

Planning Director Staff Report Hearing on May 15, 2025

County of Ventura · Resource Management

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

HOLT RESIDENTIAL ADDITION, COASTAL PLANNED DEVELOPMENT (PD) PERMIT, CASE NO. PL24-0020

A. PROJECT INFORMATION

- 1. Request: The applicant requests approval of a Coastal Planned Development (PD) permit for the construction of a residential addition to an existing single-family dwelling together with the construction of an attached accessory dwelling unit (Case No. PL24-0020).
- Applicant/Property Owner: Tom Holt, 2840 Pacific Coast Highway, Ventura CA 93001
- **3 Applicant's Representative:** Bruce Labins, Bruce Labins Architect & Associates, 830 East Santa Clara Street, 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 PD Permit.
- **5. Project Site Size, Location, and Parcel Number:** The 0.24-acre project site is located at 2840 Pacific Coast Highway (Old Coast Highway), near Postmile VEN 22.996 of State Route 1, in the community of Solimar Beach, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitute the project site is 060-0-370-325 (Exhibit 2).
- 6. Project Site Land Use and Zoning Designations (Exhibit 2):
 - a. <u>Countywide General Plan Land Use Map Designation</u>: Existing Community Residential Beach
 - b. <u>Coastal Area Plan Land Use Map Designation</u>: Residential High 6.1-36 DU/AC
 - c. <u>Zoning Designation</u>: RB-3,000 Residential Beach 3,000 square foot (sq. ft.) minimum lot size

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

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	COS-10 ac-sdf (Coastal Open Space, 10 acre minimum lot size, slope density formula)	State Route (SR – 1)(Old Coast Highway), Union Pacific Railroad tracks
East	RB-3,000 sq. ft.	Single-Family Dwelling
South	COS-10 ac sdf	Existing Rock Revetment, Sandy Beach Area, Pacific Ocean
West	RB-3,000 sq. ft.	Single-Family Dwelling

8. History: The project is located within the Solimar Beach Colony, a 29-acre gated community located in the northern part of Ventura County. The subject property is accessible directly via a private driveway from Pacific Coast Highway (Old Coast Highway); the property is outside the gate. The project site abuts an existing rock revetement shoreline protection device. Based upon review of historic aerial photographs and CDP216-21, the Solimar Beach Community has been fortified with shoreline protection devices for an indeterminate period. The rock revetement currently present at the Solimar Beach Colony was constructed in 1981 as a replacement/redevelopment project under Coastal Development Permit (CDP) No. 216-21. The proposed project proposes no modifications to the existing shoreline protection.

The project site contains an existing 2,756 sq. ft. single-family dwelling with a 558 sq. ft. garage, and a 370 sq. ft. pool house that was originally constructed in 1955, predating the California Coastal Act of 1976 (Public Resources Code (PRC), Division 20). A room addition to the home was previously approved by Ventura County in 1984 under Planned Development Permit Case No. PD 982. The permit history for the site is as follows:

- The existing single-family dwelling was constructed in 1955.
- On February 14, 1984, the Ventura County Building and Safety Division issues approval of Building Permit #006 for the construction of a remodel to the existing home which included the construction of additions to home and the construction of a new garage.
- On Jul 21, 2009, and August 13, 2009, the Ventura County Building and Safety Division issued approvals for permits to repair termite damage to the home and to reroof the home (new shingles and roof sheathing).

The Ventura County Planning Division employs a 50% replacement threshold of the structural elements of existing buildings when determining if such projects constitute a *replacement structure* (a measurement area of alteration of structural roof, structural framing and/or foundation)¹. Replacement structures constitute substantial improvement. This permit application is to construct various improvements to an existing single-family dwelling including expansion of the floor area and the addition of an attached accessory dwelling unit. The proposed development complies with the limitations of the Ventura County Coastal Zoning Ordinance and is determined to not constitute a replacement structure or substantial improvement of an existing dwelling. Projects which are determined to constitute replacement become subject to all regulations of the zone classification in which the project is located, and become subject to the current Ventura County General Plan policy related to sea level rise hazard for new buildings.

Improvement Area Tabulations

	<u> </u>	
Category	Current Value	Area of % Change
		Modification
Roof Area	3,674 sq. ft.	1,753 sq. ft. 47.74 %
Foundation	3,674 sq. ft.	9 new floor Less Than 50%
		underpinnings ²
Framing	3,674 sq. ft.	24 new headers Less Than 50%
_		and beams, and
		new 2x6 Exterior
		Studs ³

The development proposes structural alterations below the measured thresholds and does not constitute a replacement structure. However, a new Coastal Planned Development Permit was required due to both the requirement for a standalone discretionary permit for the development of a new ADU and the nature of the modifications to the structure. New findings and compliance analysis is required for the proposed development under the CZO Section 8175-5.1 (Standards Related to Dwellings) and 8181-3.5 (Required Permit Findings).

9. Project Description: The Project is a Coastal Planned Development (PD) Permit to construct a residential building addition. The residential building addition is 2,595 square feet (sq. ft.) and includes a 1,572 sq. ft. addition to the existing primary dwelling (includes 311 sq. ft. first-floor addition and a new 1,261 sq. ft. second-story addition), a 331 sq. ft. garage addition and the construction of a 692 sq. ft. attached accessory dwelling unit (ADU). The request also includes interior remodeling of the existing floor area of the single-family dwelling, the installation of a replacement roofing system (1,923 sq. ft. of existing roof construction to

¹The Ventura County Planning Division renders determinations for such projects based upon interpretation of CZO Sections 8174-6.3.2 (d) (Repair or Maintenance Activities) and 8182-7.1 (Uses Not Amortized)

² See Exhibit 3 Sheet S-1 floor location of underpinnings, new continuous concrete stem wall, new sheer panels, and concrete footings.

³ See Exhibit 3 Sheets A-3.1 and S-2 for Framing Members Table and location of 2x6 Exterior Studs location.

remain, Plan Sheet S-2), modification of the existing building foundation system with the construction of concrete pad under pinning with structural tube columns or new engineered sheer panels and new concrete stem wall/concrete footings at various locations (Plan Sheet S-1), modifications to the exterior of the dwelling including the installation of stucco treatments, stone cladding, board & batten composite siding, new windows and doors, the installation of a new reconfigured driveway and apron and the installation of patio pavers in the rear yard.

Water for the project is provided by an existing service connection operated by the Casitas Municipal Water District. Wastewater disposal is provided by an existing Septic Tank Effluent Pump (STEP) tank connected to infrastructure operated by Ventura County Public Works Agency - Water and Sanitation Department, County Service Area 29. Access to the project site will be provided by a new private driveway and apron connecting to Old Coast Highway (State Route 1) (Exhibit 3 and 4).

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

Pursuant to CEQA (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (Title 14, California Code 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 proposed project includes the construction of building additions to an existing single-family dwelling at the site of a property that has been previously developed within Coastal Zone. The project has been evaluated by the Ventura County Planning Division and has been determined that the proposed scope of work - the addition of a second story, the construction of structural supports for the additional square footage, and the renovation of the existing area of the home - conforms to the allowance of under Section 15303 New Construction or Conversion of Small Structures (Class 3) of the CEQA Guidelines. Class 3 Projects allow for the construction of new structures including the construction of new single-family dwellings and duplexes in urbanized areas. The proposed scope of conforms to the description of such Class 3 projects. 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.

Therefore, this project is categorically exempt pursuant to Section 15303 of the CEQA Guidelines.

C. CONSISTENCY WITH THE GENERAL PLAN / COASTAL AREA 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* zone district with the granting of a PD Permit. Upon the granting of the PD Permit, the proposed project will comply with this requirement.

The proposed project includes the *construction* and *continued* use of buildings and structures that are subject to the development standards of the Ventura County 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

rable 1 – Developinent Standards Consistency Analysis				
Type of Requirement	Zoning Ordinance Requirement	Complies?		
Minimum Lot Area (Gross)	3,000 Sq. Ft.	Yes, 9,072 sq. ft.		
Maximum Percentage of Building Coverage				
Front Setback	10 feet	Yes, 10 feet 2 inches		
Side Setback	3 feet	Yes, 3 feet 1½ inches		
Rear Setback	14 feet	Yes, 17 feet		
Maximum Building Height	28 feet	Yes, 22 feet 9 inches		

The development of certain Accessory Dwelling Units are subject to development standards under CZO Section 8175-5.1.1.2 (a) through (n). The proposed development is in conformance with the following standards:

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?		
a.Minimum Lot Area	Yes, the subject property exceeds the minimum lot area		
b. Maximum Gross Floor Area 700 sq. ft.	Yes, 662 sq. ft. proposed		
c. Substitution allowance for an existing Single-Family Dwelling	Standard is not applicable to the proposed project.		
d. Encroachment allowance for side and rear lot lines	The prescribed setbacks for the underlying RB zone will be maintained.		
e. Allowance for replacement parking for the principal dwelling unit	The proposed project does not include the demolition of the existing garage, the principal dwelling will maintain the required site parking.		

Table 2 - Special Use Standards Consistency Analysis

Special Use Standard	Complies?			
f. Parking requirement exemption	The proposed project does not qualify for the parking exemption.			
g. Required ADU Parking may be provided as tandem parking on a driveway.	Yes, the proposed parking complies with this requirement; one new space is provided in the driveway.			
h. Required ADU parking in the High Fire Hazard area requiring review by the Ventura County Fire Protection District (VCFPD)	Yes. the proposed parking complies with the parkin requirement; required parking occurs partially in the required from setback area but has been review an conditioned by the VCFPD.			
ADU will not be allowed in areas where adequate water supply, water quality and sewage disposal cannot be demonstrated	Yes, the applicant has demonstrated the proposed project has adequate water supply (will serve letter provided by Casitas Municipal Water District), water quality, and sewage disposal (existing connection to Community Service Area 29).			
j. No more than one ADU per lot	Yes, the proposed ADU is the only accessory dwelling unit on the property.			
k. Limitation of square footage of detached accessory dwelling units when combined with another accessory structure	Standard is not applicable to the proposed project.			
Mobilehome allowance	Standard is not applicable to the proposed project.			
m. Restriction on a transit occupancy basis (rental terms less than 30 days)	Yes, the applicant is required to complete and sign the Accessory Dwelling Unit Affidavit – Coastal Zone which affirms consistency with this requirement.			
n. Owner Occupancy requirement	Standard is not presently enforced by the Ventura County Planning Division.			

E. COASTAL 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 Section C (and Exhibit 5) 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 Subarea of the County's Coastal Zone (Coastal Area Plan, Figure 3-2), 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 designation and contain existing single-family dwellings. To

the south, the property abuts an existing rock revetment, sandy beach and coastal waters (Pacific Ocean). Old Coast Highway and the Union Pacific Railroad tracks are located to the north of the subject property.

The proposed project consists of the renovation of an existing dwelling with the construction of a second story at the site of an existing single-family dwelling. As discussed, in Sections B and C of this staff report, the project has no potential to create land use conflicts with the surrounding residential development, or recreational uses of the sand and shore. The project will not generate new traffic beyond that associated with intensity planned for the Solimar Beach Community, nor will the project introduce physical development that is incompatible with the surrounding development. With respect to density (2 dwelling units; a principal dwelling and ADU) and intensity (gross floor area, general type of development), the proposed project is compatible with the surrounding development.

The proposed addition is compatible with the architectural character of the surrounding development. Existing single-family structures surrounding the project site vary in age, and size. The architecture in the surrounding area is diverse. Most of the homes in this segment of the Solimar Beach Colony are two stories with hipped shingle and tile roofs; exterior treatments observed included siding, shingles, and stucco. The proposed addition and renovation to the shell of the existing building are compatible with the non-uniform style of the neighborhood.

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 to construct a 1,572 sq. ft. addition to the existing single-family dwelling, a 331 sq. ft. addition to the garage, and the construction of a new 692 sq. ft. attached accessory dwelling unit with remodeling of the existing floor area of the dwelling, and the installation of a replacement roofing system and new exterior treatments. 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, Exhibit 5), the project was found consistent consistency with policies related to public facilities, services, and infrastructure, water resources and conservation and open space. The proposed development 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, and wastewater infrastructure is operated by Ventura County via Community Service Area 29. The sewer system includes the continued operation and use of an existing STEP tank located on site. The water system has sufficient capacity to permit the expansion of the dwelling and the addition of an ADU. The site is served by existing public roads for access with a private driveway connection to Old Coast Highway.

Furthermore, as discussed in Section D of this staff report (above), the project design meets or exceed all prescribed standards related to the construction of residential building additions. The design site accommodates required front, side and rear yards. The building height with the proposed second story is below the prescribed 28-foot height limit. The project was analyzed for consistency with Ventura County General Plan Land Use policies related to analysis of public views, and scenic resources in Section C of this staff report (above, Exhibit 5). The project was also analyzed from temporary impacts related to noise, and the applicant will be subject to the implementation of limitations for 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 (Condition No. 20 Exhibit 6). 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, Exhibit 5), 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. 31 through 37 issued by the Ventura County Fire Protection District (VCFPD) (Exhibit 6). These conditions relate to the provision of fire protection requirements which include the installation of fire sprinklers, maintenance of defensible space around the dwelling and ADU, and the recordation of a notice on title indicating the fire hazard for the area.

The project was also found to be consistent the applicable policies related to geological, and flood hazard for new development projects including applicable hazards policies for 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 applicant adequately addresses these hazards within the proposed project design. The geologic hazards have been

adequately accounted for in supplemental Soils Engineering Report (Exhibit 4, Solid Soils & Geologic Consultants, Dated April 30, 2024). This report makes recommendations related to the foundation design for the proposed building addition which include underpinning the foundation and specific recommendations related to the soils preparation during the construction of the project. With respect flood hazard, the proposed project remains within the thresholds of the Ventura County Local Coastal Program's (LCP) definitions related to substantial improvement and does not require additional retrofitting or improvements to implement the proposed project. The proposed project does not constitute a replacement building project. Accordingly, the project will not result in any impact upon the health, safety, convenience, or welfare due to flood or geological hazard.

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 April 26, 2025, 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 5, 2025, the Planning Division placed a legal ad in the *Ventura County Star*. As of the date this staff report was finalized, no comments on the project have been received.

G. RECOMMENDED ACTIONS

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

- 1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;
- 2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines.
- 3. **MAKE** the required findings to grant a Coastal PD Permit pursuant to Section 8181-3.5 of the Ventura County CZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
- 4. **GRANT** Coastal PD Permit Case No. PL24-0020, subject to the conditions of approval (Exhibit 6).

5. SPECIFY that the Clerk of the Planning Division / Commission [or Clerk of the Board of Supervisors] 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 pquend Case Planner
Residential Permit Section
Ventura County Planning Division

Reviewed by:

Jasmin Kim, AICP

Residential Permit Section Manager Ventura County Planning Division

EXHIBITS

Exhibit 2 Maps

Exhibit 3 Plans

Exhibit 4 Soils Engineering Report (Solid Soils & Geologic Consultants, Dated April 30,

2024)

Exhibit 5 General Plan Consistency Analysis

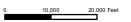
Exhibit 6 Conditions of Approval







County of Ventura Planning Director Hearing Case No. PL24-0020 Exhibit 2 - Maps



Disclaimer: This Map was created by the Ventura County Resourc 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.



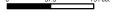




Ventura County, California Resource Management Agency 5 Development & Mapping Service: Map Created on 07-01-2024 This aerial imagery is under the Source: Vexcel 2022



Planning Director Hearing APN: 060-0-370-325 PL24-0020









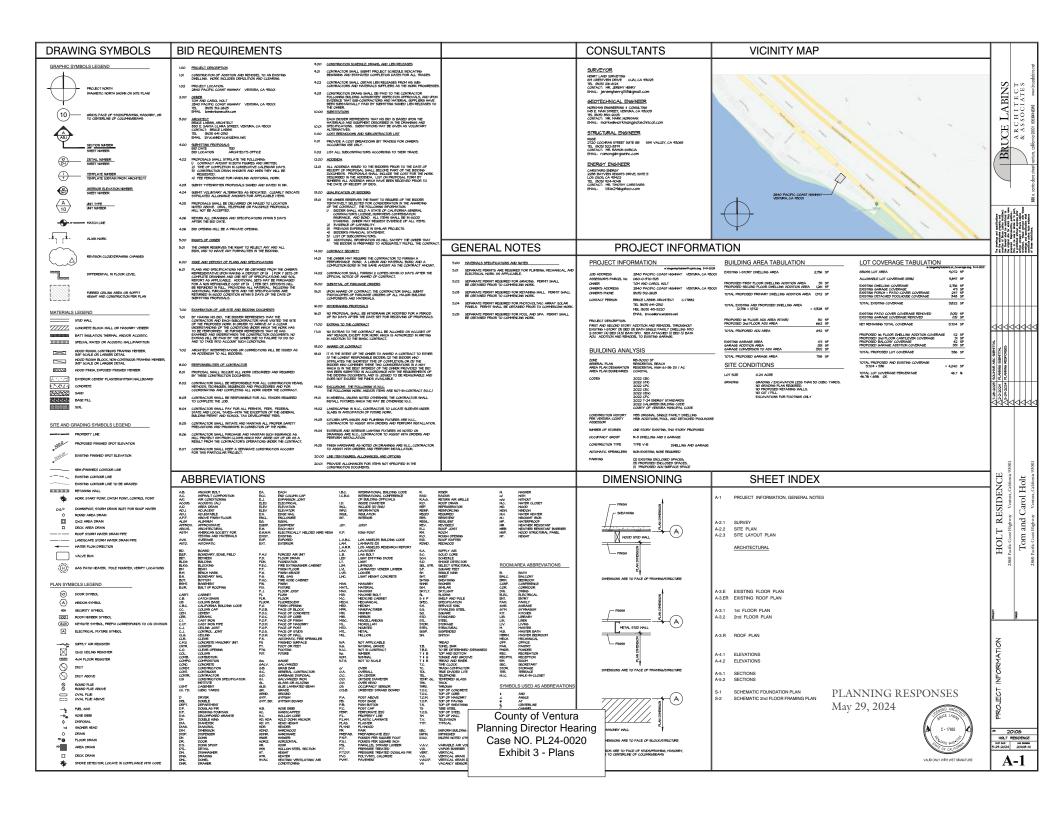
Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 07-02-2024
This aerial imagery is under the
copyrights of Pictometry 2019

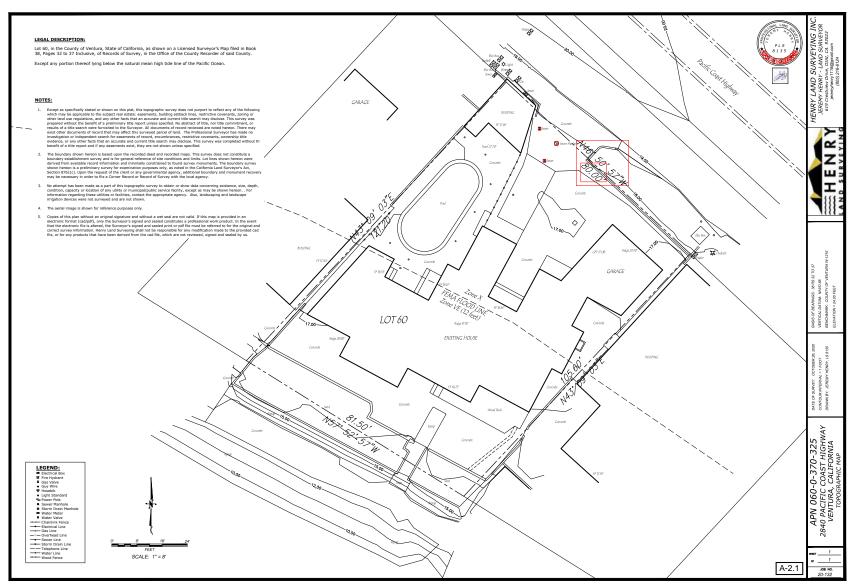
RMAGIS

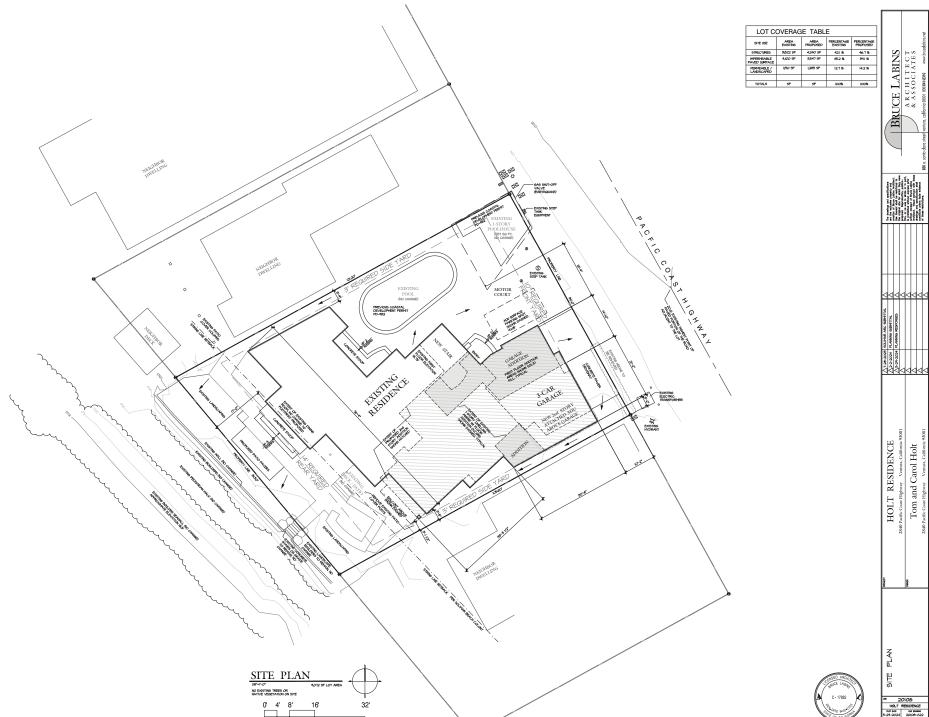
County of Ventura
Planning Director Hearing
APN: 060-0-370-325
PL24-0020
Aerial Photography



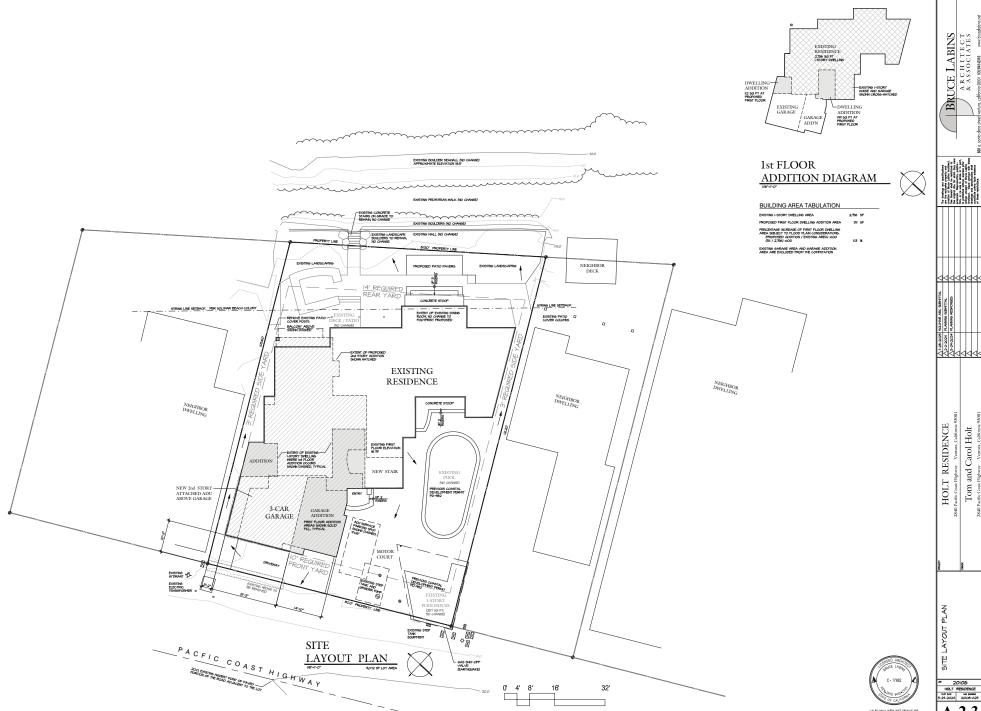
isclaimer: This Map was created by the Ventura County Resourus annagement Agency, Mapping Services - GIS which is designed annagement Agency, Mapping Services - GIS which is designed to depend on the County and related to the County and related apand no decision involving a risk of economic loss or physical jury should be made in reliance thereon.

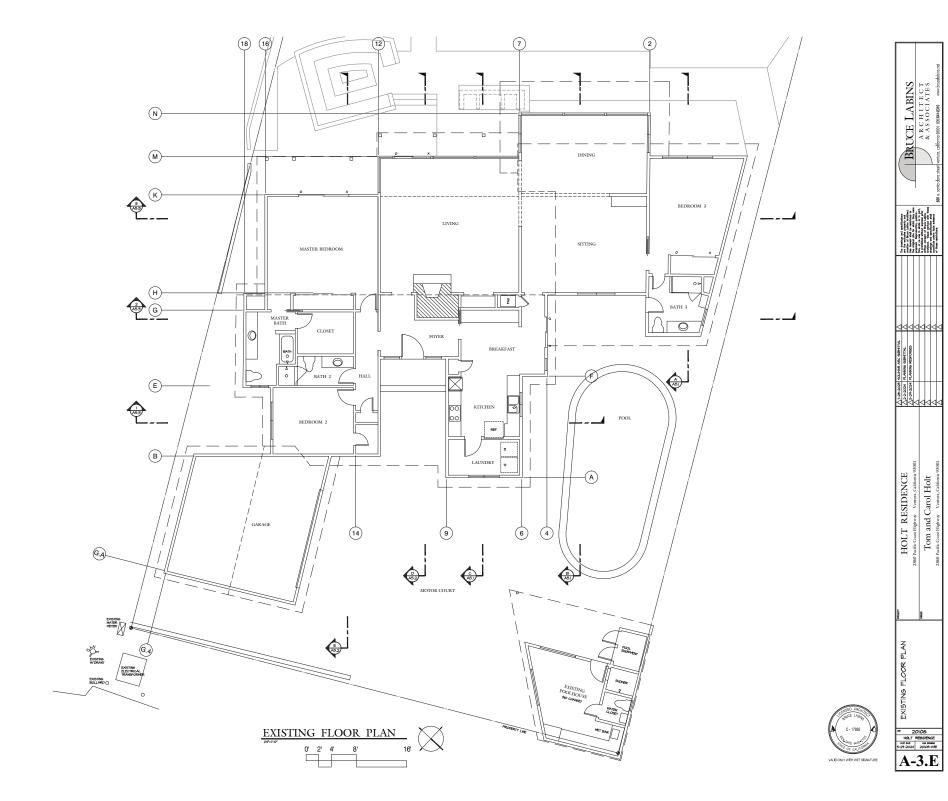


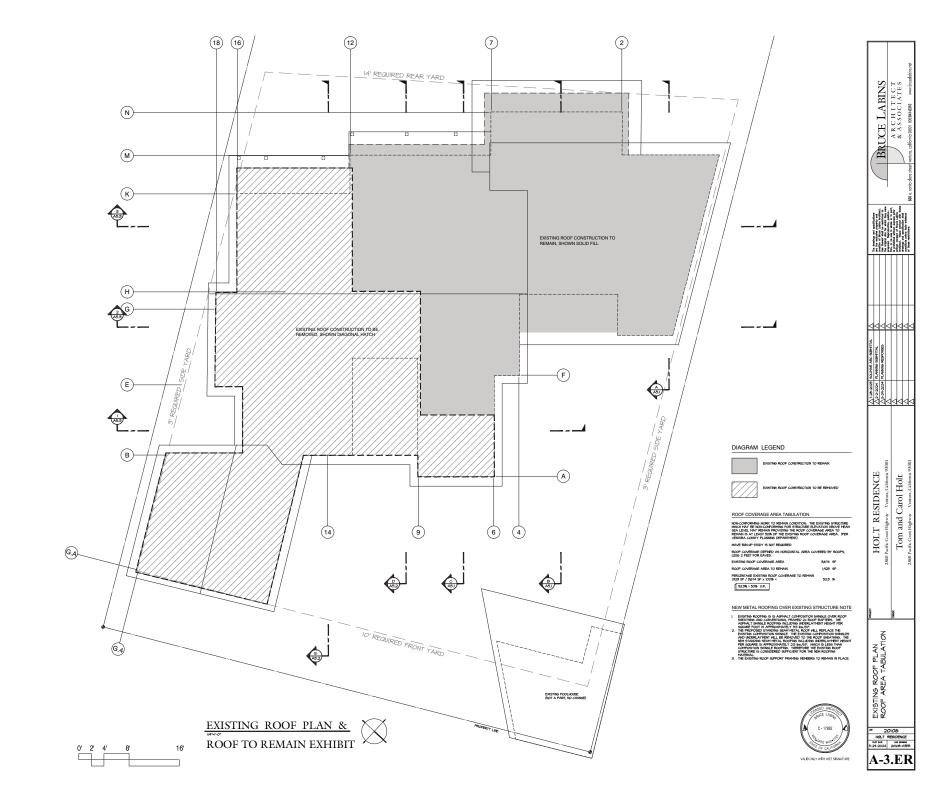


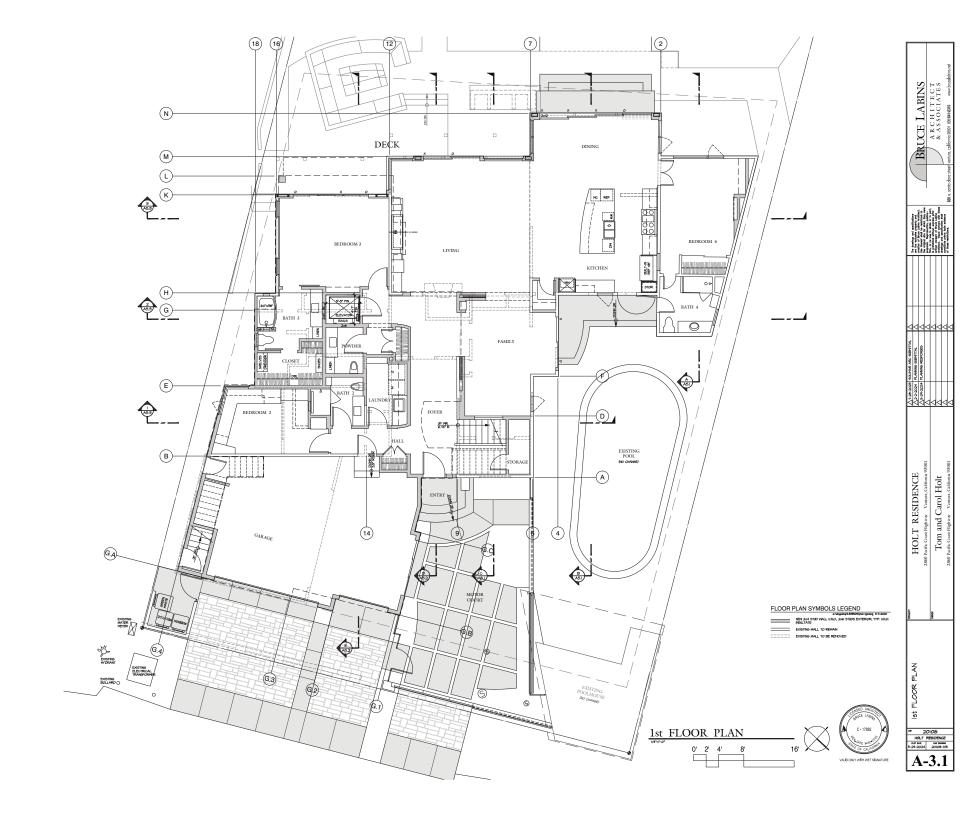


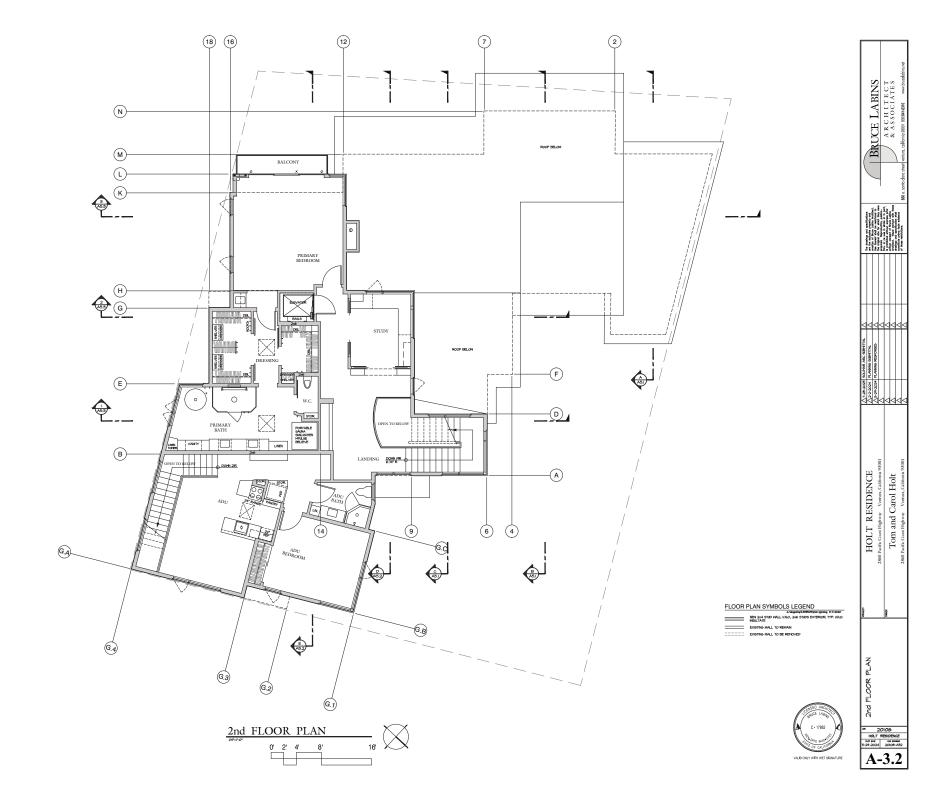
A-2.2

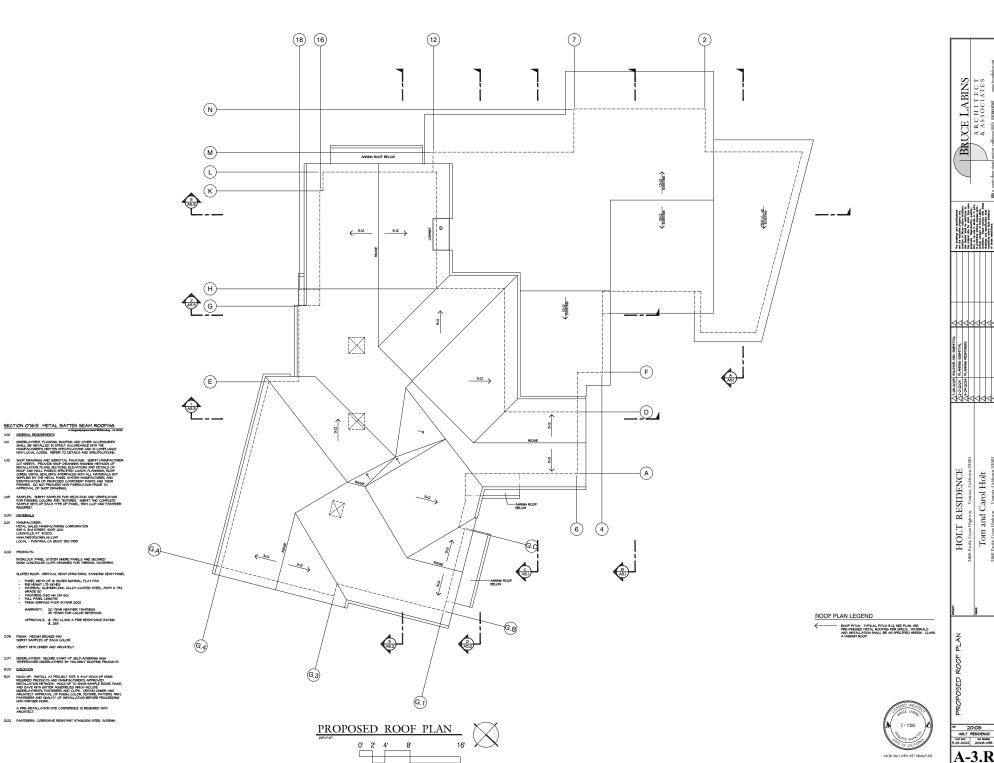












1.00 GENERAL REQUIREMENTS

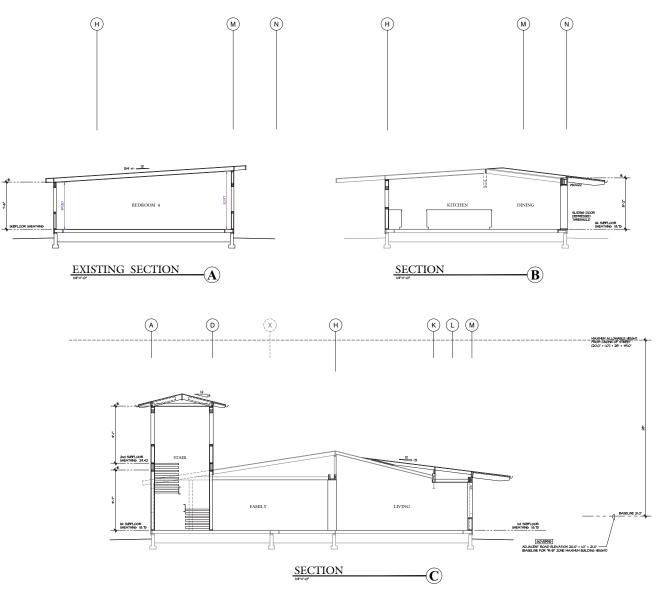
201 MANFACTIRER:
METAL SALES MANFACTIRINS CORPORA
545 S. Brd STREET, SHITE 200
LOUSVILLE, KY 40202
HYRHAMETAISAIRS-JRS-COM
LOCAL - FORTMAN, CA (800) T82-1958

2.06 FINISH, MEDIUM BRONZE (H4) SUBMIT SAMPLES OF EACH COLOR.

MARRANTY: 20 YEAR MEATHER TIGHTNESS 45 YEARS FOR COLOR RETENTION.









BUILDING HIGHIN THE RR AND RISH ZOMES SHALL BE HEASARD FROM THE MISSES OF THE FALLOWING. OF THE HIGHES OF THE FALLOWING. OF THE HIGHING THE HIGHING THE HIGHING AS DISHARD ROPE OF THE FLOOD OF THE HIGHING THE HIGHING AS DISHARD THE HIGHING THE HIGHING THE FORM OF THE FOR

(21.0" + 28") = 44.0"

PROPOSED HIGHEST ROOF ELEVATION = 48.75' 48.75 < 41.0 ALLOHABLE, O.K.



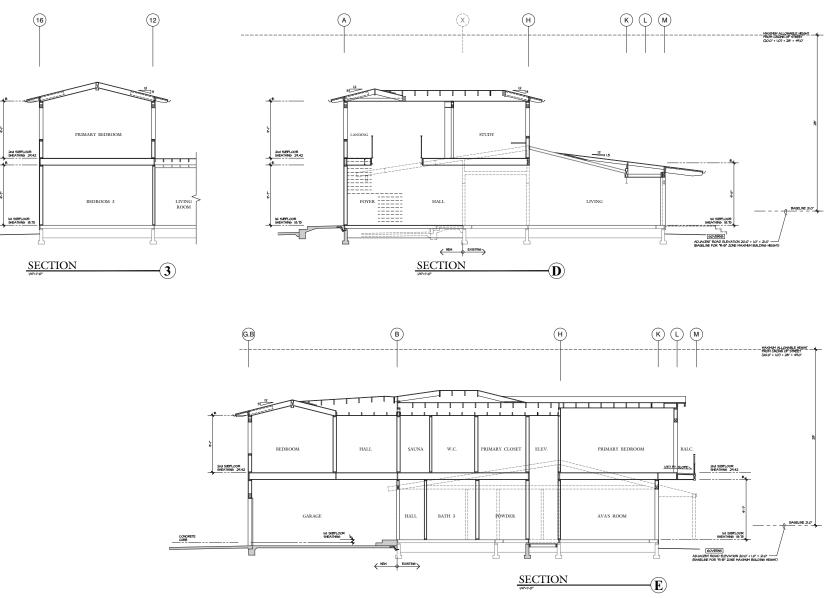


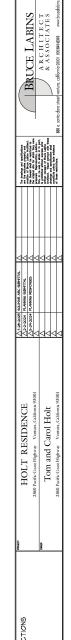


HOLT RESIDENCE Tom and Carol Holt

Verific Coast Highwar Verifual. California

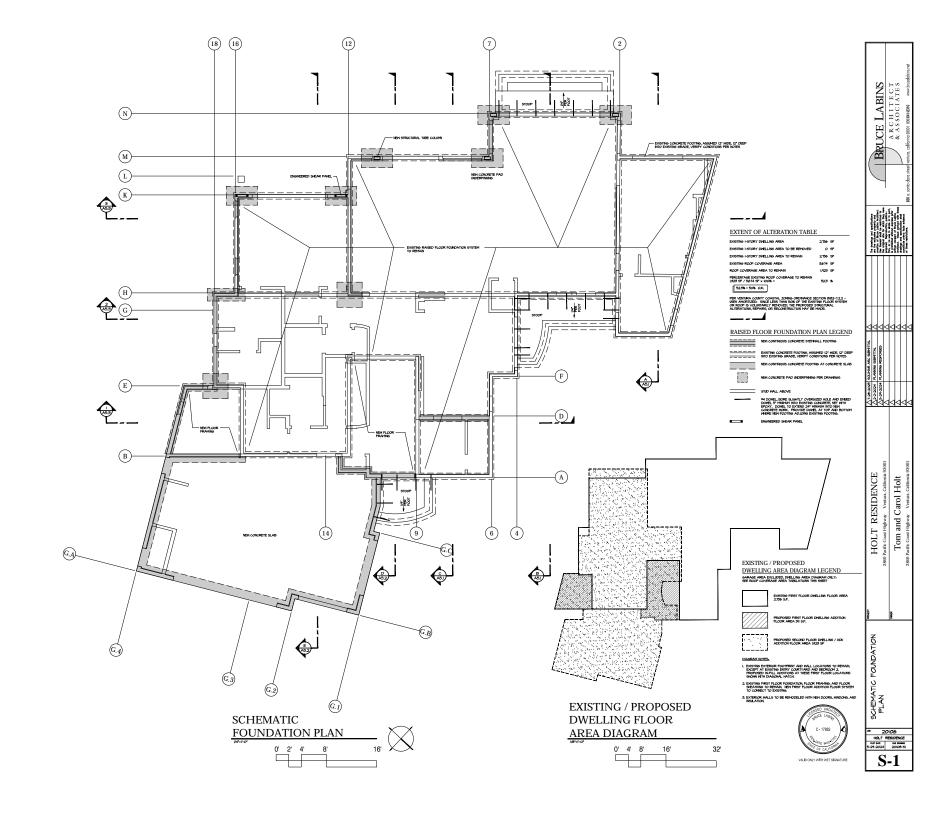
BRUCE LABINS
ARCHITECT
& ASSOCIATED

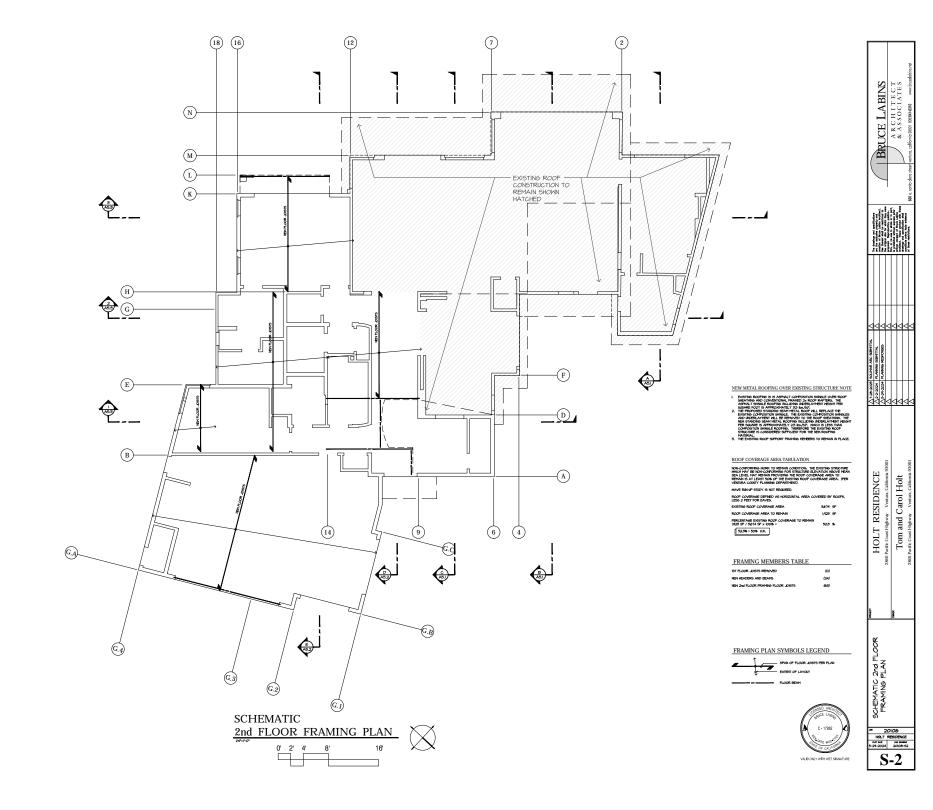














April 30, 2024 \$\$-493-\$

Tom & Carol Holt c/o Bruce Labins bruce@brucelabins.net

Subject:

SOILS ENGINEERING REPORT

Proposed Additions, 2840 Pacific Coast Highway, Ventura County, California

Dear Tom & Carol:

Introduction

The following report summarizes the findings of our Soils Engineering Investigation performed for the proposed additions. 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 additions.

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) logging and sampling of two 3-inch diameter hand auger borings, 3) select laboratory testing of the retrieved samples, 4) soils engineering analysis of the assembled data, and 5) preparation of this report. Field data and the approximate locations of the exploratory borings are shown on the enclosed Plot Plan. Descriptions of the materials encountered in the excavations are provided on the enclosed logs (Plates B-1 and B-2). Pertinent laboratory test results are provided in this report.

Site Location & Description

The subject property is located at 2840 Pacific Coast Highway in Ventura County, California. The approximate site location is shown on the enclosed Vicinity Maps. The subject property consists of a relatively level beachfront lot and is currently occupied by a one-story single-family residence, pool house, and pool. 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 Pacific Coast Highway.

County of Ventura
Planning Director Hearing
Case No. PL24-0020
Exhibit 4 - Soils Engineering Report (Solid Soils & Geologic Consultants, dated 4/30/24

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.

Proposed Development

Based on the information provided by Architect Bruce Labins, it is proposed to construct additions to the northeastern side of the existing residence and construct a second story addition over the southern portion of the existing residence. It is anticipated that the proposed additions will be constructed using conventional wood and/or steel frames and will not have any unusual features, such as extremely high foundation loads. Underpinning of the existing foundations may be required to support the additional loads, per the recommendations of the structural engineer. Minor grading is to be a part of the project. This information was the basis for the field exploration.

Exploration Observations

The scope of our exploration was based on our understanding of the project, as described above. The site was explored on April 18, 2024 by the use of hand labor and field geologic mapping. A total of two borings were excavated to depths of between 6 and 9 feet below existing grade.

The earth materials encountered consisted mainly of silty sand. A summary of the earth materials is provided in the enclosures on Plates B-1 and B-2 and the boring locations are shown on the enclosed Plot Plan.

Groundwater or bedrock were not encountered in our subsurface excavations, which were drilled to a maximum depth of 9 feet below existing grade. Fluctuations in the level of groundwater may occur due to variations in tide, rainfall, irrigation, temperature, and other factors not evident at the time of the measurements reported herein. Fluctuations also may occur across the site.

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

SOLID SOILS & GEOLOGIC CONSULTANTS, INC.

approximately 15 feet below existing grade in the boring. The boring was located about 2,900 feet northwest of the subject property.

Similar investigations were done by *Alpine Geotechnical* 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 2,300 feet northwest of the subject property and the property at 3010 Solimar Beach Drive is located approximately 1,500 feet northwest 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 results from the reports were incorporated into this report for the subject property.

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. The nearest recognized active fault is the Red Mountain Fault, located approximately 9,200 feet to the northeast. Soil parameters for current seismic design are provided in the enclosures.

Laboratory Testing

Bulk and relatively undisturbed samples of the earth materials encountered at the site were collected during the course of our fieldwork. Select samples were transported to the laboratory for further testing and analysis. Laboratory tests completed on the retrieved samples are described below.

SOLID SOILS & GEOLOGIC CONSULTANTS, INC.

Expansion Index Test

An expansion index test was performed in accordance with the UBC Standard 29-2 or equivalent. The result of this test is included in Table I.

Shear Tests

Shear tests were performed in a Direct Shear Machine of the strain control type. The rate of deformation was approximately 0.025 inches per minute. Shearing occurred under a variety of confining loads in order to determine the Coulomb shear strength parameters. The tests were performed on remolded samples (at 90% relative compaction) in an artificially flooded condition. The test results are presented graphically on Plate S-1.

Consolidation Tests

Predictions of the soils settlement characteristics under load were made on the basis of consolidation tests. A one-inch high sample was loaded in a geometric progression of increasing normal loads and the resulting deformation recorded at selected time intervals. Porous stones were placed in contact with the sample (top and bottom) to permit addition and release of pore fluid. The sample was flooded with clean water at a selected load during the progression. Results are plotted on the enclosed Consolidation-Pressure Curves, Plates C-1 through C-3.

TABLE I

Summary of Laboratory Test Data

		Field	Field	
		Dry	Moisture	
		Density	Content	Expansion
Sample	Depth (ft)	_(PCF)_	_(%)_	Index
Composite	0-5			12
B-1	4½	102.6	15.7	
B-1	5½	102.8	17.6	
B-2	3	101.6	16.4	

SOLID SOILS & GEOLOGIC CONSULTANTS, INC.

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 obtained from a drill rig. 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 design seismic event. The upper 15 feet of the soils sampled in the nearby borings by *Alpine Geotechnical* 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 and the sandy nature of the material, liquefaction may occur during the design 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. The historically high groundwater level beneath the site was obtained from the "Seismic Hazard Zone Report for the Ventura/Pitas Point 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. The anticipated total settlement from liquefaction on the site, should all the potential liquefiable layers liquefy at once, during the design seismic event is conservatively estimated to be up to approximately 1.6 inches, based on similar liquefaction analyses performed by our office on nearby properties and other properties with similar subsurface conditions. Differential settlement, from a liquefaction event, of up to approximately 0.8 inches may occur across the site. All utilities should be provided with flexible couplings where they enter the buildings. Sand boils or other forms of shallow de-watering may occur.

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 additions, 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.

SOLID SOILS & GEOLOGIC CONSULTANTS, INC.

The surficial soils in the area of the proposed additions are soft and may be subject to consolidation and settlement upon loading. Therefore, it is recommended that the surficial soils be removed and compacted to a minimum depth of 2 feet below the bottom of the proposed foundations. The fill bottom excavations must also expose dense natural material. Dense natural material is located approximately 3 feet below existing grade and may be deeper in areas. The fill bottoms should be properly compacted as required by the field geotechnical consultant prior to fill placement. Compacted fill should also extend 5 feet beyond the perimeter of the proposed footings. The fill should be compacted to a minimum of 90% of the laboratory maximum dry density. If fill cannot extend 5 feet beyond the perimeter of the proposed footings, due to existing structures, property lines, etc., then the fill should be compacted to a minimum of 95% of the laboratory maximum dry density for a horizontal distance of at least 5 feet. This will provide a dense, uniform bearing material and will distribute the loads more evenly upon the natural soils. Following proper removal and compaction, the foundations can be supported on the compacted fill.

Conventional, continuous or pad foundations may be utilized for any new foundations within the existing residence footprint or for underpinning of the existing foundations, if recommended by the engineer. Please note that our office does not know if underpinning will be required by the engineer to support additional loads and are providing recommendations if needed. All new foundations within the existing residence footprint and underpin footings must extend at least 3-feet deep. Any and all disturbed earth materials must be penetrated. Based on our observations of the two borings excavated by our office as a part of this report, dense material is located approximately 3 feet below existing grade in the area of the existing residence. However, dense material may be deeper in areas not explored. Therefore, the total depth of the footing excavations may vary, but are not to be less than 3-feet deep. Details are provided below for grading of compacted fills, foundation design, and other criteria, as considered warranted.

Please note that the bottom of the footing excavations, for any new foundations within the existing residence footprint or for any underpin foundations, may need to be densified by means of hand compactors. Approximately 12 inches of base or float rock may need to be compacted on the bottom of the footing excavations if soft spots are encountered. This will be at the discretion of *Solid Soils & Geologic Consultants* during our footing excavation observations.

The sand encountered in the fill bottom over-excavations may be saturated and subject to caving during the excavation process. Therefore, the contractor should be prepared to provide shoring to stabilize the excavation walls and have experience with high groundwater. Groundwater may be located as high as approximately 4 feet below existing grade at times during extreme high tides.

SOLID SOILS & GEOLOGIC CONSULTANTS, INC.

April 30, 2024 \$\$-493-\$

Grading - Compacted Fills

The following recommendations are for the preparation and placement of compacted fills. The contractor should be aware that if grading is done during or following periods of rain, or if the ground moisture is over optimum from any source of water, such as excessive irrigation watering, etc., then a considerable amount of time and/or effort may be needed to achieve proper moisture for compaction purposes.

- 1. The on-site soils are suitable for use as structural fill. Any imported materials that are to be used as fill should be approved by this office prior to placement.
- 2. All vegetation, trash, debris or other deleterious materials should be removed from the area to be graded and exported from the site. Rocks larger than 8 inches should not be included in the fill.
- 3. All existing fill and incompetent surface soils within the area to be filled should be removed to dense natural material.
- 4. The foundations for the proposed additions should be provided with at least 2 feet of compacted fill beneath the base of proposed foundations. Dense natural material is located approximately 3 feet below existing grade and may be deeper in areas. Final foundation plans should be given to the grader prior to starting work in order to determine the minimum depth of the excavations. The difference in the depth of the fill beneath the proposed additions should not exceed 5 feet. The fill should extend at least 5 feet beyond the edge of the footings or for a distance equal to the depth of the fill below the footings, whichever is deeper. If fill cannot extend 5 feet beyond the perimeter of the proposed footings, due to existing structures, property lines, etc., then the fill should be compacted to a minimum of 95% of the laboratory maximum dry density for a horizontal distance of at least 5 feet. The required vertical and lateral extent of the fill with respect to the location of the proposed additions should be verified by a licensed surveyor.
- 5. The excavated fill bottoms should expose dense natural material, per our recommendations. All bottom excavations should be observed by a representative of our office prior to placement of fill.
- 6. Fill should be placed in thin lifts, watered to near optimum moisture content, and compacted to at least 90% (or 95%, see above) of the material's maximum dry density, using the latest version of ASTM D 1557 as the standard, prior to placement of the next lift. All fill should be placed under the observation and testing of *Solid Soils & Geologic Consultants* to assist the contractor in achieving proper compaction.

SOLID SOILS & GEOLOGIC CONSULTANTS, INC.

- 7. Approved fill material that is expansive should be placed slightly above optimum moisture. This will help reduce the detrimental affects of expansion and swelling.
- 8. All grading should comply with the grading specifications and the requirements of the County of Ventura.
- 9. It is anticipated that some shrinkage of the earth material will occur from the compaction process.

Footings

Continuous spread and/or pad footings may be used to support the proposed additions in future compacted fill. Continuous spread and/or pad footings may be used to support any new foundations within the existing residence footprint or any underpinning of the existing foundations, provided that they are founded entirely in dense, undisturbed sand. Two dissimilar materials such as fill and natural material may not support footings. Continuous footings should be a minimum of 15 inches in width. Pad footings should be a minimum of 24 inches square. Pads for point loads should be incorporated into a continuous footing or a reinforced concrete slab. Please note that all the recommendations for underpinned foundations not provided in this report, such as location, incorporation into existing foundations, length, etc., should be provided by a structural engineer. A structural engineer should also verify the condition/adequacy of the existing footings. Foundation design parameters are outlined on the following chart. The structural engineer will ultimately decide the total depths and widths of the footings based on loads, etc. The footing depths and widths provided are the minimums.

Bearing Material	Minimum Depth into Bearing Material (Inches)	Vertical Bearing (psf)	Coefficient of Friction	Passive Earth Pressure (pcf)	Maximum Earth Pressure (psf)
Future Compacted Fill					
Dense Natural Material (Sand)	**36	1,500	0.30	200	1,500

^{*} Additions

SOLID SOILS & GEOLOGIC CONSULTANTS, INC.

^{**}New foundations within the existing residence footprint or underpin foundations

April 30, 2024 SS-493-S

The allowable soil strength parameters indicated above 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. When combining passive and friction for lateral resistance, the passive component should be reduced by one third. For the purpose of bearing calculations, the weight of the concrete in the footing may be neglected.

To help mitigate against the potential differential settlement that may occur due to potential liquefaction, the following recommendations are provided. Steel reinforcements in the foundations should consist of two #5 rebar placed near the top and two #5 rebar placed near the bottom of the footings. Additional steel should be placed in footing excavations greater than 36 inches deep and as required by the engineer.

Footing excavations should be cleaned of all debris, loose soil, moistened, and free of shrinkage cracks prior to placing concrete. Observation of the footing excavations should be performed by *Solid Soils & Geologic Consultants* prior to placing forms, steel or concrete to verify the proper depths. All work and materials should comply with the specifications of the building official.

Floor Slabs

Proposed floor slabs should be a minimum of 5 inches thick and should be supported on future compacted fill as described above. All footing excavation spoils and debris should be removed from the area. Floor slabs should be cast over a clean, firm subgrade and reinforced with a minimum of #5 steel bars spaced 16 inches on center, both ways. The rebar should be bent in an "L" fashion and extend a minimum of 12 inches into the adjacent foundations. Care should be taken to cast the reinforcement near the center of the slab. Slabs should be provided with a bed of 4 inches of clean sand beneath the concrete. All slabs should be protected with a polyethylene or visqueen plastic vapor barrier at least 10 mil thick, beneath them.

Foundation Settlement

Anticipated static differential settlement for properly supported foundations should be on the order of ½ to 1 inch over the length of 40 feet. Total static settlement is not expected to exceed approximately 1 inch. Total seismic settlement from a liquefaction event may be on the order of up to 1.6 inches should all the potential liquefiable layers liquefy at once. Differential seismic settlement, from a liquefaction event, of up to approximately 0.8 inches may occur across the site. Therefore, there is potential for total settlement (static and seismic combined) of up to 2.6 inches and differential settlement (static and seismic combined) of up to approximately 1.8 inches.

Temporary Excavations

The excavations for the proposed new foundations will expose sand. A vertical cut of up to 4 feet may be made in this material. Excavations greater then 4 feet should be trimmed back to 1½:1 (horizontal to vertical). Where the presence of a property line or existing structures prevents laying

SOLID SOILS & GEOLOGIC CONSULTANTS, INC.

April 30, 2024 \$\$-493-\$

back the cut, temporary shoring or slot cutting may be used.

Slot Cutting

Slot cutting should be performed for the addition over-excavations and for any new foundations along the existing foundations, in order to not harm the existing residence. The slot cutting method uses the earth as a buttress and allows the excavation to proceed in phases. Alternate slots of 6 feet in width (maximum) are excavated. The grading and footings should be completed in the slots before the remaining earth buttresses are excavated.

A representative of *Solid Soils & Geologic Consultants* should observe all slot cutting and temporary excavations. All excavations should be properly fenced off (or other appropriate method) for safety and should be stabilized within 30 days of the initial excavation. Water should not be allowed to pond near the top of excavations nor flow towards them.

Additions attached to an existing structure may be subject to differential movement with respect to the existing structure. This may be due to many different variables, including different building materials, different building techniques, different grades of lumber, different foundation design or bearing material, and differential settlement of the soils beneath the foundations. Therefore, it is recommended that a flexible seam be provided between the existing residence and the addition, where possible. The use of a facade of some type may help to cover any cracking, which may result from differential movement.

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.

<u>Preserving</u> 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

SOLID SOILS & GEOLOGIC CONSULTANTS, INC.

April 30, 2024 SS-493-S

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.

SOLID SOILS & GEOLOGIC CONSULTANTS, INC.

April 30, 2024 \$\$-493-\$

Construction Monitoring

Compliance with *Solid Soils & Geologic Consultants* design concepts, specifications and recommendations during construction requires our review during the course of construction. All temporary excavations should be observed by a representative of *Solid Soils & Geologic Consultants* to verify that the anticipated conditions are present and that our recommendations have been implemented at the construction site.

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, if proper compaction 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. <u>Please notify our office at least 24 hours prior to a site visit</u>. 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 from excavations on the site. They should in no way be construed to reflect any variations which may occur between these excavations or which may result from changes in subsurface conditions. 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.

Exploration was performed on only a portion of the site. The findings for the study area cannot be considered as indicative of areas not explored. 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.

April 30, 2024 SS-493-S

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 2/25





Shaun Simon R.C.E. 82610 expires 10/24

Enclosures:

Vicinity Maps

Plot Plan

Shear Test Results Plate S-1

Seismic Parameters

SOLID SOILS & GEOLOGIC CONSULTANTS, INC.



Subject: Vicinity Map Reference: Google Earth Scale: 1" = 2000'

Client: Holt Job #: SS-493-S Date: 4/2024





Vicinity Map

1,000 Feet 500

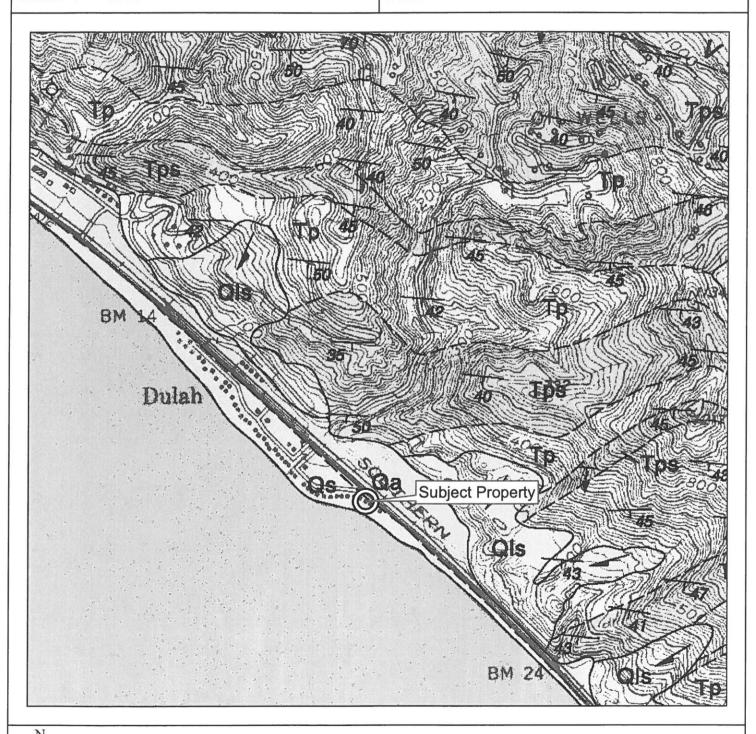


Subject: Vicinity Geologic Map

Reference: Dibblee, Ventura/ Pitas Pt. Quad.

Scale: 1" = 1000'

Client: Holt Job #: SS-493-S Date: 4/2024





Vicinity Geologic Map

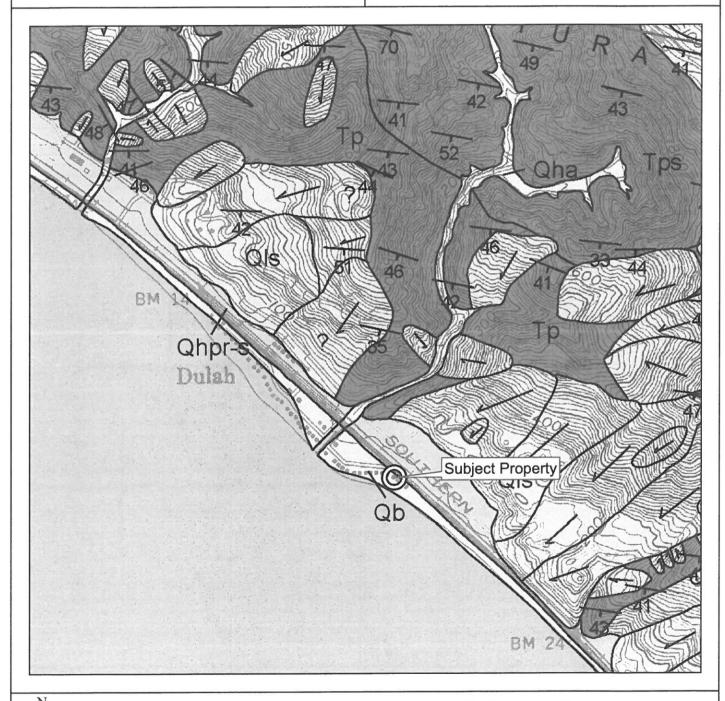
500 1,000 2,000 Fe



Subject: Vicinity Geologic Map 2 Reference: USGS, Ventura Quad

Scale: 1" = 1000'

Client: Holt Job #: SS-493-S Date: 4/2024





Vicinity Geologic Map 2

0 1,000 2,000 Feet

1 Inch = 1,000 Feet

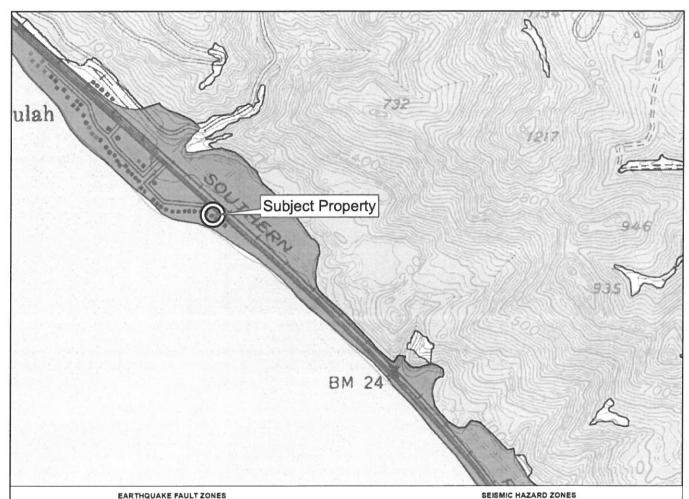


Subject: Seismic Hazard Zones Map Reference: California Geological Survey

Scale: 1" = 1000'

Client: Holt

Job #: SS-493-S Date: 4/2024



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.



rautic considered to have been active during holdcene time and to have potential for surface rupture: Solid Line in Black or Solid Line in Purple 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 earthquakeassociated event or C for displacement caused by fault creep



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.

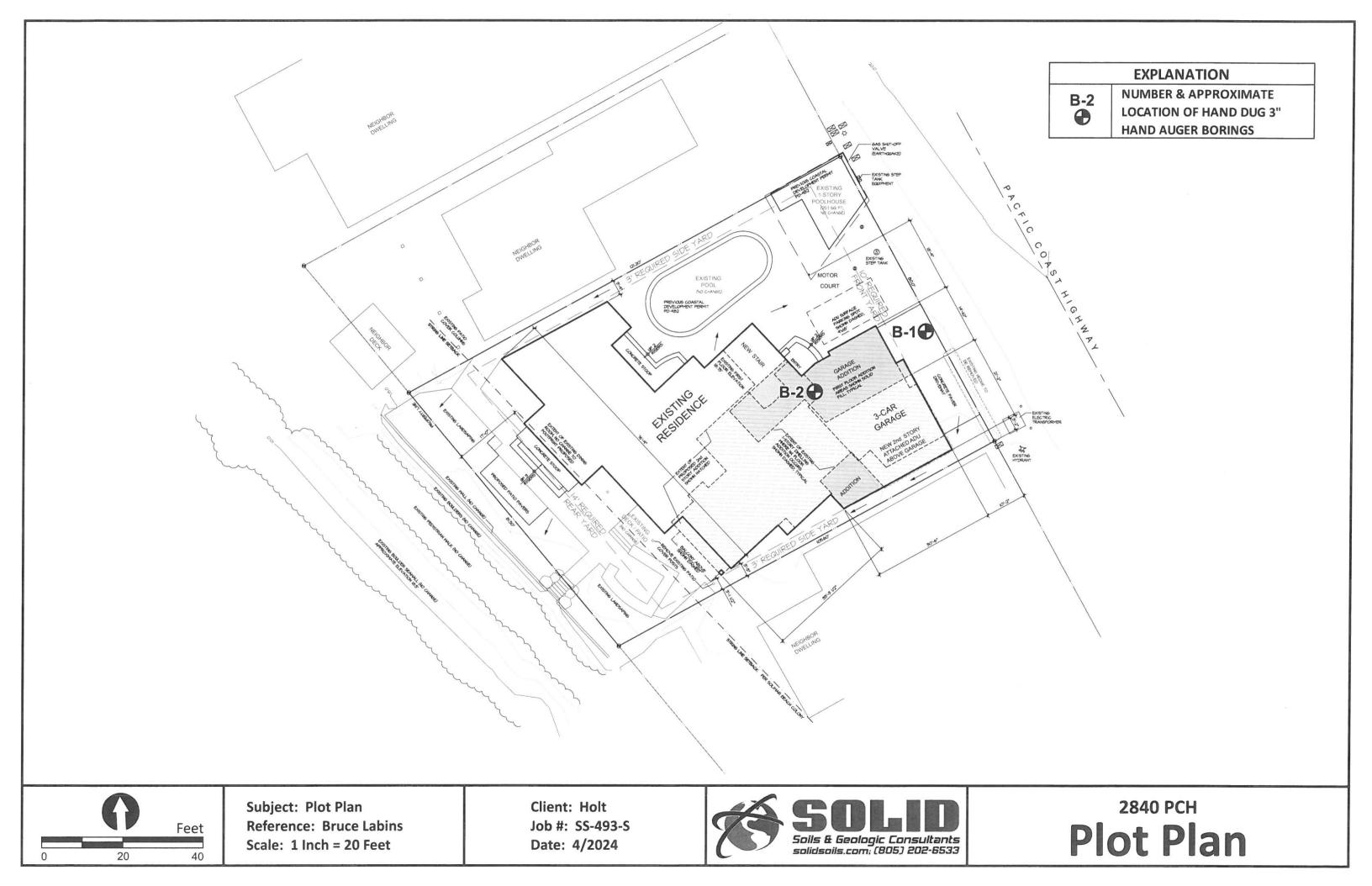


Seismic Hazard Zones Map

1,000 500

2,000 Feet

1 Inch = 1,000 Feet





BORING LOG

Job #: SS-493-S

Client: Holt

Address: 2840 PCH, Ventura Co.

Boring #: B-1

Date Excavated: 4/18/24

Logged By: JS

DEPTH	(ft)	- 1	DESCRIPTION
-------	------	-----	--------------------

Note: Drilled with a 3" diameter hand auger

0-9

0 - $2\frac{1}{2}$ ': Silty SAND; very fine grained, dark brown, moist to very moist, loose to medium dense, some gravel up to $\frac{1}{2}$ " across.

 $2\frac{1}{2}$ - 4': Silty SAND with Clay; very fine grained, medium brown, reddish brown, gray, and black, moist to very moist, medium dense to dense at 3'.

4 - 8': Silty SAND with CLAY; very fine grained, medium brown, moist to very moist, dense.

8 - 9': Silty SAND and Sandy SILT; tan, very moist to saturated at $8\frac{1}{2}$ ', dense, sand is very fine grained.

Total Depth: 9'. No Water. No Caving.



BORING LOG

Job #: SS-493-S

Client: Holt

Address: 2840 PCH, Ventura Co.

Boring #: B-2

Date Excavated: 4/18/24

Logged By: JS

DEPTH	(ft)
	(TO)

DESCRIPTION

Note: Drilled with a 3" diameter hand auger

0 - 6

0 - $1\frac{1}{2}$ ': Silty SAND; very fine grained, dark brown, moist to very moist, loose to medium dense, some gravel up to $\frac{1}{2}$ " across.

 $1\frac{1}{2}$ - 6': Silty SAND with Clay; very fine grained, medium brown, very moist, medium dense to dense at approximately 3', some reddish and orangish speckles at $5\frac{1}{2}$ -6'.

Total Depth: 6'. No Water. No Caving.



Job Number: SS-493-S

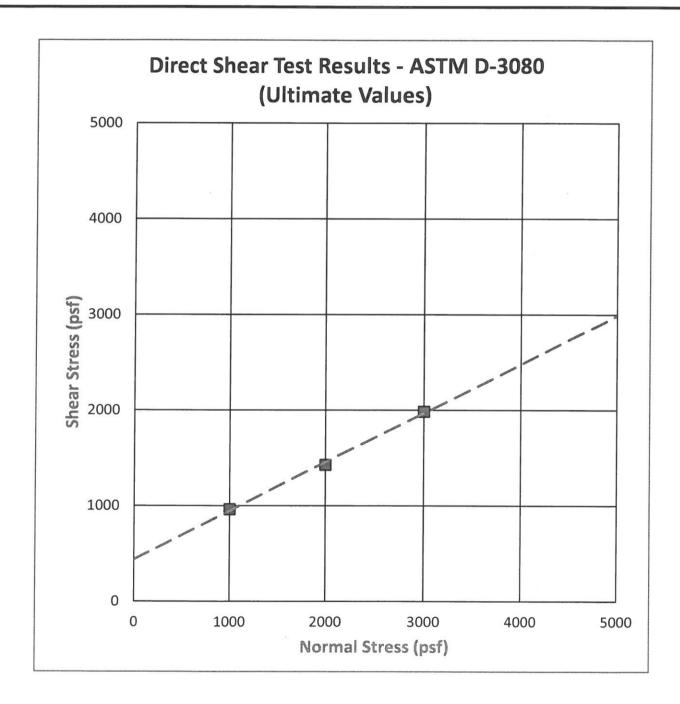
Client: Holt

Sample Location: Bulk Composite @ 0-5'

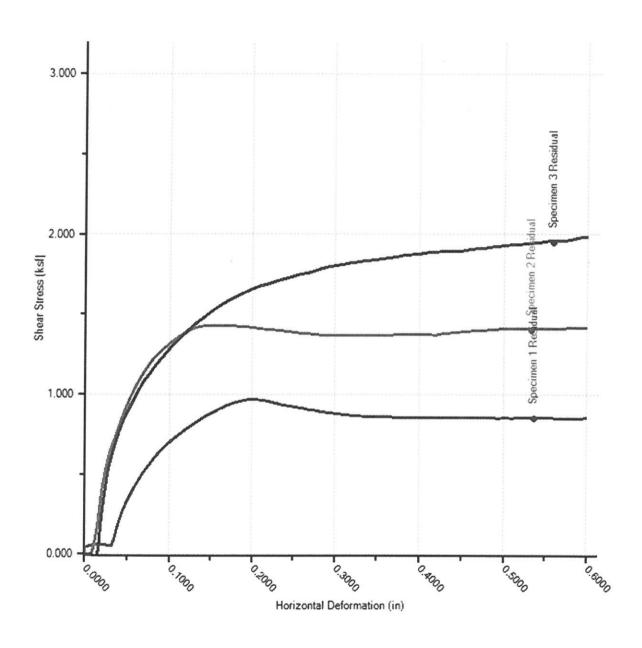
Earth Material: Remolded Silty Sand

Cohesion: 438.0 (psf) Phi Angle: 27.0°

Shear Rate: 0.025 in/min



SHEAR DIAGRAM S-1



Consolidation Test Results

Job: SS-493-S Test by: KM

Test Pit or Boring: B-1

Client: Holt

Checked by: JS Depth: 4.5' Date: 4/22

Subject: Consolidation Diagram Material: Silty Sand with Clay

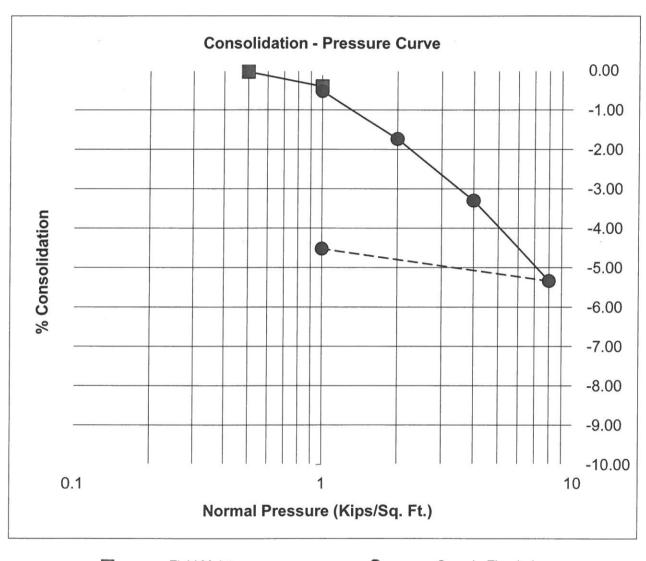


Plate: C-1

Consolidation Test Results

Job: SS-493-S Test by: KM

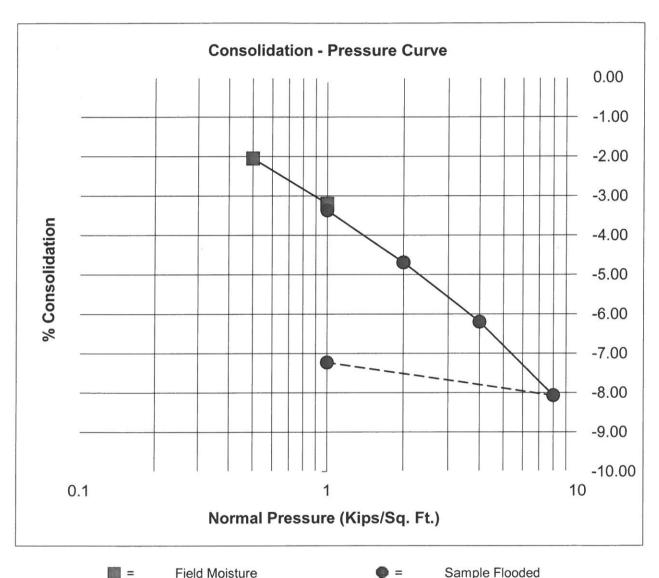
Test Pit or Boring: B-1

Client: Holt

Checked by: JS **Depth:** 5.5'

Date: 4/23

Subject: Consolidation Diagram Material: Silty Sand with Clay



Field Moisture

Sample Flooded

Plate: C-2

Consolidation Test Results

Job: SS-493-S Test by: KM

Test Pit or Boring: B-2

Client: Holt

Checked by: JS Depth: 3' Date: 4/23

Subject: Consolidation Diagram **Material:** Silty Sand with Clay

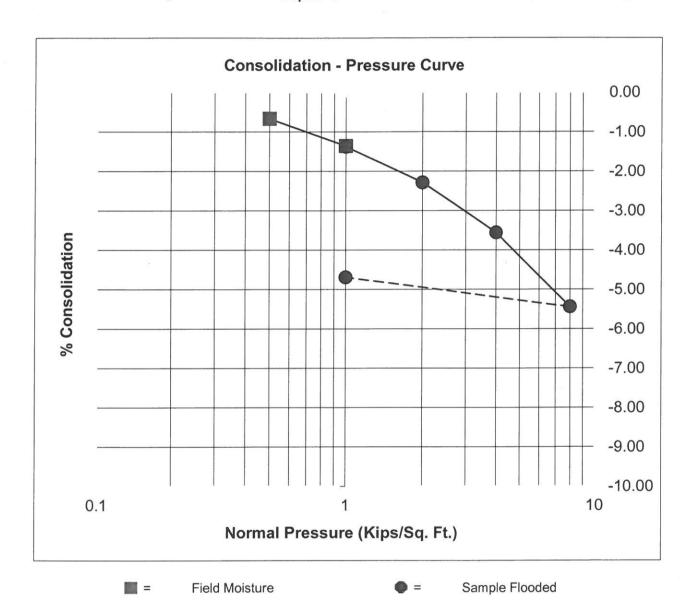


Plate: C-3

USGS web services were down for some period of time and as a result this tool wasn't operational, resulting in *timeout* error.

USGS web services are now operational so this tool should work as expected.

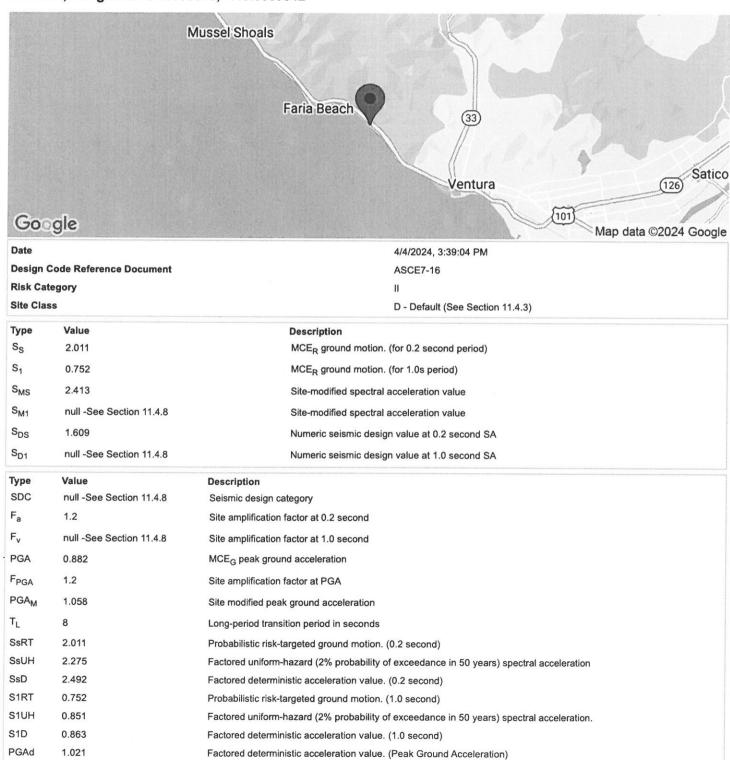




SS-493-G

2840 Pacific Coast Hwy, Ventura, CA 93001, USA

Latitude, Longitude: 34.3096948, -119.3559542



U.S. Seismic Design Maps

Type	Value	Description
PGA _{UH}	0.882	Uniform-hazard (2% probability of exceedance in 50 years) Peak Ground Acceleration
C _{RS}	0.884	Mapped value of the risk coefficient at short periods
C _{R1}	0.884	Mapped value of the risk coefficient at a period of 1 s
C _V	1.5	Vertical coefficient

Permittee: Tom & Carol Holt

Location: 2840 W Pacific Coast Highway

Page 1 of 16

EXHIBIT 5 - CONSISTENCY WITH THE GENERAL PLAN AND COASTAL AREA PLAN FOR HOLT COASTAL PLANNED DEVELOPMENT PERMIT, CASE NO. PL24-0020

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 to construct a residential addition to an existing Single-Family Dwelling and permit the construction of an attached Accessory Dwelling Unit.

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 *Goals and Policies*.

Scenic Resources/ Aesthetics

1. Policy Title: 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

County of Ventura
Planning Director Hearing
Case No. PL24-0020
Exhibit 5 - General Plan Consistency Analysis

General Plan Consistency for Coastal PD Permit Case No. PL24-0020 Exhibit 5 Date of Public Hearing: May 15, 2025

Location: 2840 W Pacific Coast Highway

Page 2 of 16

Permittee: Tom & Carol Holt

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 proposed project consists of the construction of a modification to an existing single-family dwelling which includes the construction of a second story, the addition of an attached accessory dwelling unit in conformance with Coastal Zoning Ordinance Section 8175-5.1.1, and modification to the exterior of the home. 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 North Coast sub area of the Ventura County coastal zone includes the coastal communities of Seacliff, Faria 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 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 project would occur adjacent to the Solimar Beach Colony gated portion within an area defined by the Ventura County General Plan as an Existing Community. The Existing Community area

General Plan Consistency for Coastal PD Permit Case No. PL24-0020 Exhibit 5

Date of Public Hearing: May 15, 2025 Location: 2840 W Pacific Coast Highway

Page 3 of 16

Permittee: Tom & Carol Holt

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 development standards for the underlying RB (Residential Beach) zoning which include building setbacks and height limit restrictions. Ventura County Coastal Zoning Ordinance (CZO) Section 8175-3.13.2 permits building height measurement in the RB zone to be taken from twelve inches above the highest point of the paved portion of the road adjacent to the lot. In this case, a survey (Exhibit 3) performed for the site indicates highest elevation of Old Coast Highway is located at an elevation of 20 feet above the North American Vertical Datum of 1988 (NAVD88). Based upon the established height measurement datum, structure height is 22 feet 9 inches (as measured from the height elevation datum of the road to the surface height of the finished roof).

The proposed project does not alter any significant views of the ocean from the public road nor does the project include any grading or alterations to natural landforms preserving the character of the existing pattern of development of the Solimar Beach community and is consistent with Coastal Act Section 30251 for Scenic and Visual Qualities of the Coastal Zone. Also, the proposed building addition accommodates the stringline rear yard setback, keeping the building envelop in line with the neighboring structures. Given the existing pattern of development with the Solimar Beach Colony, no clear unobstructed view to the ocean or sandy beach areas currently exists within on the subject property. A privacy shrub and fence, and the existing dwelling effectively obstruct lines of site to the ocean and beach adjacent to the subject property. With respect to views from the beach landward/inland, the proposed addition of the second story is consistent with existing homes to the north and south of the subject property. Two story homes are common in the Solimar Beach Colony and the proposed addition continues the existing pattern of development.

Location: 2840 W Pacific Coast Highway

Permittee: Tom & Carol Holt

Page 4 of 16



Figure 1 - View of the subject property from the opposite side of Old Coast Highway towards the beach.

The neighborhood is comprised of a blend of architectural styles with both single story and two-story homes. The renovation project includes modification to the shell of the existing home effective refacing the entirety of the dwelling including a new roof (maintaining 50% of the structural elements of the roof). The revised exterior of the home includes the proposed metal roof, revised stucco shell, stone cladding, board and batten siding, and wood stain trellis. Other homes in the immediate vicinity include Contemporary Italianate, beach bungalow, and late 20th century modern. There is no uniform style within the surrounding community, accordingly the proposed project is compatible with the surrounding area.

Based on the discussion above, the proposed project is consistent with General Plan Policies LU-16.8, LU-16.1, COS-3.1 and 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

Location: 2840 W Pacific Coast Highway

Permittee: Tom & Carol Holt

Page 5 of 16

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 3.58 miles south of Fire Station 25 addressed as 5674 West Pacific Coast Highway. Pursuant to Conditions of Approval Nos. 31 through 37 (Exhibit 6), the applicant will be responsible for the implementation of the minimum standards related to the construction of additions to residential buildings as required by the Ventura County Fire Protection District. Pursuant to Condition of Approval No. 35, the 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 the individual property owner (no wildland exists with 100 feet of the proposed dwelling). The policy requirement for the provision for physical, legal and emergency access is provided via a private driveway

General Plan Consistency for Coastal PD Permit Case No. PL24-0020 Exhibit 5 Date of Public Hearing: May 15, 2025

Location: 2840 W Pacific Coast Highway

Page 6 of 16

Permittee: Tom & Carol Holt

connected to Old Coast Highway. Old Coast Highway is sufficient for emergency access for public safety vehicles.

The Ventura County Sheriff's Office is responsible for law enforcement services in Ventura County. The subject property is located within the West County Patrol area, the Sherriff's main office is located at 800 S Vitoria Avenue, Ventura, 10 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 Policies HAZ 1.1, 1.2, 1.4, PFS11.4, 12.3, 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

Date of Public Hearing: May 15, 2025 **Location:** 2840 W Pacific Coast Highway

Page 7 of 16

Permittee: Tom & Carol Holt

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 existing dwelling is served by a range of public utilities and infrastructure, so the continued use of the dwelling and its expansion is permissible under the applicable policies related to infrastructure, wastewater, solid waste. Casitas Municipal Water District will continue to serve the project site as confirmed by water will-serve letter dated February 1, 2021. The subject property is served by a 5/8-inch water meter and has an existing Stage 1 allocation of 0.62 acre-feet of water per year (FY) for the meter. The project will utilize an existing connection to County Service Area No. 29 for domestic sewage disposal. The subject property has an existing Septic Tank Effluent Pump (STEP) System which will remain in place and continue to utilize existing sewage infrastructure operated by the Ventura County Public Works Agency Water and Sanitation Department.

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 4590 requires all project applicants - for development that include construction and/or demolition - reuse, salvage, recycle, or compost a minimum diversion requirement 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 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 6, Condition Nos. 23 and 24).

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

Coastal Hazards, Recreation and Access Policies

4. 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.

General Plan Consistency for Coastal PD Permit Case No. PL24-0020 Exhibit 5 Date of Public Hearing: May 15, 2025

Location: 2840 W Pacific Coast Highway

Permittee: Tom & Carol Holt

Page 8 of 16

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.

<u>Staff Analysis</u>: As discussed in the Planning Director Staff Report, the project was evaluated for compliance with the applicable provisions of the Coastal Zoning Ordinance related to replacement structures. In particular, to determine if the proposed project would be subject to Coastal Hazards evaluation under certain

General Plan Consistency for Coastal PD Permit Case No. PL24-0020 Exhibit 5

Date of Public Hearing: May 15, 2025 Location: 2840 W Pacific Coast Highway

Page 9 of 16

Permittee: Tom & Carol Holt

policies of the Ventura County General Plan. The project consists of the modification of an existing single-family dwelling constructed in 1955. The home was subsequently modified under Coastal Planned Development Permit Case No. PD 982. As evaluated, the proposed project is consistent with the applicable provisions of the Ventura County Local Coastal Program and remains within the limitations various prescribed thresholds related to reconstruction and the proposed project does not constitute a replacement structure (interpretation of CZO Sections 8174-6.3.2 (d) (Repair or Maintenance Activities) and 8182-7.1 (Uses Not Amortized)). Staff has determined that the provisions of the LCP related protection from other general hazards should be evaluated for the new square footage of the proposed modification.

A Soils Engineering Report (Exhibit 4 Soild Soils & Geological Consultants, April 2024) prepared for the project indicates that the underpinning of the existing structure may be required to support additional loads. Minor grading will be required within the footprint of the existing structure. The report states the property may subject to liquefaction, and no known active or potentially active faults occur onsite. To address geologic conditions, the proposed addition will require removal and recompaction of surficial soils around the location of the new foundations with the underpinnings. The report makes recommendations for the compaction of fill around the underpinnings at a specified horizontal distance to provide a dense/uniform bearing material to distribute loads of the proposed building addition. The report also recommends specifications regarding the depth of the footings for underpinnings of the foundation, although the depth may vary. Recommendations also include specifications for the steel reinforcements in the foundation. The report recommendations adequately account for a range of potential geological hazards on site.

With respect to flood hazards, the proposed building site is located outside of the Special Flood Hazard Area of the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program (NIFP) Flood Insurance Rate Map (FIRM) (Panel 0611C0736F – eff. 1/29/2021). The proposed building addition does not necessitate floodproofing/retro-fit flood improvements based upon consideration of the based flood elevation of the VE Special Flood Hazard Area which occurs on portions of the site. Subsequent requests for development may be subject to evaluation of the applicable policies of the Ventura County General Plan which require analysis of the potential for impacts for future sea level rise. Due to the nature of the proposed project, the proposed building addition does not trigger the need for this analysis.

Regarding fire hazards, the applicant is subject to conditions of approval issued by the Ventura County Fire Protection District (Exhibit 6, Conditions Nos. 31-37). Among these conditions are specific items that will adequately address fire hazards for this project. The applicant will be responsible for recording an

Location: 2840 W Pacific Coast Highway

Permittee: Tom & Carol Holt

Page 10 of 16

appropriate notification on the title for the subject property notifying interested parties that the site occurs within a High Fire Hazard Area (in concert with Condition No. 10). The building will be equipped with retro-fit fire sprinkler system in compliance with Condition No. 35. Together with the conditions of the Coastal PD Permit, the proposed project will comply with the applicable provisions of the LCP and the Coastal Act requiring the minimization of adverse impacts.

Based on the discussion above, the proposed project is consistent with General Plan Policies HAZ-4.3, 4.5, 4.8, Coastal Act Section 30253, Coastal Area Plan Policies 4.2.4.2, 4.2.4.3, and 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
 - 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.

Location: 2840 W Pacific Coast Highway

Permittee: Tom & Carol Holt

Page 11 of 16

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.

<u>Staff Analysis</u>: No portion of the proposed development occurs on the sandy beach area or within an intertidal zone. The structure is presently protected by an existing rock revetment shoreline protection device permitted by the California Coastal Commission. The shoreline protection device will remain in place for the subject property, and is subject to the rights and restrictions for maintenance under the Ventura County LCP. The proposed development does not modify the existing rock revetment.

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 19811123001160900-1. Vertical access is available to the public at either end of the Solmar Development; the closest public access is 370 southwest of the subject property. On street parking is available all along 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 and Coastal Area Plan Policy 4.2.1(B)-1, 4.2.1(B)-2 and Coastal Act Policy 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

General Plan Consistency for Coastal PD Permit Case No. PL24-0020 Exhibit 5 Date of Public Hearing: May 15, 2025

Location: 2840 W Pacific Coast Highway

Page 12 of 16

Permittee: Tom & Carol Holt

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.

<u>Staff Analysis</u>: The project results in minimal ground disturbance with the construction of the proposed second story and various modifications to the site to construct a new driveway. A Soils Engineering Report (Exhibit 4, Solid Soils & Geological Consultants, April 2024) prepared for the project indicates that the underpinning of the existing structure may be required to support additional loads.

nation, 2940 W Pacific Coast Highway

Permittee: Tom & Carol Holt

Location: 2840 W Pacific Coast Highway
Page 13 of 16

Minor grading will be required within the footprint of the existing structure. Two borings were conducted for the proposed project to a depth of 9 feet and groundwater or bedrock were not encountered. The results of the borings indicate silty sand, silty sand with clay, and silty sand and sandy silt to a depth of 9 feet. Per the report recommendations, surficial soils be removed and compacted to a minimum depth of 2 feet fellow the bottom of the proposed foundations. Denser material is located below 3 feet below grade and may be deeper in areas. Compaction will occur around the proposed footings. Geologic units identified in the report were Qb Active beach deposits, and Qs Pleistocene Saugus Formation; weakly consolidated alluvial deposits composed of sandstone and siliceous and cobbles in sandy matrix. The home was constructed in 1955, the architect and builder are unknown. The site is significantly disturbed with a detached guest house, an inground swimming pool, and a garage and addition that was constructed in 1984. 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 6, Condition of Approval 18).

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 December 11, 2024, determined that the archeological sensitivity of the site was unknown. In lieu of requiring archeological monitoring, the Planning Division has included customary halt work requirement in the event remains or cultural resources/archaeological resources are encountered during grading activities (Exhibit 6, Condition of Approval Nos. 19). 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 Policies COS-4.4, Coastal Act Section 30244, Coastal Area Plan Policies 4.1.1-1, 4.1.1-2, 4.1.1-6, 4.1.2-1, 4.1.2-2 and 4.1.2-3.

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.

General Plan Consistency for Coastal PD Permit Case No. PL24-0020 Exhibit 5

Date of Public Hearing: May 15, 2025 Location: 2840 W Pacific Coast Highway

Page 14 of 16

Permittee: Tom & Carol Holt

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:

- 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)"

General Plan Consistency for Coastal PD Permit Case No. PL24-0020 Exhibit 5

Date of Public Hearing: May 15, 2025 Location: 2840 W Pacific Coast Highway

Page 15 of 16

Permittee: Tom & Carol Holt

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.

<u>Staff Analysis</u>: The existing single-family dwelling is not considered a noise generating land use, although construction noise has the potential to generate noise at unacceptable levels, potentially impact neighboring 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 6, Condition of Approval No. 20).

The building modified by this permit is a noise-sensitive land use, also known as a sensitive receptor. The proposed development is located within the 60 dB(A) Community Noise Level Equivalent Level (CNEL) noise contour (RMA GIS Viewer, Noise Contour Map, 2024). The site is located near active railroad tracks operated by the Pacific Railroad Company, which are located approximately 80 feet to the north of the subject property. The site is also adjacent to Old Coast Highway and the 101 Freeway, a State Highway and Interstate Freeway serving the region. In compliance with the applicable noise reduction policies of the Ventura County General Plan, the applicant will be responsible for incorporating appropriate noise reduction measures into the construction documents for the proposed project as specified under Condition No. 21 (Exhibit 6). As required by this condition of approval, sound transmission for exterior to the proposed interior will be appropriately reduced (no greater than 45 dB(A) CNEL).

Based on the discussion above, the proposed project is consistent with General Plan Policy HAZ-9.1, 9.2 and 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.

General Plan Consistency for Coastal PD Permit Case No. PL24-0020 Exhibit 5 Date of Public Hearing: May 15, 2025

Location: 2840 W Pacific Coast Highway

Permittee: Tom & Carol Holt

Page 16 of 16

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-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 construction of a building addition to an existing dwelling unit, and includes the construction of an accessory dwelling unit. Domestic water supply for the proposed development will be provided by the Casitas Municipal Water District. The water availability letter prepared for the proposed project states that water for domestic purposes is able to serve the site with 5/8 inch water meter under an existing stage 1 allocation of 0.62-acre feet of water per year (FY) for the meter. Pursuant to the Ventura County Building Code (2022), the applicant will be required to install water efficient plumbing devices throughout the new structures and water efficient landscaping. The proposed project will have no impact upon water supplies in the area.

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, 1.11, 1.12 & 2.2, and 3.3.

Conditions for Coastal Planned Development Case No. PL24-0020

Date of Public Hearing: May 15, 2025

Date of Approval: TBD

Permittee: Tom & Carol Holt Location: 2840 Pacific Coast Highway,

Solimar

Page 1 of 22

EXHIBIT 6 – CONDITIONS OF APPROVAL FOR COASTAL PD PERMIT CASE NO. PL24-0020

RESOURCE MANAGEMENT AGENCY (RMA)

Planning Division Conditions

1. <u>Project Description</u>

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) and 4 (Soils Engineering Report, Solid Soils & Geologic Consultants, dated April 30, 2024) of the Planning Director hearing on May 15, 2025 and conditions of approval set forth below. Together, these conditions and documents describe the "Project." Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

The Project is a Coastal Planned Development (PD) Permit to construct a residential building addition. The residential building addition is 2,595 square feet (sq. ft.) and includes a 1,572 sq. ft. addition to the existing primary dwelling (includes 311 sq. ft. first-floor addition and a new 1,261 sq. ft. second-story addition), a 331 sq. ft. garage addition and the construction of a 692 sq. ft. attached accessory dwelling unit (ADU). The request also includes interior remodeling of the existing floor area of the single-family dwelling, the installation of a replacement roofing system (1,923 sq. ft. of existing roof construction to remain, Plan Sheet S-2), modification of the existing building foundation system with the construction of concrete pad under pinning with structural tube columns or new engineered sheer panels and new concrete stem wall/concrete footings at various locations (Plan Sheet S-1), modifications to the exterior of the dwelling including the installation of stucco treatments, stone cladding, board & batten composite siding, new windows and doors, the installation of a new reconfigured driveway and apron and the installation of patio pavers in the rear yard.

Water for the project is provided by an existing service connection operated by the Casitas Municipal Water District. Wastewater disposal is provided by an existing Septic Tank Effluent Pump (STEP) tank connected to infrastructure operated by Ventura County Public Works Agency - Water and Sanitation Department, County Service Area 29.

County of Ventura
Planning Director Hearing
Case No. PL24-0020
Exhibit 6 - Conditions of Approval

Date of Public Hearing: May 15, 2025

Location: 2840 Pacific Coast Highway, Solimar Date of Approval: TBD Page 2 of 22

Permittee: Tom & Carol Holt

Access to the project site will be provided by a new private driveway and apron connecting to Old Coast Highway (State Route 1).

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

Required Improvements for Coastal PD Permit

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

Requirement: The Permittee shall ensure that all required off-site and on-site improvements for the Project, including structures, paving, parking, and landscaping revise as needed 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 final inspection. 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.

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.

Date of Public Hearing: May 15, 2025

Location: 2840 Pacific Coast Highway, Solimar

Permittee: Tom & Carol Holt

Date of Approval: TBD Page 3 of 22

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:

- 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.

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. Prior to any grading, the Permittee shall obtain a Grading Permit from the Public Works Agency.

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

Date of Public Hearing: May 15, 2025 Location: 2840 Pacific Coast Highway, Solimar

Date of Approval: TBD Page 4 of 22

Permittee: Tom & Carol Holt

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

- a. 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 the 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.

Location: 2840 Pacific Coast Highway, Date of Public Hearing: May 15, 2025

Solimar

Permittee: Tom & Carol Holt

Date of Approval: TBD Page 5 of 22

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.

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.

Timing: Prior to issuance of a Zoning Clearance for construction and throughout the life of the Project.

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

Date of Public Hearing: May 15, 2025

Date of Approval: TBD Solimar
Page 6 of 22

Permittee: Tom & Carol Holt

Location: 2840 Pacific Coast Highway,

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.

Timing: The Permittee shall record the "Notice of Land use Entitlement" form and conditions of this Coastal PD Permit, prior to 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.

Date of Public Hearing: May 15, 2025

Date of Approval: TBD Solimar
Page 7 of 22

Permittee: Tom & Carol Holt

Location: 2840 Pacific Coast Highway,

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

Date of Public Hearing: May 15, 2025

Location: 2840 Pacific Coast Highway, Solimar

Permittee: Tom & Carol Holt

Date of Approval: TBD Page 8 of 22

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

Date of Public Hearing: May 15, 2025

Solimar Page 9 of 22

Location: 2840 Pacific Coast Highway,

Permittee: Tom & Carol Holt

Date of Approval: TBD Page 9 of 22

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

Date of Public Hearing: May 15, 2025

Date of Approval: TBD

Location: 2840 Pacific Coast Highway, Solimar

Permittee: Tom & Carol Holt

Page 10 of 22

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. Paleontological Resources Discovered During Grading

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

Requirement: If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall:

- i. Cease operations and assure the preservation of the area in which the discovery was made;
- ii. Notify the Planning Director in writing, within three days of the discovery;
- iii. Obtain the services of a paleontological consultant or professional geologist who shall assess the find and provide a report that assesses the resources and sets forth recommendations on the proper disposition of the site;
- iv. Obtain the Planning Director's written concurrence with the recommended disposition of the site before resuming development: and
- v. Implement the agreed upon recommendations.

Location: 2840 Pacific Coast Highway, Date of Public Hearing: May 15, 2025

Solimar

Permittee: Tom & Carol Holt

Date of Approval: TBD Page 11 of 22

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.

19. Archaeological Resources Discovered During Grading

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:

Date of Public Hearing: May 15, 2025

Location: 2840 Pacific Coast Highway, Solimar

Permittee: Tom & Carol Holt

Date of Approval: TBD Page 12 of 22

(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.

20. Construction Noise

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

Requirement: The Permittee shall limit 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

Date of Public Hearing: May 15, 2025

Solimar

Permittee: Tom & Carol Holt

Location: 2840 Pacific Coast Highway,

Date of Approval: TBD Page 13 of 22

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.

21. 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 demonstrates 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.

Date of Public Hearing: May 15, 2025

Location: 2840 Pacific Coast Highway, Solimar

Permittee: Tom & Carol Holt

Date of Approval: TBD Page 14 of 22

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

22. Grading Permit

Purpose: In order to ensure the Permittee performs all grading in compliance with Appendix J of the Ventura County Building Code.

Requirement: The Permittee shall submit a grading plan showing existing and proposed elevations to the Public Works Agency's Land Development Services Division for review and approval. If a grading permit is required, a civil engineer registered in the State of California must prepare and submit the grading plans, geotechnical and hydrology reports as necessary, to Land Development Services Division for review and approval. The Permittee must post sufficient surety in order to ensure proper completion of the proposed grading.

Documentation: If a grading permit is required, all deposits, fees, and materials detailed on Public Works Agency Grading Permit Submittal Checklist, must be submitted to Land Development Services Division for review and approval.

Timing: All applicable documentation, as specified above, must be submitted for review prior to issuance of a Zoning Clearance for development.

Monitoring and Reporting: Public Works Agency staff will review grading plans and reports for compliance with Ventura County codes, ordinances and standards, as well as state and federal laws. Public Works Agency inspectors will monitor the proposed grading to verify that the work is done in compliance with the approved plans and reports.

Integrated Waste Management Division (IWMD) Conditions

23. Construction & Demolition Debris Recycling Plan

Purpose: To ensure the project complies with Division 4, Chapter 7, Article 3 of the Ventura County Ordinance Code (VCOC). Section 4773 aligns with the California Green Building Standards Code which requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, green waste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage.

Date of Public Hearing: May 15, 2025

Location: 2840 Pacific Coast Highway, Solimar

Permittee: Tom & Carol Holt

Date of Approval: TBD Page 15 of 22

Requirement: The Permittee must submit a comprehensive recycling plan to Ventura County Public Works Agency, Water & Sanitation Department, Integrated Waste Management Division (Water & Sanitation) for any Covered Project as defined in Division 4, Chapter 7, Article 3, Section 4741-24 of the VCOC, meaning all proposed construction and/or demolition projects that require a building permit, except certain exempted projects as defined in Section 4773-4.

Documentation: A Recycling Plan must be submitted online at Ventura County Citizen Access. For more information and instructions on how to complete the Recycling Plan, please visit vcpublicworks.org/cdrecycling.

Timing: Upon Building and Safety Division's issuance of a building permit for the project, the Permittee must submit a Recycling Plan online through Ventura County Citizen Access for approval.

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

24. Construction & Demolition Debris Reporting

Purpose: Division 4, Chapter 7, Article 3 of the Ventura County Ordinance Code, Section 4773 aligns with the California Green Building Standards Code which requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, green waste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage.

Requirement: The Permittee must upload recycling receipts to their Recycling Plan to Ventura County Citizen Access. Applicants will receive a Final Approval email once the receipts are reviewed and approved. For more information and instructions on how to complete submit recycling receipts, please visit vcpublicworks.org/cdrecycling.

Documentation: Recycling receipts and/or documentation of reuse to verify minimum landfill diversion requirements are met.

Timing: Required recycling receipts and/or documentation of reuse, must be submitted to Ventura County Citizen Access 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 Recycling Plan and recycling receipts and/or documentation of reuse until Building and Safety Division's issuance of final permit.

Watershed Protection District (WPD) Conditions

Date of Public Hearing: May 15, 2025

Location: 2840 Pacific Coast Highway, Solimar

Permittee: Tom & Carol Holt

Page 16 of 22

Advanced Planning Section

Date of Approval: TBD

25. 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.

26. Elevation Certificate and VE 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 VE Certificate.

Requirement: The Permittee shall provide Elevation Certificate and VE Certificate.

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

Timing: The Elevation Certificate and VE Certificate shall be prepared prior to occupancy.

Monitoring and Reporting: A copy of the approved Elevation Certificate and VE 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

27. 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

Location: 2840 Pacific Coast Highway, Date of Public Hearing: May 15, 2025

Solimar

Permittee: Tom & Carol Holt

Date of Approval: TBD Page 17 of 22

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 an effective combination of construction best management practices (BMPs) during all ground disturbing activities. In addition, Part 4.F requires additional inspections to be conducted by the Qualified Stormwater Pollution Prevention Plan (SWPPP) Developer (QSD), Qualified SWPPP Practitioner (QSP), or a Certified Professional in Erosion and Sediment Control (CPESC).

Documentation: The Permittee shall submit a completed and signed SW-HR form (Best Management Practices for Construction at High Risk Sites) to the Public Works Agency -County Stormwater Program (CSP) for review and approval, a template for which can be found at https://www.onestoppermits.vcrma.org/departments/stormwater-program.

Timing: The above listed item shall be submitted to the CSP for review and approval prior to issuance of a zoning clearance for construction.

Monitoring and Reporting: The CSP will review the submitted materials for consistency with the Permit. Building permit inspectors will conduct inspections during construction to ensure effective installation of the required BMPs and record keeping of the required inspections by the project proponent's QSD, QSP, or CPESC.

OTHER VENTURA COUNTY AGENCIES

Ventura County Air Pollution Control District (VCAPCD) Conditions

28. Complaint-Driven Nuisance for Discharge of Air Pollutants

Purpose: To ensure that discharge of air contaminants (odor, dust, etc.) that may result from demolition and construction activities are minimized to the greatest extent feasible.

Requirement: The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 51 (Nuisance) stated below

A person shall not discharge from any source whatsoever such quantities of air Ι. contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public or which endangers the comfort, repose, health or safety of any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property.

Documentation: No documentation is required for the purposes of this condition.

Date of Public Hearing: May 15, 2025

Location: 2840 Pacific Coast Highway, Solimar

Permittee: Tom & Carol Holt

Date of Approval: TBD Page 18 of 22

Timing: Throughout the life of the permit.

Reporting and Monitoring: Monitoring and enforcement of nuisance provision is enforceable by APCD on a complaint-driven basis.

29. Dust Control for Construction

Purpose: To ensure that fugitive dust and particulate matter that may result from demolition, 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 project applicant shall ensure compliance with the following provisions:

- I. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust;
- II. Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during grading activities. Reclaimed water should be used, if available;
- III. All trucks shall cover their loads as required by California Vehicle Code §23114.
- IV. Fugitive dust throughout the construction site shall be controlled by the use of a watering truck or equivalent means (except during and immediately after rainfall). Water shall be applied to all unpaved roads, unpaved parking areas or staging areas, and active portions of the construction site. Environmentallysafe 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;
- VI. Signs shall be posted onsite limiting traffic to 15 miles per hour or less; and
- 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: Dust control is a standard condition on all Grading Permits issued by Publics Works Agency and grading inspector shall perform periodic site inspections throughout the grading period. Monitoring and Enforcement of dust-related

Date of Public Hearing: May 15, 2025

Location: 2840 Pacific Coast Highway, Solimar

Permittee: Tom & Carol Holt

Date of Approval: TBD Page 19 of 22

provisions for grading operation shall also be conducted by VCAPCD staff on a complaintdriven basis.

30. VCAPCD Asbestos Rule for Demolitions

Purpose: To ensure that the owner or operator of a facility shall remove all asbestoscontaining 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 or on a complaint-driven basis.

Ventura County Fire Protection District (VCFPD) Conditions

NOTICE IS HEREBY PROVIDED THAT THE SUBJECT PROPERTY (APN 060-0-370-325) IS WITHIN A MODERATE, HIGH, OR 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.

Pursuant to General Plan Policy HAZ-1.4, Development in High Fire Hazard Severity Zones and Hazardous Fire Areas, as determined by the Ventura County Fire Protection District or California Department of Forestry and Fire Protection (CAL FIRE), require the recordation of a Notice of Fire Hazard with the County Recorder for all new discretionary entitlements (including subdivisions and land use permits). To satisfy this requirement, the above notice, along with the Notice of Land Use Entitlement condition must be included in your conditions of approval document.

Date of Public Hearing: May 15, 2025

Date of Approval: TBD

Location: 2840 Pacific Coast Highway, Solimar

Permittee: Tom & Carol Holt

Page 20 of 22

31. Very High Fire Hazard Severity Zone

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 as the project is in a Very High Fire Hazard Severity Zone.

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.

32. Fire Hazard Severity Zones – Defensible Space

Purpose: To ensure that any landscaping adheres to fire safety standards for fuel modification.

Requirement: When located within a Hazardous Fire Area, Fuel Modification Zone (FMZ) and/or Landscape plans shall be submitted for review and approval to the Fire Prevention Bureau for any new building, or additions to existing buildings. Plans shall be submitted prior to landscaping installation or Final Fire Inspection, whichever is first.

Documentation: A copy of the landscaping plans stamped by the Fire Protection District.

Timing: If landscaping is proposed, landscaping plans approved by the Fire Department shall be submitted prior to issuance of a Zoning Clearance for construction.

Monitoring and Reporting: A copy of the stamped landscape plans shall be kept on file with the VCFPD.

33. Fire-Flow Verification

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

Requirement: Applicant shall verify that the water purveyor can provide the required fireflow requirements (volume and duration) by having the water purveyor fill out VCFD Form #625, Fire-Flow Verification.

Date of Public Hearing: May 15, 2025

Location: 2840 Pacific Coast Highway,

Solimar Page 21 of 22

Permittee: Tom & Carol Holt

Date of Approval: TBD

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

Timing: Prior to Zoning Clearance for construction, the Permittee shall provide to the Fire District, verification from the water purveyor that the purveyor can provide the required fire flow.

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

34. Fire Department Clearance

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

Requirement: Applicant shall submit VCFD Form #610, Fire Permit Application, prior to obtaining a building permit for additions to existing structures.

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 VCFPD 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 VCFPD. The VCFPD will conduct a final on-site inspection of the project to ensure compliance with all conditions and applicable codes / ordinances.

35. Fire Sprinkler System Retro-Fit

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

Requirement: Automatic fire sprinklers shall be installed within the entire structure, which includes all existing and new areas in accordance with current VCFPD Ordinance at time of building permit application. 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 VCFPD 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 VCFPD. The VCFPD shall conduct on-site inspections to ensure that the fire sprinkler system is installed according to the approved plans. Unless a modification is

Date of Public Hearing: May 15, 2025

Location: 2840 Pacific Coast Highway,

Permittee: Tom & Carol Holt

Date of Approval: TBD Solimar
Page 22 of 22

approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the fire sprinkler system for the life of the development.

36. Spark Arrester

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

Requirement: The Permittee shall install an approved spark arrester on the chimney(s) of any of the structures subject to this permit.

Documentation: A stamped copy of an approved building plan or a signed copy of the Ventura County Fire Protection District's Form #610 "Requirements for Construction".

Timing: The Permittee shall install approved spark arresters before final occupancy.

Monitoring and Reporting: A copy of the approved building plan and/or signed copy of the Ventura County Fire Protection District's Form #610 "Requirements for Construction" shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection to ensure that spark arresters are installed according to the approved plans/form.

37. Address Numbers (Single-Family Homes)

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

Requirement: Address numbers, a minimum of 4 inches (4") high, shall be installed prior to occupancy, shall be of contrasting color to the background, and shall be readily visible at night. Brass or gold-plated numbers shall not be used.

Documentation: A stamped copy of an approved addressing plan or a signed copy of the Ventura County Fire Protection District's Form #610 "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 #610 "Requirements for Construction" shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection to ensure that all structures are addressed according to the approved plans/form.