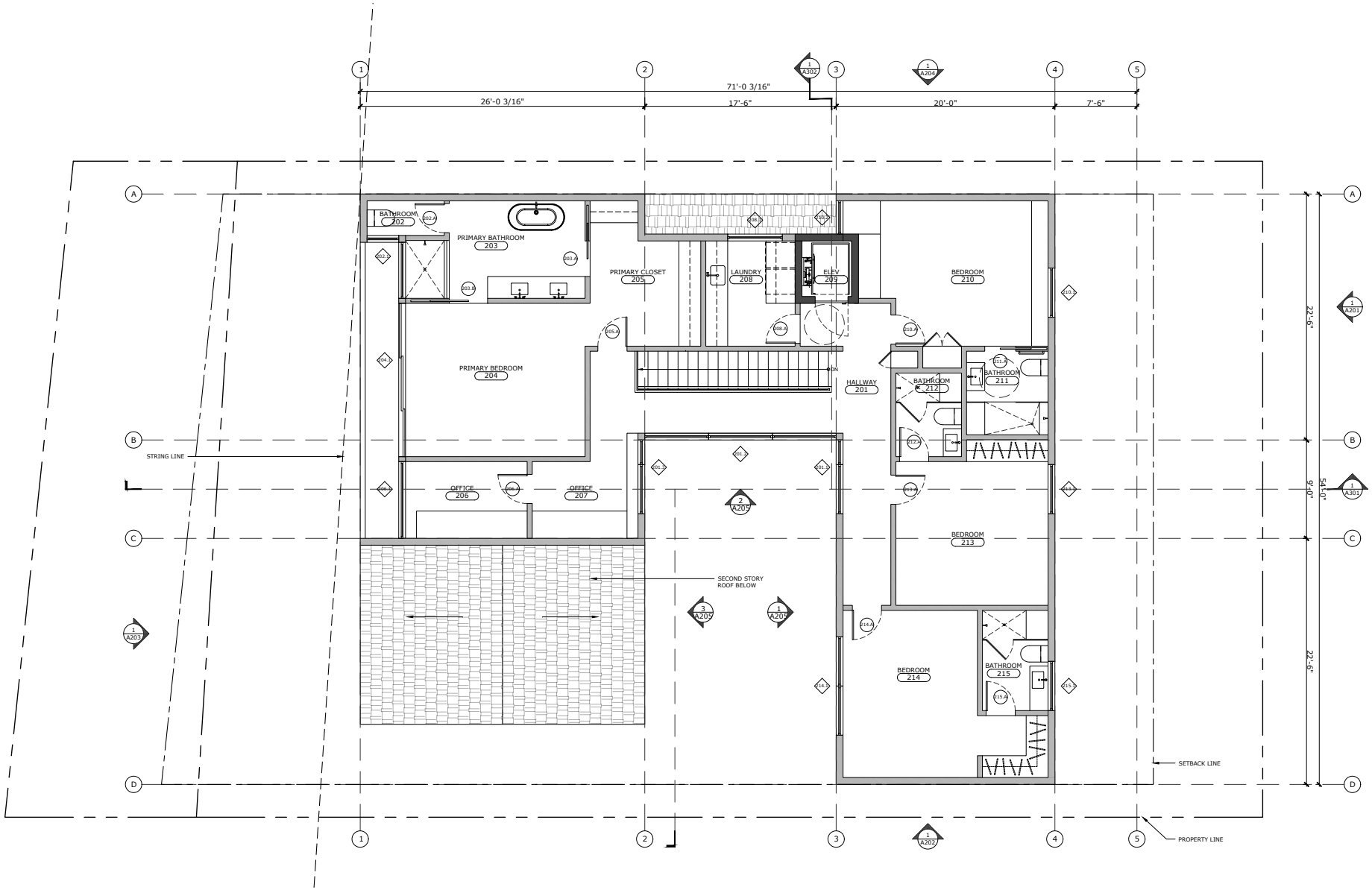
MILESTONES:

12/20/2022	PERMIT DRAWINGS
10/30/2023	PERMIT DRAWINGS

SHEET:

A 121

SECOND STORY PLAN



GENERAL NOTE

1. STAIR AND ELEVATOR TO BE BUILT AND DESIGNED FOR MAXIMUM FORCE AS NOTED IN THE WAVE RUN UP STUDY AND FEMA CONSTRUCTION FACT SHEET P-499
2. STAIRWELLS AND DECKS REQUIRED TO BE CONSTRUCTED OF FLOOD-RESISTANT MATERIALS, OPEN HANDRAILS AND RISERS.
3. ELEVATORS AND ELEVATOR SHAFTS ARE REQUIRED TO BE INSTALLED WITH NATIONAL FLOOR PLAN INSURANCE PROGRAM TECHNICAL BULLETIN 4-93 AND THE VENTURA COUNTRY BUILDING CODE.
4. DECKS SHALL BE STRUCTURALLY INDEPENDENT OF THE MAIN BUILDING THAT ARE BUILT BELOW THE DESIGN FLOOD ELEVATION.

THIRD STORY PLAN

SCALE: 1/4" = 1'-0"

1

chet architecture

2020 CUMMINGS LN
LOS ANGELES, CA 90027
323-522-6943

PROJECT & CLIENTS:

SOLIMAR RESIDENCE

SHARON FIEDLER SHIMANOVSKY BORIS SHIMANOVSKY
3120 SOLIMAR BEACH DRIVE
VENTURA, CA 93001

LEGEND:

CONCRETE
WOOD
ROOF SHINGLES

STAMP:

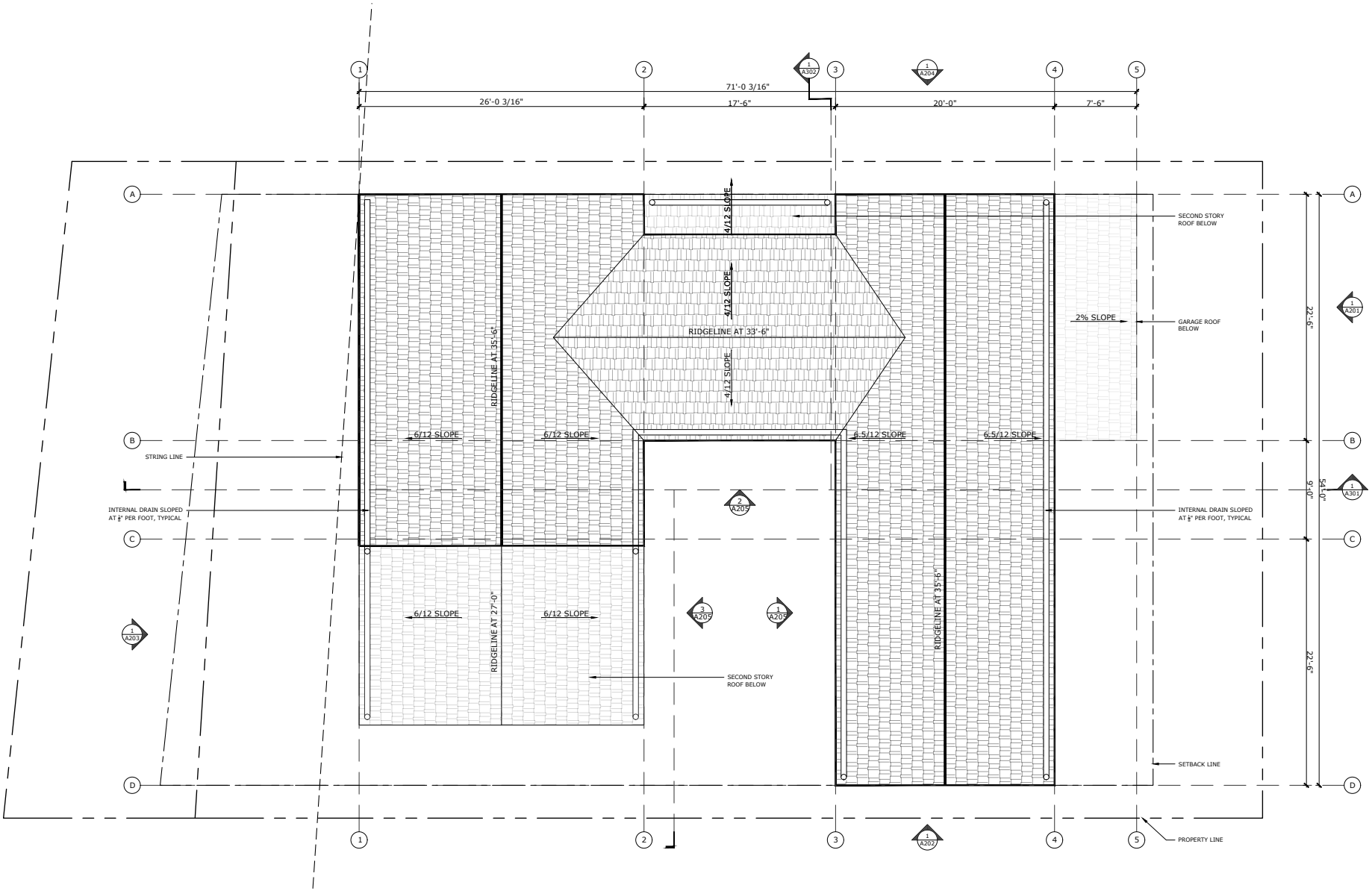
MILESTONES:

12/20/2022	PERMIT DRAWINGS
10/30/2023	PERMIT DRAWINGS

SHEET:

A 122

THIRD STORY PLAN



GENERAL NOTE

1. STAIR AND ELEVATOR TO BE BUILT AND DESIGNED FOR MAXIMUM FORCE AS NOTED IN THE WAVE RUN UP STUDY AND FEMA CONSTRUCTION FACT SHEET P-499
2. STAIRWELLS AND DECKS REQUIRED TO BE CONSTRUCTED OF FLOOD-RESISTANT MATERIALS, OPEN HANDRAILS AND RISERS.
3. ELEVATORS AND ELEVATOR SHAFTS ARE REQUIRED TO BE INSTALLED WITH NATIONAL FLOOR PLAN INSURANCE PROGRAM TECHNICAL BULLETIN 4-93 AND THE VENTURA COUNTRY BUILDING CODE.
4. DECKS SHALL BE STRUCTURALLY INDEPENDENT OF THE MAIN BUILDING THAT ARE BUILT BELOW THE DESIGN FLOOD ELEVATION.

ROOF PLAN

SCALE: 1/4" = 1'-0"

1

chet architecture

2020 CUMMINGS LN
LOS ANGELES, CA 90027
323-522-6943

PROJECT & CLIENTS:

SOLIMAR RESIDENCE

SHARON FIEDLER SHIMANOVSKY BORIS SHIMANOVSKY
3120 SOLIMAR BEACH DRIVE
VENTURA, CA 93001

LEGEND:

CONCRETE
WOOD
ROOF SHINGLES

STAMP:

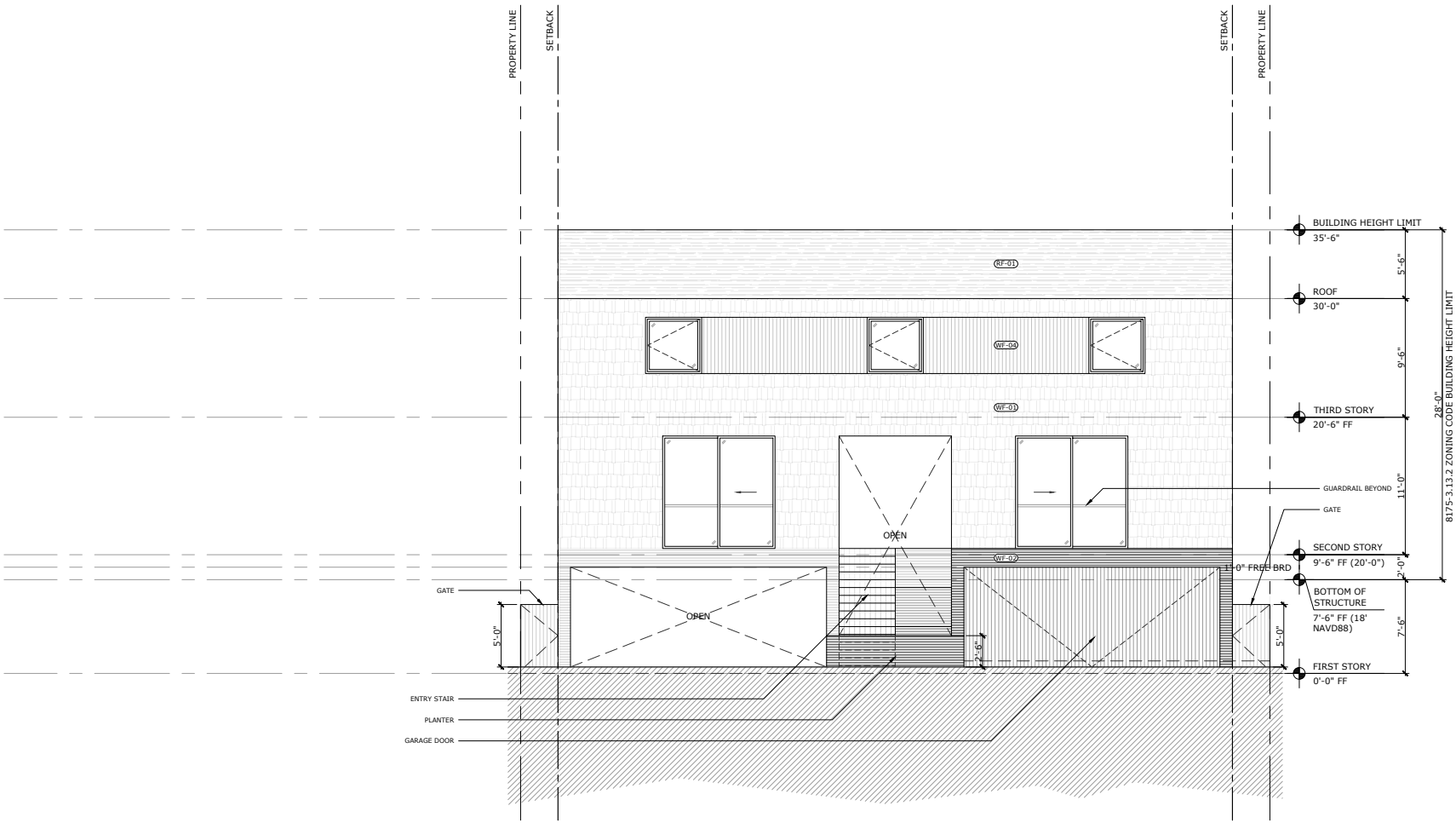
MILESTONES:

12/20/2022	PERMIT DRAWINGS
10/30/2023	PERMIT DRAWINGS

SHEET:

A 123

ROOF PLAN



BUILDING HEIGHT CALCULATION:

1. SEC. 8175-3.13.2 – HEIGHT REGULATIONS IN THE RB AND RBH ZONES A. BUILDING HEIGHT IN THE RB AND RBH ZONES SHALL BE MEASURED FROM THE HIGHER OF THE FOLLOWING: (1) THE MINIMUM ELEVATION OF THE FIRST FLOOR AS ESTABLISHED BY THE FLOOD CONTROL DIVISION OF PUBLIC WORKS. B. THE HEIGHT OF THE HIGHEST POINT OF THE FINISHED ROOF OF PRINCIPAL STRUCTURES SHALL BE NO MORE THAN 28 FEET FOR STRUCTURES WITH FLAT ROOFS, PITCHED OR HIP ROOFS.
2. SURVEY DATA POINTS ARE NAVD88 PER NOTE.
3. BOTTOM OF STRUCTURE IS PER ZONE VE ELEVATION OF 18'.
4. 7'-6" BOTTOM OF STRUCTURE = 18' NAVD88. 28' MEASURED TO TOP OF THE BUILDING FROM 18' NAVD88.

NORTH ELEVATION 1

SCALE: 1/4" = 1'-0"

chet architecture
2020 CUMMINGS LN
LOS ANGELES, CA 90027
323-522-6943

PROJECT & CLIENTS:

SOLIMAR RESIDENCE

SHARON FIEDLER SHIMANOVSKY BORIS SHIMANOVSKY
3120 SOLIMAR BEACH DRIVE
VENTURA, CA 93001

LEGEND:

- CEDAR SHINGLES
- WOOD SIDING
- ROOF SHINGLES
- WOOD SIDING
- UNFINISHED CONCRETE
- GROUND

STAMP:

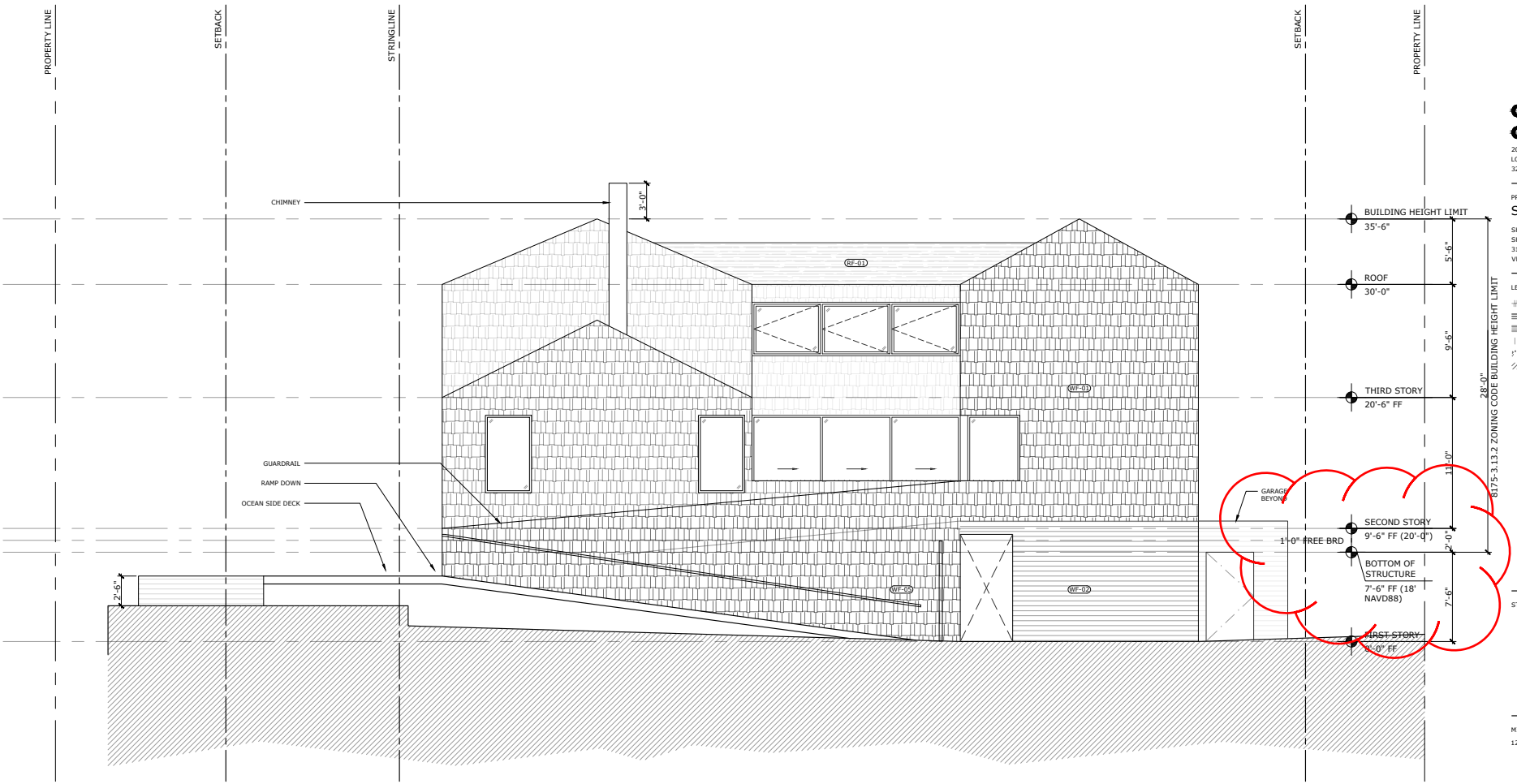
MILESTONES:

12/20/2022 PERMIT DRAWINGS

SHEET:

A 201

EXTERIOR ELEVATIONS



EAST ELEVATION 1

SCALE: 1/4" = 1'-0"

Height Measurement Datum is 19ft NAVD88

chet architecture
2020 CUMMINGS LN
LOS ANGELES, CA 90027
323-522-6943

PROJECT & CLIENTS:

SOLIMAR RESIDENCE

SHARON FIEDLER SHIMANOVSKY BORIS SHIMANOVSKY
3120 SOLIMAR BEACH DRIVE
VENTURA, CA 93001

LEGEND:

- CEDAR SHINGLES
- WOOD SIDING
- ROOF SHINGLES
- WOOD SIDING
- UNFINISHED CONCRETE
- GROUND

STAMP:

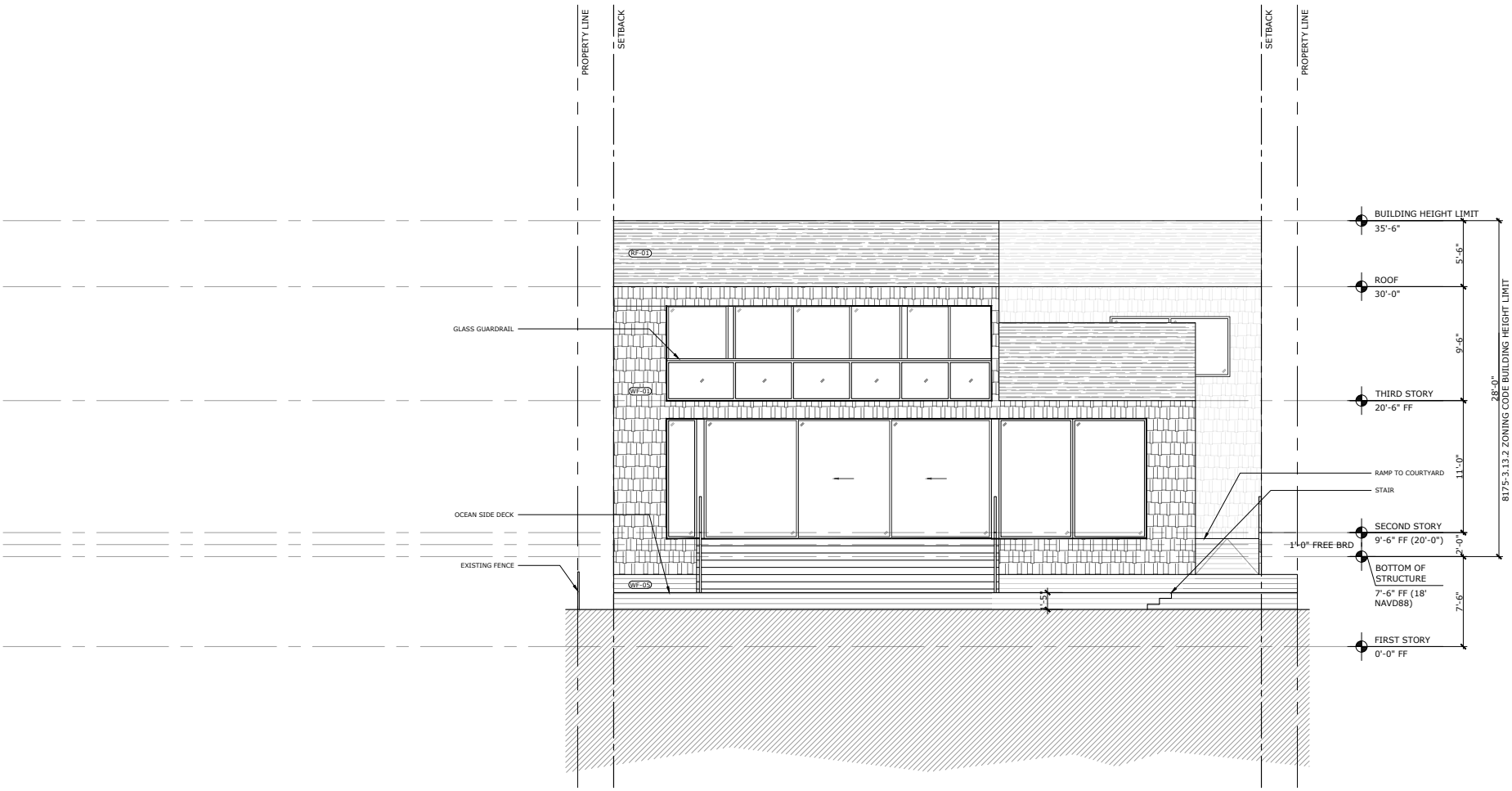
MILESTONES:

12/20/2022 PERMIT DRAWINGS

SHEET:

A 202

EXTERIOR ELEVATIONS



SOUTH ELEVATION 1

SCALE: 1/4" = 1'-0"

chet architecture
2020 CUMMINGS LN
LOS ANGELES, CA 90027
323-522-6943

PROJECT & CLIENTS:

SOLIMAR RESIDENCE

SHARON FIEDLER SHIMANOVSKY BORIS SHIMANOVSKY
3120 SOLIMAR BEACH DRIVE
VENTURA, CA 93001

LEGEND:

- CEDAR SHINGLES
- WOOD SIDING
- ROOF SHINGLES
- WOOD SIDING
- UNFINISHED CONCRETE
- GROUND

STAMP:

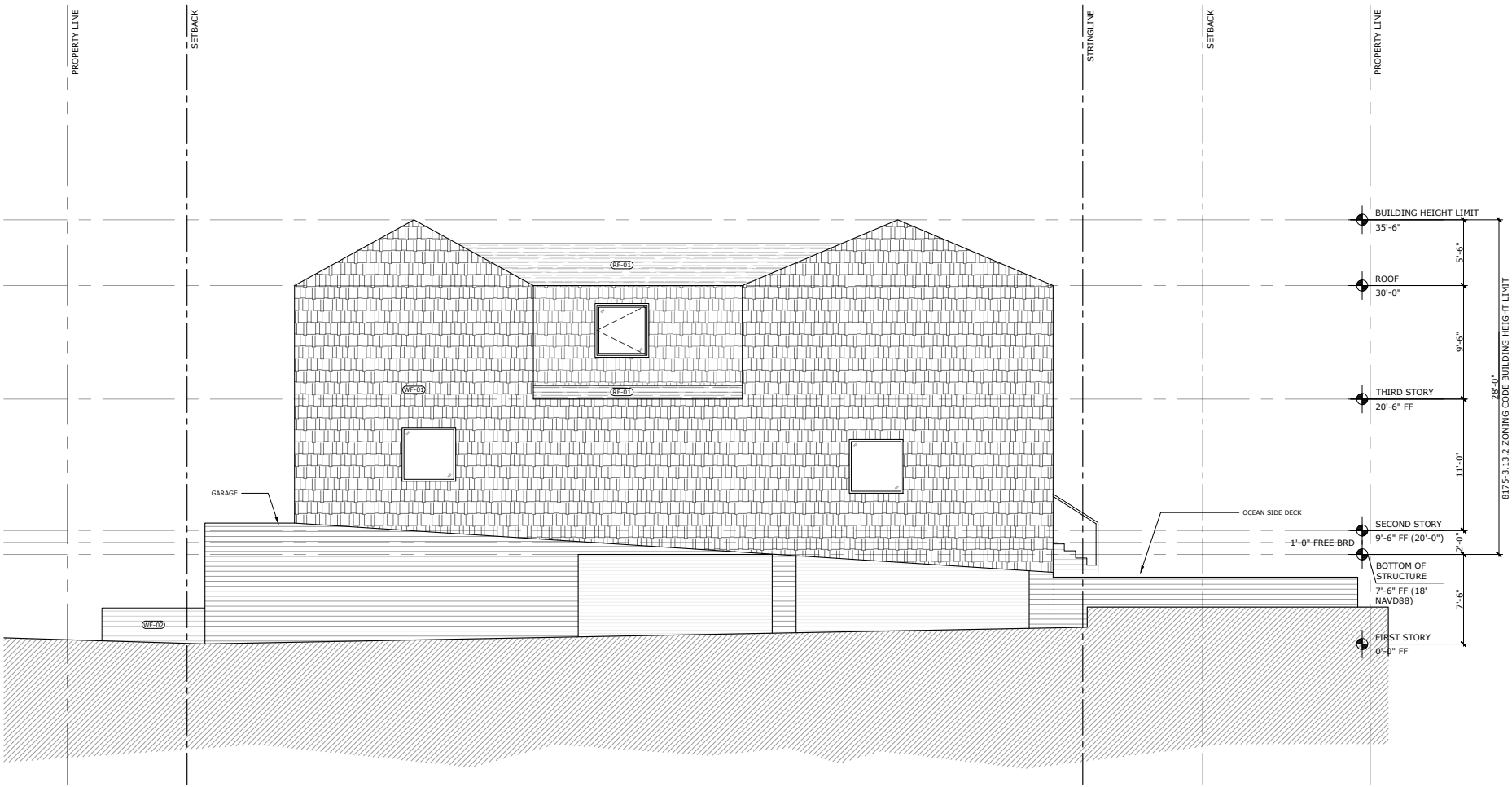
MILESTONES:

12/20/2022 PERMIT DRAWINGS

SHEET:

A 203

EXTERIOR ELEVATIONS



WEST ELEVATION 1

SCALE: 1/4" = 1'-0"

chet architecture
2020 CUMMINGS LN
LOS ANGELES, CA 90027
323-522-6943

PROJECT & CLIENTS:

SOLIMAR RESIDENCE

SHARON FIEDLER SHIMANOVSKY BORIS SHIMANOVSKY
3120 SOLIMAR BEACH DRIVE
VENTURA, CA 93001

LEGEND:

- CEDAR SHINGLES
- WOOD SIDING
- ROOF SHINGLES
- WOOD SIDING
- UNFINISHED CONCRETE
- GROUND

STAMP:

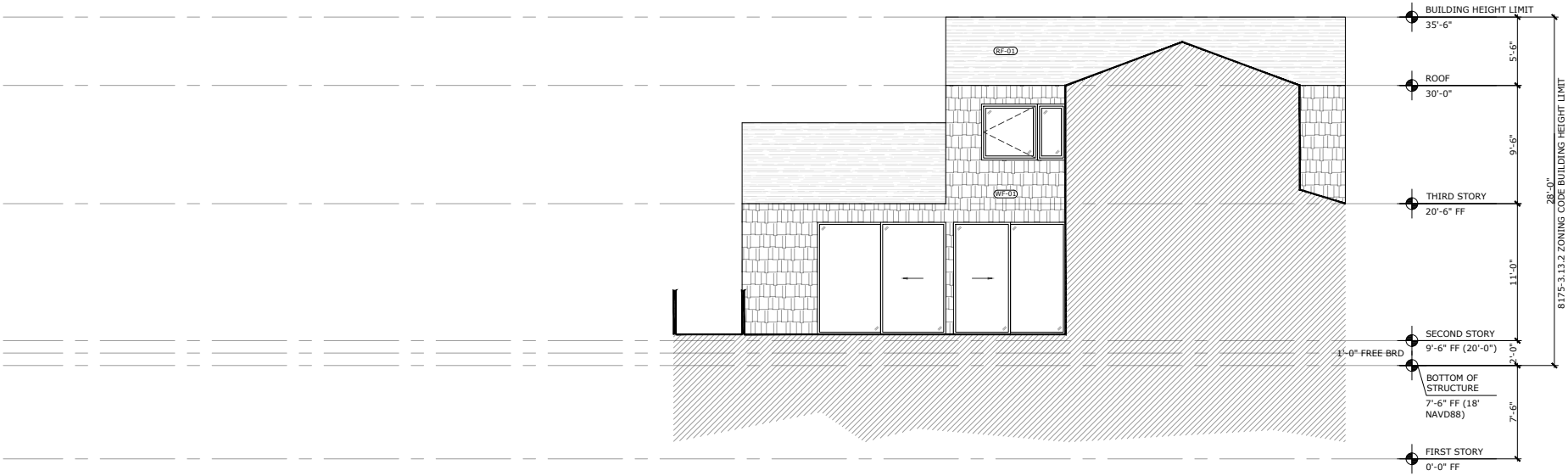
MILESTONES:

12/20/2022 PERMIT DRAWINGS

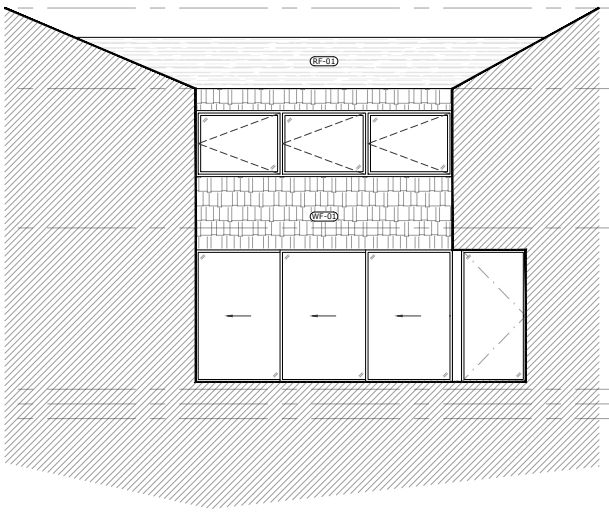
SHEET:

A 204

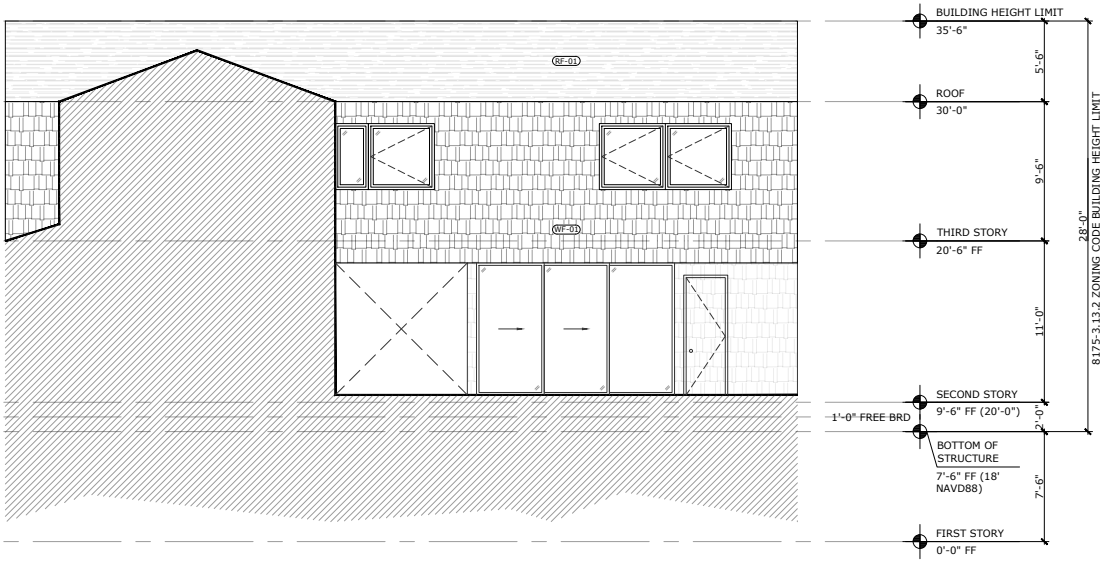
EXTERIOR ELEVATIONS



NORTH ELEVATION 3
SCALE: 1/4" = 1'-0"



EAST ELEVATION 2
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION 1
SCALE: 1/4" = 1'-0"

chet architecture
2020 CUMMINGS LN
LOS ANGELES, CA 90027
323-522-6943

PROJECT & CLIENTS:

SOLIMAR RESIDENCE

SHARON FIEDLER SHIMANOVSKY BORIS SHIMANOVSKY
3120 SOLIMAR BEACH DRIVE
VENTURA, CA 93001

LEGEND:

- CEDAR SHINGLES
- WOOD SIDING
- ROOF SHINGLES
- WOOD SIDING
- UNFINISHED CONCRETE
- GROUND

STAMP:

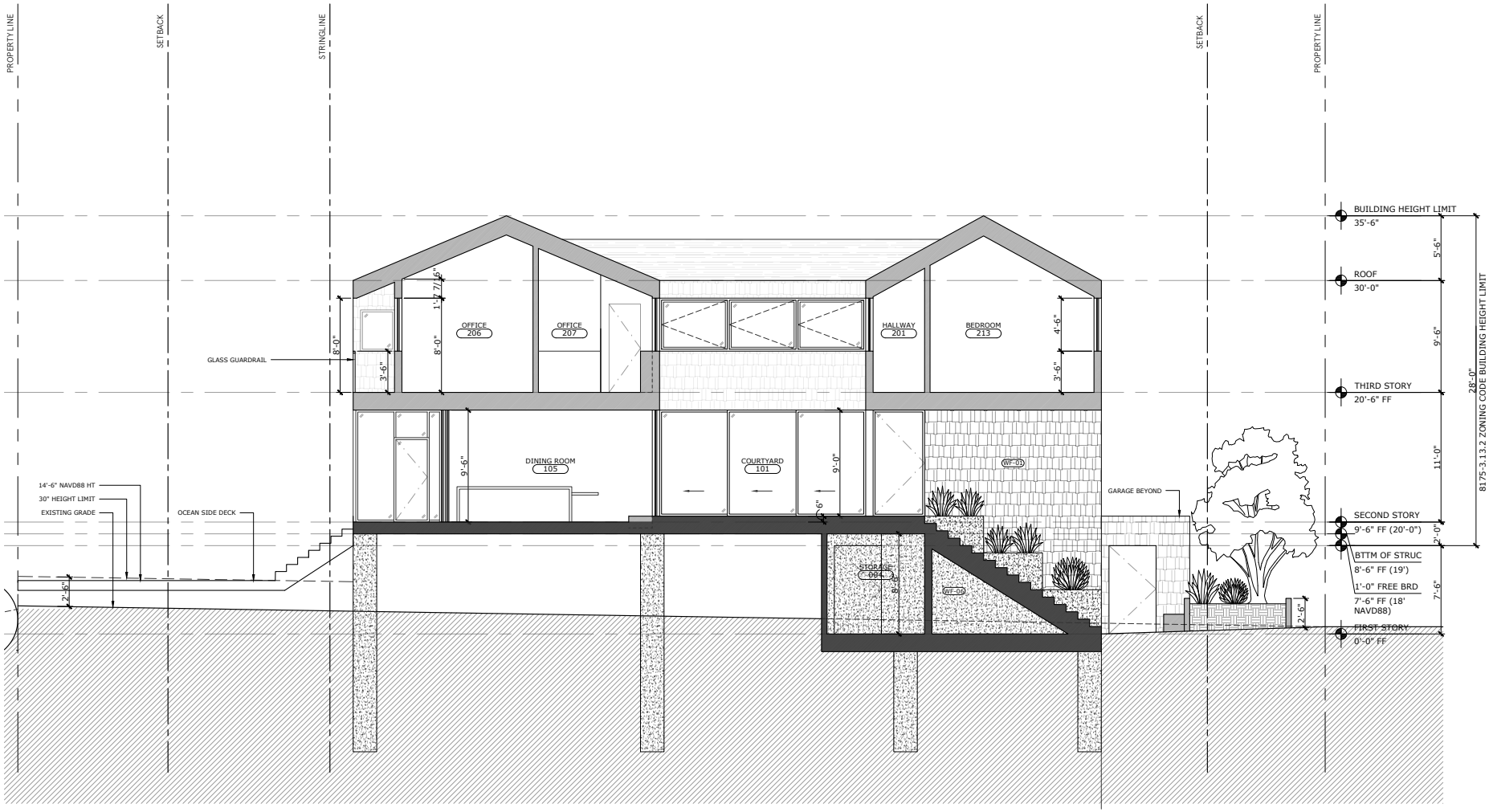
MILESTONES:

12/20/2022 PERMIT DRAWINGS

SHEET:

A 205

EXTERIOR ELEVATIONS



EAST SECTION 1

SCALE: 1/4" = 1'-0"

chet architecture
2020 CUMMINGS LN
LOS ANGELES, CA 90027
323-522-6943

PROJECT & CLIENTS:

SOLIMAR RESIDENCE

SHARON FIEDLER SHIMANOVSKY BORIS SHIMANOVSKY
3120 SOLIMAR BEACH DRIVE
VENTURA, CA 93001

LEGEND:

CONCRETE
WOOD

STAMP:

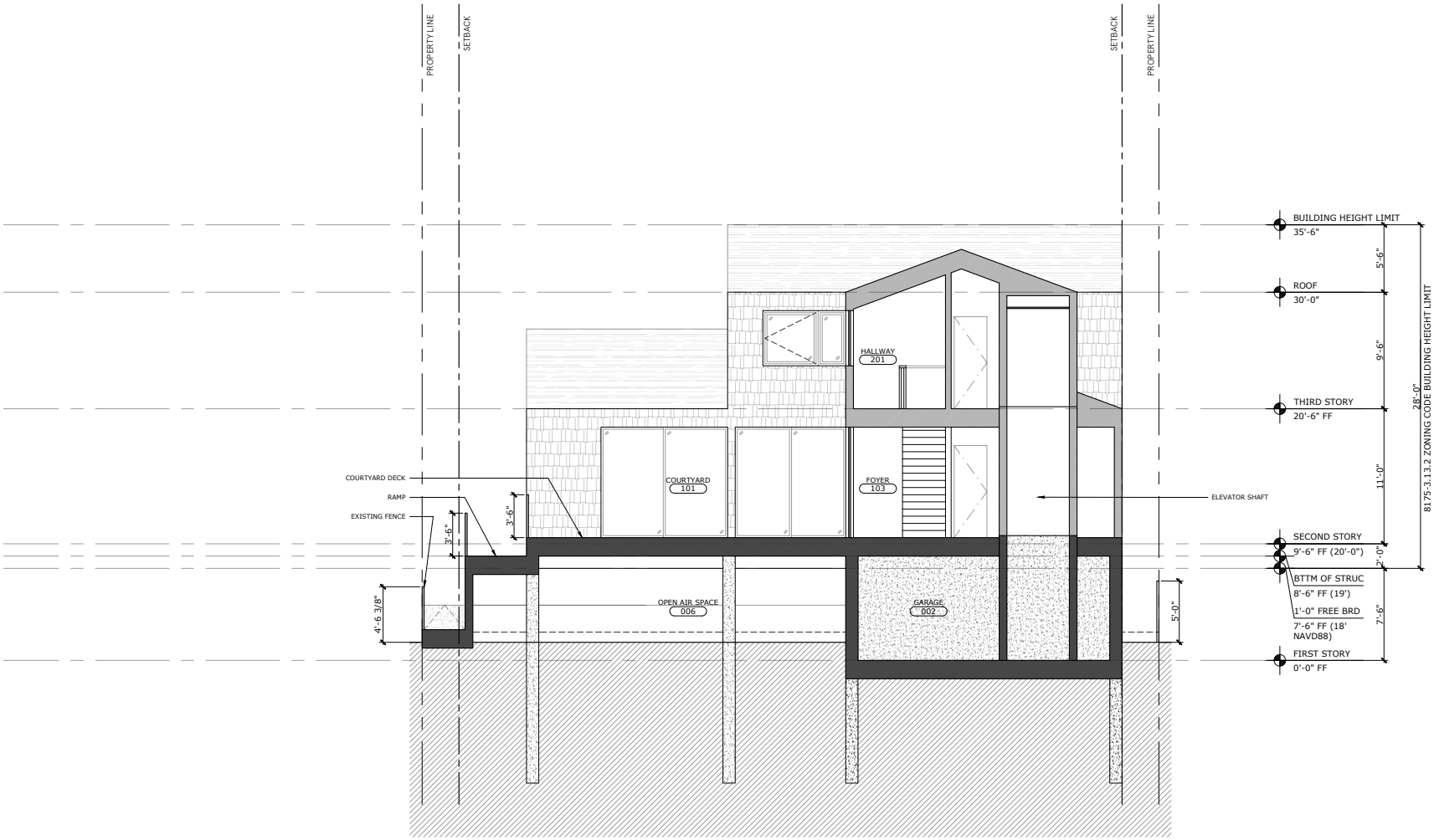
MILESTONES:

12/20/2022	PERMIT DRAWINGS
10/30/2023	PERMIT DRAWINGS

SHEET:

A 301

SECTIONS



SOUTH SECTION 1

SCALE: 1/4" = 1'-0"

chet architecture
2020 CUMMINGS LN
LOS ANGELES, CA 90027
323-522-6943

PROJECT & CLIENTS:

SOLIMAR RESIDENCE

SHARON FIEDLER SHIMANOVSKY BORIS SHIMANOVSKY
3120 SOLIMAR BEACH DRIVE
VENTURA, CA 93001

LEGEND:

CONCRETE
WOOD

STAMP:

MILESTONES:

12/20/2022	PERMIT DRAWINGS
10/30/2023	PERMIT DRAWINGS

SHEET:

A 302

SECTIONS

CONDITIONS OF APPROVAL FOR COASTAL PD PERMIT CASE NO. PL23-0043 Shimanovsky Residence

RESOURCE MANAGEMENT AGENCY (RMA)

Planning Division Conditions

1. Project Description

This Coastal Planned Development (PD) Permit is based on and limited to compliance with the project description stated in this condition below, Exhibits 3 (Plans), 6 (Runup & Coastal Hazards Analysis, GeoSoils Inc., March 2022), 7 (Soils Engineering Report, Solid Soils 7 Geotechnical Consultants, June 2022) of the Planning Director hearing on June 6, 2024 , 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:

A Coastal Development Permit to demolish an existing single-family dwelling and to construct a new single-family dwelling. The Project includes a request to demolish an existing 3,937 square foot (sq. ft.) two-story, single-family dwelling. The proposed single-family dwelling will be 7,350 square feet in gross floor area with 4,020 square feet of habitable space. The first horizontal member supporting the structure will be located at an elevation of 19 feet above the North American Vertical Datum of 1988 (NAVD88) (Base Flood Elevation is 18 feet NAVD88). The building will have a height of 27 feet, as measured from the from lowest elevation of the first floor as established by the Public Works Agency. The proposed dwelling is comprised of 5 bedrooms, a gym, a two-car garage and a two-car carport (combined 1,100 square feet), a 200 square foot second-floor balcony, and a 95 square foot third-floor balcony. Structural slabs for the dwelling will be supported on piles and grade beams which will elevate the dwelling in accordance with the recommendations provided in supporting Project background reports (Runup & Coastal Hazards Analysis, GeoSoils, Inc., March 2022 and Soil Engineering Report, Solid Soils & Geologic Consultants, June 2022). The Project includes the installation of a building elevator which extends from the ground level to the two habitable floors above the garage, constructed in compliance with the National Flood Insurance Program (NFIP) Technical Bulletin 4-93.

Wastewater will be processed by a new 1,500-gallon Septic Tank Effluent Pump (STEP) which will connect to existing infrastructure operated by County of Ventura Service Area No. 29. The existing STEP system will be demolished. A new access easement benefitting the Ventura County Public Works Agency, Water and Sanitation Department will be required to be recorded for the new STEP system. Upon recordation of the new easement, the existing access easement will be quit claimed. Potable water for domestic use will be provided by Casitas Municipal Water District. Access to the Project site is provided by a new private driveway which connects to Solimar Beach Drive, a private road.

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

2. Required Improvements for Coastal PD

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

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

Documentation: The Permittee shall obtain Planning Division staff's stamped approval on the project plans and submit them to the County for inclusion in the Project file. The Permittee shall submit additional plans to the Planning Division for review and stamped approval (e.g., tree protection and landscape plans) for inclusion in the Project file, as necessary.

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

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

3. Site Maintenance

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

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

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

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

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

4. Coastal PD Modification

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

a. The modification approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director; and

b. Environmental review, as required pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, §§ 21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, §§ 15000-15387), as amended from time to time.

5. Construction Activities

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

6. Acceptance of Conditions and Schedule of Enforcement Responses

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

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

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

7. Time Limits

Use inauguration:

(1) The approval decision for this Coastal 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 Coastal PD Permit shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for construction within one year (Ventura County Coastal Zoning Ordinance (§ 8181-7.7)) from the date the approval decision of this Coastal PD becomes effective. 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 Coastal PD Permit.

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

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

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

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

Timing: The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for construction or as dictated by the respective agency.

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

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

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

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

Documentation: The Permittee shall maintain a current set of Coastal PD Permit conditions and exhibits at the project site or, present to the Planning Division staff copies of the conditions, upon Planning Division staff's request.

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

10. Recorded Notice of Land Use Entitlement

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

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

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

Timing: The Permittee shall record the "Notice of Land use Entitlement" form and conditions of this Coastal PD Permit, prior to 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 Coastal PD Permit to Planning Division staff to be included in the Project file.

11. Financial Responsibility for Compliance Monitoring and Enforcement

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

b. Billing Process: The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of

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

12. Defense and Indemnification

a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this Coastal PD Permit. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.

b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.

c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this Coastal PD Permit, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.

d. Neither the issuance of this Coastal PD Permit, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this Coastal PD Permit serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

13. Invalidation of Condition(s)

If any of the conditions or limitations of this Coastal PD Permit are held to be invalid in whole or in part by a court of competent jurisdiction, that holding shall not invalidate any of the remaining Coastal PD Permit conditions or limitations. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged

by the Permittee in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Permittee shall be required to fully comply with this Coastal PD Permit, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This Coastal PD Permit shall continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

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

14. 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 Coastal 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. 11 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.

15. Relationship of Coastal 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 Coastal PD Permit condition contained herein is in conflict with any other Coastal PD Permit condition contained herein, when principles of law do not provide to the contrary, the Coastal PD Permit condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this Coastal 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 Coastal PD Permit, nor compliance with the conditions of this Coastal PD Permit, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property.

16. Contact Person

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

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

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

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

17. Change of Permittee

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

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

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

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

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

18. Plans Conforming to Coastal Engineer's Recommendations

Purpose: To demonstrate that permitted buildings and structures comply with the recommendations in the coastal report.

Requirement: The final plans for the permitted development shall be in substantial conformance with the recommendations contained in the Runup & Coastal Hazard Analysis, 3120 Solimar Beach Drive, Ventura County, California (GeoSoils, Inc., March 22, 2022), relative to foundation, construction, drainage, and height of the structure. The plans and specifications (including any design and structural engineering) shall note the design flood elevation and height of the single-family dwelling and all other permitted structures. Structural engineering submitted for the construction of the proposed building shall affirm that the building elevator is constructed to resist hydrostatic, hydrodynamic and wave forces as well as potential erosion and scour and that accessory building equipment is installed above the established Base Flood Elevation[1]. Further, the construction documents shall be prepared in compliance with the recommendations within the National Floodplain Insurance Program (NFIP) Technical Bulletin 4-93, the Federal Emergency Management Agency's (FEMA) Construction Fact Sheet P-499 Home Builder's Guide to Coastal Construction, FEMA NFIP Free-of Obstruction Requirement Technical Bulletin 5 and the standards of the Ventura County Building Code.

Documentation: A copy of building plans and specifications and the Wave Runup & Coastal Hazard Analysis, 3120 Solimar Beach Drive, Ventura County, California (GeoSoils, Inc., March 22, 2022), for the permitted development that comply with all of the requirements set forth above.

[1] Ground level improvements may be required to include flood damage resistant elements such as float switch that send the elevator cab to a level above the Base Flood Elevation in the event of a flood or when power is lost.

Timing: Prior to issuance of a Zoning Clearance for construction, the Permittee shall submit a copy of the plans, specifications and reports to the Planning Division for review and approval. The Permittee shall maintain the County-approved building plans and specifications throughout the life of this Coastal PD.

Monitoring and Reporting: Prior to occupancy, the Planning Division has the authority to inspect the site to ensure that permitted development was constructed as approved. The Planning Division has the authority to conduct site inspections to ensure ongoing compliance by the Permittee with this condition consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning.

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:

a. Cease operations and assure the preservation of the area in which the discovery was made;

b. Notify the Planning Director in writing, within three days of the discovery;

c. 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;

d. Obtain the Planning Director's written concurrence with the recommended disposition of the site before resuming development; and

e. 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. Archaeological Resources Discovered During Ground Disturbance

Purpose: In order to mitigate potential impacts to archaeological resources discovered during ground disturbance.

Requirement: The Permittee shall implement the following procedures:

a. If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, the Permittee shall:

   (1) Cease operations and assure the preservation of the area in which the discovery was made;

   (2) Notify the Planning Director in writing, within three days of the discovery;

   (3) Obtain the services of a County-approved archaeologist who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;

   (4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and

   (5) Implement the agreed upon recommendations.

b. If any human burial remains are encountered during ground disturbance or construction activities, the Permittee shall:

   (1) Cease operations and assure the preservation of the area in which the discovery was made;

   (2) Immediately notify the County Coroner and the Planning Director;

   (3) Obtain the services of a County-approved archaeologist and, if necessary, Native American Monitor(s), who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;

   (4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and

   (5) Implement the agreed upon recommendations.

Documentation: If archaeological remains are encountered, the Permittee shall submit a report prepared by a County-approved archaeologist including recommendations for the proper disposition of the site. Additional documentation may be required to demonstrate that the Permittee has implemented any recommendations made by the archaeologist's report.

Timing: If any archaeological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the archaeological report to the Planning Division immediately upon completion of the report.

Monitoring and Reporting: The Permittee shall provide the archaeological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the archaeological report to the satisfaction of the Planning Director. The archaeologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the archaeological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the archaeological report, consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

21. Construction Noise

Purpose: In order for this project to comply with the Ventura County General Plan Goals, Policies and Programs Hazards 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.

22. On-Site Pre-Construction Meeting

Purpose: To ensure compliance with CZO Section 8178-3.1.3(b), Condition of Approval No. 20 of Case No. PL23-0043 and to inform the Owner, Contractors and Construction Personnel of the archaeological sensitivity of the area and appropriate procedures to be carried out if necessary to avoid cultural resources.

Requirement: The field agent who receives all orders, notices, and communications regarding matters of condition and code compliance at the Project site is responsible for contacting the Resource Management Agency Planning Division to schedule a preconstruction meeting.

Documentation: The Permittee shall have a copy of all conditions of approval for Case No. PL23-0043 onsite in an easily accessible location. The Planning Division maintains the field agent's contact information in the Project file.

Timing: The field agent shall contact the Ventura County Resource Management Agency, Planning Division, Attention John Oquendo, at least two weeks prior to commencement of grading and construction activities to schedule an on-site pre-construction meeting with the Owner, Contractors and Construction Personnel. The on-site pre-construction meeting shall be conducted prior to any ground disturbance activities.

Monitoring and Reporting: The Planning Division has the authority to periodically conduct site inspections to ensure ongoing compliance with Condition No. PL23-0043 consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

23. Installation of Double-Paned Windows

Purpose: In order to comply with Ventura County General Plan Goals, Policies and Programs Hazards Policy HAZ-9.2.

Requirement: The Permittee shall install double-paned or better windows throughout the residence and sound dampening entry doors which ensure that the dwelling interiors do not exceed the applicable noise standard.

Documentation: The Permittee shall submit the appropriate construction documentation which demonstrate proof of the installation of the noise attenuating features.

Timing: A copy of building plans and specifications which demonstrate compliance with the requirement of this condition shall be submitted prior to Zoning Clearance for construction.

Monitoring and Reporting: Prior to occupancy, the Planning Division has the authority to inspect the site to ensure that permitted development was constructed as approved. The Planning Division has the authority to conduct site inspections to ensure ongoing compliance by the Permittee with this condition consistent with the requirements of §8183-5 of the Ventura County Coastal Zoning.

PUBLIC WORKS AGENCY (PWA)

Development and Inspection Services Conditions

24. **Land Development Fee for Flood Control Facilities (AKA: Flood Acreage Fee (FAF))**

Purpose: To address the cumulative adverse impacts of runoff from development on Watershed Protection District Facilities as required by Ordinance No. FC-24.

Requirement: The Permittee shall deposit with the PWA – Engineering Services Department a Flood Acreage Fee (FAF) in accordance with Ordinance No FC-24 and subsequent resolutions. The fee will be calculated based on the Permittee's information. The Permittee may choose to submit additional information to supplement the information currently provided to establish the amount of the fee.

Documentation: The Permittee shall provide a site plan including a calculation of the new impervious surface being created by the project along with impervious surface for existing construction.

Timing: Permittee shall pay the Flood Acreage Fee (FAF) to the Ventura County Public Works Agency prior to obtaining the zoning clearance for construction.

Monitoring and Reporting: Public Works Agency staff will prepare a quote of the fee amount and provide a receipt when the fee is paid.

Integrated Waste Management Division (IWMD) Conditions

25. 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.vcpublicworks.org/wsd/iwmd/businessrecycling/#GreenWasteProcessing 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.vcpublicworks.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: https://www.vcpublicworks.org/wsd/iwmd/businessrecycling/#GreenWasteProcessing. A complete list of County-franchised solid waste haulers is available at: https://www.vcpublicworks.org/wsd/iwmd/construction/#solid-waste-collecters

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 & 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.

26. 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 & 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

Advanced Planning Section

27. Floodplain Development Permit

Purpose: To comply with the Ventura County Floodplain Management Ordinance and Ventura County General Plan policies HAZ-2.1, HAZ-2.2, HAZ-2.3 and HAZ-2.5.

Requirement: The Permittee shall obtain a Floodplain Development Permit from the Ventura County Public Works Agency Floodplain Manager.

Documentation: A Floodplain Development Permit issued by the Public Works Agency Floodplain Manager.

Timing: The Floodplain Development Permit shall be obtained by the Applicant prior to issuance of a building permit or prior to ground disturbance if a building permit is not required.

Monitoring and Reporting: A copy of the approved Floodplain Development Permit shall be provided to the Building and Safety Department as well as maintained in the case file by the Public Works Agency.

28. Elevation Certificate and V Zone Design Certificate

Purpose: To comply with the Ventura County Floodplain Management Ordinance and Ventura County General Plan policies HAZ-2.2 and HAZ-2.5 by obtaining an Elevation Certificate and V Zone Design Certificate.

Requirement: The Permittee shall provide Elevation Certificate and V Zone Design Certificate.

Documentation: Elevation Certificate and V Zone Design Certificate prepared by a licensed Civil Engineer or Licensed Public Land Survey.

Timing: The Elevation Certificate and V Zone Design Certificate shall be prepared prior to occupancy.

Monitoring and Reporting: A copy of the approved Elevation Certificate and V Zone Design Certificate shall be provided to the Building and Safety Department as well as

maintained in the case file by the Public Works Agency.

County Stormwater Program Section

29. 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

30. Compliance with Rule 62.7 for Asbestos (DEMOLITION ACTIVITIES)

Purpose: To ensure that the owner or operator of a facility shall remove all asbestos-containing material from a facility being demolished.

Requirement: Project demolition activities shall be operated in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District, with emphasis on Rule 62.7, Asbestos – Demolition and Renovation.

Documentation: The project applicant shall ensure compliance with the following provision:

I.The applicant shall submit an AB3205 Form to APCD for approval. In addition, the contractor shall notify APCD 10 business days prior to the abatement commencement, if applicable, by submitting a Notification of Demolition or Renovation Form. Demolition and/or renovation activities shall be conducted in compliance with APCD Rule 62.7, Asbestos – Demolition and Renovation.

Timing: Prior to issuance of a demolition permit(s) by Building & Safety or the applicable jurisdiction agency.

Reporting and Monitoring: An AB3205 form must be submitted to and approved by APCD. Building & Safety Compliance Checklist includes AB3205 requirement prior to issuance of a demolition permit. The Notification of Demolition or Renovation Form must be submitted to APCD. Enforcement of notification requirements for both forms and compliance with the APCD Asbestos Rule will be enforced by APCD Asbestos Inspectors and/or on a complaint-driven bas

31. Construction Dust (FUGITIVE DUST)

Purpose: To ensure that fugitive dust and particulate matter that may result from site preparation and construction activities are minimized to the greatest extent feasible.

Requirement: The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include, but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust).

Documentation: The Permittee shall ensure compliance with the following provisions:

I. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust;
II. Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during grading activities;
III. All trucks shall cover their loads as required by California Vehicle Code §23114.
IV. Fugitive dust throughout the 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.
VI. Signs shall be posted onsite limiting traffic to 15 miles per hour or less.
VII. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., wind speed sufficient to cause fugitive dust to be a

nuisance or hazard to adjacent properties). During periods of high winds, all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by onsite activities and operations from being a nuisance or hazard, either offsite or onsite.

Timing: Throughout the construction phases of the project.

Reporting and Monitoring: Monitoring and Enforcement of dust-related provisions shall also be conducted by APCD staff on a complaint-driven basis.

Ventura County Fire Protection District (VCFPD) Conditions

NOTICE IS HEREBY PROVIDED THAT THE SUBJECT PROPERTY (APNs 060-0-340-045) IS WITHIN A VERY HIGH FIRE HAZARD SEVERITY ZONE, AS DESIGNATED BY THE CALIFORNIA STATE FIRE MARSHALL, OR A LOCAL HAZARDOUS FIRE AREA, AS DESIGNATED BY THE VENTURA COUNTY FIRE PROTECTION DISTRICT.

32. **Hazardous Fire Area**

Purpose: To advise the Permittee that the project is located within a Hazardous Fire Area and ensure compliance with California Building and Fire Codes.

Requirement: The Permittee shall construct all structures to meet hazardous fire area building code requirements.

Documentation: A stamped copy of the approved building plans to be retained by the Building Department.

Timing: The Permittee shall submit building plans to the Building Department for approval before the issuance of building permits.

Monitoring and Reporting: The VCFPD shall conduct a final inspection to ensure that the structure is constructed according to the approved hazardous fire area building code requirements. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the approved construction for the life of the structure.

Notice: For purposes of these conditions and application of Building and Fire Codes, the term “Hazardous Fire Area” includes the following as referenced in the CBC and VCFPD Ordinance: State SRA - Fire Hazard Severity Zone, Local Agency - Very-High Fire Hazard Severity Zone, Local Agency - Wildland-Urban Interface Fire Area (WUI Area), Local Agency - Hazardous Fire Area.

33. Address Numbers (Single-Family Homes)

Purpose: To ensure proper premise identification to expedite emergency response.

Requirement: The Permittee shall install a minimum of 4 inch (4") address numbers that are a contrasting color to the background and readily visible at night. Brass or gold plated numbers shall not be used. Where structures are setback more than 150 feet (150') from the street, larger numbers will be required so that they are distinguishable from the street. In the event the structure (s) is not visible from the street, the address number(s) shall be posted adjacent to the driveway entrance on an elevated post.

Documentation: A stamped copy of an approved addressing plan or a signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction".

Timing: The Permittee shall install approved address numbers before final occupancy.

Monitoring and Reporting: A copy of the approved addressing plan and/or signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction" shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that all structures are addressed according to the approved plans/form.

34. Fire Flow

Purpose: To ensure that adequate water supply is available to the project for firefighting purposes.

Requirement: The Permittee shall verify that the water purveyor can provide the required volume and duration at the project. The minimum required fire flow shall be determined as specified by the current adopted edition of the Ventura County Fire Code and the applicable Water Manual for the jurisdiction (whichever is more restrictive). Given the present plans and information, the required fire flow is approximately 500 gallons per minute at 20 psi for a minimum 1 hour duration. A minimum flow of 1000 gallons per minute shall be provided from any one hydrant. Note: For Commercial, Industrial, Multi-family buildings, a minimum fire flow of 1,000 GPM shall be provided from each hydrant when multiple hydrants are flowing at the same time.

Documentation: A signed copy of the water purveyor's fire flow certification.

Timing: Prior to map recordation, the Permittee shall provide to the Fire District, verification from the water purveyor that the purveyor can provide the required fire flow. If there is no map recordation, the Permittee shall submit a signed copy of the water purveyor's certification to the Fire Prevention Bureau for approval before the issuance of building permits.

Monitoring and Reporting: A copy of the fire flow certification shall be kept on file with the Fire Prevention Bureau.

35. Fire Sprinklers

Purpose: To comply with current California Codes and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall be responsible to have an automatic fire sprinkler system installed in all structures as required by the VCFPD. The fire sprinkler system shall be designed and installed by a properly licensed contractor under California State Law.

Documentation: A stamped copy of the approved fire sprinkler plans.

Timing: The Permittee shall submit fire sprinkler plans to the Fire Prevention Bureau for approval before the installation of the fire sprinkler system.

Monitoring and Reporting: A copy of the approved fire sprinkler plans shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct on-site inspections to ensure that the fire sprinkler system is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the fire sprinkler system for the life of the development.

36. 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 #610 “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 #610 “Requirements for Construction.”

Timing: The Permittee shall submit VCFPD Form #610 Application to the Fire Prevention Bureau for approval before issuance of building permits.

Monitoring and Reporting: A copy of the completed VCFPD Form #610 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.

CONSISTENCY WITH THE GENERAL PLAN AND COASTAL AREA PLAN FOR SHIMANOVSKY RESIDENCE COASTAL PLANNED DEVELOPMENT PERMIT, CASE NO. PL23-0043

The 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.*

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

The proposed project is a request for the demolition of an existing single-family dwelling and the construction of a new single-family dwelling.

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

Scenic Resources/ Aesthetics

1. **Ventura County General Plan Land Use Policy LU-16.8 Residential Design that Complements the Natural Environment:** *The County shall encourage discretionary development that incorporates design features that provide a harmonious relationship between adjoining uses and the natural environment.*

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

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

   § 30250 Location; Existing Developed Area:

   (a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public

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

(b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.

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

§ 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.*

Coastal Area Plan Policy 4.1.7.7: *New development shall be sited and designed to protect public views to and from the shoreline and public recreational areas. Where feasible, development on sloped terrain shall be set below road grade.*

Staff Analysis: The North Coast sub area of the Ventura County coastal zone includes the coastal communities of Seacliff, Faria, Rincon, La Conchita, Mussel Shoals and Solimar. The scenic resource policies included in the Ventura County General Plan and Local Coastal Program, which the California Coastal Act is cited, seek to limit the impacts of new development on the character of existing communities and visual resources known to occur on the coast. The proposed Project consists of the demolition of an existing single-family dwelling and the construction of a new single-family dwelling to be supported on piles above a garage and storage area. The proposed Project will not degrade or significantly alter the existing scenic or visual qualities of the Solimar Beach community nor the public beach. The surrounding area is considered altered coastline as the Solimar Beach Colony development is present in aerial photographs from 1945 (Ventura County Historic Aerial Photographic Index). The Solimar Beach Colony is an area defined by the Ventura County General Plan as an Existing Community. The Existing Community area designation identifies existing residential enclaves which have been developed with urban building intensities and urban land uses and limits the building intensity and land use to previously established levels.

The project site meets the applicable Ventura County Coastal Zoning Ordinance (CZO) development standards for the underlying RB (Residential Beach) zoning. The RB zone

requires a 10-foot front yard setback, 3-foot side yard setback and 14-foot rear yard setback. The proposed dwelling is within the allowable height limit of 28 feet. While the new residence height will be taller than older buildings in the Solimar Beach Colony, the height difference is attributable to the required base flood elevation and allowable height of the RB Zone. The CZO permits structure height measurement in the RB zone to be taken from the lowest elevation of the first floor as determined by the Public Works Agency. In this case, the Wave Runup & Coastal Hazards Analysis (Exhibit 6) prepared for the Project establishes the lowest horizontal structural member elevation of 1 foot above the Federal Emergency Management Agency's base flood elevation of +18 above the National Vertical Datum of 1988 (NAVD88) putting the first/finished floor elevation (FFE) at approximately 20 NAVD88 (Exhibit 3) and maximum elevation of the roof ridgeline at 46 NAVD88, a measured height of 27 feet, and below the height limit of 28 feet.

The proposed Project does not alter any significant views of the ocean from the public road. Given the existing pattern of development (lots arranged at the edge of Solimar Beach Drive serving as the front lot line) the proposed development is a reasonable continuation of the existing pattern of development. The existing structure already effectively obscures any line of site to the ocean or sandy beach areas from the public road. With respect to views from the sandy beach area to the inland/landward areas, viewers from the beach will continue to see a multilevel structure from the beach/seaward vantage. The similar bulk and scale of the proposed Project and adjacent dwellings, the visual character of this area and the character of the surrounding area remains relatively unchanged.

The Project does not include any grading or alterations to natural landforms. The proposed structure accommodates the stringline rear yard setback, keeping the building envelop in line with the neighboring structures.

The neighborhood is comprised of a blend of architectural styles with multiple levels. The proposed dwelling is a contemporary version of the Shingle House style which utilizes a front gabled shingle roof and composite cladding to mimic the Victorian Shingle House style, though the proposed is not a pure copy, it simply incorporates the continuous cladding and shingled front gabled roof as the most prominent elements of the proposed structure. Additionally, the proposed includes modifying elements such as the two building wings, seaward facing balconies, the garage and deck. There are a variety of styles and within the Solimar Beach Colony, such as Neocolonial, Contemporary, Modern and Neo-Mediterranean. The structure will blend with the existing residential forms and styles in the surrounding area.


Figure 5-2: Photos of Neighboring Structures

Therefore, the proposed Project adequately preserves the character of the existing pattern of development for the Solimar Beach Colony development and is consistent with Coastal Act Section 30251 for Scenic and Visual Qualities of the Coastal Zone.

Based on the discussion above, the proposed Project is consistent with General Plan Policies LU-16.8, LU-16.1, COS-3.1, Coastal Act Sections 30250, 30251 and Coastal Area Plan Policy 4.1.7.7.

Fire Protection and Public Safety Requirements

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

   HAZ-1.2 Defensible Space Clear Zones *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.*

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

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

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

PFS-12.4 Consistent Fire Protection Standards for New Development Policy: 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.

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

Staff Analysis: According to the Ventura County Geographic Information System (VCGIS, 2024), the Project is located within the local responsibility area in the Very High Fire Severity Zone. The subject property is approximately 4.39 miles south of Fire Station 25 addressed as 5674 West Pacific Coast Highway. Pursuant to Conditions of Approval Nos. 32 through 36 (Exhibit 4), the applicant will be responsible for the implementation of the minimum standards related to the construction of new residential buildings as required by the Ventura County Fire Protection District. Pursuant to Condition of Approval No. 34, the proposed dwelling will be equipped with fire sprinklers. The applicant has demonstrated adequate availability of water for firefighting purposes. The required fire department clear zone areas will be maintained by both the individual property owner and the development through the Solimar Beach Colony Homeowners Association via standard property maintenance (no wildland exists with 100 feet of the proposed dwelling). The policy requirement for the provision for physical, legal and emergency access is provided by Solimar Beach Drive, an existing private road which connects to SR 1 via private access gates at either end of the development. The private road is sufficient width to permit both standard vehicle trips to the subject property emergency access for public safety vehicles.

The Ventura County Sheriff's Office is responsible for law enforcement services in Ventura County. The proposed Project is located within the West County Patrol area, the Sherriff's main office is located at 800 S Vitoria Avenue, Ventura, 11 miles to the southeast. The proposed Project will not have a significant impact on the provision of public safety services.

Based on the discussion above, the proposed Project is consistent with General Plan Policy HAZ-1.1 HAZ-1.2, HAZ-1.4, PFS-11., PFS-12.3, PFS-12.4, and CTM-2.28.

Utilities and Infrastructure

3. **Ventura County General Plan Policy PFS-1.7 Public Facilities, Services, and Infrastructure Availability:** *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.*

   PFS-3.2 Fair Share of Improvement Costs: The County shall require development to pay its fair share of community improvement costs through impact fees, assessment districts, and other mechanisms.

   PFS-4.1 Wastewater Connections Requirement: *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.*

   PFS-5.3 Solid Waste Capacity: *The County shall require evidence that adequate capacity exists within the solid waste system for the processing, recycling, transmission, and disposal of solid waste prior to approving discretionary development.*

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

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

   Staff Analysis: The proposed Project has been reviewed for consistency with the applicable standards for public facilities, services, and infrastructure. The Project was found to have adequate access to the range of utilities, public services and infrastructure required for construction and occupancy of a new single-family dwelling without compromising existing levels of service. Casitas Municipal Water District will continue to serve the Project site as confirmed by water will-serve letter dated March 31, 2023. The subject property is served by a ¾-inch water meter and has an existing Stage 1 allocation of 0.52 acre-feet of water per year (FY) for the meter. The proposed Project will utilize an existing connection to County Service Area No. 29 for domestic sewage disposal; connection verified by sewer availability letter dated April 12, 2023. The sewer availability letter states the Project will require the installation of a new Septic Tank Effluent Pump

(STEP) system; the proposed scope of work includes the installation of a new STEP tank. The proposed Project possesses all necessary utilities, services and facilities for the construction and use of a new single-family dwelling.

The Project is subject to the assessment of a land development fee for the construction and maintenance of flood control facilities due to cumulative adverse impacts associated with the development of additional impervious surfaces. However, the Project will not require the expansion or construction of new flood control facilities as the result of the development of the proposed single-family dwelling. The applicant will be responsible for the payment of the Land Development Fee related to the maintenance and development of flood control improvements within the unincorporated County (Exhibit 4 Condition of Approval No. 24).

As required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE) adopted in June 2001 and updated annually, 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 the state PRC, the proposed project will have less than a significant project-specific impact upon Ventura County's solid waste disposal capacity.

Ventura County Ordinance 4421 requires all applicants for discretionary permits for projects that include construction and/or demolition to reuse, salvage, recycle, or compost a minimum of 65 percent of solid waste generated by their project. The Integrated Waste Management Division's (IMWD) waste diversion program (Form B Recycling Plan / Form C Report ensures that the 65 percent diversion goal is met prior to Building and Safety Division's issuance of a certificate of occupancy, consistent with the General Plan. The Project has been conditioned to address recycling during the construction phase of the Project (Exhibit 4, Condition Nos. 25 and 26).

Based on the discussion above, the proposed Project is consistent with General Plan Policy PFS-1.7, PFS-3.2, PFS-4.1, PFS-5.3, PFS-5.9 and PFS-6.1.

Coastal Hazards and Sea Level Rise Policies

4. **HAZ 2.2 Best Available Flood Hazard Information Policy:** *The County shall continue to use the best available flood hazard information from local, regional, State, and Federal agencies to inform decision-making on appropriate land uses, discretionary development, and infrastructure investments flood control facilities necessitated by or required by the development.*

HAZ-2.5 Recordation of a Notice of Flood Hazard: 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).

HAZ-3.1 Sea Level Rise Planning and Adaptation: *The County shall continue to actively plan for sea level rise by using the best available science to analyze critical vulnerabilities, identify measures to conserve coastal resources, minimize impacts on residents and businesses, maintain public services, and strengthen resiliency.*

HAZ-4.3 Structural Design: *The County shall require that all structures designed for human occupancy incorporate engineering measures to reduce the risk of and mitigate against collapse from ground shaking*.

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

HAZ-4.8 Seismic Hazards *The County shall not allow development of habitable structures or hazardous materials storage facilities within areas prone to the effects of strong ground shaking, such as liquefaction, landslides, or other ground failures, unless a geotechnical engineering investigation is performed and appropriate and sufficient safeguards, based on this investigation, are incorporated into the project design.*

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 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 Policy 4.2.4.2: *New development shall be sited and designed to minimize risks to life and property in areas of high geologic, flood, and fire hazards.*

Coastal Area Plan Policy 4.2.4.3: *All new development will be evaluated for its impacts to, and from, geologic hazards (including seismics safety, landslides, expansive soils, subsidence, etc.), flood hazards, and fire hazards. Feasible mitigation measures shall be required where necessary*.

Coastal Area Plan Policy 4.2.4.6: *New development shall be sited and designed so as not to cause or contribute to flood hazards, or lead to the expenditure of public funds for flood control works.*

Staff Analysis: The proposed Project has been sited and designed to assure the stability and structural integrity of the proposed building, and neither creates nor contributes significantly to erosion, geologic instability, or destruction of the site or surrounding area. According to the Soil Engineering Report (Exhibit 7, Solid Soils & Geologic Consultants, June 2022), the site is located in an area with natural sand soils overlying bedrock at a depth of 15 feet (based upon a survey of recent soils reports completed in the area). The site is located within 2 miles of the Red Mountain Fault and 14 miles of the Santa Ynez Fault, with the possibility to experience liquefaction and strong shaking in the event of a major earthquake. The Soils Engineering Investigation recommends the structure be constructed on friction piles with deepened foundations and utilizing a grade beam system. Piles will be drilled to a depth at 10 feet into firm bedrock.

As shown on the Flood Emergency Management Agency's (FEMA) Flood Rate Insurance Map (FIRM) Panel 06111C0728F (Effective January 29, 2021), a portion of the property is located within the mapped in the VE Special Flood Hazard Area with an established Base Flood Elevation (BFE) of 18 feet above the North American Vertical Datum 1988 (NAVD88). Due to the proximity of the Project to the coast, associated coastal hazards and potential for flooding, the project review included evaluation of a supporting site-specific coastal hazards analysis. The Wave Runup & Coastal Hazard Analysis (Exhibit 6, GeoSoils, Inc., March 2022) analyzes the existing and future conditions of the site and provides recommendations based on the potential coastal hazards. The subject property is presently protected by a rock revetment which has been in place at the Solimar Beach Colony for a number of years. The structure was reconstructed in 1982 and is presently owned by the Solimar Beach Colony Trust. With respect to the primary risk for the property, the report indicates that the historic high-water level for the area is 7.6 feet NAVD88 and projects 6 feet of sea level rise based on a medium high risk scenario, indicating a design water elevation of 13.6 feet NAVD for future sea level rise, and the wave uprush analysis indicates a future Design Flood Elevation (DFE) in consideration of SLR is +17 feet NAVD88 with the revetment removed and +18 feet NAVD88 with the revetment in place and maintained. Per the report recommendations, the elevation of the lowest horizontal member of the proposed structure will be based on the FEMA VE Zone BFE and will be +19 feet NAVD88. As indicated in the supporting Wave Runup Report, the Project has been designed without the need for shoreline protection with the proposed method of construction on piles and elevation of the first habitable floor adequately accounting for mitigation of hazards along the coast.

With respect to a potential increase in risk due to the construction of a new dwelling containing increased floor area and bulk when compared to the existing dwelling located onsite, the Project is consistent with the applicable coastal management policies of the Ventura County General Plan and Coastal Area Plan as well as the development

standards prescribed for the RB Zone in the CZO. The proposed Project has been designed to incorporate the appropriate recommendations with respect to coastal hazards from a Professional Engineer (Exhibit 6) with consideration of a range of coastal design parameters (flooding, wave action and sea level rise). Moreover, the Project does not represent a significant increase in risk to life or property as the adjacent lots are developed in a similar intensity when compared to the proposed Project.

As demonstrated in the table below and based upon the findings by Planning Staff, the homes in the area are of a similar type (two-story) and within range of the floor area of the proposed Project. A net area of the total floor area for the proposed Project is identified below. Note, the unfinished ground level garage does not contain any habitable space, consistent with FEMA's Home Builder's Guide to Coastal Construction which allows for the areas below the lowest habitable floor to be used for parking, building access and storage. The ground level is enclosed by breakaway walls. As noted in Section D of the Planning Director Staff Report, the Project is consistent with the development standards prescribed in the RB Zone and CZO and does not represent a significant increase in risk from coastal hazards as the existing community is developed in a relatively similar manner.

Address	Lot Size[1]	Total Floor Area[1]
3134 Solimar Beach DR	8,704 sq. ft.	4,789 sq. ft.
3128 Solimar Beach DR	8,278 sq. ft.	7,081 sq. ft.
3124 Solimar Beach DR	6,098 sq. ft.	7,104 sq. ft.
3116 Solimar Beach DR	6,969 sq. ft.	2,415 sq. ft.
3112 Solimar Beach DR	7,405 sq. ft.	4,370 sq. ft.
3108 Solimar Beach DR	7,405 sq. ft.	2,962 sq. ft.
3120 Solimar Beach DR	6,712 sq. ft.	6,970 sq. ft.
Existing Square Footage	See Above	3,937 sq. ft.

As discussed above, the Solimar Beach Colony has been affected by the recent (effective January 29, 2021) reassessment of flood hazard risk by FEMA for this area of the Ventura County coastline. Base Flood Elevation (BFE) is the elevation of the 1 percent (100-year) annual-chance flood identified by FEMA. In short, BFE has been raised within this section of the Ventura County coastline to an elevation of 18 feet NAVD88 effectively raising finished floors and ultimately building heights for projects in this area of the North Coast subarea. For any new substantial improvement projects or projects determined to be new development, BFE is used to determine permissible building heights in the RB Zone (CZO Section 8175-3.13). Compliance with the new FEMA BFE has been factored in the design of the proposed Project along with sea level rise, wave action and other coastal hazard factors specific to this community. Accordingly, the proposed Project will be built upon

[1] Lot Size and total floor area compiled from Ventura County Accela permit database. Total Floor is the aggregate total of habitable space plus the assessor identified garage square footage. Total floor area for the proposed Project differs from the Gross Floor Area calculation in the Project description because the total floor area uses habitable floor area (a net area calculation) plus the garage area and the area of the enclosed lower area.

piles as specified in the Runup & Coastal Hazards Analysis (Exhibit 6) as the only feasible means for project implementation. For the proposed Project, the lowest horizontal structural member is located at an elevation datum of 19.0 feet NAVD88. As analyzed under Item 1 (above), aesthetic impacts were found to be less than significant with the structure accommodating the required structural elevation considerations while simultaneously maintaining aesthetic compatibility with the existing community. The report concludes that the project is reasonably safe from coastal hazards including shoreline erosion, wave runup, and flooding without the shore protection in place, with the incorporation of the recommendations (foundation type, elevation, and factoring in potential wave runup forces into the project design).

The Project includes the construction of a building elevator which connects the ground level of the structure to the two habitable floors above. The submitted coastal hazards analysis indicates that wave runup may strike the bottom of the foundation or other site improvements and be subject to wave runup bore forces or broken wave forces with future sea level rise (a surge force per unit horizontal width of the improvement is ~1,200 lbs). Accordingly, the design engineer for the foundation and the other improvements for the building will be required to determine the proper design loading in consideration of the surge force for the wave runup projected in the coastal hazards report (Exhibit 6). Additionally, the design and siting of the elevator will follow the National Flood Insurance Program (NFIP) Technical Bulletin 4-93. The applicant will implement this requirement by submitting the appropriate construction documents to the Planning Division to verify that these specifications are implemented prior to the submittal of a plan check to the Building and Safety Division (Exhibit 4, Condition of Approval No. 18). Plans examiners with the Building and Safety Division will conduct the technical review of the construction documents during plan check review.

Based on the discussion above, the proposed Project is consistent with General Plan Policy HAZ 2.2, HAZ-2.2, HAZ-3.1, HAZ-4.3, HAZ-4.5, HAZ-4.8, Coastal Act Sections 30253, and Coastal Area Plan Policies 4.2.4.2, 4.2.4.3, 4.2.4.6.

5. **Ventura County General Plan Conservation Policy COS-2.6 Public Access:** The County shall continue to plan for the preservation, conservation, efficient use of, enjoyment of, and access to resources, as appropriate, within Ventura County for present and future generations.

Coastal Area Plan Policy 4.2.1 (B)-1Vertical Access:

1. *For all new development between the first public road and the ocean, granting of an easement to allow vertical access to the mean high tide line shall be mandatory unless:*
   a. *Adequate public access is already available within a reasonable distance of the site measured along the shoreline, 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, or

Coastal Area Plan Policy 4.2.1 (B)-2. Lateral Access: *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.

§ 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.*

Staff Analysis: No portion of the proposed Project is located upon sandy beach areas or within the intertidal zone. The applicant's consulting engineer indicates that while the proposed Project has been designed without the need for a shoreline protection, the existing shoreline protective device (a rock revetment) should remain in place for the time being for the safety of other Solimar Beach Colony homes and infrastructure in the vicinity of the Project (SR 1 and Southern Pacific Railroad tracks). With respect to public access, the Solimar Beach Colony was required to dedicate a lateral public access deed restriction pursuant to the requirements of California Coastal Commission Development Permit No. 216-21 and amendment A-219-79. A public access easement was recorded on November 23, 1981, under instrument 198111230116090. Vertical access is available to the public at either end of the Solmar Development; the closest public access at the end of a private fence approximately 700 feet northwest of the subject property. On street parking is available all along SR 1 (Old Coast Highway) and developed recreational facilities are available throughout the North Coast subarea.

Based on the discussion above, the proposed Project is consistent with General Plan Policy COS-2.6, Coastal Area Plan Policies 4.2.1 (B)-1, 4.2.1 (B)-2 and Coastal Act Section 30211.

Cultural Resources and Paleontological Resources

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

   § 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.*

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

   Costal Area Plan 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 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 4.1.1-6: *Protect and preserve archaeological resources from destruction, and avoid impacts to such resources where feasible.*

   Coastal Area Plan 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 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 Paleontology Policy 4.1.2-3: *Protect and preserve paleontological resources from destruction and avoid impacts to such resources where feasible.*

Staff Analysis: The proposed Project consists of minimal ground disturbing activities associated with the demolition of the existing structure and the placement of piles supporting the proposed single-family dwelling. Based on the review of the California Department of Conservation Compilation of Quaternary Surficial Deposits map (2024), the project site is located with an area of active beach deposits which has no paleontological importance (CZO Section 8178-3.2). A customary halt-work condition was placed on the Project for the accidental discovery of paleontological resources (Exhibit 4, Condition of Approval 19).

In accordance with the applicable policies of the Ventura County General Plan, the Project was circulated to South Central Coastal Information Center (SCCIC), the regional office for the California Historical Resources Information System (CHRIS). The response, dated June 16, 2023, determined that the archeological sensitivity of the site was unknown, however Phase I Cultural Resources Report could not be completed before the approval of the project plans as the project site has already been developed. In lieu of requiring archeological monitoring, the Planning Division has included a condition of approval requiring the applicant and their representatives undergo a preconstruction meeting with the Planning Division to inform the responsible parties the proposed activities have the potential to affect unknown archaeological resources and the protocol if cultural resources are encountered during construction (Exhibit 4, Condition of Approval Nos. 20 & 22). The proposed Project will not result in any significant impacts upon archaeological or paleontological resources.

Based on the discussion above, the proposed Project is consistent with General Plan Policy COS-4.4 Coastal Act, Section 30244 and Coastal Area Plan Policies 4.1.1-1, 4.1.1-2, 4.1.1-6, 4.1.2-1, 4.1.2-24.1.2-3.

Noise

7. **Ventura County Hazards Policy HAZ-9.1 Limiting Unwanted Noise:** *The County shall prohibit discretionary development which would be impacted by noise or generate project-related noise which cannot be reduced to meet the standards prescribed in Policy HAZ-9.2. This policy does not apply to noise generated during the construction phase of a project.*

   HAZ-9.2 Noise Compatibility Standards *The County shall review discretionary development for noise compatibility with surrounding uses. The County shall determine noise based on the following standards:*

   1. *New noise sensitive uses proposed to be located near highways, truck routes, heavy industrial activities and other relatively continuous noise sources shall*

incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed CNEL 60 or Leq1H of 65 dB(A) during any hour.

2. *New noise sensitive uses proposed to be located near railroads shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed L10 of 60 dB(A).*

3. *New noise sensitive uses proposed to be located near airports:*

    a. *Shall be prohibited if they are in a Community Noise Equivalent Level (CNEL) 65 dB or greater, noise contour; or*

    b. *Shall be permitted in the Community Noise Equivalent Level (CNEL) 60 dB to CNEL 65 dB noise contour area only if means will be taken to ensure interior noise levels of CNEL 45 dB or less.*

4. *New noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:*

    a. *Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.;*

    b. *Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.; and*

    c. *Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.*

5. *Construction noise and vibration shall be evaluated and, if necessary, mitigated in accordance with the Construction Noise Threshold Criteria and Control Plan (Advanced Engineering Acoustics, November 2005)"*

HAZ-9.5 Site and Building Design *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.

Staff Analysis: While the proposed single-family dwelling is not considered a noise generating use, construction noise will be generated during the development phase of the proposed Project that has the potential to adversely affect surrounding residential uses. Pursuant to the requirements of the Ventura County Construction Noise Threshold Criteria and Control Plan, the proposed Project will be subject to a condition of approval to limit noise-generating activities to the days and times when construction-generated noise is least likely to adversely affect surrounding residential uses (Exhibit 4, Condition of Approval No. 21).

The proposed single-family dwelling is categorized as a noise-sensitive land use. Noise sensitive uses include, but are not limited to, dwellings, schools, hospitals, nursing homes, churches, and libraries. The proposed Project is located within the 60 dB(A) Community Noise Equivalent Level noise contour (RMA GIS View, Noise Contour Maps, 2024). In addition, the project site is located near active railroad tracks operated by Union Pacific Railroad Company, which are located approximately 100 feet to the northeast of the project site. State Route 1 and U.S. 101 Freeway are also located to the northeast, with State Route 1 within 20 feet of the property. The proposed dwelling may be subject to exposure to unacceptable levels of noise from the nearby noise generating land uses, although no outdoor areas are located adjacent to the noise generating land uses. In accordance with General Plan Policy HAZ-9.2, the applicant will be subject to standard condition of approval for the implementation of noise control measures within the interior of the proposed building (Exhibit 4, Condition of Approval 23). The applicant will be responsible for incorporating appropriate design measures in the structure such as double-paned windows and sound dampening doors.

Based on the discussion above, the proposed Project is determined to be consistent with the Ventura County General Plan Policies HAZ-9.2, HAZ-9.4 and HAZ-9.5.

Water Resources Policies

8. **General Plan Water Resources Policy WR-1.2 Watershed Planning:** *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 Water Resources WR-1.11 Adequate Water for Discretionary Development*: The County shall require all discretionary development to demonstrate an adequate long-term supply of water.*

WR-1.12 and WR-2.2 Water Quality Protection for Discretionary Development: *The County shall evaluate the potential for discretionary development to cause deposition and*

discharge of sediment, debris, waste and other 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.

WR-1.2 Watershed Planning: *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.*

WR-3.3 Low-Impact Development: *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.*

Staff Analysis: The proposed Project is for the demolition of a single-family dwelling and construction of a new single-family dwelling. Domestic water supply for the proposed Project will be provided by the Casitas Municipal Water District. The water availability letter dated March 31, 2023, states there is an existing 3/4-inch meter with a maximum flow capacity of 30 gallons per minute (gpm). The subject property has a Stage-1 allocation of 0.52-acre feet of water per year (AFY). Pursuant to the Ventura County Building Code (2022), the applicant is required to install water-efficient plumbing devices throughout the new structures and water efficient landscaping. The proposed Project will not have any project-specific or cumulative impacts to the domestic water supply.

Based upon review of the California's Groundwater Update 2020 (Bulletin 118, State of California Department of Water Resources, Appendix F, November 2021), the site is within the South Coastal Hydrologic Region but located outside the boundary of a defined groundwater basin/subbasin. Therefore, the site does not overlie and is not a hydrologically and/or hydrogeologically continuous area with an over-drafted basin and there is no evidence of overdraft.

Based on the discussion above, the proposed Project is consistent with General Plan Policies WR-1.2, WR-1.11, WR-1.12, WR-2.2, WR-1.2 and WR-3.3.

GeoSoils, Inc.

Geotechnical • Geologic • Coastal • Environmental

5741 Palmer Way • Carlsbad, California 92010 • (760) 438-3155 • FAX (760) 931-0915 • www.geosoilsinc.com

March 22, 2022 WO S8302

Mr. & Mrs. Shimanovsky
3120 Solimar Beach Drive
Ventura, CA 93001

SUBJECT: Runup & Coastal Hazard Analysis, 3120 Solimar Beach Drive, Ventura County, California.

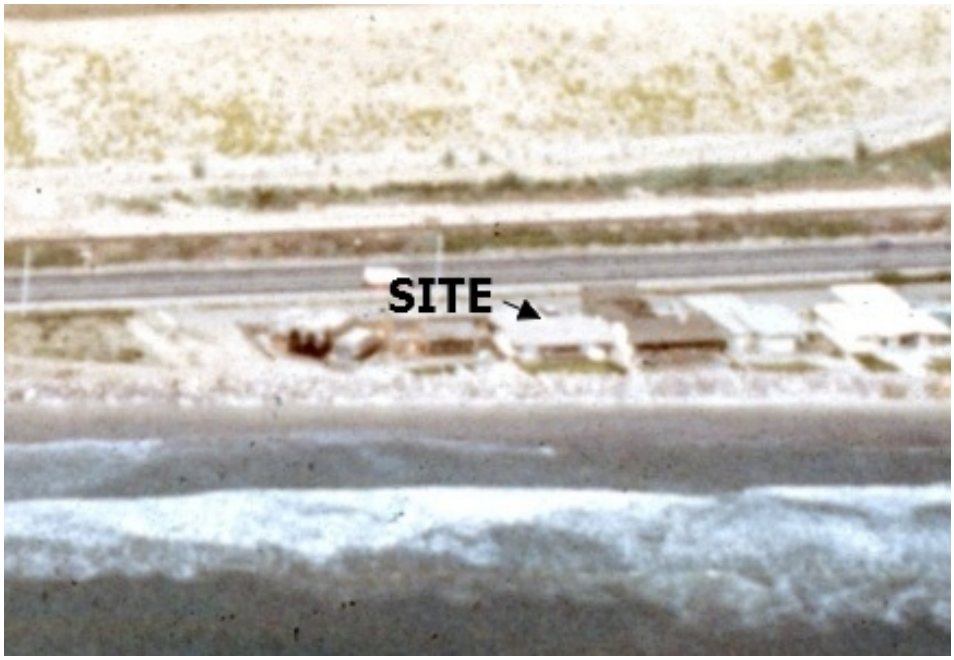
Dear Mr. & Mrs. Shimanovsky:

At your request, we are pleased to present the following wave runup and coastal hazard analysis for the proposed new residence at 3120 Solimar Beach Drive. The information provided herein is based upon our reconnaissance of the coastal area, published regional information, FEMA approved flood analysis methodology, United States Geologic Survey (USGS) studies, site specific topographic survey, preliminary development plans, and knowledge of the area. The purpose of this report is to provide the necessary coastal processes and engineering permit information to support the construction of a new pile supported residence on the site. Specifically, this report provides the design flood elevation (per ASCE24-14) and potential wave forces on the proposed development in consideration of SLR. The information provided herein is intended to provide Ventura County and the California Coastal Commission (CCC) the required discussion of coastal hazards at the site including consideration of the CCC Sea-Level Rise (SLR) Policy Guidance (CCCSLRG) document.

INTRODUCTION

The subject site is a rectangularly shaped lot (~60 feet of ocean frontage) with an existing residential structure. Photograph 1 is a 2020 aerial photograph of the site downloaded from the internet. Photograph 2, taken in 1972, was downloaded from the California Coastal Records Project website. Comparison of these photos shows that the shoreline has not moved significantly landward over the +50-year time period. The 1972 photograph shows the revetment seaward of the site pre-dates the Coastal Act. The revetment is located on Solimar Beach Home Owners Association land and has been regularly maintained under CCC permits, including Permit 216-21 and CDP 4-04-071. The revetment is fronted by a sand and cobble beach. The cobbles lie below the sand and on the shallow erosion resistant claystone shore platform. Additional comparison of available historical photographs reveals that the shore protection appears to have had no long-term impact on the beach or shore platform.

Photograph 1. Subject site and shoreline in 2020. Note the continuous community revetment fronting the properties.



Photograph 2. Subject site and shoreline in 1972. Note that the continuous revetment fronting the properties in the site area.

DATUM

The datum used in this report is North American Vertical Datum 1988 (NAVD88), which is about 2.75 feet lower than Mean Tide Level (MTL). Tides are taken from the National Oceanic and Atmospheric Administration (NOAA) tidal station at Santa Barbara, see **Table 1.** The historical design ocean water level will be 7.6 feet NAVD88, the "100 Year" water level. A site topographic map, prepared by Henery Land Surveying, Inc., dated March 14, 2022, to the NAVD88 datum (APPENDIX A), was used for site elevations Preliminary plans were discussed with Chet Architecture, the project designer. The development on site is mapped in the FEMA VE Zone on Panel 06111C0728F (effective date 1/29/2021). The VE zone has a Base Flood Elevation (BFE) of +18 feet NAVD88. The units of measurement in this report are feet (ft), pounds force (lbs), and second (sec).

Table 1 - NOAA Tide Data, Santa Barbara (9411340)

	Vertical Datum			
Tidal Datum	MLLW (m)	MLLW (ft)	NAVD88 (ft)	NGVD29 (ft)
100 Year	2.35	7.71	7.57	4.93
Highest Observed	2.25	7.39	7.25	4.61
MHHW	1.65	5.40	5.26	2.62
MHW	1.42	4.64	4.50	1.86
MTL	0.86	2.81	2.67	0.03
MSL	0.85	2.79	2.65	0.01
NGVD29	0.85	2.78	2.64	0.00
MLW	0.30	0.98	0.84	-1.80
NAVD88	0.04	0.14	0.00	-2.64
MLLW	0.00	0.00	-0.14	-2.78
Lowest Observed	-0.88	-2.89	-3.03	-5.67

COASTAL PROCESSES

The subject site lies within the Santa Barbara Littoral Cell. A littoral cell is a coastal compartment that contains a complete cycle of littoral sedimentation including sources, transport pathways, and sediment sinks. The Santa Barbara Littoral Cell extends from Point Conception to Point Mugu, a distance of 96 miles. It is one of the longest littoral cells in southern California and contains a variety of coastal types and shoreline orientations. An extensive shoreline management study was conducted for the section of the littoral cell from Goleta to Point Mugu by Noble Consultants (BEACON 1989).

The BEACON study divided the Santa Barbara Littoral Cell into sub cells based upon shoreline characteristics and the location of sediment sources and sinks. The subject site, 3124 Solimar Beach Drive, lies within the sub cell from Rincon Point to Ventura River. This shoreline sub cell is also referred to by BEACON as the Rincon Parkway. This area has always been an sub cell of thin sand and/or cobble beaches. Historical photographs as far back as the late 1800s show cobble beaches and a narrow sandy coastline. The movement of sand (and cobbles) is generally from the west to the east. The closest BEACON beach profile monitoring range is BEACON #22 (Solimar). Figure 1 below is the data from BEACON Line 22. The monitoring shows that from the year 1987 to 2007 there was no net change in the beach profile. Some of the BEACON data (profiles) in the area reviewed in the BEACON study implied that there was a net accumulation of sand offshore of this section of coastline. The net accumulation offshore was estimated to be about 35,000 cubic yards per year. The reported longshore transport rate at nearby Emma Wood State Park is estimated to be about 215,000 cubic yards per year.

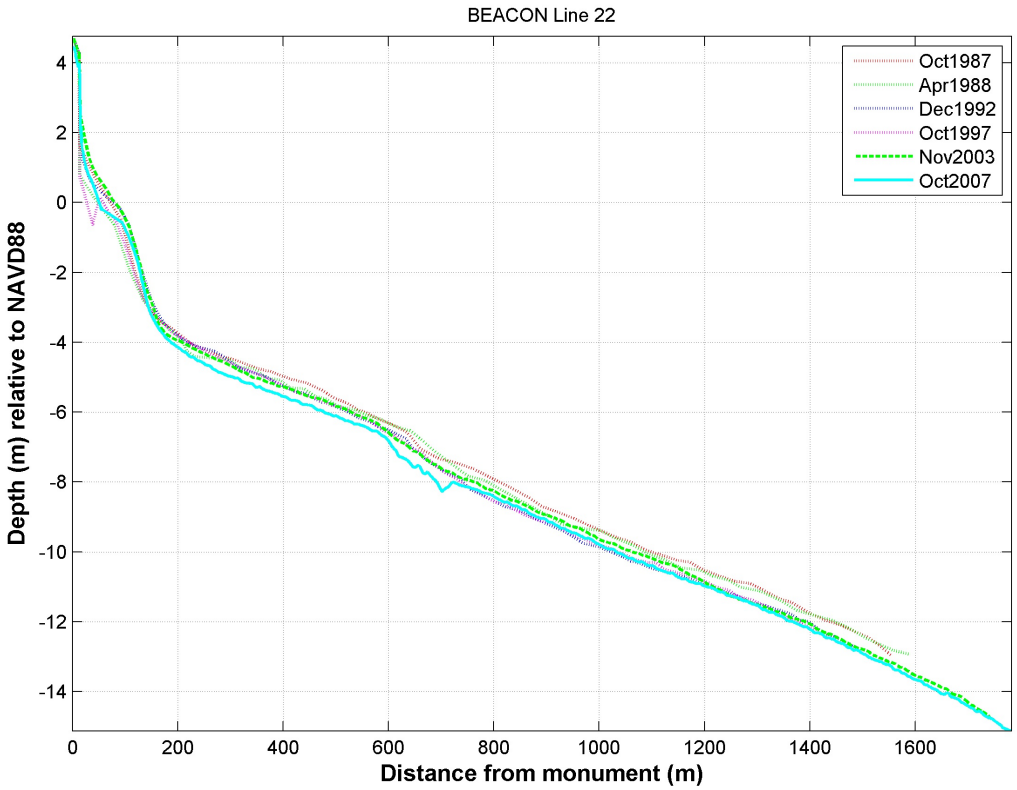


Figure 1. BEACON beach profile data near the site.

In 2006, the U.S. Geologic Survey published a comprehensive report about shoreline change for the coast of California (Hapke, et al., 2006). This report uses data from the late 1800s to the early 2000s, and covers the section of shoreline fronting the subject site.

Using Figure 35 from the report and the ruler/path tool on Google Earth, the distance from the site to the Rincon Point is 13.6 kilometers. A portion of Figure 35 from the USGS report is reproduced below as Figure 2 to show the short-term and long-term shoreline change rates at the site.

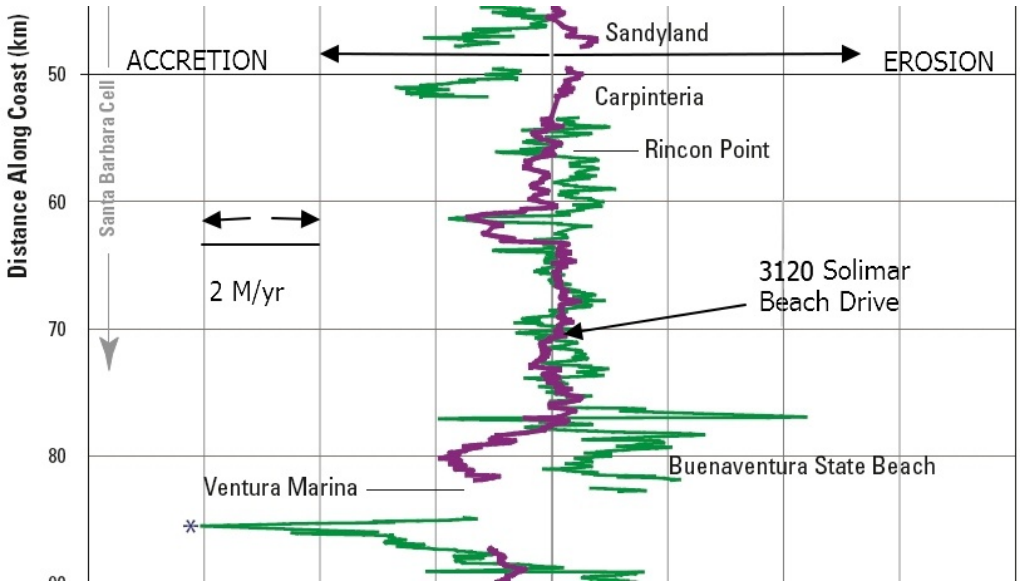


Figure 2. Short-term and long-term shoreline change at the subject site (USGS, 2006).

Figure 2 shows that in the short-term (green line), the beaches in the area are accreting about 0.3 meter per year. The USGS study does show that there is a long-term trend of slight erosion at about 0.2 m/yr = 0.65 ft/yr. This long-term erosion trend is a result of the construction of Santa Barbara Harbor, which prior to the by-passing program resulted in erosion on all of the beaches to the southeast of the harbor. The shoreline fronting the site has been slightly accreting over the last several decades as a result of the by-passing program returning the sand to the littoral system. The long-term trend determined by USGS is basically movement of the sand at the shoreline. The USGS long-term trend does not take into account that the beach is made up of sand overlying cobbles, which sit on an erosion resistant bedrock. Once the sand is eroded, the beach is composed of cobble overlying an erosion resistant bedrock material. The cobbles in the beach profile can also be seen in some of the historical photographs and commonly at low tide.

Setting aside the fact that in the short-term the beach is accreting, and that as the beach erodes during extreme events the littoral material changes to a much more erosion resistant cobbles and bedrock, a very conservative shoreline movement analysis would be to use the USGS shoreline/sand erosion rate. Using the 0.65 ft/yr rate and a design life of 75 years the projected shoreline erosion, WITHOUT THE REVETMENT IN PLACE OR IN CONSIDERATION OF THE COBBLES, is about 49 feet. However, this assumes that the shoreline erosion rate will be the same as in the future with SLR. It is highly speculative to assume that the existing revetment could or will be removed at any time in the future in front of the subject property, or in its entirety because it protects several properties to either side of the subject site.

As stated in the CCCSLRG document (Appendix B, page 237), "predictions of future beach, bluff, and dune erosion are complicated by the uncertainty associated with future waves, storms and sediment supply. As a result, there is no accepted method for predicting future beach erosion. As stated above, with the shore protection in place, the erosion rate for the next 75 years will be 0.0 ft/yr. Additionally, the USGS historical shoreline movement analysis does not take into account that as the beach erodes, the littoral material changes. While the SLR document generally recommends use of a higher rate, it specifically acknowledges that based on site specific evidence, a lower rate may be used provided "future erosion will encounter more resistant material, in which case lower erosions rates may be used." As discussed above, this is exactly what will occur along this beach. Once the sand is gone, the "future erosion" will encounter cobbles and the erosion resistant claystone. Cobbles do not behave in the same manner as sand when subjected to wave runup. Cobbles do move/transport, but at a rate that is much slower than sand. Cobble beaches tend to be steeper because the beach slope is a function of the littoral material grain size. Cobble transport is bed load transport, while sand transport is suspended load transport. Stated very simply, the transport rate of any beach material is inversely proportional to the weight. That is to say, the larger the sediment size, the heavier it is, and the slower it moves. The beach cobbles are about 6 inches (146 mm) or greater in size as compared to sand at about 0.1 mm in size. Cobbles are over 1,000 times heavier than the sand. A conservative estimate of the erosion rate of the cobbles versus the sand is that the cobble erode at a rate of 1/3 or lower than the rate at which the sand erodes.

In order for the site to erode, the beach must be eroded away (the revetment removed). With the beach eroded away, the remaining beach material will be cobbles. The cobble erosion rate for the 75 year design life, under these conditions, will be a about 1/3(0.65 ft/yr) or 0.21 ft/yr, based upon the discussion in the paragraph above. Following the guidelines of the CCCSLRG document, the expected shoreline movement over the next 75 years at the site will be (75)(0.21) = ~16 feet. The design erosion shown on the attached Design Beach Profile is the average of 49 feet and 16 feet determined above or roughly about 35 feet of erosion over 75 years.

WAVES AND WATER LEVELS

Waves of all periods approach the Rincon Parkway sub cell shoreline; however, almost all of the energy is contained in the medium and long period waves (approximately 5 to 20 seconds). These waves approach the Southern California Bight and encounter the offshore islands. The offshore islands such as Santa Cruz, Santa Rosa, Santa Catalina, and San Miguel partially shelter this section of coast from ocean swells. Between these islands are the windows that waves can pass through and approach the Rincon Parkway sub cell shoreline. Waves can approach the study area through wave windows from the west and north and from a small window to the south. The BEACON study contains a summary of historical storms as far back as 1905. These storms have resulted in significant damage to existing structures such as homes and roadways.

As waves travel into shallower and shallower water, the wave crest is bent and becomes nearly parallel to shore, and the wave heights are modified depending on whether waves are being focused or de-focused at a particular location along the shoreline. Extreme wave conditions in shallow water have been calculated using historical wave data. The California Department of Boating and Waterways in partnership with the US Army Corps of Engineers (USACOE) maintain wave recording buoys throughout Southern California. The record of historical waves for this region, both from direct observation or recording and from hindcast analysis, is very extensive. Waves as high as 20 feet were recorded on January 17, 1998 and 14- to 16-foot high waves with period in excess of 20 seconds were recorded during the 1982-83 El Niño.

Future Water Levels Due to Sea Level Rise

The 1% design water elevation near the site is ~+7.6 feet (page 3, **Table 1**). This sea level includes short term effects that would increase sea level, such as wave set up and El Niño. The CCC SLR estimates are based upon a paper published in 2014. This paper was the scientific basis for the California Ocean Protection Council 2018 SLR document, which the CCC SLR Guidance (CCCSLRG) 2018 states is the best available science. The SLR tables provided in the CCCSLRG have been modified by the CCC and does not provide the complete data set from the COPC document. Figure 3 is the SLR probabilities for the Santa Barbara tide station (closest to the site) and is taken from the COPC document. The "likely range" SLR in the year 2096 is 1.2 feet to ~2.8 feet (high emissions). The estimates from the COPC 2018 SLR document for the year 2096, averaging between the low emission and high emissions for the 0.5% SLR case, the SLR is 5.4 feet.

SANTA BARBARA		*Probabilistic Projections (in feet) (based on Kopp et al. 2014)*					*H++ scenario (Sweet et al. 2017) *Single scenario*
		MEDIAN	LIKELY RANGE		1-IN-20 CHANCE	1-IN-200 CHANCE	
		50% probability sea-level rise meets or exceeds...	*66% probability sea-level rise is between...*		*5% probability sea-level rise meets or exceeds...*	*0.5% probability sea-level rise meets or exceeds...*	
				Low Risk Aversion		Medium - High Risk Aversion	Extreme Risk Aversion
High emissions	2030	0.3	0.2 -	0.4	0.5	0.7	1.0
	2040	0.5	0.3 -	0.7	0.8	1.1	1.6
	2050	0.7	0.4 -	1.0	1.2	1.8	2.5
Low emissions	2060	0.7	0.4 -	1.0	1.4	2.2	
High emissions	2060	0.9	0.6 -	1.3	1.6	2.5	3.6
Low emissions	2070	0.9	0.5 -	1.3	1.7	2.8	
High emissions	2070	1.1	0.7 -	1.7	2.1	3.3	4.9
Low emissions	2080	1.0	0.5 -	1.5	2.0	3.6	
High emissions	2080	1.4	0.9 -	2.1	2.7	4.3	6.3
Low emissions	2090	1.1	0.6 -	1.8	2.4	4.4	
High emissions	2090	1.7	1.1 -	2.6	3.3	5.3	7.9
Low emissions	2100	1.2	0.6 -	2.0	2.9	5.3	
High emissions	2100	2.1	1.2 -	3.1	4.1	6.6	9.8

Figure 3. COPC probabilities that SLR will meet or exceed.

As stated before, the CCCSLRG is based upon the California Ocean Protection Council (COPC) update to the State's Sea-Level Rise Guidance in March 2018. These COPC estimates are based upon a 2014 report that used 2009 to 2012 SLR modeling by climate scientists for the probability analysis, which means the "best available science" used by the CCC is about 10 years old. The SLR models used as the basis for the COPC and CCCSLRG have been in place for over a decade. The accuracy of any model can be determined by comparing the measured SLR (real time data) to the model predicted SLR (model prediction). If the model does not predict, with any accuracy, what has happened in the past, it is very unlikely that the model will increase in accuracy when predicting SLR over the next 75 years. Simply put, if the model is not accurate now, it will be even less accurate in the future.

The National Oceanic and Atmospheric Administration (NOAA) has been measuring SLR globally, and specifically in Santa Barbara. The NOAA Santa Barbara SLR rate is 1.08 mm/yr as shown in Figure 4. The rate can be used to calculate a sea level rise of 23.76 mm (8.076 ft) over the last 22 years (2000 through December 2021). If we assume that the Santa Barbara rates do not change significantly in the next 8 years (which is likely) the amount of Santa Barbara SLR will be about 0.1 feet (30X1.08= 32.4 mm or 0.1 feet).

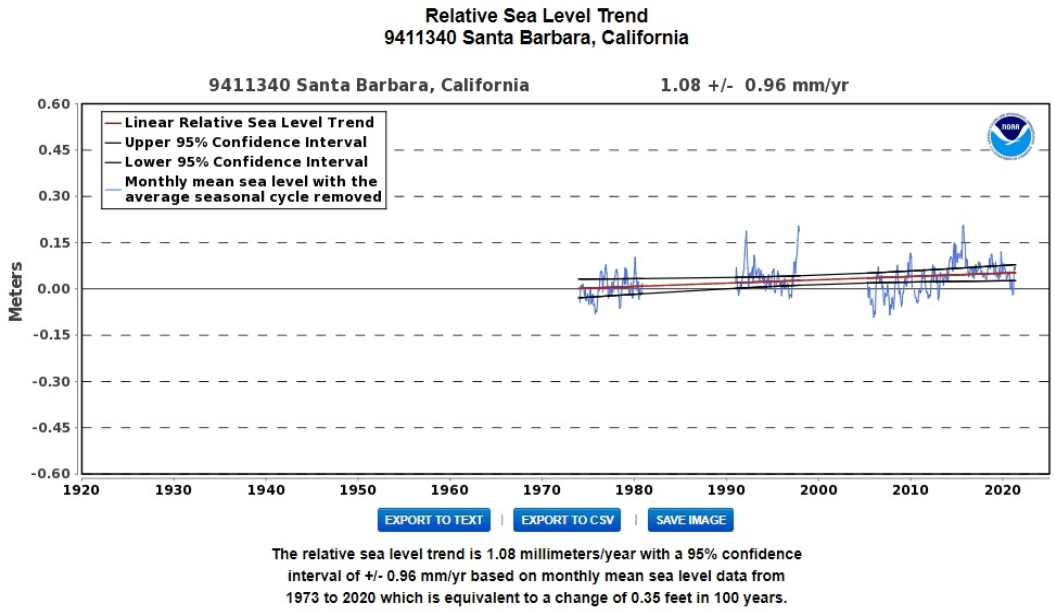
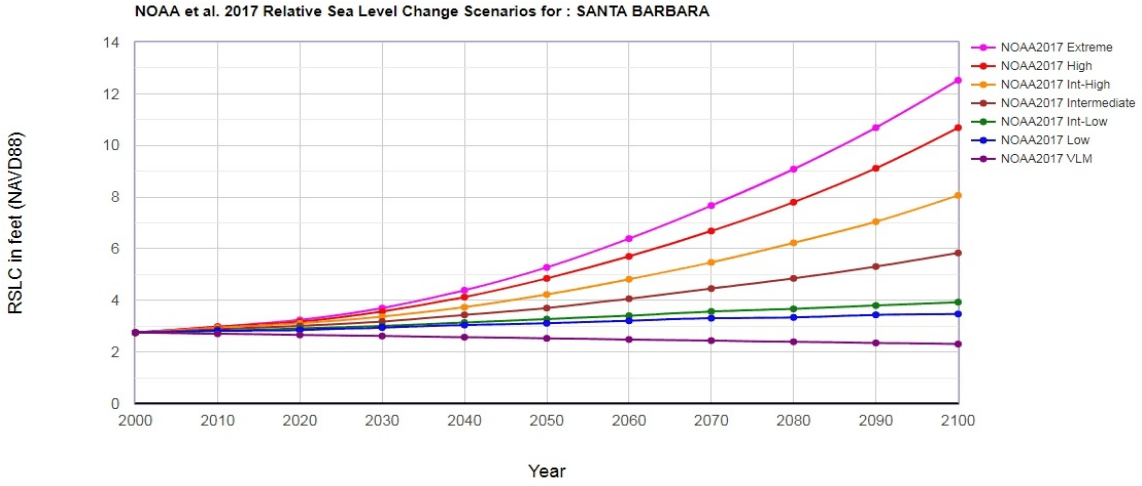


Figure 4. Latest measure SLR at Santa Barbara from NOAA.

NOAA also provides plots of the most current SLR model projections (best available science) over time starting in the year 2000. Figure 5, is the model projections taken NOAA, which is more current SLR science than from the COPC used models. To see which model is more accurately predicting SLR, the data for Santa Barbara can be either plotted onto the curves or estimated from the table below the curves.



501 Sand Point
Scenarios for SANTA BARBARA
NOAA2017 VLM: -0.00443 feet/yr
All values are expressed in feet

Year	NOAA2017 VLM	NOAA2017 Low	NOAA2017 Int-Low	NOAA2017 Intermediate	NOAA2017 Int-High	NOAA2017 High	NOAA2017 Extreme
2000	2.75	2.75	2.75	2.75	2.75	2.75	2.75
2010	2.70	2.81	2.81	2.88	2.95	2.98	2.98
2020	2.66	2.85	2.91	3.01	3.11	3.18	3.24
2030	2.62	2.95	3.01	3.18	3.37	3.57	3.70
2040	2.57	3.04	3.14	3.44	3.73	4.13	4.39
2050	2.53	3.11	3.27	3.70	4.23	4.85	5.27
2060	2.48	3.21	3.40	4.06	4.82	5.70	6.39
2070	2.44	3.31	3.57	4.45	5.47	6.69	7.67
2080	2.39	3.34	3.67	4.85	6.23	7.80	9.08
2090	2.35	3.44	3.80	5.31	7.05	9.11	10.69
2100	2.31	3.47	3.93	5.83	8.06	10.69	12.53

Figure 5. NOAA 2021 SLR projections for Santa Barbara.

Recognizing that in the year 2000 the SLR zero line is 2.75 feet, and using the current Santa Barbara SLR data (trends), Santa Barbara SLR should be (2.75 + 0.1 feet) 2.85 feetin the year 2030. Looking at the table in Figure 5 for the year 2030 (8.5 years from now) reveals that Santa Barbara SLR is tacking below the NOAA 2017 Low model curve. The Low model predicts a SLR rise total in the year 2100 of less than 1 foot. In contrast, the model the CCC is requiring to be used and analyzed is the high emissions scenario and the 0.5% probability to be analyzed shown in Figure 3 is 6.6 feet). For the year 2030 the CCC required SLR is 0.7 feet which is 7 times greater than the 0.1 feet that is being measured. Over the 75 year life of the development this results in very significant difference in what the CCC requires and what is the current best available science.

The CCCSLRG document recommends that a project designer determine the range of SLR using the “best available science.” The NOAA SLR information provided above is more current than the CCCSLRG. The checking of the models is the “best available science” for SLR prediction and is required to be used. Currently, the SLR model that the CCC is “requiring” to be used for development is incorrect by more than a factor of 7 as to the measured amount of the SLR in Santa Barbara. Clearly, the CCC required model has inflated SLR, is incorrect, and over time will become more and more inaccurate.

GSI respectfully points out that the CCCSLRG is “advisory and not a regulatory document or legal standard for review.” The CCCSLRG is not a check list. Regardless of what the current best available science reveals, the CCC is steadfast in insisting that the most onerous 0.5% SLR estimate in the year 2097 be considered. However, the CCCSLRG does not dictate that the project be designed to any specific SLR. That is up to the project designer. Based upon the current trends and modeling of SLR it is very likely that SLR over the project life will be less than 2 feet. A SLR of 6 feet should be considered conservative design rise in sea level over the project life.

Using the 1% historical water level of 7.6 feet NAVD88 and 6 feet of SLR, the design water elevation for the SLR scenario is 13.6 feet NAVD88. The design scour elevation is estimated to be +3.5 feet NAVD88. It should be noted that beneath the sand fronting the site are cobbles which will not scour down and lie on an erosion resistant claystone. The design scour elevation is fixed by the elevation of the claystone and overlying cobbles (~+3.5 feet NAVD88). Using the design scour at the seawall of +3.5 feet NAVD88 yields the design water height of ~10.1 feet at the seawall.

Project Design Wave Design Beach Profile

Waves from distant storms and nearby hurricanes (chubascos) have pounded the coastline of Rincon Parkway sub cell several times within the last few centuries. However, these extreme waves break further offshore and lose a significant portion of their energy before they reach the shoreline. The offshore area allows for energy from large waves to dissipate before reaching the shoreline. Once a wave reaches a water depth that is about 1.28 times the wave height, the wave breaks and runs up onto the revetment or cobble slope at the site. The wave that generates the greatest runup is the wave that has not yet broken when it reaches the toe of the beach or the revetment. Using the water depth at the revetment of 10.1 feet the design wave at the seawall is 7.8 feet high. As part of the project analysis the County requires that the project design consider that no shore protection is in place. This requires the determination of a hypothetical beach profile at the site. Natural berm crest elevations (based upon BEACON profile data at Ventura County area natural beaches) are typically from about +13 feet NAVD88, at cobble beaches, to about +14 feet NAVD88, at sand beaches. The beach slopes vary from about 8:1 (h:v) to as flat as about 15:1. The design beach slope is from -+0 NAVD88 to beneath the seaward side of the building (considering that the revetment is gone) where the site grade (typical area berm crest elevation) is +13.5 feet NAVD88 (-10:1 slope). The cotangent of nearshore slope is measured from the BEACON Line 22 plot (Figure 1), and is 50. The design period for both cases will be a 15 second, which is a mean spectral wave period for the area. With no shore protection the site elevations are based upon the theoretical design beach profile and not the existing man made grades post development. The slope and the berm elevation are determined by using the coastal engineering principal of equilibrium beach profile (Dean, 1991). The equilibrium beach profile principal is illustrated in the graphic below provided as Figure 6. The project design beach profile (DBP) is provided in APPENDIX B.

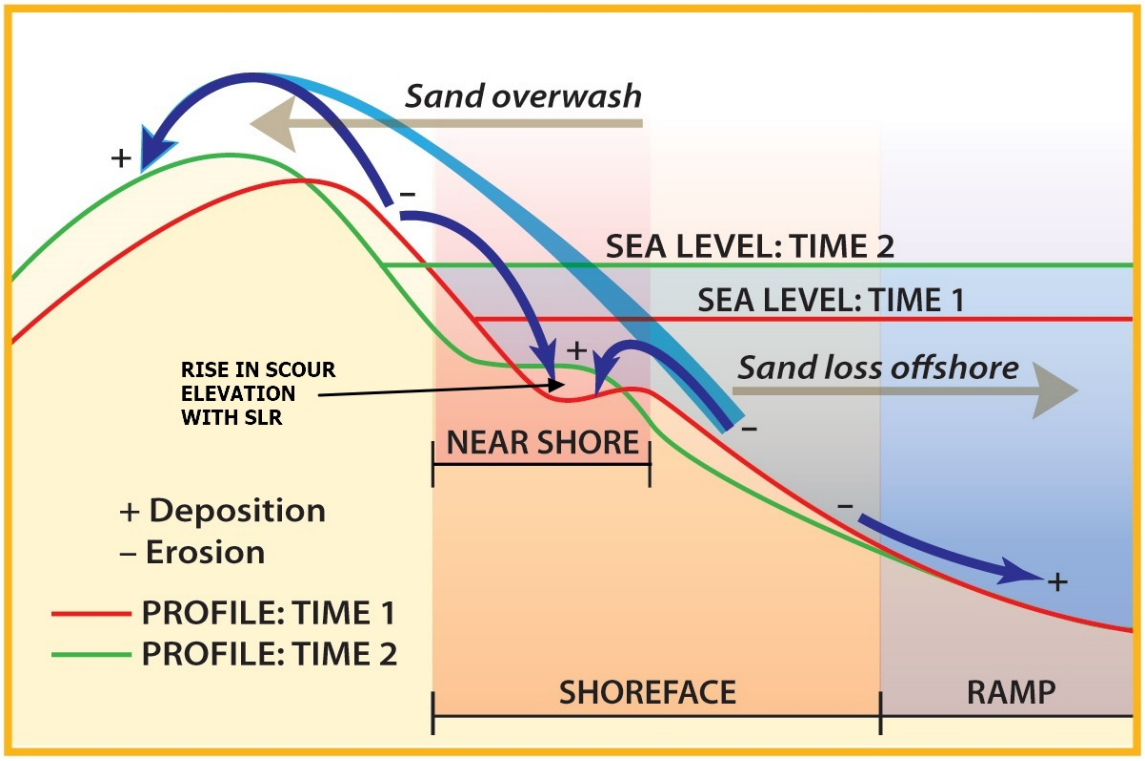


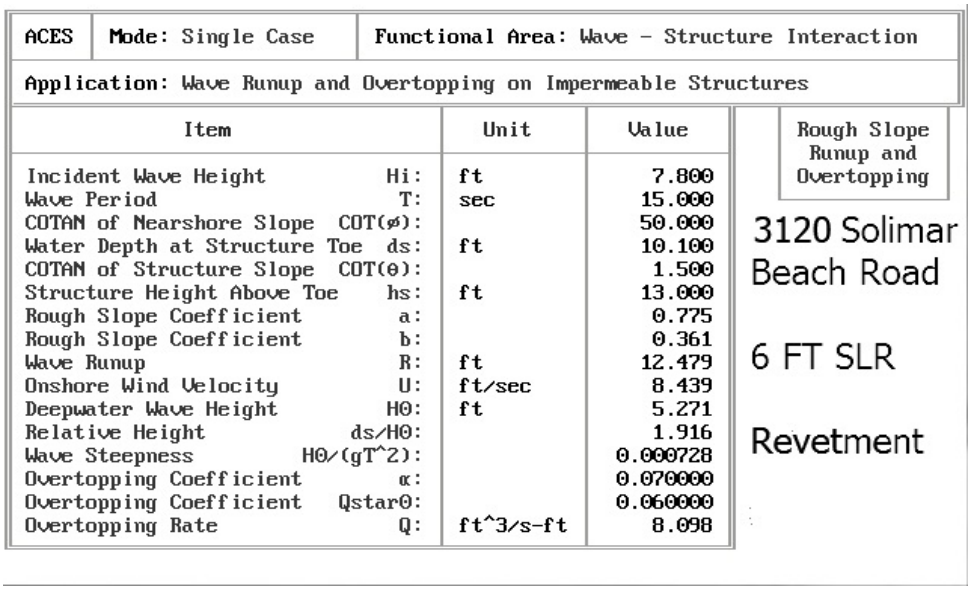
Figure 6. Equilibrium beach profile illustration.

WAVE RUNUP AND OVERTOPPING ANALYSIS

As waves encounter the revetment/beach at the site, the waves can rush up, and sometimes over the revetment/beach and onto the property. The revetment may have, in the past, been subject to overtopping. However, if this occurs in the future, the site drainage is capable of conveying these waters back into the ocean or back to Solimar Beach Drive. Wave runup is defined as the vertical height above the still water level to which a wave will rise on a structure of infinite height. Overtopping is the flow rate of water over the top of a finite height structure (the revetment or the design beach profile), as a result of wave runup.

Wave runup and overtopping on the existing shore protection is calculated using the US Army Corps of Engineers Automated Coastal Engineering System, ACES. The methods to calculate runup and overtopping implemented within this ACES application are discussed in greater detail in the ACES Manual. Wave runup analysis assumes that whatever slope (natural shoreline slope or revetment slope) the wave is running up is higher than the actual wave runup elevation. When the slope height is lower that the wave runup elevation, the wave runup becomes wave overtopping. At the site, the top of the revetment is below the highest future design wave runup elevation. **Table 3** is the output from the ACES analysis for the revetment in place case. Both for the revetment and, if the revetment is removed cases, the site grade slopes back to Solimar Beach Drive. The site grade is below the wave runup and the design waves will overtop them. In the case where

there is no revetment, the wave runup travels up the eroded natural rocky shoreline, to the top of the slope, and then across the site to Pacific Coast Highway (PCH).



ACES | Mode: Single Case | Functional Area: Wave - Structure Interaction

Application: Wave Runup and Overtopping on Impermeable Structures

Item		Unit	Value
Incident Wave Height	Hi:	ft	7.800
Wave Period	T:	sec	15.000
COTAN of Nearshore Slope	COT(ø):		50.000
Water Depth at Structure Toe	ds:	ft	10.100
COTAN of Structure Slope	COT(θ):		1.500
Structure Height Above Toe	hs:	ft	13.000
Rough Slope Coefficient	a:		0.775
Rough Slope Coefficient	b:		0.361
Wave Runup	R:	ft	12.479
Onshore Wind Velocity	U:	ft/sec	8.439
Deepwater Wave Height	H0:	ft	5.271
Relative Height	ds/H0:		1.916
Wave Steepness	H0/(gT^2):		0.000728
Overtopping Coefficient	α:		0.070000
Overtopping Coefficient	Qstar0:		0.060000
Overtopping Rate	Q:	ft^3/s-ft	8.098

Rough Slope Runup and Overtopping

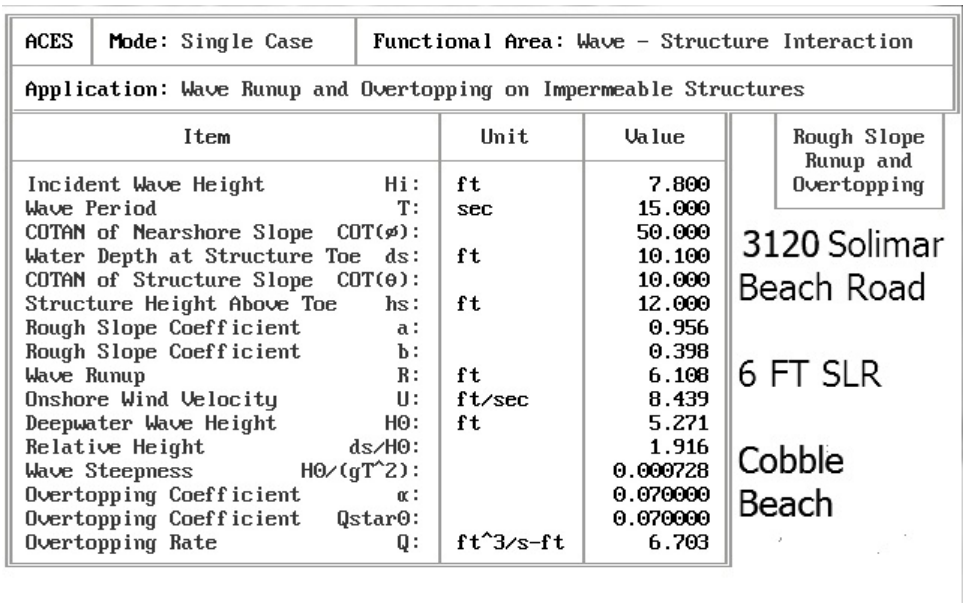
3120 Solimar Beach Road

6 FT SLR

Revetment

Table 3. ACES output with the revetment.

When the beach erodes the beach material will transition to cobbles. The wave runup analysis for no revetment case will use a “rough slope” methodology to mimic the cobbles. **Table 4** contains the ACES output for the no revetment analysis. For the no seawall theoretical beach profiles, the theoretical natural beach berm elevation at the crest of the profile (~+15 feet NAVD88) was subtracted from the beach toe depth (~+3 feet NAVD88) to get 12 feet as the berm (structure) height above the toe for overtopping calculation.



ACES | Mode: Single Case | Functional Area: Wave - Structure Interaction

Application: Wave Runup and Overtopping on Impermeable Structures

Item		Unit	Value
Incident Wave Height	Hi:	ft	7.800
Wave Period	T:	sec	15.000
COTAN of Nearshore Slope	COT(ø):		50.000
Water Depth at Structure Toe	ds:	ft	10.100
COTAN of Structure Slope	COT(θ):		10.000
Structure Height Above Toe	hs:	ft	12.000
Rough Slope Coefficient	a:		0.956
Rough Slope Coefficient	b:		0.398
Wave Runup	R:	ft	6.108
Onshore Wind Velocity	U:	ft/sec	8.439
Deepwater Wave Height	H0:	ft	5.271
Relative Height	ds/H0:		1.916
Wave Steepness	H0/(gT^2):		0.000728
Overtopping Coefficient	α:		0.070000
Overtopping Coefficient	Qstar0:		0.070000
Overtopping Rate	Q:	ft^3/s-ft	6.703

Rough Slope Runup and Overtopping

3120 Solimar Beach Road

6 FT SLR

Cobble Beach

Table 4. **ACES output no revetment.**

The runup analysis shows that the revetment at elevation +16 NAVD88 can be overtopped with SLR in the future. It also shows that future wave runup, including SLR, can overtop the theoretical beach profile berm crest at elevation +15 feet NAVD88 with no revetment on the site. The calculated revetment mean overtopping rate for the design condition is 8.1ft ^{3}/s-ft for 6 feet SLR. The overtopping rate for the no revetment condition with 6 feet SLR is 6.7ft^3/s-ft . For the calculated overtopping rate, the height of water can be calculated using the following empirical formula provided by the USACOE (Protection Alternatives for Levees and Floodwalls in Southeast Louisiana, May 2006, equations 3.1) based upon the calculated overtopping rate Q for the SLR case.

$$q = 0.5443\sqrt{g}, h_1^{3/2} \qquad v_c = \sqrt{\frac{2}{3} g h_1}$$

For 8.1 ft ^{3}/s-ft, the height of the overtopping bore is about 2 feet. This bore will go over the top of the revetment and loose height as it flows back towards the proposed building. The wave overtopping bore will be reduced in height as it reaches and flows beneath the proposed structure. The revetment elevation is about +16 feet NAVD88, and with an overtopping bore of about 2 foot in height, the effective future design flood elevation in consideration of SLR is about +18 feet NAVD88 with the revetment in place and maintained.

For 6.7 ft ^{3}/s-ft, the height of the overtopping bore above the beach berm is about 1.7 feet. This bore will go over the berm of the beach, which will be below the structure and lose height as it flows back towards and beneath the proposed building. The wave overtopping bore will be reduced in height as it passes beneath the proposed structure. The maximum site elevation, in consideration of SLR, at the proposed structure is about +15 feet NAVD88 and, with an overtopping bore of about 1.7 foot in height (due to distance from the revetment), the effective future design flood elevation in consideration of SLR at the proposed development is also about +17 feet NAVD88 with the revetment removed.

FEMA BASE FLOOD ELEVATION DISCUSSION

FEMA CCAMP study used a statistical “response base” method and the TAW empirical wave runup equations. The current FEMA flood zones for the site are as shown on Map 06111C0728F, effective date is 1/29/21. The offshore area in front of the site to just landward of the crest of the revetment is mapped in the FEMA VE Zone with a base flood elevation (BFE) of +28 feet NAVD88. From the landward limit of the VE 28 Zone revetment to about the middle of the existing residence(~50 feet distance) is mapped in a secondary VE Zone with a BFE of +18 feet NAVD88. From the landward limit of the secondary VE Zone to across Solimar Beach Drive is mapped in the FEMA X Zone. This is shown on the DBP.

It should be noted that these BFEs are not based upon flooding or flooding elevations that have happened at the site, but rather how FEMA modeled the wave runup process. The

top of the revetment is at +16 feet NAVD88 and the FEMA BFE at that location is 12 feet higher at elevation +28 feet NAVD88. In the area where the BFE is +18 feet NAVD88 the site grade is about around elevation +14 feet. The FEMA BFE is 4 feet higher than the adjacent grade. There has not been any historical flooding of the site to these calculated elevations. The FEMA modeling appears to over predict the historical and potential flood elevations the site.

GSI DESIGN FLOOD ELEVATION DISCUSSION

GSI used a traditional deterministic method for analysis of the design flood elevation. The US Army Corps of Engineers ACES computer modeling was used to calculate the runup bore height under the design conditions. The design flood elevation is the calculated bore height above the berm crest elevation or site elevation. The ACES type analysis is an acceptable method according FEMA guidelines (Wave Runup and Overtopping, FEMA Coastal Flood Hazard Analysis and Mapping Guidelines Focus Report, February 2005). The purpose of the GSI analysis is to determine the design flood elevation in consideration of SLR. The proposed development is in the FEMA VE Zone and is required by local and state regulatory agencies to be constructed on piles in conformance with FEMA V/VE Flood Hazard Zone requirements. GSI will provide the wave runup elevations on the DBP. The GSI wave runup elevation calculation assumes an infinite slope, which does not occur at this site. The proposed building is in the VE Zone so the other, less onerous, special flood zones are moot.

GSI Revetment Case

This case is provided because it depicts real conditions that will occur over the life of the development. The calculated revetment bore overtopping height, with SLR, is 2.0 feet. Using the calculated bore height (h_1) and the velocity (v_c), then $h_1 v_c^2 = 86$ ft^3/sec^2 which is less than 200 ft^3/sec^2 and places the site landward of the revetment in an AO zone by definition. However, the project is required to be designed as being in the VE Zone. The top of the revetment is at about +16 feet NAVD88. The design flood elevation behind the revetment would be the elevation of the revetment plus the height of the bore or about elevation +18 feet NAVD88. As the overtopping bore propagates across the site, the height of the bore is reduced as it travels at a rate depending upon the roughness of the flow surface. The GSI DFE area is depicted on the attached DBP. The wave runup elevation is 14 feet NAVD88 + 12.5 feet runup or about +26.5 feet NAVD88. This elevation assumes that the wave is running up on an infinite slope, which does not exist on the site.

GSI No Revetmnet

The calculated wave runup on a 1/10 sloping cobble beach overtops elevation + 15 feet NAVD88 with a bore height h_1= 1.7 feet and a velocity v_c)= 6 ft/sec. This water height and velocity ($h_1 v_c^2 = 62$ ft^3/sec^2 < 200 ft^3/sec^2) places this location in the AO Zone. In this case the upper limit of the water elevation would be the berm height +15 NAVD88 + 1.7 feet or

~+17 feet NAVD88. This would also be the calculated BFE beneath the structure landward to where the bore elevation approaches 0.0 feet. This is likely landward of the proposed building and would be considered to be the FEMA X Zone. This information has been shown on the DBP. The wave runup elevation on an infinite slope (which does not exist at the site) is 14 feet NAVD88 + 6.1 feet runup or ~+20 feet NAVD88.

The flood zone designation for the development is VE. A review of ASCE24-14 relative to conditions of the subject site indicates that the bottom of the lowest horizontal structural member should be BFE + 1' or the Design Flood Elevation (DFE), whichever is higher. The development is in the FEMA VE Zone with a BFE of +18 feet. The DFE for the site per ASCE24-14 would be the BFE + 1'. However, the County requires site specific analysis and determination of a future flood elevation or future DFE. Based upon the analysis and discussion above the calculated future DFE is lower than the current FEMA BFE . With this in mind, the most onerous conditions would be the current FEMA FIRM, which has the structure in the VE Zone with a base flood elevation of +18 feet NAVD88. **Per the County for the FEMA VE Zone the lowest horizontal structural member needs to be 1 foot above the BFE of +18 feet NAVD88 or +19 NAVD88.**

Tsunami

The State of California (2009) shows that the site is within a tsunami inundation zone (Ventura Quadrangle). The tsunami inundation map use is for evacuation planning only. The County of Ventura has developed a tsunami alert and evacuation plan. This plan recommends that coastal communities within the potential areas of inundation upgrade their tsunami education programs. The County has posted signs throughout the community showing tsunami evacuation routes, tsunami evacuation center locations, and the limits of the tsunami hazard zones. The limit of the tsunami inundation zone at the site is landward of the proposed residential structure.

COASTAL HAZARD DISCUSSION

Future Shoreline Erosion Hazard

It is highly speculative to assume that the existing permitted revetment could, or will be, removed at any time in the future in front of the subject property, or in its entirety, because it protects properties to either side of the subject site. Removal would jeopardize these properties. As stated in the CCC Sea-Level Rise Policy Guidance document (Appendix B, page 237), “predictions of future beach, bluff, and dune erosion are complicated by the uncertainty associated with future waves, storms and sediment supply. The CCC Sea Level Rise Policy Guidance also recognizes that the future erosion rate may be lower than current rates due to more erosion resistant material being exposed. The CCC staff typically uses the highest historic erosion rate as an estimate of the future erosion rate with sea

level rise. As stated above, with the shore protection in place, the erosion rate for the next 75 years will be 0.0 ft/yr. In addition, the USGS historical shoreline movement analysis does not take into account that as the beach erodes, the littoral material changes. While the SLR document generally recommends use of the higher rate, it specifically acknowledges that based on site specific evidence, a lower rate may be used provided "future erosion will encounter more resistant material, in which case lower erosions rates may be used."

This is exactly what will occur along this beach. Once the sand is gone, the "future erosion" will encounter cobbles and the erosion resistant claystone. Cobbles do not behave the same as sand when subjected to waves. Cobbles do move/transport, but at a rate that is much slower than sand. Cobble beaches tend to be steeper because the beach slope is a function of the littoral material grain size. Cobble transport is bed load transport, while sand transport is suspended load transport. Stated very simply, the transport rate of any beach material is inversely proportional to the weight. That is to say, the larger the sediment size, the heavier it is, and the slower it moves. The beach cobbles are about 6 inches (146 mm) or greater in size as compared to sand at about 0.1 mm in size. A conservative estimate of the erosion rate of the cobbles versus the sand is that the cobble erode at a rate of 1/3 or lower than the rate at which the sand erodes. The proposed design and use of the "no seawall" BFE allows for the beach to erode beneath the structure. With the seawall in place, no erosion will occur. If the seawall is removed, the structure will not be impacted by shoreline erosion due to its elevation and provided that it is constructed on a pile foundation. GSI recommends that the habitable portions of the development be constructed on a pile foundation. Non habitable portions of the development such as the garage can be constructed with a slab on grade foundation per the project geotechnical engineer's recommendation.

Flooding Hazard

The proposed residential structure should not be subject to short-term flooding from wave runup attack if the recommendations herein are incorporated into the project design. With the no revetment in place, and the lowest horizontal structural member at or above elevation +19 feet NAVD88 (BFE 18 feet NAVD88 + 1 foot [County]), the residence is above any flooding elevation due to wave overtopping. The proposed project is reasonably safe from flooding because of the elevation above any potential ocean still water elevation.

Wave Attack & Wave Runup

With no revetment in place, waves will break on or near the piles and wave runup will reach beneath the development the future. Wave runup beneath the pile supported structure may strike the bottom of the structure or the back of the slab-on-grade garage wall. The proposed pile supported foundation and the garage wall will be subject to wave forces. The pile wave loads are taken from FEMA equation 8.5, provided below, using a depth limited design wave height of 7.8 feet (see wave runup analysis) at the structure and a 30-inch round pile. F = 1/2(1.75)(64)(2.5)(7.8)(7.8) = ~8000 lbs acting at the still water elevation of 13 feet NAVD88.

EQUATION 8.5. BREAKING WAVE LOAD ON VERTICAL PILES

$$F_{brkp} = \frac{1}{2} C_{db} \gamma_w D H_b^2 \qquad \text{(Eq. 8.5)}$$

where:

- F_{brkp} = drag force (lb) acting at the stillwater elevation
- C_{db} = breaking wave drag coefficient (recommended values are 2.25 for square and rectangular piles and 1.75 for round piles)
- γ_w = specific weight of water (62.4 lb/ft³ for fresh water and 64.0 lb/ft³ for saltwater)
- D = pile diameter (ft) for a round pile or 1.4 times the width of the pile or column for a square pile (ft)
- H_b = breaking wave height (0.78 d_s), in ft, where d_s = design stillwater flood depth (ft)

The relationship between the diameter of the pile and the wave force are linear and are provided in the equation. It is also assumed that the water will be on both sides of the pile, which will result in no net hydrostatic force on the pile.

Wave runup may strike the bottom of the foundation or other improvements (such as stairs and elevator enclosure) as the beach erodes beneath the building. The bottom of the foundation and other improvements will be located above the design still water elevation, but may be subject to wave runup bore forces or broken wave forces in the future with SLR. The wave runup and overtopping analysis calculated a wave bore height beneath the building of 2 feet. Using Equation VI-5-184 from the Coastal Engineering Manual the surge force per unit horizontal width of the improvement is ~1,200 lbs.

The design engineer for the foundation and other improvements will determine the proper design loading in consideration of the above information. FEMA National Flood Insurance Program (NFIP) Free-of-Obstruction requirements (NFIP Technical Bulletin 5/March 2020) should be followed. In addition, for the design and sitting of the elevator improvement NFIP Technical Bulletin 4-93 should be followed. Typically, the seismic forces of the accelerated building mass on the piles are much greater that the potential breaking wave loads. The structural engineer will be provided these force calculations for his design.

In summary, the proposed development is reasonably safe from coastal hazards including shoreline erosion, wave runup, and flooding without the shore protection in place. Provided the recommendations (foundation type, elevation, and potential wave runup forces) in this report are incorporated into the project design.

CALIFORNIA COASTAL COMMISSION SLR POLICY GUIDANCE INFORMATION

Step 1. Establish the projected sea level rise range for the proposed project's planning horizon using the best available science, which is currently the 2012 NRC Report.

The “State of California Sea Level Rise Guidance 2018" by the California Natural Resources Agency provides the current SLR estimates accepted by the CCC within a probability frame work. The 2018 report provides SLR estimates in the Santa Barbara area based upon various carbon emission scenarios known as a “representative concentration pathway” or RCP. For the “low emissions” scenario in the year 2096 with 5% probability the SLR estimate is 2.9 feet above the 1991-2009 baseline. For the “high emissions” scenario in the year 2097 with 0.5% probability, the SLR estimate is ~6 feet above the 1991-2009 baseline. The GSI analysis used the high emissions estimated SLR.

Step 2. Determine how physical impacts from sea level rise may constrain the project site, including erosion, structural and geologic stability, flooding, and inundation.

This report discusses the physical impacts from SLR and the corresponding project constraints.

Step 3. Determine how the project may impact coastal resources, considering the influence of future sea level rise upon the landscape as well as potential impacts of sea level rise adaptation strategies that may be used over the lifetime of the project.

In the future, the revetment can be increased in height as an adaptation strategy to manage wave overtopping onto the property. It should be noted that the project will provide protection to the public street and railroad located behind it. I should also be noted that the project is designed such that the revetment is not in place.

Step 4. Identify alternatives to avoid resource impacts and minimize risks throughout the **expected life of the development.**

The impact of SLR on the narrowing beach and lateral access cannot be mitigated at this site alone.

Step 5. Finalize project design and submit CDP application.

GSI is the coastal engineer for the project and not the project designer or the applicant.

CONCLUSIONS

The existing revetment is not necessary to protect the proposed development provided the recommendations in the report with regards to foundation type (pile foundation), lowest horizontal structural member (minimum elevation +19 feet NAVD88), and potential wave loading are incorporated into the design. It is GSI’s professional opinion that the revetment should remain in place to insure the integrity of the adjacent properties, protect Solimar Beach Drive access, the existing infrastructure (water, sewer, natural gas, and electrical services), and the railroad. The revetment should be inspected when the beach is at the

lowest level. The revetment should be maintained. Maintenance typically consists of repositioning stones that have rolled off of the structure. In as much as the revetment may be subject to overtopping during future extreme events, the site drainage paths should be maintained (clear) to convey wave overtopping waters.

The proposed development is entirely on private property and well above the mean high tide line so it will not impact lateral public access. If the revetment is removed, the only portion of the development that may be subject to direct wave attack (other than the garage), is the vertical piles, which the residence will be supported upon. The adjacent road may be subject to significant and temporary flooding if the revetment is removed. The piles should extend well below the maximum beach scour depth. The only time that the piles will interact with the ocean is under conditions when the beach is eroded back underneath the residence (with no revetment in place).

RECOMMENDATIONS

The existing revetment is not necessary to protect the proposed development provided it is founded on piles and elevated as recommended in this report. GSI recommends that the revetment remain in place to insure the integrity of the adjacent properties, to protect Pacific Coast Highway, and to protect the railroad. The site has been subject to wave splash in the past and the proposed development will be subject to wave overtopping in the future. The proposed lowest habitable finished floor is above the sustained flooding elevation.

We appreciate this opportunity to be of service.

Sincerely,

GeoSoils Inc.
David W. Skelly MS, PE

Attachments: APPENDIX A Topographic Map
APPENDIX B Design Beach Profile

REFERENCES

BEACON (Beach Erosion Authority for Control Operations and Nourishment) 1989, "Main Report, Coastal Sand Management Plan, Santa Barbara/Ventura County Coastline" prepared by Noble Consultants, Irvine CA.

Coastal Engineering Manual 2004,, US Army Engineer Waterways Experiment Station, Coastal Engineering Research Center, US Government Printing Office, Washington, DC.

Dean, Robert, 1991,“Equilibrium Beach Profiles: Characteristics and Applications,” date Winter 1991, Journal of Coastal Research, 7-1 pages 53-94

FEMA, 2013, Guidelines and Specifications for Flood Hazard Mapping Partners.

FEMA, 2015, "California Coastal Analysis and Mapping Project (CCAMP) /Open Pacific Coast Study, Ventura County, California”, prepared by BakerAECOM.

Moffatt & Nichol, and Revell Coastal, 2017, “Final Report, Technical Review of FEMA CCAMP for Ventura County,” dated August

NOAA, 2022, Web Site, Maps http://anchor.ncd.noaa.gov/states/ca.htm Tidal Datums http://www.opsd.nos.noaa.gov/cgi-bin/websql/ftp/query_new.pl

USACE LAD,1986, "Southern California Coastal Processes Data Summary" Ref # CCSTW 86-1.

USACOE 2013, “Incorporating Sea Level Change in Civil Works Programs,” ER 1100-2-8162, dated 31 December.

USGS 2006, “National Assessment of Shoreline Change Part 3: Historical Shoreline Change and Associated Coastal Land Loss Along Sandy Shorelines of the California Coast”, Open File Report 2006-1219

APPENDIX A

LEGAL DESCRIPTION:

Parcel 1:
Lot 4, in the County of Ventura, State of California, as shown on a Licensed Surveyor's Map filed in Book 38, Page 32 through 37 inclusive, of Records of Survey, in the Office of the County Recorder of said County. Except any portion thereof lying below a mean high tide line of the Pacific Ocean.

Parcel 2:
A portion of the Rancho Canada De San Miguelito, in the County of Ventura, State of California, as per that certain map recorded in the Office of the County Recorder of said County in Book A of Patents (Miscellaneous Transcribed Records from Santa Barbara County) at Page 309, more particularly described as follows:

A portion of Parcel A as shown on map recorded in Book 38, Records of Survey, at Page 33, in the Office of said County Recorder and described as follows:

Beginning at the Southwesterly corner of Lot 4 as shown on said map; thence from said point of beginning and along the Southwesterly line thereof,

1st: South 43° 16' 22" East 60.12 feet to the Southeasterly corner of said lot; thence along the Southwesterly prolongation of the Southeasterly line of said Lot 5 as shown on said map,

2nd: South 43° 09' 03" West 17.50 feet to the Southwesterly corner of said Lot 5; thence,

3rd: North 40° 54' 08" West 60.33 feet to a point in the Southwesterly prolongation of the Northwesterly line of said Lot 4; thence along said prolongation,

4th: North 43° 09' 03" East 15.50 feet to the point of beginning.

Except any portion thereof lying below the mean high tide line of the Pacific Ocean.

Parcel 3:
An exclusive easement for residential purposes and for access to the Pacific Ocean appurtenant to Lot 4 in the County of Ventura, State of California, as shown on a Licensed Surveyor's Map filed in Book 38, Page 32 of Records of Survey, in the Office of the County Recorder of said County, over that portion of Parcel A, as shown on said map, bounded by the Southwesterly line of said Lot 4 and by the Southwesterly prolongations of the Northwesterly and Southeasterly lines of said Lot 4 and by the sea wall as it existed and was located on March 5, 1974. Except any portion thereof lying below the mean high tide line of the Pacific Ocean.

NOTES:

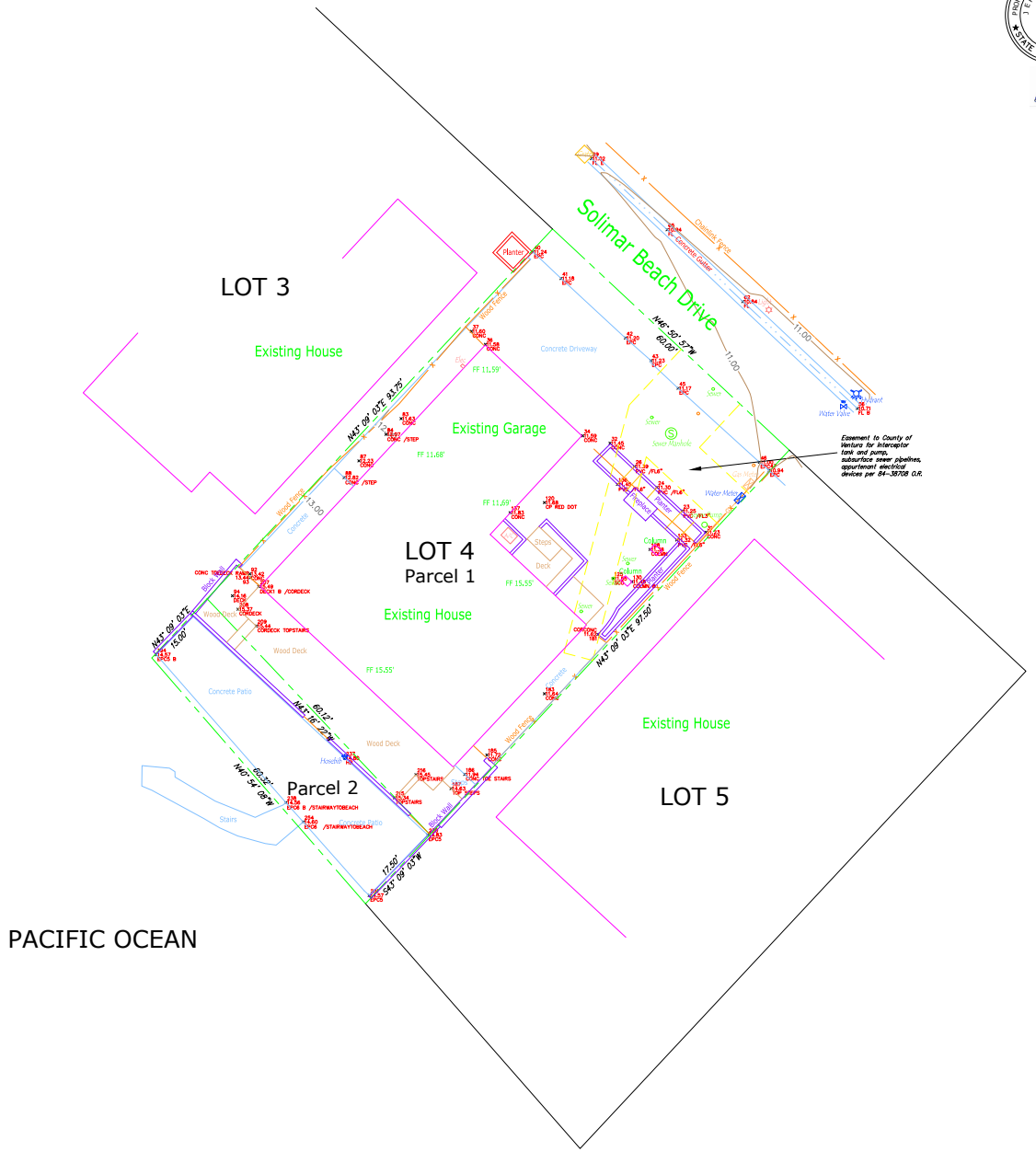
1. Except as specifically stated or shown on this plat, this topographic survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, building setback lines, restrictive covenants, zoning or other land use regulations, and any other facts that an accurate and current title search may disclose. The Professional Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

2. The boundary shown hereon is based upon a field survey and the recorded deed and recorded maps. This survey does not constitute a boundary establishment survey and is for general reference of site conditions and limits. Lot lines shown hereon were derived from available record information and minimally constrained to found survey monuments. The boundary survey shown hereon is a preliminary survey for examination purposes only, as referenced in the California Land Surveyor's Act, Section 8761(c). Upon the request of the client or any governmental agency, additional boundary and monument recovery may be necessary in order to file a Corner Record or Record of Survey with the local agency.

3. No attempt has been made as a part of this topographic survey to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility or municipal/public service facility, except as may be shown hereon. For information regarding these utilities or facilities, contact the appropriate agency. Also, landscaping and landscape irrigation devices were not surveyed and are not shown. Tree line canopies are pictorial and may not reflect true driplines.

4. The aerial image is shown for reference purposes only.

5. Copies of this plan without an original signature and without a wet seal are not valid and are preliminary. If this map is provided in an electronic format (cad/pdf), only the Surveyor's signed and sealed plan constitutes a professional work product. In the event that the electronic file is altered, the Surveyor's signed and sealed print or pdf file must be referred to for the original and correct survey information. Henry Land Surveying shall not be responsible for any modification made to the provided cad file, or for any products that have been derived from the cad file which are not reviewed, signed and sealed by Jeremy Henry PLS 8135.



LEGEND:
- Electrical Box
- Fire Hydrant
- Gas Valve
- Guy Wire
- Hosebib
- Light Standard
- Power Pole
- Sewer Manhole
- Storm Drain Manhole
- Water Meter
- Water Valve
- Chainlink Fence
- Electrical Line
- Gas Line
- Overhead Line
- Sewer Line
- Storm Drain Line
- Telephone Line
- Water Line
- Wood Fence

0' 10' 20' 30'
FEET
SCALE: 1" = 10'

PROFESSIONAL LAND SURVEYOR JEREMY HENRY PLS 8135 STATE OF CALIFORNIA

HENRY LAND SURVEYING INC.
JEREMY HENRY - LAND SURVEYOR
619 Crestview Drive, OJAI, CA, 93023
jeremyhenry1118@gmail.com
(805) 216-6124

HORIZONTAL DATUM: NAD 83, ZONE 5, US SURVEY FEET
VERTICAL DATUM: NAVD 88
BENCHMARK: COUNTY OF VENTURA W-1216
ELEVATION = 24.052 FEET

DATE OF SURVEY: MARCH 14, 2022
CONTOUR INTERVAL = 1 FOOT
DRAWN BY: JEREMY HENRY, PLS 8135

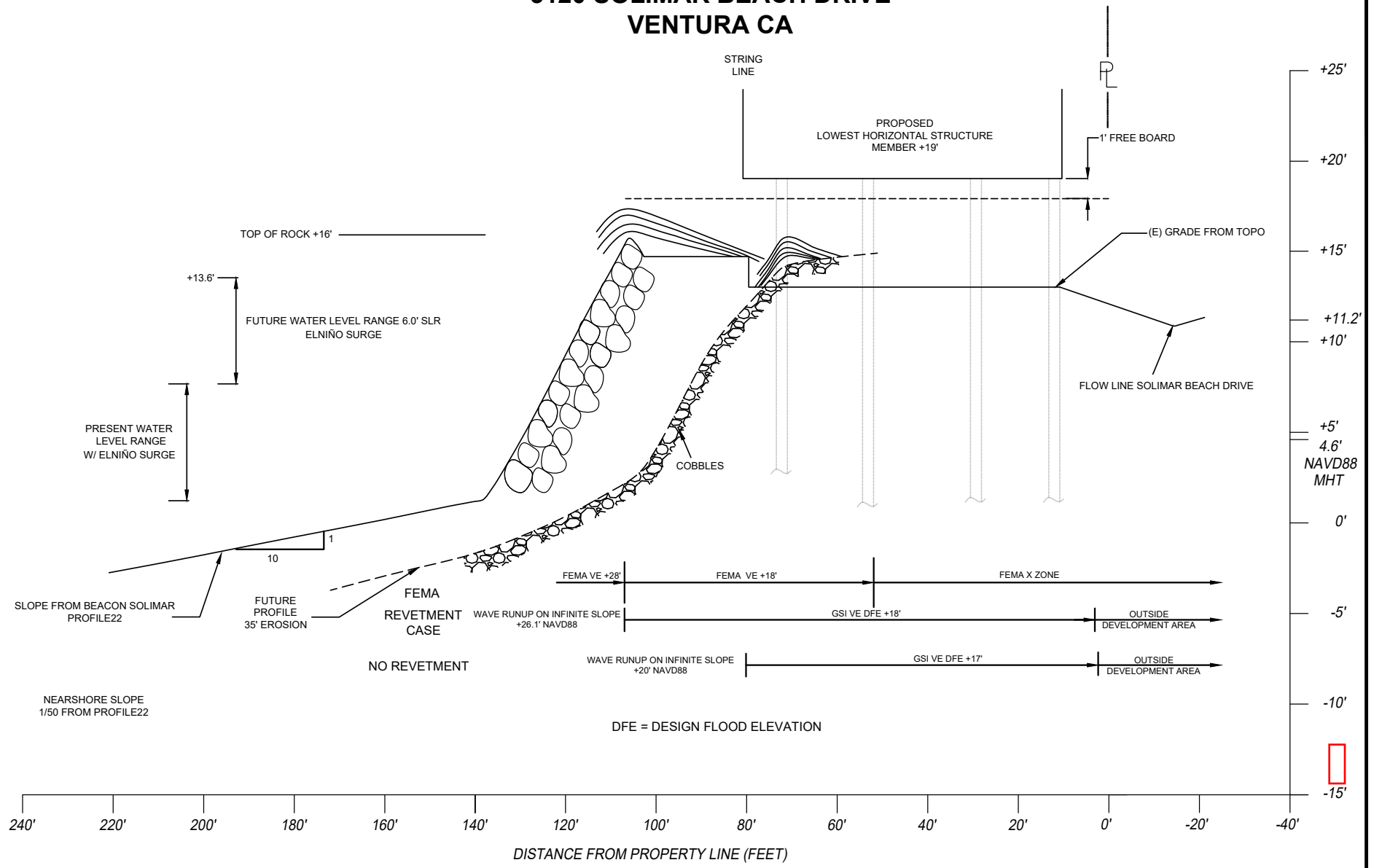
APN 060-0-340-045
3120 SOLIMAR BEACH DRIVE
VENTURA, CALIFORNIA
TOPOGRAPHIC MAP

SHEET 1
OF 1
JOB NO. 22-50

REVISED: 3-21-2022

APPENDIX B

DESIGN BEACH PROFILE
3120 SOLIMAR BEACH DRIVE
VENTURA CA



REVISIONS	BY

DRAFTING BY:

PROFESSIONAL ENGINEER W. SKELLY No. C 47857 EXP. 12/31/23 REGISTERED STATE OF CIVIL

GeoSoils Inc.
Geotechnical • Geologic • Coastal • Environmental
5741 Palmer Way, Carlsbad, CA 92010
760-438-3155

TITLE: 3120 SOLIMAR BEACH DRIVE
DESIGN BEACH PROFILE

W.O. 5830.2

CLIENT: SHMANOVSKY
3120 SOLIMAR BEACH DRIVE,
VENTURA, CA – 93001

CHECKED

DATE 03/21/22

SCALE

JOB NO.

SHEET S1

SHEETS 1

SOLID
Soils & Geologic Consultants
solidsoils.com; (805) 202-6533

June 13, 2022
SS-449-S

Sharon & Boris Fiedler Shimanovsky
c/o Melissa Anderson
Chet Architecture
melissa@chetarch.com

Subject: **SOILS ENGINEERING REPORT**
Proposed Three-Story Single-Family Residence, 3120 Solimar Beach Drive, Ventura County, California

Dear Sharon & Boris:

Introduction

The following report summarizes the findings of our Soils Engineering Investigation performed for the proposed single-family residence. Our purpose was to evaluate the distribution and engineering characteristics of the earth materials present on the site so that we might assess their impact upon the proposed single-family residence.

It is the intent of this report to aid in the design and completion of the proposed work and to reduce certain risks associated with construction projects. This report is prepared for the use of the client and authorized agents and should not be considered transferable. Prior to use by others, *Solid Soils & Geologic Consultants* should review the site and this report. Following review, additional work may be required to update this report.

The scope of work for this project included: 1) a reconnaissance of the site and its immediate vicinity, 2) review of previous geotechnical work performed near the subject property by our office and by others, 3) soils engineering analysis of the assembled data, and 4) preparation of this report.

Site Location & Description

The subject property is located at 3120 Solimar Beach Drive in Ventura County, California. The approximate site location is shown on the enclosed Vicinity Maps. The subject property currently consists of a relatively level, ocean front lot. The seaward side of the property is protected from beach erosion by a rip-rap wall common to the entire Solimar Beach development. The landward side of the property is adjacent to the private Solimar Beach Road. A single-family residence currently occupies the property.

Geo-hazards

The property is located within an area zoned by the State of California as having a potential for liquefaction. The property is located on the shoreline of the Pacific Ocean and the Santa Barbara Channel. This area is seismically active and is subject to tsunamis. The site is located within a state of California tsunami hazard zone. The site may be subject to considerable seismic shaking should one of the many nearby active faults have a major event. Severe ground shaking may cause some differential settlement and liquefaction of the unconsolidated material (beach sand) underlying the subject property. This is considered typical for the area. The site is not anticipated to be subject to fault rupture or sieches. The risk of significant lateral spreading is considered moderate over the expected life of the residence. These items are addressed in this report.

Proposed Development

Based on the information provided by Ms. Melissa Anderson with *Chet Architecture*, it is proposed to remove the existing residence and construct a new three story single-family residence in the same general area. It is anticipated that the proposed residence will be constructed using conventional wood and/or steel frames and will not have any unusual features, such as a basement or extremely high foundation loads. Deepened foundations supported in bedrock should be used for foundation support, as described below. This information was the basis for the field exploration.

Review of Previous Work

As a part of this report, previous geotechnical work performed near the subject property by our office and by others was reviewed. Our office reviewed a report titled *Soils Engineering Investigation, Proposed Residences, 3128 Solimar Beach Drive, Ventura, California, by Heathcote Geotechnical,* dated January 14, 2014. One boring was excavated for the report and extended 51½ feet below existing grade. Groundwater was encountered at 7 feet and bedrock was encountered at approximately 15 feet below existing grade in the boring. The boring was located about 100 feet northwest of the subject property (3120 Solimar Beach Drive) and is considered applicable to our current work for the subject property. The subsurface exploration and laboratory testing from the report by *Heathcote Geotechnical* dated January 14, 2014 were incorporated into this report for the subject property.

Similar investigations were done by our office for a single-family residence at 3086 Solimar Beach Drive dated February 28, 2002 and for a single-family residence at 3010 Solimar Beach Drive dated June 21, 2011. The property at 3086 Solimar Beach Drive is located approximately 450 feet southeast of the subject property and the property at 3010 Solimar Beach Drive is located approximately 1,250 feet southeast of the subject property. One boring was excavated for each property. The subsurface conditions were very similar to those found at 3128 Solimar Beach Drive, with groundwater encountered at 8 feet and bedrock encountered at approximately 15 feet below existing grade in each boring. The subsurface exploration and laboratory testing from the reports were incorporated into this report for the subject property.

Please note that groundwater is likely affected by tidal changes, as well as seasonal fluctuations. Fluctuations in the level of groundwater may occur due to variations in rainfall, irrigation, temperature, and other factors not evident at the time of the measurements reported herein. Fluctuations also may occur across the site.

Seismicity

The subject site has no known active or potentially active faults crossing the property. An "active fault" is one that has had movement in the last 11,000 years. The site is not within an Alquist-Priolo Fault Zone. An Alquist-Priolo Fault Zone the area designated by the State of California as being the zone where primary ground rupture is considered most likely to occur during a seismic event on the fault.

Earthquake epicenters may happen anywhere in Southern California along thrust faults or buried faults, as has been evidenced by several recent historic earthquakes, including the Whittier Narrows Earthquake and the Northridge Earthquake. The proximity of a site to the surface trace of a fault may have little relationship to the potential of being near an earthquake epicenter.

The property is situated within the seismically active Southern California region and therefore will be subjected to moderate to strong ground shaking should one of the many active Southern California faults produce an earthquake. It is likely that at least one significant seismic event will affect the site during the lifetime of the structure. Secondary effects, such as earthquake-induced landsliding or ground rupture are not considered likely to occur. However, severe ground shaking may cause minor liquefaction, consolidation, and settlement of the underlying soils. Soil parameters for current seismic design are provided in the enclosures.

Laboratory Testing

Laboratory test results by our office and others performed for nearby properties, as described previously, are provided in the enclosures.

Liquefaction

In order for liquefaction to occur, three conditions must simultaneously be met during a significant seismic event: 1) Soils must be saturated by the presence of ground water; 2) grain size must fall within certain limits; and 3) density of the earth materials must be relatively low, as indicated by blow counts. In general, soils with corrected blow counts in excess of about 30 blows per foot are of sufficient density and are not considered susceptible to liquefaction under normal seismic conditions. Sand falls within the grain size that may be prone to liquefaction when water and low blow counts (low densities) are present.

Certain soils underlying the site may be subject to liquefaction during the designed for seismic event. The upper 15 feet of the soils sampled in the nearby borings by our office and by *Heathcote Geotechnical* consisted of sand with dense non-liquefiable bedrock located below. Sand falls within

the grain size that may be prone to liquefaction when water and low blow counts (low densities) are present. Based on the depth to groundwater, blow counts, and the sandy nature of the material, liquefaction may occur during the designed for seismic event at depths of 5 to 15 feet below existing grade. Soils from the ground surface to the depth of the historically high ground water level beneath the site (approximately 5 feet below existing grade) are not subject to liquefaction due to the lack of groundwater. This conclusion is based on *Tom Blake's* Liquefy2 computer program. The historically high groundwater level beneath the site was obtained from the "Seismic Hazard Zone Report for the Ventura 7.5-Minute Quadrangle, Ventura County, California", dated 2003.

The site may be prone to liquefaction at depths of between approximately 5 to 15 feet below existing grade. Should liquefaction occur during a significant seismic event, some settlement may be anticipated due to liquefaction and/or consolidation of the sand underlying the site. However, this will not have an affect on the proposed residence because the residence is to be supported on a friction pile and grade beam system supported in the underlying non-liquefiable bedrock. All utilities should be provided with flexible couplings where they enter the building.

Discussion & Recommendations

The following discussion and recommendations are based on the data presented in this report and our understanding of the project. Recommendations, derived from the data available at this time, are presented for your consideration. Based upon the exploration performed for this investigation, it is our finding that construction of the proposed residence, as described, is feasible from a soils engineering standpoint, provided our advice and recommendations are made a part of the plans and are implemented during construction.

The recommended bearing material to support the proposed residence is the bedrock underlying the site. Bedrock is located approximately 15 feet below existing grade and may be deeper in areas. All material above the bedrock must be penetrated. This will require the use of deepened foundations, such as friction piles that support grade beams. Foundations should not be supported by two types of material, as this will increase the risk of differential settlement. Therefore, the entire residence should be supported by bedrock on friction piles. Recommendations for foundations and other relevant information are provided below.

Deepened Foundations-Friction Piles

Friction piles may be used to support the proposed residence in order to penetrate the incompetent material above the bedrock. Piles should be a minimum of 2 feet in diameter and a minimum of 10 feet into bedrock. Bedrock is located approximately 15 feet below existing grade and may be deeper in areas. Piles may be assumed fixed at 3 feet into bedrock. End bearing capacity should be ignored for friction pile design. The ultimate depth of the friction piles will be decided by the engineer based on loads, etc. The depths and diameters provided herein are the minimums. Piles may be designed for the values shown in the enclosed Skin Friction Analysis. All piles should be tied in two horizontal directions with grade beams. All steel reinforcements should be properly

epoxy coated as required by the current Building Code for a corrosive marine environment.

Groundwater will be encountered in the pile excavations. Piles placed below water require the use of a tremie to place the concrete into the bottom of the hole. A tremie shall consist of a water-tight tube having a diameter of not less than 6 inches with a hopper at the top. The tube shall be equipped with a device that will close the discharge end and prevent water from entering the tube while it is being charged with concrete. The tremie shall be supported so as to permit free movement of the discharge end over the entire top surface of the work and to permit rapid lowering when necessary to retard or stop the flow of concrete. The discharge end shall be closed at the start of the work to prevent water entering the tube and shall be entirely sealed at all times, except when the concrete is being placed. The tremie tube shall be kept full of concrete. The flow shall be continuous until the work is completed and the resulting concrete seal shall be monolithic and homogenous. The tip of the tremie tube shall always be kept about five feet below the surface of the concrete and definite steps and safeguards should be taken to ensure that the tip of the tremie tube is never raised above the surface of the concrete.

Lateral Design

The existing beach sand in the upper approximate 15 feet may be subject to lateral spreading during a seismic event. Pile shafts should be designed per a lateral load of 1,000 pounds per linear foot for each foot of shaft exposed to the beach sand. This design is intended to mitigate against the affects of lateral spreading on the proposed residence. The design is based on typical anticipated lateral loads placed on piles by creep prone, cohesive soils on a hillside.

The soil strength parameters provided in this report are for the total of dead and frequently applied live loads and may be increased by one-third for short duration loading, which includes the effects of wind or seismic forces. Resistance to lateral loading may be provided by passive earth pressure within the bedrock. An allowable coefficient of friction of 0.4 may be used with the dead load forces.

Passive earth pressure may be computed as an equivalent fluid having a density of 300 pcf (pounds per cubic foot), with a maximum earth pressure of 4,000 psf (pounds per square foot). When combining passive and friction for lateral resistance, the passive component should be reduced by one-third. For design of isolated piles, the allowable passive earth pressure may be increased by 100 percent. Piles that are spaced more than 2½ pile diameters on center may be considered isolated.

Floor Slabs

The floor slab should be designed as a structural slab supported on the deepened foundation system (friction piles and grade beams). The structural engineer should provide such design.

Foundation Settlement

Settlement of the foundation system is expected to occur on initial application of loading. Anticipated differential settlement for properly supported foundations should be on the order of ½ to 1 inch over the length of 40 feet. Total settlement is not expected to exceed approximately 1 inch.

Drainage

Positive control of surface water should be established. Irrigation water should not enter the development area. Roof gutters and downspouts should be provided to collect all roof water. Downspouts should deposit the water into a buried drain or paved swale. Downspouts should not direct water onto the soil next to the foundations. Pad and roof drainage should be collected and transferred to the street or approved drainage system in non-erosive drainage devices. Water should be directed away from foundations. Drainage should not be allowed to pond on the pad, under the building, against any foundations, or behind walls. A minimum of 2% (2 vertical per 100 horizontal) drainage should be provided in all areas. A 5% slope should be considered for non-paved areas in the vicinity of the structures. The 5% zone should be at least seven feet wide, where possible. Fine-grade fills placed to create pad drainage should be compacted in order to retard infiltration of surface water.

Crawl spaces for raised floors, which are below the adjacent grade, should be graded for drainage per the above recommendations. All water should be collected by an area drain or other appropriate device, and transported to the drain system in a solid pipe. This should be shown on the appropriate plans.

Preserving proper surface drainage is also important. Planters, decorative walls, plants, trees or accumulations of organic matter should not be allowed to retard surface drainage or clog drains. Area drains and roof gutters should be kept free of obstructions. Roof gutters and condensation lines from air conditioners should outlet to area drains or paved areas which conduct the water to the street. Positive drainage along the backs of walls should be maintained. Any other measures that will facilitate positive surface drainage should be employed. Long-term saturation of the soils or subsurface may adversely affect structure foundations, slabs, patios, sidewalks and other rigid surfaces. The property owner and gardener should be reminded of the need to preserve proper drainage.

Vegetation & Irrigation

The landscaping process should aid in abating erosion. Care should be taken not to over-irrigate the property. Watering patterns should be modified to reflect rainy periods. The irrigation system should be checked on a regular basis for leakage. All leaks should be repaired immediately. Irrigation water should be applied only to the minimum extent needed to support plant life.

Planter boxes adjacent to building foundations should either be avoided or appropriately sealed so that the irrigation water does not impact the foundations. Sealing may be accomplished by constructing the planters with a solid base and sidewall weep holes (exiting on side away from the building), or by providing a cutoff wall adjacent to the foundations. Cutoff walls should be at least 6 inches thick and extend at least 30 inches below the grade.

Control of irrigation water is a necessary part of site maintenance. Soggy ground, perched water, seeps and/or water damage may result if irrigation water is excessively or improperly applied. All irrigation systems should be adjusted to provide the minimum water needed to sustain landscaping. Adjustments should be made for changes of the seasons. Irrigation should stop when sufficient water is provided by precipitation. Broken, leaking, or plugged sprinklers or irrigation lines should be repaired immediately. Frequent inspections of the irrigation systems should be performed. The property owner and gardener should be reminded of the need to properly irrigate the property and the potential damage that may occur from irresponsible watering.

Utility Trench Backfill

Backfill for utility trench excavations should be compacted to at least 90% relative compaction. The designer and contractor should be aware of the potential of backfill sand in utility trenches to act as a subdrain. Water can be collected in the utility trenches and transported considerable distances, often across property lines. Flooding of junction boxes or service laterals may result. Flooding of service laterals may cause water damage to the residence, including the interior of the structure. Appropriate measures should be taken in the design and construction phase to prevent such flooding.

Plan Review

Finalized plans should be submitted to *Solid Soils & Geologic Consultants* for comment and review. Additional recommendations may be provided at that time, if such are considered warranted. **A minimum of 48 hours should be allowed for the review of the plans.**

Construction Monitoring

Compliance with *Solid Soils & Geologic Consultants* design concepts, specifications and recommendations during construction requires our review during the course of construction. All foundation excavations should be observed by a representative of *Solid Soils & Geologic Consultants* to determine if the recommended depth into the proper bearing material has been achieved and that the site conditions are the same as those anticipated. Such observations should be made prior to placing concrete, steel or forms. Please notify our office at least 24 hours prior to a site visit. The approved plans and permits should be on the job site and available for our review.

General Conditions

In the event of any changes in the design or location of any structure, as outlined in this report, the conclusions and recommendations contained herein may not be considered valid. Any changes should be reviewed by *Solid Soils & Geologic Consultants* and our conclusions and recommendations modified or reaffirmed after such a review.

The subsurface conditions described herein have been projected across the site. They should in no way be construed to reflect any variations that may occur across the lot. If conditions encountered during construction appear to differ from those disclosed herein, notify *Solid Soils & Geologic Consultants* immediately so we may consider the need for modifications.

This report is made and issued for the sole use and benefit of the client and is not transferable. This report states conditions as of the date of the exploration. Any liability in connection herewith shall not exceed our fee for the exploration. No warranty, expressed or implied, is made or intended in connection with the exploration, by the furnishing of this report, or by any other oral or written statement.

Thank you for this opportunity to be of service. If you have any questions regarding this report, please feel free to contact the undersigned at (805) 202-6533.

Respectfully submitted,
SOLID SOILS & GEOLOGIC CONSULTANTS

Jeff Sivas
C.E.G. 2565 expires 2/23

CERTIFIED ENGINEERING GEOLOGIST
JEFF SIVAS
C.E.G. 2565
EXP. 2/23
STATE OF CALIFORNIA

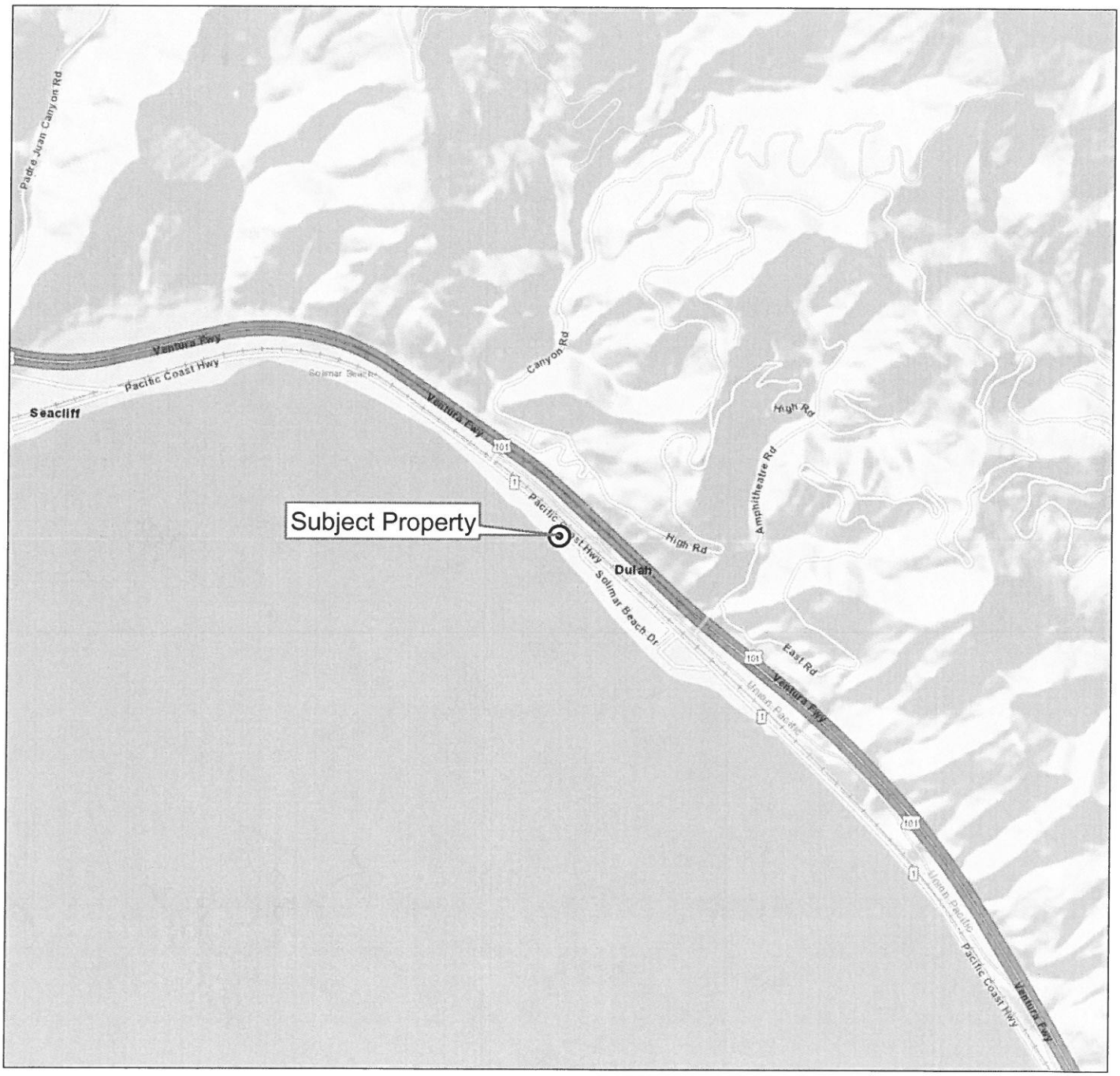
Shaun Simon
R.C.E. 82610 expires 10/22

REGISTERED PROFESSIONAL ENGINEER
SHAUN BRANDON SIMON
C82610
Exp. 09/30/22
CIVIL
STATE OF CALIFORNIA

Enclosures:
- Vicinity Maps
- Site Plan
- Seismic Parameters
- Skin Friction Analysis
- Previous Lab & Logs by Our Office & Others

SOLID
Soils & Geologic Consultants
solidsoils.com; (805) 202-6533

Subject: Vicinity Map Reference: ESRI World Street Map Scale: 1" = 2000'	Client: Shimanovsky Job #: SS-449-S Date: 6/2022



N

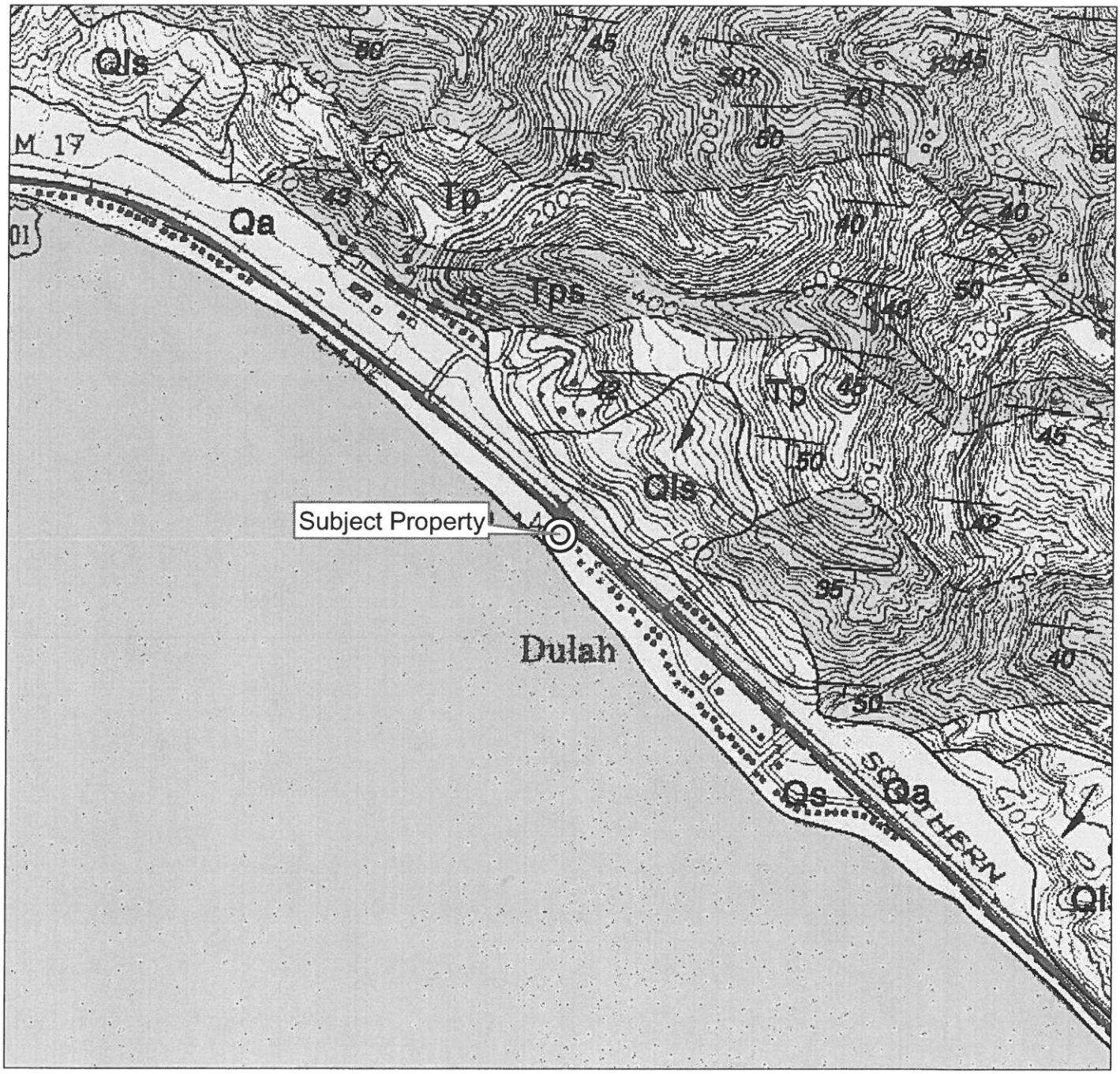
0 1,000 2,000 4,000 Feet

Vicinity Map

1 Inch = 2,000 Feet

SOLID
Soils & Geologic Consultants
solidsoils.com; (805) 202-6533

Subject: Vicinity Geologic Map 1 Reference: Dibblee, Ventura Quad Scale: 1" = 1000'	Client: Shimanovsky Job #: SS-449-S Date: 6/2022



N

Vicinity Geologic Map 1

0 500 1,000 2,000 Feet

1 Inch = 1,000 Feet

SOLID
Soils & Geologic Consultants
solidsoils.com; (805) 202-6533

Subject: Vicinity Geologic Map 2 Reference: Quad Scale: 1" = 1000'	Client: Shimanovsky Job #: SS-449-S Date: 6/2022

Vicinity Geologic Map 2

N

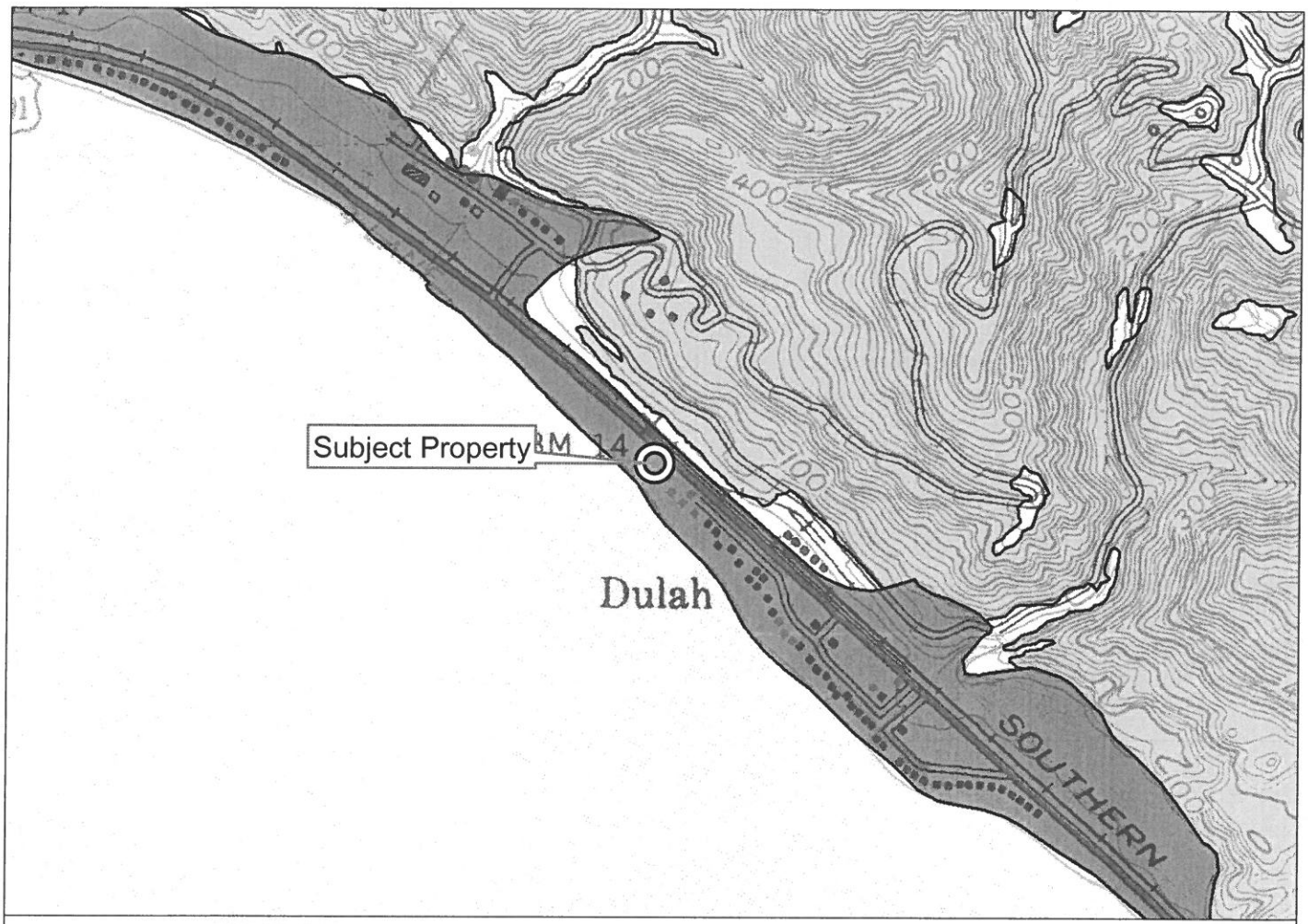
0 500 1,000 2,000 Feet

1 Inch = 1,000 Feet

SOLID
Soils & Geologic Consultants
solidsoils.com; (805) 202-6533

Subject: Seismic Hazard Zones Map
Reference: California Geological Survey
Scale: 1" = 1000'

Client: Shimanovsky
Job #: SS-449-S
Date: 6/2022



EARTHQUAKE FAULT ZONES

Earthquake Fault Zones
Zone boundaries are delineated by straight-line segments; the boundaries define the zone encompassing active faults that constitute a potential hazard to structures from surface faulting or fault creep such that avoidance as described in Public Resources Code Section 2621.5(a) would be required.

Active Fault Traces
Faults considered to have been active during Holocene time and to have potential for surface rupture: Solid Line in Black or Red where Accurately Located; Long Dash in Black or Solid Line in Purple where Approximately Located; Short Dash in Black or Solid Line in Orange where Inferred; Dotted Line in Black or Solid Line in Rose where Concealed; Query (?) indicates additional uncertainty. Evidence of historic offset indicated by year of earthquake-associated event or C for displacement caused by fault creep.

SEISMIC HAZARD ZONES

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

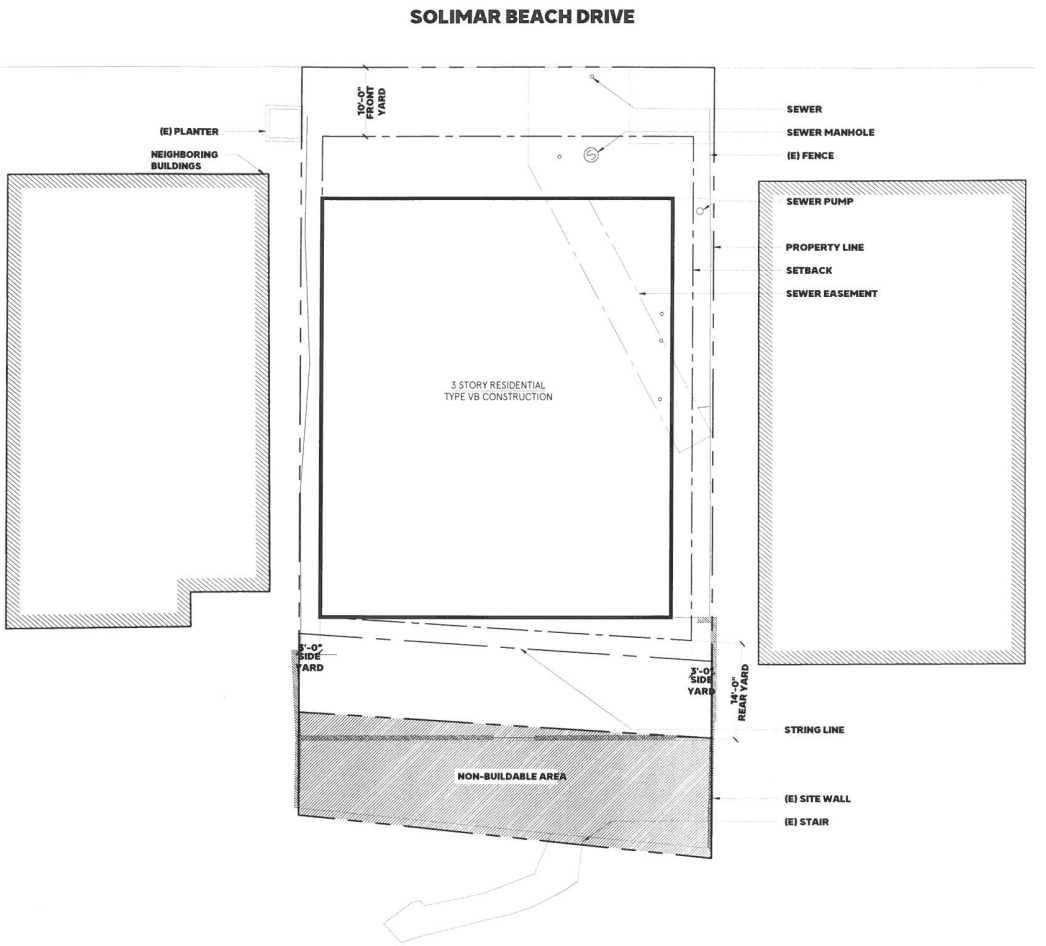
Earthquake-Induced Landslide Zones
Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would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

N

Seismic Hazard Zones Map

0 500 1,000 2,000 Feet

1 Inch = 1,000 Feet



SITE PLAN

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

1

Chet Architecture
2020 Cummings Ln
Los Angeles, CA 90027
323-522-6943

Project:
Solimar Residence
New Construction

Client:
SHARON FIEDLER SHIMANOVSKY
BORIS SHIMANOVSKY
3120 SOLIMAR BEACH DR
VENTURA, CA 93001

LEGEND

LICENSED ARCHITECT
CHARLES CALLAHAN
C-36958
07/31/2021
RENEWAL DATE
STATE OF CALIFORNIA

DATE	DESCRIPTION
11/08/2019	AS-BUILT

FOR CONSULTATION COORDINATION NOT FOR CONSTRUCTION

SHEET
A 001
SITE PLAN

DATE: 06/08/2022

OSHPD

Shimanovsky

3120 Solimar Beach Dr, Ventura, CA 93001, USA

Latitude, Longitude: 34.3148796, -119.3629024

Date	5/19/2022, 3:54:34 PM
Design Code Reference Document	ASCE7-16
Risk Category	II
Site Class	D - Default (See Section 11.4.3)

Type	Value	Description
S_S	2.038	MCE_R ground motion. (for 0.2 second period)
S_1	0.761	MCE_R ground motion. (for 1.0s period)
S_{MS}	2.446	Site-modified spectral acceleration value
S_{M1}	null -See Section 11.4.8	Site-modified spectral acceleration value
S_{DS}	1.631	Numeric seismic design value at 0.2 second SA
S_{D1}	null -See Section 11.4.8	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	null -See Section 11.4.8	Seismic design category
F_a	1.2	Site amplification factor at 0.2 second
F_v	null -See Section 11.4.8	Site amplification factor at 1.0 second
PGA	0.895	MCE_G peak ground acceleration
F_{PGA}	1.2	Site amplification factor at PGA
PGA_M	1.074	Site modified peak ground acceleration
T_L	8	Long-period transition period in seconds
SsRT	2.038	Probabilistic risk-targeted ground motion. (0.2 second)
SsUH	2.31	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
SsD	2.496	Factored deterministic acceleration value. (0.2 second)
S1RT	0.761	Probabilistic risk-targeted ground motion. (1.0 second)
S1UH	0.863	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S1D	0.862	Factored deterministic acceleration value. (1.0 second)
PGAd	1.022	Factored deterministic acceleration value. (Peak Ground Acceleration)
C_{RS}	0.883	Mapped value of the risk coefficient at short periods
C_{R1}	0.882	Mapped value of the risk coefficient at a period of 1 s

SKIN FRICTION ANALYSIS

JOB#: SS-449-S
CLIENT: SHIMANOVSKY

CALCULATE THE ALLOWABLE SKIN FRICTION RESISTANCE FOR DRILLED, POURED IN PLACE CONCRETE PILES IN COMPRESSION AND EMBEDDED IN BEDROCK. SKIN FRICTION IS TABULATED AS A FUNCTION OF EMBEDMENT DEPTH. THE METHOD IS DESCRIBED ON PAGES 193-196 OF NAVFAC DM-7.2, 'Deep Foundations', 1982, AND PAGES 745-751 OF J. E. BOWLES, 'Foundation Analysis and Design', 1988

BEDROCK PROPERTIES (Saturated) REFERENCE: SHEAR DIAGRAM S-2

COHESION	810 psf	PILE DIAMETER	2 feet
PHI ANGLE	37.9 degrees	FACTOR OF SAFETY	2.5
DENSITY	125 pcf	DEPTH TO WATER TABLE	5 feet

CALCULATION PARAMETERS:

THE FRICTION ANGLE BETWEEN THE CONCRETE PILE AND THE BEDROCK IS 0.75 * Phi = 28.43 degrees.

THE COEFFICIENT OF LATERAL EARTH PRESSURE (K) = 0.39

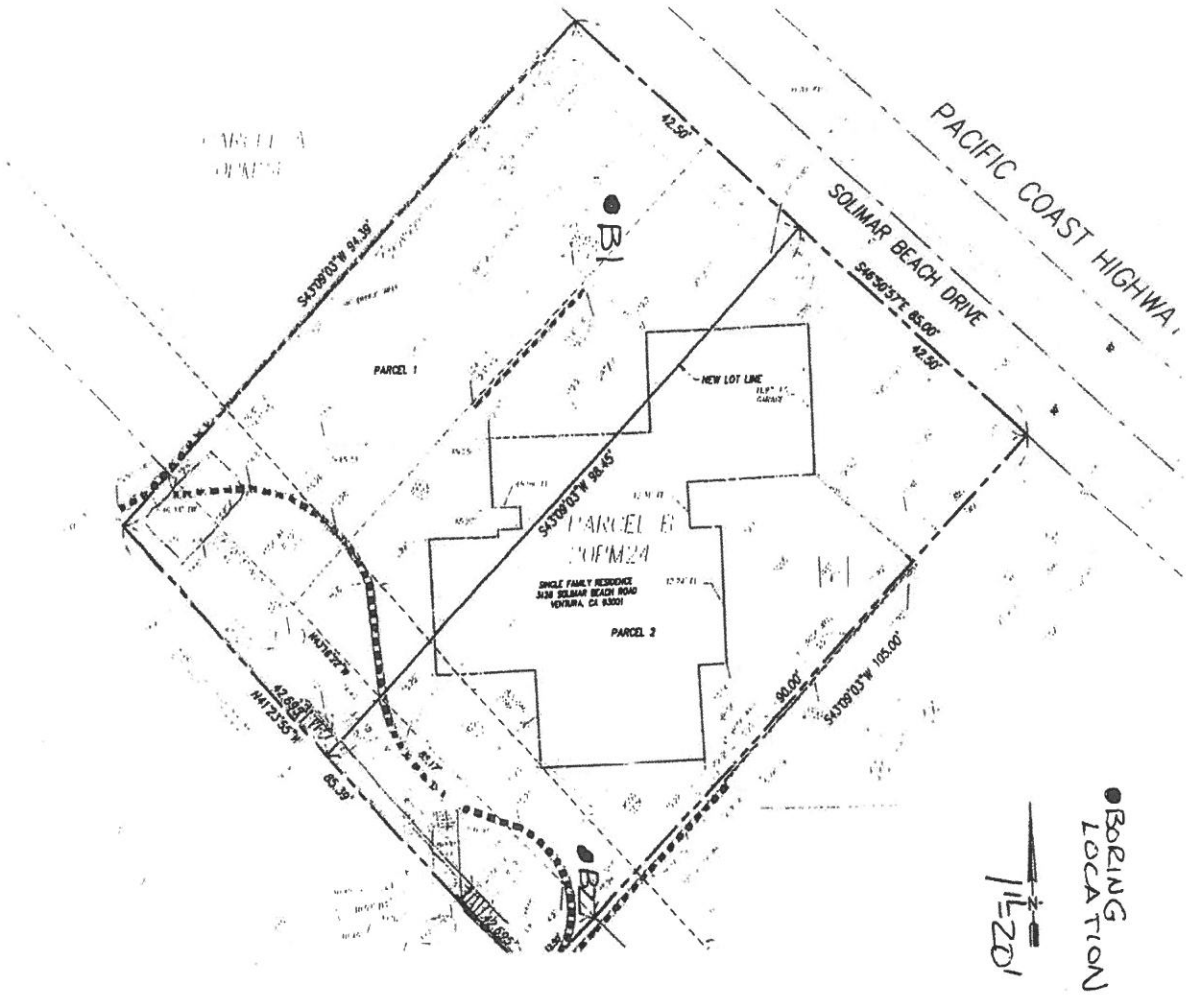
ADHESION VALUE BETWEEN THE CONCRETE PILE AND THE BEDROCK = 1.00

THE LATERAL EARTH PRESSURE (Po) INCREASES TO A MAXIMUM AT 20x THE PILE DIAMETER. THE MAXIMUM LATERAL EARTH PRESSURE AT 40 FEET IS 531 psf.

PILE EMBEDMENT DEPTH (feet)	CALCULATED SKIN FRICTION COMPRESSION (psf)	PILE EMBEDMENT DEPTH (feet)	CALCULATED SKIN FRICTION COMPRESSION (psf)
10.0	363.2	30.0	415.4
11.0	365.8	31.0	418.1
12.0	368.4	32.0	420.7
13.0	371.0	33.0	423.3
14.0	373.6	34.0	425.9
15.0	376.2	35.0	428.5
16.0	378.8	36.0	431.1
17.0	381.5	37.0	433.7
18.0	384.1	38.0	436.4
19.0	386.7	39.0	439.0
20.0	389.3	40.0	439.0
21.0	391.9	41.0	439.0
22.0	394.5	42.0	439.0
23.0	397.1	43.0	439.0
24.0	399.8	44.0	439.0
25.0	402.4	45.0	439.0
26.0	405.0	46.0	439.0
27.0	407.6	47.0	439.0
28.0	410.2	48.0	439.0
29.0	412.8	49.0	439.0
30.0	415.4	50.0	439.0

CONCLUSIONS:
THE SKIN FRICTION RESISTANCE FOR POURED CONCRETE PILES IN COMPRESSION AND EMBEDDED IN BEDROCK IS SHOWN ABOVE.

3128 Solimar Beach Dr.



BORING 1

3128 Solimar Beach Dr.

JOB: 14003

FIELD ENGINEER: FRED HEATHCOTE

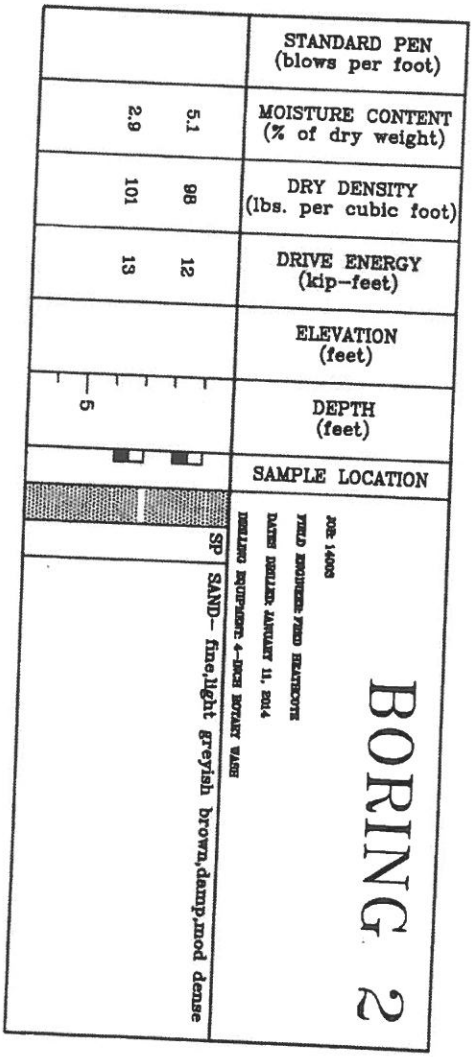
DATES DRILLED: JANUARY 11, 2014

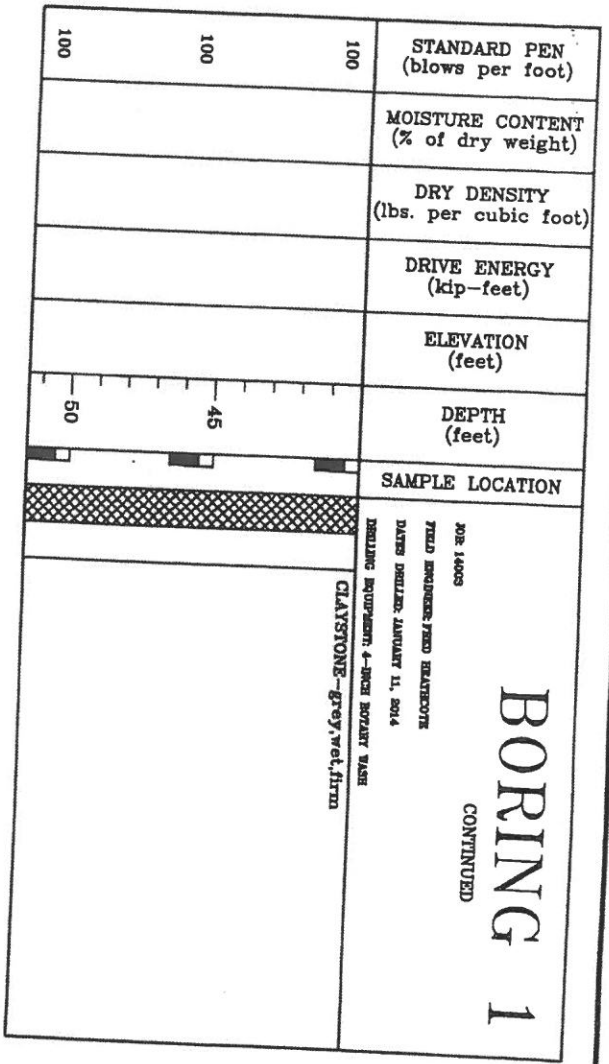
DRILLING EQUIPMENT: 4-INCH ROTARY WASH

STANDARD PEN (blows per foot)	MOISTURE CONTENT (% of dry weight)	DRY DENSITY (lbs. per cubic foot)	DRIVE ENERGY (kip-feet)	ELEVATION (feet)	DEPTH (feet)	SAMPLE LOCATION		
	4.8	99	14				SP	SAND– fine,light greyish brown,damp,mod dense
	3.8	100	11		5			
16								Water at 7'
24					10			
52					15			
	26.8	105	24					CLAYSTONE–grey,wet,firm
82					20			
87					25			
	24.7	107	53					
100					30			
100					35			

CONTINUED

3128 Solimar Beach Dr.





EXPANSION INDEX TEST

3128 Solimar Beach Dr.

Sample Location:	Boring 1@0-1'
Soil type:	Sand
Confining Pressure:	144 psf
Initial Moisture Content: (% of dry wt.)	9.1
Final Moisture Content: (% of dry wt.)	15.1
Dry Density:	99 pcf
Expansion Index:	0

TEST METHOD:
THE LATEST ASTM VERSION
EXPANSION INDEX TEST

BORING LOG
ALPINE GEOTECHNICAL

CLIENT: MISKINNIS **JOB NO: AG 885-S** **LOCATION: 3086 SOLIMAR BEACH**	**BORING No. B-1** **PAGE 1 OF 2** **LOGGED BY: MJL** **DATE DRILLED: 2/11/02**

Sample	Blows/Foot	Depth	DESCRIPTION
			3": Asphalt concrete.
R	21	2½	2½': Beach SANDS; medium grained, mottled reddish, yellowish tan (iron staining), slightly moist, dense, clean, well sorted, low cohesion. Little or no fines.
R	22	5	4': Beach SANDS; medium grained, mottled reddish, yellowish tan (iron staining), slightly moist, dense, clean, well sorted, low cohesion. Little or no fines.
R	16	7½	Beach SAND Interlayered with Clay; sand is fine to medium grained, speckled gray, saturated, dense, well sorted, sulphur smell. Clay is gray, soft, wet, plastic, sulphur smell, considerable wood fragments. 8': Water (tip of sampler).
SPT	21	10	SAND; fine to very coarse grained, specked gray, saturated, dense, well sorted, mussel shell fragment, trace gravel in tip.
		12½	14': Increase in density by drilling.
SPT	74	15	<u>BEDROCK:</u> CLAYSTONE; greenish gray, slightly moist, hard, weathered, nonlaminated, trace silt.
R	88	17½	SANDSTONE; fine to medium grained, gray, moist, very dense, well sorted, cohesive, slightly cemented, weathered.
SPT	54	20	Upper 6": SANDSTONE; fine to medium grained, gray, moist, very dense, well sorted, cohesive, slightly cemented, weathered. Lower 6": CLAYSTONE; greenish gray, slightly moist, hard, weathered, nonlaminated, trace silt.

Plate B-1a

BORING LOG
ALPINE GEOTECHNICAL

CLIENT: MISKINNIS **JOB NO: AG 885-S** **LOCATION: 3086 SOLIMAR BEACH**	**BORING No. B-1** **PAGE 2 OF 2** **LOGGED BY: MJL** **DATE DRILLED: 2/11/02**

Sample	Blows/Foot	Depth	DESCRIPTION
		22½	
SPT	48	25	Laminated MUDSTONE/SHALE; layered gray and greenish, bluish gray, moist, hard, weathered, trace shells (marine), laminations approximately vertical.
		27½	
SPT	43	30	CLAYSTONE; greenish gray, slightly moist, hard, weathered, nonlaminated, trace silt.
		32½	END @ 31', water from 8 to 14', no caving, no fill, septic tank in front of garage.
		35	
		37½	
		40	

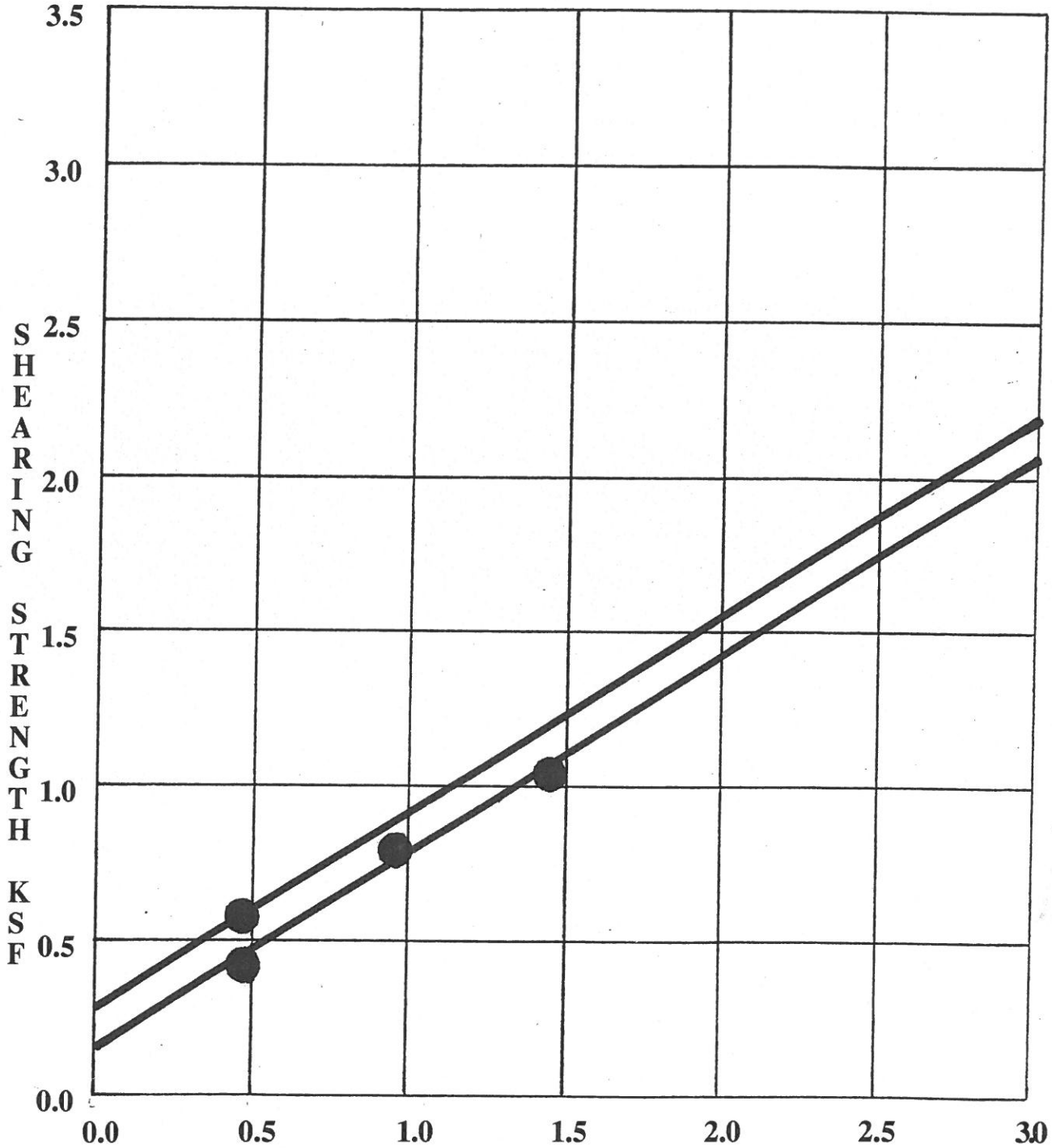
Plate B-1b

ALPINE GEOTECHNICAL

3086 Solimar Beach Dr.

AG 885-S DATE: 2/02
B-1 @ 8' MATERIAL: SAND
Cohesion = 150 psf ϕ = 32° ULTIMATE
Cohesion = 275 psf ϕ = 32° PEAK

SHEAR TEST DIAGRAM



KEY

○ TESTS AT FIELD MOISTURE CONTENT
● TESTS AT SATURATED MOISTURE CONTENT

PLATE S-1

BORING LOG
ALPINE GEOTECHNICAL

CLIENT: WALDMAN
JOB NO: AG 1264-S
LOCATION: 3010 SOLIMAR BEACH ROAD

BORING No. B- 1 **PAGE 1 OF 2**
LOGGED BY: MJL
DATE DRILLED: 6/8/11

Sample	Blows/Foot	Depth	DESCRIPTION
			DRILLED WITH 8 INCH HOLLOW STEMMED DRILL RIG
		0	0': 1 1/2" A.C. Pavement over Sandy **SILT**; light brown, moist, moderately stiff.
R	9	2½	2': Silty **SAND**; fine to medium grained, tannish light brown, moist, dense.
R	20	5	5': Silty **SAND** with Clay; very fine to fine grained, light brown to brown, moist, dense to very dense.
R	18	7½	7 1/2': **SAND** with Silt; fine to medium grained, light brown to brown, moist, dense, considerable clay, poor recovery. **8': WATER**
STP	25	10	10': **SAND;** fine to medium grained, dark grey, saturated, dense, trace clay and silt.
		12½	14':Gravel/Cobble Lense by drilling.
STP	66	15	15': **SAND**; fine to medium grained, dark grey, wet to saturated, very dense, trace silt 15 1/2': **BEDROCK; PICO FORMATION (Tp);**
R	92	17½	Interlayed **SILTSTONE AND SANDSTONE;** light to dark grey, moist, very dense to hard, bedded/laminated, Sandstone is fine grained with some very fine and medium grains.
R	50-2"	20	Sandy **SILTSONE;** dark grey, moist, very dense to hard, laminated. Sand is very fine to fine grained.

Plate B-1a

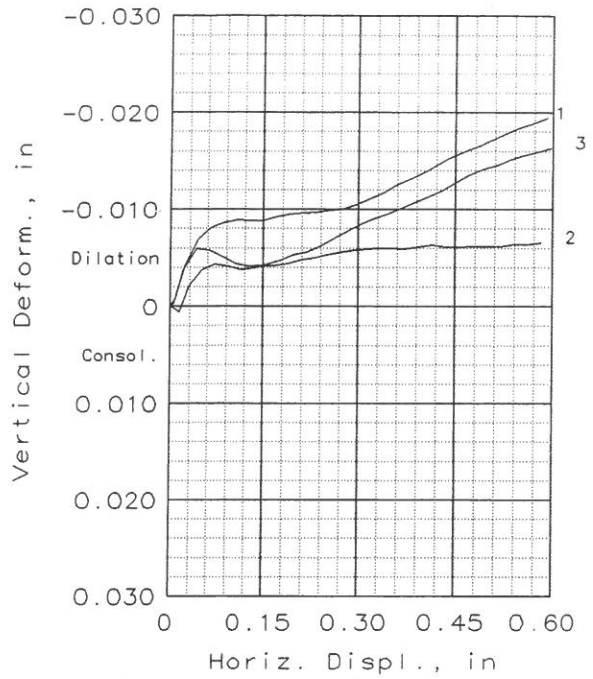
BORING LOG
ALPINE GEOTECHNICAL

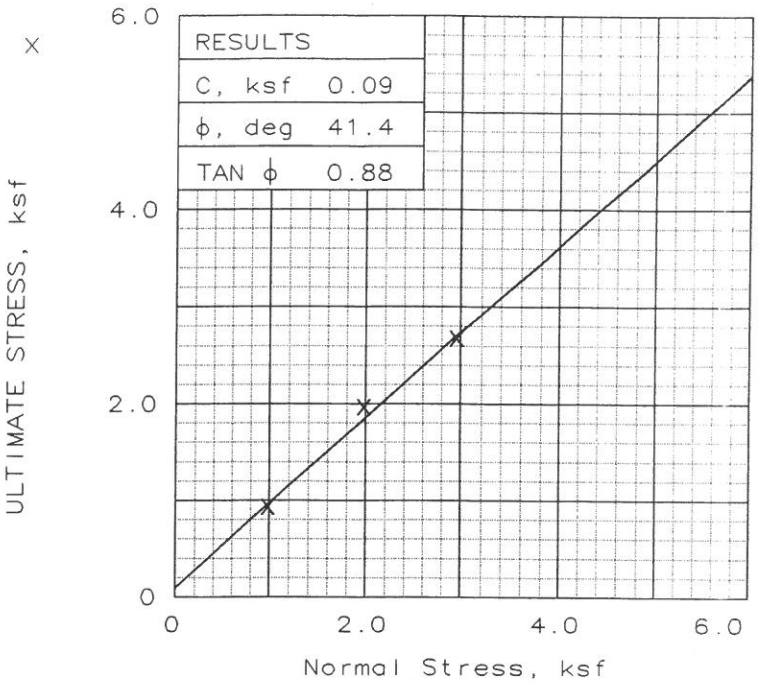
CLIENT: WALDMAN
JOB NO: AG 1264-S
LOCATION: 3010 SOLIMAR BEACH ROAD

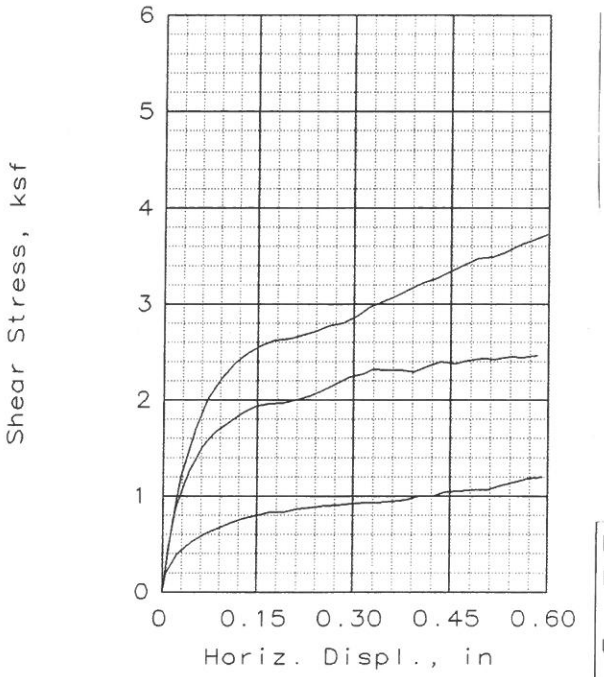
BORING No. B- 1 **PAGE 2 OF 2**
LOGGED BY: MJL
DATE DRILLED: 6/8/11

Sample	Blows/Foot	Depth	DESCRIPTION
			DRILLED WITH 8 INCH HOLLOW STEMMED DRILL RIG
R	50-5"	20	Sandy **SILTSTONE;** dark grey, moist, very dense to hard, laminated. Sand is very fine to fine grained.
		22½	
R	50-5"	25	Interlayed **SILTSTONE AND SANDSTONE;** dark grey, moist, very dense to hard, bedded/laminated, Sandstone is fine grained with some very fine and medium grains.
		27½	End at 25': Water at 8', bedrock at 15 1/2'
		30	
		32½	
		35	
		37½	
		40	

Plate B-1b







NORMAL STRESS, ksf	1.02	2.01	2.99
FAILURE STRESS, ksf	1.20	2.47	3.72
DISPLACEMENT, in	0.59	0.58	0.60
ULTIMATE STRESS, ksf	0.93	1.97	2.68
DISPLACEMENT, in	0.32	0.19	0.22
Strain rate, in/min	0.0498	0.0468	0.0465

SAMPLE TYPE:
DESCRIPTION: SILTY SAND W/CLAY

SPECIFIC GRAVITY= 2.65
REMARKS:

Fig. No.: S-1

CLIENT: WALDMAN

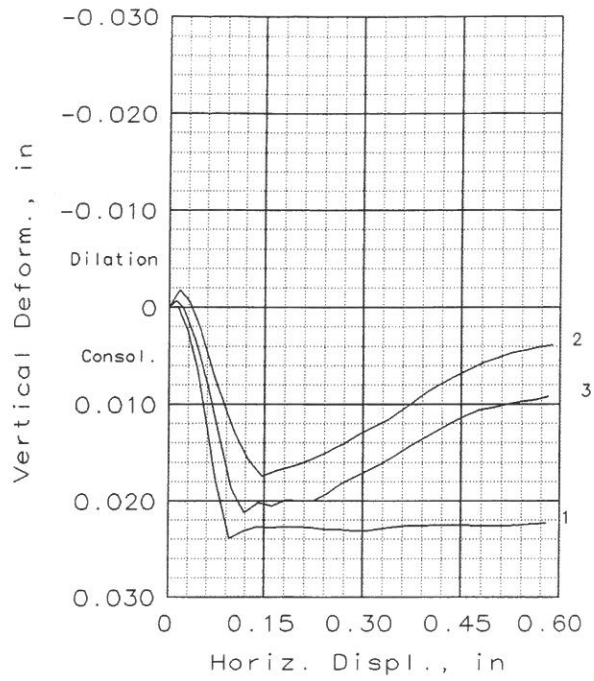
PROJECT:

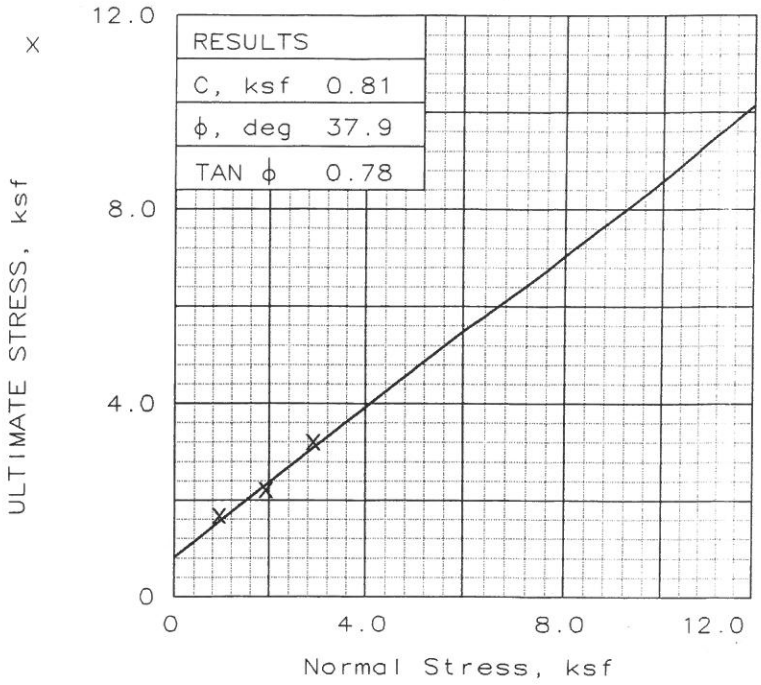
SAMPLE LOCATION: B-1 @ 5'

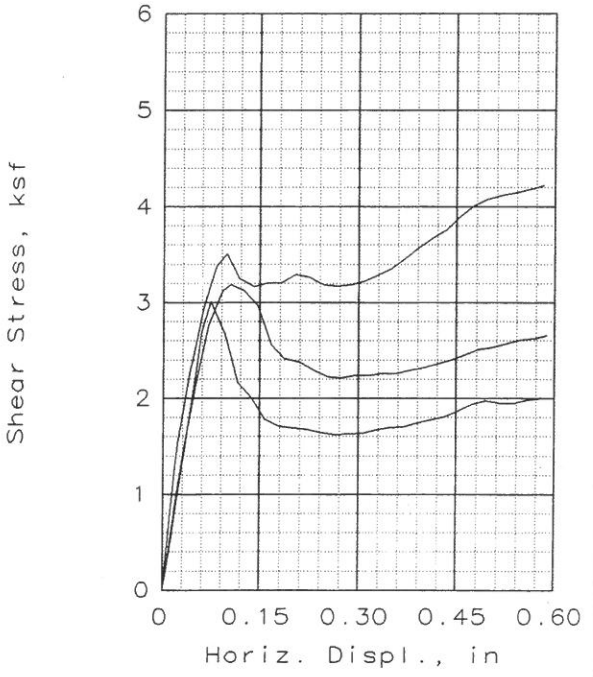
PROJ. NO.: AG1264-S DATE: 6/13/11

DIRECT SHEAR TEST REPORT

ALPINE GEOTECHNICAL







NORMAL STRESS, ksf	1.02	2.00	2.99
FAILURE STRESS, ksf	3.01	3.19	4.22
DISPLACEMENT, in	0.08	0.11	0.58
ULTIMATE STRESS, ksf	1.67	2.21	3.20
DISPLACEMENT, in	0.22	0.27	0.16
Strain rate, in/min	0.0471	0.0467	0.0468

SAMPLE TYPE: BEDROCK
DESCRIPTION: SILTSTONE & SANDST

SPECIFIC GRAVITY= 2.65
REMARKS:

Fig. No.: S-2

CLIENT: WALDMAN

PROJECT: 3010 Solimar Beach Dr.

SAMPLE LOCATION: B-1 @ 17.5'

PROJ. NO.: AG1264-S DATE: 6/14/11

DIRECT SHEAR TEST REPORT

ALPINE GEOTECHNICAL