Initial Study for Coastal Planned Development (CPD) Permit Case No. PL20-0108

Section A – Project Description

1. **Project Case Number(s):** Coastal PD Permit Case No. PL20-0108

2. **Name of Applicant:** Mark J. Muleady Trust

3. **Project Location and Assessor's Parcel Number(s) [Attachment 1]:** The project site is undeveloped and located on Sunland Avenue in the Ventura County unincorporated community of La Conchita. The Tax Assessor Parcel Numbers for the parcels that constitute the project site are 060-0-064-220 and 060-0-064-230.

4. **General Plan Land Use Designation and Zoning Designation of the Project Site (Attachment 2):**

   a. **General Plan Land Use Designation:** Residential Beach

   b. **Coastal Area Plan Land Use Designation:** Residential High 6.1 to 36 dwelling units per acre

   c. **Zoning Designation:** RB 3,000 square feet (Residential Beach 3,000 sq. ft. minimum lot size)

5. **Description of the Environmental Setting:** The La Conchita Del Mar Subdivision was recorded in May 1924. Currently, La Conchita is developed as a beach oriented residential community with a small lot subdivision pattern. In 1995 and again in 2005, La Conchita experienced devastating mudslides eliminating specific areas from being redeveloped.

   The undeveloped project site is 0.11 acres (4,791 sq. ft.) and consists of one legal lot[1]. Existing residential development consisting of one and two-story single-family dwellings are located to the east, west and south and Sunland Avenue is to the north. Adjacent parcels range in size from 0.18 acres to 0.05 acres. The Pacific Ocean is approximately 583 feet, United States (US) Route 101 is approximately 387 feet, and Southern Pacific Railroad line is approximately 335 feet southwest of the project site. The project site is approximately 7.5 miles southeast of the Santa Barbara County Line.

[1] Notice of Merger No. NOM84289, dated April 17, 1985.

6. **Project Description:** The Applicant requests that a CPD Permit be granted for the construction of a new 2-story 1,275 square foot (sq. ft.) single family dwelling built above a 909 sq. ft. garage with 366 sq. ft. storage area on an undeveloped lot in the community of La Conchita. A 400 sq. ft. second floor deck is also proposed. Casitas Municipal Water District (CMWD) would provide potable water service to the project site with the submittal and approval of a water service application and payment for water allocation (CMWD Letter, dated October 4, 2019). The Applicant has proposed to install an onsite wastewater treatment system (OWTS) that includes a 1,500-gallon septic tank with two leach lines (a 17 linear foot and a 50 linear foot line) that would be located behind the proposed dwelling. In order to mitigate for debris flow risk that currently exists in the La Conchita area, the proposed development has been designed so that the pad elevation for the dwelling and garage will be raised by two feet and utilize an engineered impact wall at least 6 feet in height that would be constructed on the slope facing (east) side of the property to divert flowing mud around the structures. Access to the project site will be made available via Sunland Avenue (Attachment 3).

7. **List of Responsible and Trustee Agencies:** California Coastal Commission, California Native American Heritage Commission

8. **Methodology for Evaluating Cumulative Impacts:** Pursuant to the California Environmental Quality Act (CEQA) Guidelines [§ 15064(h)(1)], this Initial Study evaluates the cumulative impacts of the project, by considering the incremental effects of the proposed project in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects within a 5-mile radius of the project site. The projects listed in Table 1 were included in the evaluation of the cumulative impacts of the project, due to their proximity to the proposed project site and potential to contribute to environmental effects of the proposed project. Attachment 4 of this initial study includes a map of pending and recently approved projects within the Ventura County Unincorporated Area.

Table 1- Ventura County Unincorporated Area Pending and Recently Approved Projects Within 5 Mile Radius

Permit No.	Description	Status
PL17-0153	Coastal PD Permit for the re-establishment of a gas station.	Pending
PL18-0047	Site Plan Adjustment to Conditional Use Permit (CUP) Nos. LU07-0075, LU07-0091, LU06-0140, LU07-0079, LU07-0080, LU07-0092, LU07-0081, LU07-0093 to continue the use and maintenance of wireless communications facility equipment on existing towers for various emergency communications facilities for Ventura County IT Services.	Pending

PL18-0108	CUP to authorize the continued operation of a commercial squab ranch for a period of 20 years. CUP No. 2596 expired prior to the submittal of this application.	Pending
PL20-0071	Zone change and Land Conservation Act Contract application for Casitas Pass.	Pending
PL21-0029	Minor Modification to CUP No. LU10-0121 for the continued use and maintenance of an unmanned wireless communication facility consisting of a 35-foot high slimline pole with four panel antennas, for an additional 10-year period.	Pending
PL21-0035	Site Plan Adjustment to CPD Permit No. PL17-0084) for the re-design to the existing hardscape driveway, the installation of a new fence along the eastern and western property lines, and the repair of an existing trash enclosure.	Pending
PL21-0036	CUP to continue the use of an existing wireless communications facility for an additional 10-year period. CUP No. 4888 expired prior to the submittal of this application.	Pending
PL20-0055	Minor Modification to CUP No. LU09-0033 for the continued use of an existing 22-foot monopole with eight panel antennas.	Pending
PL21-0059	Minor modification of CPD Permit No. 1532 to authorize construction of a 704 sq. ft. single-story detached accessory structure (with a proposed 275 sq. ft. storage loft) labeled as a single-car garage with workshop and half bathroom.	Pending

Section B – Initial Study Checklist and Discussion of Responses[2]

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
RESOURCES:								
1. Air Quality (VCAPCD)								
Will the proposed project:								

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

a) Exceed any of the thresholds set forth in the air quality assessment guidelines as adopted and periodically updated by the Ventura County Air Pollution Control District (VCAPCD), or be inconsistent with the Air Quality Management Plan?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 1 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

1a. The proposed project is consistent with the 2003 adopted APCD Air Quality Management Plan (AQMP). The project's operational emissions were estimated at below 2 lbs./day for each pollutant, Reactive Organic Compounds (ROC) or Nitrous oxide (NOx), and therefore the AQMP consistency analysis is not warranted (2003 AQAG, Section 4.2). The proposed project would also not adversely contribute to the population growth forecasts and does not conflict or obstruct with implementation of the current AQMP standards. Thus, project-specific and cumulative impacts related to local air quality will be less than significant.

VAPCD reviewed the proposed project and determined that 0.08 lbs./day ROC and 0.03 lbs./day NOx will be emitted as a result of the proposed project. This is below the 25 pounds per day (lbs./day) significance threshold for reactive organic compounds (ROC) and oxides of nitrogen (NOx) for the Ventura Non-Growth Area. Thus, regional air quality impacts will be less than significant and well below the threshold of significance. This determination was based on information provided by the Applicant for a 1,275 sq. ft. residential dwelling which includes, area and mobile operational emissions, and based on the 2020.4 version of the California Emissions Estimator (CalEEMod) air emissions model. Construction emissions are overestimated as the residential dwelling is manufactured. In addition, construction emissions are not included in the significance determination for regional air quality impacts as they are short-term and temporary in nature. However, to ensure that fugitive dust is minimized during construction activities, the Applicant will be subject to a standard condition of approval that includes watering down areas to be graded or excavated prior to ground disturbance, all unpaved roads, parking areas, or staging areas, and active portions of the construction site and limiting onsite traffic to 15 miles per hour or less.

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

be considered sensitive receptors, as some residents may reside in their homes for long periods of time. Some localized areas, such as traffic-congested intersections, can have elevated levels of CO concentrations (CO hotspots). No CO hotspots are expected to occur in the Ventura Non-Growth Area where the proposed project is located, and additional CO modeling analysis is not warranted. Because the project is residential in nature, it is not expected to generate odorous emissions in such quantities as to be a nuisance to nearby land uses, as defined by APCD Rule 51, Nuisance and the California Health and Safety Code Section 41705. Project-specific and cumulative impacts related to air quality are considered less than significant.

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

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2A. Water Resources – Groundwater Quantity (WPD)								
Will the proposed project:								
1) Directly or indirectly decrease, either individually or cumulatively, the net quantity of groundwater in a groundwater basin that is overdrafted or create an overdrafted groundwater basin?		X				X		
2) In groundwater basins that are not overdrafted, or are not in hydrologic continuity with an overdrafted basin, result in net groundwater extraction that will individually or cumulatively cause overdrafted basin(s)?		X				X		
3) In areas where the groundwater basin and/or hydrologic unit condition is not well known or documented and there is evidence of overdraft based upon declining water levels in a well or wells, propose any net increase in groundwater extraction from that groundwater basin and/or hydrologic unit?		X				X		

4) Regardless of items 1-3 above, result in 1.0 acre-feet, or less, of net annual increase in groundwater extraction?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 2A of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

2A-1 and 2A-2. The proposed project will not directly decrease, either individually or cumulatively, the net quantity of groundwater in an over drafted groundwater basin because the site is not located in an over drafted basin or in hydrologic continuity with an over drafted basin.

2A-3 and 2A-4. Water service is supplied to the area by CMWD. The Applicant provided a Conditional Water Availability Letter from CMWD, dated October 4, 2019. Correspondence from CMWD, dated March 24, 2021 verified that the Letter was still valid and has no expiration. The proposed project will not result in an increase of 1.0 acre feet, or less, of net groundwater extraction. The Conditional Water Availability Letter states that a 0.32 acre foot (AF) water allocation is required for the proposed project. There is no proposed increase in direct groundwater extraction. A small percentage (typically less than 1%) of total water provided by CMWD is extracted from the Mira Monte well (SWN 04N23W15D01S), with the remainder sourced from Lake Casitas. The proposed project will not result in a net increase in groundwater extraction from the hydrologic unit because the Applicant has provided documentation showing water availability from CMWD.

Based on this information, project-specific and cumulative impacts related to groundwater quantity is considered less than significant.

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

Mitigation/Residual Impact(s)

None.

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

1) Individually or cumulatively degrade the quality of groundwater and cause groundwater to exceed groundwater quality objectives set by the Basin Plan?		X				X		
2) Cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Basin Plan?		X				X		
3) Propose the use of groundwater in any capacity and be located within two miles of the boundary of a former or current test site for rocket engines?		X				X		
4) Be consistent with the applicable General Plan Goals and Policies for Item 2B of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

2B-1 and 2B-1. A septic system with leach lines is proposed for sewage disposal. Percolation test data (Preliminary NoorzayGeo Geotechnical Report, dated September 25, 2019 [Attachment 5]), for the site was provided with the application. The data shows that the proposed system design meets the necessary absorption criteria and that leach lines would not encroach within a 5 foot vertical setback from historic groundwater levels.

The proposed septic system is setback more than 500 feet northeast from the coastline and 1,000 feet northwest from the closest groundwater well, State Well Number (SWN) 03N25W12A01S. At this distance, the proposed project will not cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Basin Plan.

2B-3. The project is not located within two miles of the boundary of a former or current test site for rocket engines.2B-4.

As a result, project-specific and cumulative impacts related to groundwater quality are considered less than significant.

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

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2C. Water Resources - Surface Water Quantity (WPD)								
Will the proposed project:								
1) Increase surface water consumptive use (demand), either individually or cumulatively, in a fully appropriated stream reach as designated by SWRCB or where unappropriated surface water is unavailable?		X				X		
2) Increase surface water consumptive use (demand) including but not limited to diversion or dewatering downstream reaches, either individually or cumulatively, resulting in an adverse impact to one or more of the beneficial uses listed in the Basin Plan?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

2C-1 and 2C-2. The project site is within the water service area of CMWD. A small percentage (typically less than 1%) of total water provided by CMWD is extracted from the Mira Monte well (SWN 04N23W15D01S), with the remainder sourced from Lake Casitas. A Conditional Water Availability Letter from CMWD, dated October 4, 2019 was submitted by the Applicant. The Applicant has not yet secured a water allocation from the supplier; however, CMWD reported in the letter that the Applicant would have to purchase 0.32 AF for the proposed development. Therefore, project-specific and cumulative impacts related to surface water quantity are considered less than significant.

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

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2D. Water Resources - Surface Water Quality (WPD)								
Will the proposed project:								
1) Individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the three Basin Plans?		X				X		
2) Directly or indirectly cause storm water quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 2D of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

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

Land disturbance from construction activities will be less than one acre. The project site is located within the County Urban Unincorporated Area but not within a High Risk Area. In accordance with the Ventura Countywide Municipal Stormwater NPDES Permit CAS004002, "Development Construction Program" Subpart 4.F, the Applicant will be required to include Best Management Practices (BMPs) designed to ensure compliance and implementation of an effective combination of erosion and sediment control measures for a disturbed site area less than 1 acre (Table 6 in Subpart 4.F, SW 1). As such, neither the individual project nor the cumulative threshold for significance would be exceeded and the project is expected to have a less than significant impact related to water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permit.

Therefore, project-specific and cumulative impacts related to surface water quality are considered less than significant.

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

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3A. Mineral Resources – Aggregate (Plng.)								
Will the proposed project:								
1) Be located on or immediately adjacent to land zoned Mineral Resource Protection (MRP) overlay zone, or adjacent to a principal access road for a site that is the subject of an existing aggregate Conditional Use Permit (CUP), and have the potential to hamper or preclude extraction of or access to the aggregate resources?	X				X			
2) Have a cumulative impact on aggregate resources if, when considered with other pending and recently approved projects in the area, the project hampers or precludes extraction or access to identified resources?					X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 3A of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

3A-1 and 3A-2. The project site is not located on or immediately adjacent to land that includes the Mineral Resource Protection (MRP) overlay zone, or adjacent to a principal access road for a site that is the subject of an existing aggregate CUP. Thus, the proposed project would not have the potential to hamper or preclude extraction of or access to aggregate resources. Therefore, there will not be any project-specific or cumulative impacts related to aggregate resources.

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

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3B. Mineral Resources – Petroleum (Plng.)								
Will the proposed project:								
1) Be located on or immediately adjacent to any known petroleum resource area, or adjacent to a principal access road for a site that is the subject of an existing petroleum CUP, and have the potential to hamper or preclude access to petroleum resources?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 3B of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

3B-1. The project site is not located on or immediately adjacent to any known petroleum resource area, or adjacent to a principal access road for a site that is the subject of an existing petroleum CUP. Thus, the proposed project would not have the potential to hamper or preclude access to petroleum resources. There will not be any project-specific or cumulative impacts related to petroleum resources.

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

Mitigation/Residual Impact(s)

None.

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

Will the proposed project, directly or indirectly:								
1) Impact one or more plant species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?	X				X			
2) Impact one or more animal species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?	X				X			

Impact Discussion:

4A-1 and 4A-2. The project site is located on an undeveloped lot in the La Conchita residential community. The La Conchita community is considered an "Existing Community." The Existing Community designation has been established to recognize existing land uses in unincorporated areas which have been developed with urban building intensities and urban land uses. The proposed construction of one single-family dwelling with an attached garage will occur in an area that is developed and densely populated in a highly disturbed area. Vegetation onsite includes non-native grass and weeds and barren dirt areas. No impacts to sensitive plants or animal species is expected. There are no known drainages that would support plant or animal species on or adjacent to the project site. There is no suitable habitat for special status species on site. Therefore, no special-status species are expected to occur on these parcels. There will not be any project-specific or cumulative impacts related to species.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4B. Ecological Communities - Sensitive Plant Communities								
Will the proposed project:								
1) Temporarily or permanently remove sensitive plant communities through construction, grading, clearing, or other activities?	X				X			

2) Result in indirect impacts from project operation at levels that will degrade the health of a sensitive plant community?	X				X			

Impact Discussion:

4B-1 and 4B-2. The La Conchita Del Mar Subdivision was recorded in May 1924. The Ventura County Vegetation Map (2008) shows the entire existing community of La Conchita as *Salvia mellifera-Salvia leucophylla* Vegetation Alliance (RMA GIS; August 2021). Historical aerial photos show that the previous vegetation alliance was cleared as early as 1945 with the construction of the residential lots. The vegetation map was not corrected to omit existing development at the time of its creation. The subject lot is surrounded by residential development to the east, west and south and Sunland Avenue to the north. The proposed construction of the single-family dwelling with attached garage will occur on an undeveloped lot. Vegetation onsite includes non-native grass and weeds and barren dirt areas. No direct or indirect impacts to sensitive plant communities are expected to occur. Therefore, there will not be any project-specific or cumulative impacts related to sensitive plant communities.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4C. Ecological Communities - Waters and Wetlands								
Will the proposed project:								
1) Cause any of the following activities within waters or wetlands: removal of vegetation; grading; obstruction or diversion of water flow; change in velocity, siltation, volume of flow, or runoff rate; placement of fill; placement of structures; construction of a road crossing; placement of culverts or other underground piping; or any disturbance of the substratum?	X				X			

2) Result in disruptions to wetland or riparian plant communities that will isolate or substantially interrupt contiguous habitats, block seed dispersal routes, or increase vulnerability of wetland species to exotic weed invasion or local extirpation?	X				X			
3) Interfere with ongoing maintenance of hydrological conditions in a water or wetland?	X				X			
4) Provide an adequate buffer for protecting the functions and values of existing waters or wetlands?	X				X			

Impact Discussion:

4C-1 through 4C-4. Ventura County General Plan Biological Resources Policy COS-1.11 requires discretionary development be sited a minimum of 100 feet from significant wetland habitats. There are no identified wetlands within 100 feet of the project site (RMA GIS; August 2021). There are no known drainages that would support plant or animal species on or adjacent to the project site. The Pacific Ocean is approximately 583 feet west of the project site and separated by Southern Pacific Railroad and US Route 101. Therefore, there will not be any project-specific or cumulative impacts related to wetlands.

Mitigation/Residual Impact(s)

None.

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

2) Result in indirect impacts from project operation at levels that will degrade the health of an ESHA?	X				X			

Impact Discussion:

4D-1 and 4D-2. The La Conchita Del Mar Subdivision was recorded in May 1924. The Ventura County Vegetation Map (2008) shows the entire existing community of La Conchita as *Salvia mellifera-Salvia leucophylla* Vegetation Alliance, which is considered ESHA (RMA GIS; August 2021). Historical aerial photos show that the previous vegetation alliance was cleared as early as 1945 with the construction of the residential lots. The vegetation map was not corrected to omit existing development at the time of its creation. The subject lot is surrounded by residential development to the east, west and south and Sunland Avenue is to the north. The proposed construction of the single-family dwelling and attached garage will occur on an undeveloped lot. Vegetation onsite includes non-native grass and weeds and barren dirt areas. Therefore, ESHA would not be disturbed or removed from the project site. Thus, there would not be any project-specific or cumulative impacts related to ESHA.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4E. Habitat Connectivity								
Will the proposed project:								
1) Remove habitat within a wildlife movement corridor?	X				X			
2) Isolate habitat?	X				X			
3) Construct or create barriers that impede fish and/or wildlife movement, migration or long term connectivity or interfere with wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction?	X				X			

4) Intimidate fish or wildlife via the introduction of noise, light, development or increased human presence?	X				X			

Impact Discussion:

4E-1 through 4E-4. The project site is not located within a mapped wildlife movement corridor. The nearest mapped wildlife corridor is located along the western side of State Route 33 between Ojai and Ventura, and more than 7.74 miles northeast of the project site[3]. The proposed construction of a single-family dwelling and garage would not create any project specific or cumulative impact related to habitat connectivity. Further, the subject lot is surrounded by residential development to the east, west and south and Sunland Avenue is to the north. The proposed development will not construct or create barriers that impede fish and/or wildlife movement, migration or long-term connectivity or interfere with wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction. Therefore, there will not be any project-specific or cumulative impacts related to habitat connectivity.

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

4F. The subject lot is surrounded by residential development to the east, west and south and Sunland Avenue is to the north. The area is zoned as for residential use. No suitable habitat for special status plants and wildlife occurs on the project site or adjoining areas. The project is not located in a critical habitat or located within 100 feet of a significant wetland. Project development will not require removal of habitat from a wildlife corridor or impede wildlife movement. No protected trees will be removed. These factors support the determination that the project was reviewed and found to be consistent with the Ventura County General Plan Policies for Item 4 of the Initial Study Assessment Guidelines.

[3] https://docs.vcrma.org/images/pdf/planning/HCWC/HCWC_map.pdf

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

5A-1 and 5A-2. The project site has a soil designation of Other Land (RMA GIS; August 2021). There will not be any removal of land that is designated as Prime, Statewide Importance, Unique or Local Importance. In addition, the project site does not include a request for a General Plan amendment that will result in the loss of agricultural soils. Therefore, there will not be any project-specific or cumulative impact related to the loss of agricultural soils.

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

Mitigation/Residual Impact(s)

None.

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

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

Impact Discussion:

5B-1. The nearest agricultural uses/operations are 440 feet north of the project site. Residential development including Carpinteria Avenue, Santa Paula Avenue and Sunland Avenue separate the project site from this agricultural area. Therefore, there will not be any project-specific or cumulative impact related to agricultural land use incompatibility.

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

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
6. Scenic Resources (Plng.)								
Will the proposed project:								
a) Be located within an area that has a scenic resource that is visible from a public viewing location, and physically alter the scenic resource either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?		X				X		

b) Be located within an area that has a scenic resource that is visible from a public viewing location, and substantially obstruct, degrade, or obscure the scenic vista, either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?		X				X		
c) Be consistent with the applicable General Plan Goals and Policies for Item 6 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

6a and 6b. The Pacific Ocean and US Route 101 are considered scenic resources per the Ventura County Initial Study Assessment Guidelines and are approximately 583 feet and 387 feet west of the project site, respectively. Existing one- and two-story single-family dwellings block public views of the project site from the scenic resources. The single-family dwelling will be limited to a maximum of 28 feet in height. The proposed development has been designed so that the pad elevation for the dwelling and garage will be raised by two feet and utilize an engineered impact wall at least 6 feet in height that would be constructed on the slope facing (east) side of the property to divert flowing mud around the structures. Based on the distance from US Route 101 and the height of the wall, this proposed dwelling would not contribute to the alteration of the coastline or public views to and from US Route 101. Therefore, the project-specific and cumulative impacts related to scenic resources will be less than significant.

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

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
7. Paleontological Resources								
Will the proposed project:								

a) For the area of the property that is disturbed by or during the construction of the proposed project, result in a direct or indirect impact to areas of paleontological significance?		X				X		
b) Contribute to the progressive loss of exposed rock in Ventura County that can be studied and prospected for fossil remains?		X				X		
c) Be consistent with the applicable General Plan Goals and Policies for Item 7 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

7a and 7b. Near surface soils consist of up to three and a half feet of artificial fill soils (Qaf) underlain by native, paralic deposits (Qhps). Sedimentary bedrock identified as Sisquoc formation (Tsq), was found underlying the paralic deposits (Noorzay Report dated September 25, 2019, Attachment 5). According to the Ventura County Coastal Zoning Ordinance Section 8178-3.2 - Paleontological Resources, Table 1, the Qhps and Tsq deposits are considered to have a moderate likelihood of containing paleontological resources.

Grading activities to construct the foundation for the single-family dwelling and garage is not expected to go beyond one and a half feet. It is unlikely that the proposed construction of the single family dwelling will encounter and have an adverse impact to paleontological resources. Although the proposed project is not likely to result in impacts to paleontological resources, a standard condition of approval will be included with the project conditions that will require the Applicant to: (1) stop all work that has the potential to adversely affect paleontological resources; (2) retain a paleontologist or geologist to assess the significance of the find and provide recommendations on the disposition of the resources; and (3) implement any and all measures to protect and curate the resources, subject to the Planning Division's approval. Implementation with the above-noted standard condition of approval will ensure that impacts remain less than significant.

Based on the above discussion, project-specific and cumulative impacts related to paleontological resources will be less than significant.

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

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

8A-1 and 8A-2. According to the South-Central Coast Information Center at California State University Fullerton, there is one recorded archeological site near the project. As the proposed project would involve development on a vacant lot, a Phase 1 Archeology Survey was prepared by Greenwood and Associates (September 19, 2019) for the proposed project. The study concluded that five pieces of fragmented (various sizes) marine shell was noted on the west side of the parcel, and the shell was probably the result of casual collection. There is no prehistoric midden and considering the proximity to the ocean it is not surprising that the shell is present. The presence of one shell fragment does not suggest the parcel is part of a prehistoric site but more likely modern in origin. Transects with 10 meter spacing were conducted over the entire parcel and no evidence of archaeological resources was encountered.

On July 27, 2021, in accordance with Assembly Bill (AB) 52, Planning Division staff contacted the Barbareno-Ventureno Mission Indians for comment and review of the proposed project. As of September 10, 2021, (release date of the Notice of Intent to Adopt a Negative Declaration), no responses were received from the Barbareno-

Ventureno Mission Indians regarding the proposed project. Although the proposed project is not likely to result in impacts to cultural resources, a standard condition of approval will be included with the project conditions that will require the Applicant to: (1) stop all work that has the potential to adversely affect cultural resources; (2) retain an archeologist to assess the significance of the find and provide recommendations on the disposition of the resources; and (3) implement any and all measures to protect and curate the resources, subject to the Planning Division's approval. Thus, project-specific and cumulative impacts related to archeological resources will be less than significant.

Based on the above discussion, project-specific and cumulative impacts related to archaeological resources will be less than significant.

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

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
8B. Cultural Resources – Historic (Plng.)								
Will the proposed project:								
1) Demolish or materially alter in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources?	X				X			
2) Demolish or materially alter in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code?	X				X			

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

Impact Discussion:

8B-1 through 8B-4. The project site is an undeveloped lot and is not located within one half mile of a site that has been designated as a historical site (RMA GIS; August 2021). An Historic Resources report was prepared for CUP No. PL17-0153, which involves a request to re-establish a gas station on APN 060-0-075-240, addressed as 6905 Surfside Street (about 0.22 miles south of the project site). The report concluded that although the existing gas station reflects a period of the County's Post-War history, it is only generally associated with its period and therefore did not make a "significant contribution" to the broad patterns of county history. Therefore, the proposed construction of a single-family dwelling will not demolish or alter an identified historical resource. Thus, there will not be any project-specific or cumulative impacts related to historical resources.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
9. Coastal Beaches and Sand Dunes								
Will the proposed project:								

a) Cause a direct or indirect adverse physical change to a coastal beach or sand dune, which is inconsistent with any of the coastal beaches and coastal sand dunes policies of the California Coastal Act, corresponding Coastal Act regulations, Ventura County Coastal Area Plan, or the Ventura County General Plan Goals, Policies and Programs?	X				X			
b) When considered together with one or more recently approved, current, and reasonably foreseeable probable future projects, result in a direct or indirect, adverse physical change to a coastal beach or sand dune?					X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 9 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

9a and 9b. The project site is located approximately 583 feet east of the Pacific Ocean and is separated by US Route 101, the Southern Pacific Railroad and existing developed residential lots. Given the distance between the proposed development and the beach, the project will not create a project-specific or cumulative impact on a coastal beach or sand dune. There will not be any project-specific or cumulative impacts related to coastal beaches and sand dunes.

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

Mitigation/Residual Impact(s)

None.

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

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

Impact Discussion:

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

10a and 10b. There are no known active or potentially active faults extending through the proposed project based on State of California Earthquake Fault Zones[4] in accordance with the Alquist Priolo Earthquake Fault Zoning Act, and Ventura County General Plan Section 7.4 Geologic and Seismic Hazards Policy HAZ-4.1. The nearest identified fault is located approximately 88 feet northeast of the project site. No habitable structures are proposed within 50 feet of a mapped trace of an active fault. There will not be any project-specific or cumulative impacts related to fault rupture hazard.

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

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
11. Ground Shaking Hazard (PWA)								

[4] https://maps.conservation.ca.gov/cgs/EQZApp/app/

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

Impact Discussion:

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

The hazards from ground shaking will affect each project individually; and no cumulative ground shaking hazard will occur as a result of other approved, proposed, or probable projects.

11a. The property will subject to moderate to strong ground shaking from seismic events on local and regional fault systems. The County of Ventura Building Code adopted from the California Building Code, dated 2019, Chapter 16, Section 1613 requires structures be designed to withstand this ground shaking. The Geotechnical Report, prepared by Noorzay Geo, dated September 25, 2019 (Attachment 5), provides the structural seismic design criteria (Page 8) for the proposed project and may be required to be updated to the Building Code in effect at the time of building permit issuance. The requirements of the building code will reduce the effects of ground shaking to less than significant. Project-specific and cumulative impacts related to ground shaking are considered less than significant.

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

Mitigation/Residual Impact(s)

None.

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

12. Liquefaction Hazards (PWA)								
Will the proposed project:								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving liquefaction because it is located within a Seismic Hazards Zone?		X						
b) Be consistent with the applicable General Plan Goals and Policies for Item 12 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

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

The hazards from liquefaction will affect each project individually; and no cumulative liquefaction hazard will occur as a result of other approved, proposed, or probable projects.

12a. The project site is not located within a potential liquefaction zone based on the State of California Seismic Hazards Maps[5] for the County of Ventura. These maps are used as the basis for delineating the potential liquefaction hazards within the county. The Ventura County General Plan Chapter 7, Policy HAZ-4.8, prohibits development of habitable structures within areas prone to liquefaction unless a geotechnical report is prepared, and sufficient safeguards are incorporated into the project. The September 25, 2019 Geotechnical Report (Attachment 5) concludes that the site is located in an area of potential, seismically induced, liquefaction susceptibility, but little to no expression will occur. The estimated total seismic settlement is approximated to be 0.25 inch. As a result, project-specific and cumulative impacts related to liquefaction are considered less than significant.

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

Mitigation/Residual Impact(s)

None.

[5] https://maps.conservation.ca.gov/cgs/fam/app/

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
13. Seiche and Tsunami Hazards (PWA)								
Will the proposed project:								
a) Be located within about 10 to 20 feet of vertical elevation from an enclosed body of water such as a lake or reservoir?	X							
b) Be located in a mapped area of tsunami hazard as shown on the County General Plan maps?	X							
c) Be consistent with the applicable General Plan Goals and Policies for Item 13 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

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

The hazards from seiche and tsunami will affect each project individually; and no cumulative seiche and tsunami hazard will occur as a result of other approved, proposed, or probable projects.

13a and 13b. The project site is not located adjacent to a closed or restricted body of water based on aerial imagery review (RMA GIS, August 2021) and is not subject to seiche hazard. The project site is also not mapped within a tsunami inundation zone based on the Tsunami Inundation Map for Emergency Planning for the State of California County of Ventura, dated February 15, 2009.[6] There will not be any project-specific or cumulative impact from potential seiche and tsunami hazards.

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

Mitigation/Residual Impact(s)

None.

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[6] Tsunami Inundation Map for Emergency Planning for the State of California County of Ventura, dated February 15, 2009.
https://www.conservation.ca.gov/cgs/Documents/Tsunami/Maps/Tsunami_Inundation_Oxnard_Quad_Ventura.pdf

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

Impact Discussion:

The hazards from landslides/mudslides will affect each project individually; and no cumulative landslide/mudslide hazard will occur as a result of other approved, proposed, or probable projects.

14a and 14b. The site is located within a Geologic Hazard Area for landslides and mudslides (RMA GIS; August 2021). The site has been evaluated as part of a State of California funded study pertaining to the La Conchita Landslide area and adjoining community. The study was conducted by William Lettis and Associates, dated August 28, 2009, and Alan Kropp and Associates, dated September 4, 2009. The results of these studies indicate the site is outside of the 1995/2005 landslide areas and within potential or prehistoric debris flow areas. Furthermore, the September 25, 2019 Geotechnical Report indicates the site is within a prehistoric or historic debris flow area with inferred depth of 2 to 4 feet but is outside of a 50 foot setback zone for properties that remain at risk to debris flows. However, the site may be subject to up to 2 feet of outwash debris from a design level event. To address this, the pad will be raised by 2 feet to help mitigate this potential as well as moving the habitable structures towards the western portion of the site and construction of an engineered impact wall at least 6 feet in height that would be located on the slope facing (east) side of the property to divert flowing mud around the structures. With incorporation of the recommendations included in the Noorzay Geo Geotechnical Report, dated September 25, 2019 (Attachment 5), project-specific and cumulative impacts related to landslides/mudslides is considered less than significant.

14c. The proposed project is consistent with the applicable *Ventura County General Plan Policies* for Item 14 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
15. Expansive Soils Hazards (PWA)								
Will the proposed project:								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving soil expansion because it is located within a soils expansive hazard zone or where soils with an expansion index greater than 20 are present?		X						
b) Be consistent with the applicable General Plan Goals and Policies for Item 15 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

The hazards from expansive soils will affect each project individually; and no cumulative expansive soils hazard will occur as a result of other approved, proposed, or probable projects.

15a. The September 25, 2019 Geotechnical Report (Attachment 5) indicates the expansive index of the soils is medium (E.I. 49). The expansion range of the soils in the project area for structures will be mitigated to less than significant by implementation of the Ventura County Building Code. Future development of the site will be subject to the requirements of the Ventura County General Plan Policy HAZ-4.13, and the County of Ventura Building Code adopted from the California Building Code, in effect at time of construction, that requires mitigation of potential adverse effects of expansive soils. Project-specific and cumulative impacts related to expansive soils is considered less than significant.

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

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
16. Subsidence Hazard (PWA)								
Will the proposed project:								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving subsidence because it is located within a subsidence hazard zone?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 16 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

The hazards from subsidence will affect each project individually; and no cumulative subsidence hazard will occur as a result of other approved, proposed, or probable projects.

16a. The project does not propose the construction of new extraction wells or is within an area known for subsidence hazard (RMA GIS; August 2021). There will not be any project-specific or cumulative impacts related to subsidence.

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

Mitigation/Residual Impact(s)

None.

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

1) Result in a potential erosion/siltation hazard and flooding hazard pursuant to any of the following documents (individually, collectively, or in combination with one another): • 2007 Ventura County Building Code Ordinance No.4369 • Ventura County Land Development Manual • Ventura County Subdivision Ordinance • Ventura County Coastal Zoning Ordinance • Ventura County Non-Coastal Zoning Ordinance • Ventura County Standard Land Development Specifications • Ventura County Road Standards • Ventura County Watershed Protection District Hydrology Manual • County of Ventura Stormwater Quality Ordinance, Ordinance No. 4142 • Ventura County Hillside Erosion Control Ordinance, Ordinance No. 3539 and Ordinance No. 3683 • Ventura County Municipal Storm Water NPDES Permit • State General Construction Permit • State General Industrial Permit • National Pollutant Discharge Elimination System (NPDES)?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 17A of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

17A-1. Existing and proposed runoff will overland flow towards Sunland Avenue. The Geotechnical report, dated September 25, 2019 (Attachment 5), indicates drainage from the single-family dwelling will be directed to a series of swales that will maintain the drainage pattern that presently exists. It is understood that impacts from increased impervious area and stormwater drainage design will be conditioned by the PWA, Engineering Services Division, Development & Inspection Services, by reference to Appendix J of the Ventura County Building Code (2016), to require that runoff from the project site be released at no greater than the undeveloped flow rate and in such manner as to not cause an adverse impact downstream in peak velocity or duration. Development of the parcels that surround the project site were previously designed to carry runoff from these developed lots. No increase in flooding hazard or potential for

erosion or siltation will occur as a result of the new increased impervious area that will be developed as a result of the proposed project. Therefore, project-specific and cumulative impacts related to hydraulic hazards will be less than significant.

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

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

17B-1 and 17B-4. The project site is in a location identified by the Federal Emergency Management Agency (FEMA) as an area of minimal flood hazard Zone X unshaded. This is evidenced on FEMA Map Panel 06111C0702F effective January 29, 2021. The project site is also outside the 100-year and 500-year floodplain (RMA GIS; August 2021). Project-specific and cumulative impacts related to FEMA Hydraulic Hazards is considered less than significant.

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

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

18a. The project site is located within a very high fire hazard area designated as a State Responsibility Area per the California Department of Forestry and Fire Protection (CalFire). To ensure that fire hazard impacts are maintained at a less than significant level, the Applicant will be subject to standard conditions of approval that will require demonstration that there is an adequate amount of water supply available to the project for firefighting purposes and ensure that all structures are constructed to meet hazardous fire area building code requirements, such as the installation of sprinklers in the proposed single family dwelling. With the implementation of these standard conditions of approval, project-specific and cumulative impacts related to fire hazards is less than significant.

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

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

19a and 19b. The project site is located outside of a County Airport Sphere of Influence. Oxnard Airport is located approximately 24 miles southeast of the project site and the Santa Barbara Airport is located approximately 25 miles northwest of the project site. The proposed development is not expected to adversely impact the operational activities of a County airport. This is because the proposed single-family dwelling is limited to a maximum of 28 feet in height. Based on these development limitations, there would not be any project-specific or cumulative impact on aviation hazards. The proposed project will comply with the County's Airport Conservation Land Use Plan and pre-established federal criteria set forth in Federal Aviation Regulation Part 77 (Obstruction Standards). Thus, there will not be any project-specific or cumulative impacts related to aviation hazards.

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

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

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

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

Mitigation/Residual Impact(s)

None.

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

2) Be consistent with the applicable General Plan Goals and Policies for Item 20b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

20b-1. The proposed project will not generate hazardous wastes which require a Ventura County Environmental Health Division/Certified Unified Program Agency permit. There will not be any project-specific or cumulative impact related to hazardous waste.

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

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
21. Noise and Vibration								
Will the proposed project:								
a) Either individually or when combined with other recently approved, pending, and probable future projects, produce noise in excess of the standards for noise in the Ventura County General Plan Goals, Policies and Programs (Section 2.16) or the applicable Area Plan?		X			X			
b) Either individually or when combined with other recently approved, pending, and probable future projects, include construction activities involving blasting, pile-driving, vibratory compaction, demolition, and drilling or excavation which exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment (Section 12.2)?		X			X			
c) Result in a transit use located within any of the critical distances of the vibration-sensitive uses listed in Table 1 (Initial Study Assessment Guidelines, Section 21)?		X			X			

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

Impact Discussion:

21a. To determine whether a project will result in a significant noise impact, the Initial Study Assessment Guidelines set forth standards to determine whether the proposed use is a "noise sensitive use" or a "noise generator." Noise sensitive uses are dwellings, schools, hospitals, nursing homes, churches and libraries. The proposed construction of a single-family dwelling is considered a noise-sensitive use. This noise-sensitive use is not considered a long-term noise generator use since this type of use would not generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways, would not involve the creation of a new transit use, and would not involve the creation of a new commercial or industrial use that involves noise generating activities. As the proposed project does not include a noise generating use (except with regard to construction noise, which is addressed separately below), the proposed project will have no impacts related to the introduction of a new noise generator near noise sensitive uses.

The noise that will be experienced at the project site will largely result from traffic on US Route 101, which is located approximately 387 feet west of the project site, and the Southern Pacific Railroad line that is located approximately 335 feet west of the project site. The subject lot is not located where noise levels from traffic along US Route 101

and the railroad line meet or exceed the CNEL 70dB(A) noise contour as indicated in the Ventura County General Plan. The project site is located approximately 78 feet northeast and outside of this noise contour. The Applicant is not proposing any outdoor areas, such as a patio, at the rear of the property at this time. However, should any outdoor areas be proposed in the future, the location of the dwelling towards the western portion of the property, existing single-family dwellings surrounding the project site, and the location of these outdoor features will act to muffle outdoor noise levels in compliance with Ventura County General Plan noise policy limits.

To ensure interior noise levels are in compliance with Ventura County General Plan noise policy limits, construction techniques, such as installation of noise reducing drywall, floor de-couplers to "float" a floor and metal resilient channels attached to drywall to minimize sound transmission will be conducted to ensure that internal spaces comply with Ventura County General Plan Policy HAZ-9.2(5). The Applicant will also be required to ensure that the proposed single-family dwelling be designed so that noise-attenuating features are installed where appropriate (i.e. dual-paned windows and sound insulation). With the installation of the proposed single-family dwelling towards the western portion of the property, and existing single-family dwellings surrounding the project site, the location of these features will act to muffle outdoor noise levels in compliance with *Ventura County General Plan* noise policy limits (General Plan Policy HAZ-9.2.1). In addition, the Applicant is required to comply with the requirements of the Ventura County General Plan Policy HAZ-9.2.5, Construction Noise Threshold Criteria and Control Plan (2010a), which limit site preparation and construction activity for future development to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m. Saturday, Sunday, and State holidays. Construction equipment maintenance shall be limited to the same hours.

21.b and 21e. Temporary construction activities required to develop the project site are not likely to require pile-driving, vibratory compaction, demolition, drilling, or other similar types of vibration-generating activities. Pursuant to the requirements of the Ventura County Construction Noise Threshold Criteria and Control Plan (2010a), the applicant will be subject to a standard condition of approval that will limit noise-generating activities to the days and times when construction-generated noise is least likely to adversely affect surrounding residential uses (refer to Section 21a, above).

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

21d. The project site has direct access from Sunland Avenue, which is a paved public road. The proposed project will not involve the use of heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways located within proximity to sensitive uses that have the potential to either individually or when combined with other recently approved, pending,

and probable future projects, exceed the threshold criteria of the Transit Use Thresholds for rubber-tire heavy vehicle uses (Initial Study Assessment Guideline, Section 21-D, Table 1, Item No. 3). These methods would not require the use of heavy rubber-tire vehicles that would create a vibratory impact on Sunland Avenue. Therefore, the proposed project will have a less than significant project-specific and cumulative impact related to vibration.

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

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
22. Daytime Glare								
Will the proposed project:								
a) Create a new source of disability glare or discomfort glare for motorists travelling along any road of the County Regional Road Network?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 22 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

22a. US Route 101 is located approximately 387 feet west of the project site. Existing developed lots block the project site as seen from US Highway 101, however, to ensure that daytime glare does not impact motorists traveling along US Route 101, the Applicant will be subject to a standard condition of approval that will require the proposed development be constructed with non-reflective materials so as to not create any disability or discomfort glare as seen from this public road. In addition, all exterior lighting will be required to be shielded downward. Thus, project-specific and cumulative impacts related to daytime glare will be less than significant.

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

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

23a. The proposed project has the potential to impact public health due to the use of an OWTS. An OWTS that is undersized, improperly installed, failing, or poorly maintained has the potential to create a public nuisance and/or contaminate groundwater. To ensure that impacts to public health are maintained at a less than significant level, the Applicant will be subject to a standard condition of approval that will require submittal of a final soils / geotechnical report to demonstrate feasibility for the installation of an OWTS in compliance with local and state regulations which includes: the proper maintenance of tanks and disposal fields; pumping of the septic tanks by a Ventura County EHD permitted pumper truck and septage wastes disposed in an approved manner. The Applicant has proposed to install an OWTS that includes a 1,500-gallon septic tank with two leach lines (a 17 linear foot and a 50 linear foot line) that would be located behind the proposed garage. Percolation test data [NoorzayGeo, dated September 25, 2019 (Attachment 5)] from the site for the septic system design was provided with the application and meets necessary absorption criteria. Thus, project-specific and cumulative impacts related to public health will be less than significant.

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

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

24a. Neither APCD nor the County has adopted a threshold of significance applicable to Greenhouse Gas (GHG) emissions from projects subject to the County's discretionary land use permitting authority. The County has, however, routinely applied a 10,000 metric tons carbon dioxide equivalent per year (MTCO2e/Yr) threshold of significance to industrial projects, in accordance with CEQA Guidelines Section 15064.4(a)(2). APCD has concurred with the County's approach. APCD supports the application of this numeric threshold as stated in the GHG Threshold Report APCD published in 2011 at the request of the APCD Board, which concludes "Unless directed otherwise, District staff will continue to evaluate and develop suitable interim GHG threshold options for Ventura County with preference for GHG threshold consistency with the South Coast Air Quality Management District (AQMD) and the Southern California Association of Governments region". The South Coast AQMD at the same time proposed an interim screening threshold of 3,000 MTCO2e/Yr for commercial/residential projects. Industrial projects or facilities are defined as stationary emission sources that have or are required to have an APCD Permit to Operate.

Based on information provided by the Applicant, GHG impacts will be less than significant. The total GHG emissions including operational and construction emissions (amortized over a 30-yr average project lifespan) are approximately 8.81 MT CO2e/Yr[7]. This is well below the recommended 3,000 MT CO2e/Yr interim numerical threshold for residential and commercial projects from the adjacent air district (SCAQMD). This determination was based on information provided by the Applicant for a residential dwelling of 1,275 sq. ft. which includes area and mobile operational emissions and the CalEEMod version 2020.4 air emissions model. Construction emissions are overestimated as the residential dwelling is manufactured. Project-specific and cumulative impacts related to greenhouse gases is considered less than significant.

Mitigation/Residual Impact(s)

None.

[7] Metric Tons of Carbon Dioxide equivalent per year

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

Impact Discussion:

25a. La Conchita is a beach front community located between Bates Road and Mussel Shoals. A right of way was granted to the Southern Pacific railroad in 1887. In 1912, the wooden causeway between Santa Barbara and Ventura Counties was replaced with cement concrete pavement (i.e. US Route 101). The railroad tracks and US Route 101 are located approximately 387 feet and 335 feet west of the project site, respectively.

The La Conchita Del Mar Subdivision was recorded in May 1924. Currently, La Conchita is developed as a beach oriented residential community with a small lot subdivision pattern. The community includes a variety of housing types that range from one-story beach bungalows, to Spanish style villas to modern style homes. In 1995 and again in 2005, La Conchita experienced devastating mudslides eliminating specific areas from being redeveloped.

The project site is 0.11 acres (4,791 sq. ft.) in size and is surrounded by single-family dwellings to the west, east and south and Sunland Avenue to the north. The character of this residential beach community will not be altered with the proposed construction of the single-family dwelling. The proposed project would consist of a dwelling as a manufactured home with a garage and storage on the ground floor and a residence on the top floor.

With the development of the project site, certain development standards noted in Section 8106.1.1 of the Ventura County CZO for the current zoning designation of the parcel, RB 3,000 sq. ft., must be met. These standards are noted below.

Standards for Development in the RB Zone

Zone	Maximum Building Coverage	Required Minimum Setbacks	Maximum Structure Height
RB 3,000 sq. ft.	3,000 sq. ft.	Front: 10 feet	Principal: 28 feet
		Side: 3 feet	Accessory: 15 feet
		Rear: 14 feet	

Setback distances and structure height for the proposed project (Exhibit 3) are as follows:

Proposed Single Family Dwelling			
Proposed Setback		**Proposed Height**	
Side	3 feet	Single-family dwelling	28 feet
Front	10 feet		
Rear	14 feet		
Proposed Building Coverage: 2,950 sq. ft.			

Thus, project-specific and cumulative impacts related to community character will be less than significant.

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

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
26. Housing (Plng.)								
Will the proposed project:								
a) Eliminate three or more dwelling units that are affordable to: • moderate-income households that are located within the Coastal Zone; and/or, • lower-income households?		X				X		

b) Involve construction which has an impact on the demand for additional housing due to potential housing demand created by construction workers?		X				X		
c) Result in 30 or more new full-time-equivalent lower-income employees?		X				X		
d) Be consistent with the applicable General Plan Goals and Policies for Item 26 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

26a. The proposed project will not result in the elimination of three or more dwelling units and instead will result in the development of one new single-family dwelling unit, which will add to the County's housing stock. Therefore, the proposed project will not have a significant project-specific or cumulative impact on housing.

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

26c. The proposed project will not result in 30 or more new full-time-equivalent lower-income employees, as the proposed project would not facilitate the development of a new commercial, institutional, industrial, or other employment-generating use on the subject property. Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the demand for housing for employees associated with commercial or industrial development.

Thus, project-specific and cumulative impacts related to housing will be less than significant.

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

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

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

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

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

yields a VMT threshold of 8.21 miles which is the threshold of significance for residential land use projects.

The proposed single family dwelling is in the La Conchita community. From the project site to U.S. Route 101, the dwelling would be 387 feet to the east of this highway. The term 'average' of all home-based trips refers to the 'middle' or 'central' point that is a typical representation of several trips generated in one day. The proposed dwelling's home-based trips will likely average one per day given the distance to employment centers and public services. Based on the above 8.21 mile VMT and the location of the dwelling in relation to U.S. Route 1, the VMT that would be generated from the dwelling development would not exceed the threshold.

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

The nearest county-maintained roadway is Sunland Avenue Road. The dwelling will generate additional traffic on the Regional Road Network and local public roads. Therefore, a Traffic Impact Mitigation Fee (TIMF) will be required. As a result, project-specific and cumulative impacts related to level of service is considered less than significant.

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

27a(2)-a. The proposed construction and use of the single family dwelling will generate additional traffic on the County of Ventura Regional Road Network and local public roads (Sunland Avenue and Surfside Street). The proposed construction and use of the single family dwelling would be located adjacent to Sunland Avenue and about 207 feet east of Surfside Street. As a result, the proposed project does not have the potential to alter the level of safety of roadways and intersections near the project. Project-specific and cumulative impacts related to safety and design of public roads is less than significant.

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

27a(3)-a. The VCFPD evaluated the proposed project and determined that the existing access roads meet current VCFPD standards for access. In addition, no private roads will be utilized in conjunction with the proposed project. Therefore, there will not be any project-specific or cumulative impacts related to safety and design of private access roads.

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

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

27a(4)-a. The VCFPD evaluated the proposed project and determined that the existing access roads meet current VCFPD standards for access. In addition, no private roads will be utilized in conjunction with the proposed project. The construction of a future private driveway will meet County access standards and current VCFPD road standards [Standard 501, Fire Apparatus Access Standard, Chapter 3 and Sections 5.2.1 through Section 5.2.5[8]]. The project site is located approximately 2.5 miles northwest of the nearest fire station, Station No. 25, addressed at 5674 W. Pacific Coast Highway in the unincorporated area of Ventura. The distance and response time is adequate and no new fire stations or personnel are required as a result of the proposed project. Thus, project-specific and cumulative impacts related to tactical access will be less than significant.

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

Mitigation/Residual Impact(s)

None.

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

[8] https://vcfd.org/wp-content/uploads/2020/02/Ordinance-31-Adopted-Version.pdf

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

Impact Discussion:

27b-1 and 27b-2. The proposed residential use of the project site would result in the generation of pedestrian and bicycle traffic. There are no sidewalks within the La Conchita community, however neighborhood streets and road shoulders are suitable for walking. The Rincon Bike Trail is located between Ventura and Santa Barbara County on the seaward side of US Route 1 and provides a safe path of travel for the community. There is a beach accessway located east of Santa Paula Avenue that traverses beneath US Route 101 and provides access to the beach. The project's nominal increase in pedestrian and bicycle traffic would not be adverse. Thus, project-specific and cumulative impacts related to pedestrian and bicycle facilities will be less than significant.

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

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

27c-1. There are no bus facilities within the vicinity of the project site with which the proposed project could interfere. The nearest transit stop is located about 3.3 miles northeast of the project site at Highway 150 and Camino Carreta in the city of Carpinteria. The construction of the single family dwelling will not interfere with existing bus transit facilities and routes or create a substantial increase in the demand for additional or new transit services. Thus, there will not be any project-specific or cumulative impacts related to bus transit facilities/services.

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

Mitigation/Residual Impact(s)

None.

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

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

Impact Discussion:

27d-1. The Southern Pacific Railroad line is located approximately 335 feet west of the project site. Surfside Street, a vegetative buffer and approximately seven developed residential lots are located between the railroad and the project site. The proposed construction of the single-family dwelling will not adversely impact the use of the railroad due to the distance and physical impediments between the project site and railroad line. Thus, project-specific and cumulative impacts related to railroads will be less than significant.

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

Mitigation/Residual Impact(s)

None.

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

3) Be consistent with the applicable General Plan Goals and Policies for Item 27e of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27e-1 and 27e-2. The nearest airport is the Oxnard Airport located approximately 24 miles southeast of the project site and outside the sphere of influence of a County operated airport. Based on this distance, the proposed project does not have the potential to generate complaints and concerns regarding interference with airports. There will not be any project-specific or cumulative impacts related to airports.

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

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27f. Transportation & Circulation - Harbor Facilities (Harbors)								
Will the proposed project:								
1) Involve construction or an operation that will increase the demand for commercial boat traffic and/or adjacent commercial boat facilities?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27f of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27f-1. The Santa Barbara Harbor is located about 17.2 miles northwest of the project site. The proposed construction and use of a single family dwelling on the subject property does not involve construction or an operation that will increase the demand for commercial boat traffic and/or adjacent commercial boat facilities. There will not be any project-specific or cumulative impacts related to harbor facilities.

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

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

27g-1. A major and minor oil transmission pipeline is located in the right of way between Surfside Street at the railroad tracks. The project site is located approximately 287 feet east of the pipeline. At this distance, the proposed project will not interfere with or compromise the integrity or affect the operation of this existing pipeline. Therefore, there will not be any project-specific or cumulative impacts related to pipelines.

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

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
28a. Water Supply – Quality (EHD)								
Will the proposed project:								

1) Comply with applicable state and local requirements as set forth in Section 28a of the Initial Study Assessment Guidelines?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 28a of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

28a-1. Domestic water supply for the proposed project will be provided by the CMWD. A Conditional Water Availability letter dated October 4, 2019 for APN 060-0-064-220 was provided. The Applicant will be required to meet all physical and financial arrangements with CMWD, including completion of a new water service application and payment for water allocation, before a Will Serve letter will be issued. Confirmation of a Water Availability Letter from the CMWD must be submitted to the Environmental Health Division prior to the issuance of the Zoning Clearance for construction. Project-specific and cumulative impacts related to water supply quality is considered less than significant.

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

Mitigation/Residual Impact(s)

None.

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

3) Be consistent with the applicable General Plan Goals and Policies for Item 28b of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

28b-1. The project site is within the water service area of CMWD. A small percentage (typically less than 1%) of total water provided by CMWD is extracted from the Mira Monte well (SWN 04N23W15D01S), with the remainder sourced from Lake Casitas. A Conditional Water Availability Letter from CMWD, dated October 4, 2019, was submitted by the Applicant. The Applicant has not yet secured a water allocation from the supplier; however, CMWD reported in the letter that the Applicant would have to purchase 0.32 AF of water for the proposed development.

28b 2. The proposed project will not, either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that would adversely affect the water supply – quantity of the hydrologic unit in which the project site is located.

Based on the above discussion, project-specific and cumulative impacts related to water supply quantity is considered less than significant.

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

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

28c-1. Domestic water supply for the proposed project will be provided by the CMWD. To ensure that the CMWD can provide the required minimum 500 gallons per minute (GPM) for fire flow, the Applicant will be subject to a standard condition of approval that will require fire flow certification from the CMWD that demonstrates that the minimum fire flow requirement can be achieved. The Applicant will also be required to install fire sprinklers in the proposed single-family dwelling. With implementation of these standard conditions of approval, project-specific and cumulative impacts related to fire flow will be less than significant.

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

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

29a-1. The proposed project will install a new 1,500 gallon septic tank with leach lines. The soils report dated prepared by NoorzayGeo and dated September 25, 2019 (Attachment 5), indicates that the project site is suitable for a conventional septic system. Conformance with the current Ventura County Building Code Ordinance, State OWTS policy, and EHD guidelines, as well as proper routine maintenance of the OWTS, will reduce any project-specific and cumulative impacts to a level considered less than significant. Therefore, the project-specific and cumulative impacts related to individual sewage disposal systems is considered less than significant.

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

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

29b-1. The proposed project will utilize an OWTS and will not require connection to a sewage collection facility. The project will not have any project-specific or cumulative impacts related to a sewage collection facility.

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

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29c. Waste Treatment & Disposal Facilities - Solid Waste Management (PWA)								

Will the proposed project:								
1) Have a direct or indirect adverse effect on a landfill such that the project impairs the landfill's disposal capacity in terms of reducing its useful life to less than 15 years?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 29c of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

29c-1. As required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE), adopted in June 2001 and updated annually, Ventura County has at least 15 years of disposal capacity available for waste generated by 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 and will not make a cumulatively considerable contribution to a significant cumulative impact, regarding Ventura County's solid waste disposal capacity.

In accordance with California's Green Building Standards Code (CALGreen) Sections 4.408 and 5.408, Ventura County Ordinance 4421 requires all discretionary permit applicants whose proposed project includes construction and/or demolition activities to reuse, salvage, recycle, or compost a minimum of 65 percent of the solid waste generated by their project. Public Works Agency Integrated Waste Management Division's construction and demolition waste diversion program (Form B Recycling Plan/Form C Report) ensures this 65 percent diversion goal is met prior to issuance of a final zoning clearance for construction, consistent with Ventura County General Plan's Solid and Hazardous Waste Policies PSF-5.3, PFS-5.9 and HAZ-5.2. Thus, project-specific and cumulative impacts related to solid waste management will be less than significant.

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

Mitigation/Residual Impact(s)

None.

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

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

Impact Discussion:

29d-1. The proposed project does not involve a solid waste operation or facility. The project will not have any project-specific or cumulative impacts related to a solid waste operation or facility.

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

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
30. Utilities								
Will the proposed project:								
a) Individually or cumulatively cause a disruption or re-routing of an existing utility facility?	X				X			

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

Impact Discussion:

30a and 30b. The area in which the project site is located is currently served with electrical, gas, and communications facilities. The proposed construction of a single-family dwelling on the project site will require an extension of utilities. However, there are no utilities that would be disrupted or re-routed to accommodate future development. Therefore, there will not be any project-specific or cumulative impacts related to existing utility facilities.

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

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	**Project Impact Degree Of Effect****				**Cumulative Impact Degree Of Effect****			
	N	LS	PS-M	PS	N	LS	PS-M	PS
31a. Flood Control Facilities/Watercourses - Watershed Protection District (WPD)								
Will the proposed project:								
1) Either directly or indirectly, impact flood control facilities and watercourses by obstructing, impairing, diverting, impeding, or altering the characteristics of the flow of water, resulting in exposing adjacent property and the community to increased risk for flood hazards?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 31a of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

31a-1. The proposed project is situated approximately 583 feet east of the Pacific Ocean. The nearest Ventura County redlined channel is more than 2 miles southeast of the project site. The proposed project would result in an increase of impervious area within the subject property; however, the cumulative impacts from the increased impervious area will not affect district flood control facilities as site runoff would sheet flow to the north to Sunland Avenue. Therefore, project-specific and cumulative impacts related to flood control facilities will be less than significant.

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

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
31b. Flood Control Facilities/Watercourses - Other Facilities (PWA)								
Will the proposed project:								
1) Result in the possibility of deposition of sediment and debris materials within existing channels and allied obstruction of flow?		X				X		
2) Impact the capacity of the channel and the potential for overflow during design storm conditions?		X				X		
3) Result in the potential for increased runoff and the effects on Areas of Special Flood Hazard and regulatory channels both on and off site?		X				X		
4) Involve an increase in flow to and from natural and man-made drainage channels and facilities?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 31b of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

31b-1 through 31b-4. Previous development in the La Conchita community was completed according to codes and standards to carry runoff without the deposition of sediment and to not cause obstruction of flows in channels. The existing developed tract drainage system collects and carries flows to the Pacific Ocean.

The project will result in an increase in flow due to the increase in impervious surface area. However, the proposed project will not create an obstruction of flow in the existing onsite drainage pattern, as site runoff will maintain the drainage pattern that presently exists (i.e. runoff to the north to Sunland Avenue). The project preserves the existing trend of runoff and local drainage patterns, and no increase in effects on Areas of Special Flood Hazard will occur than the pre-project condition. The project will not create an obstruction of flow in the existing drainage as any runoff will be similar to the present conditions and directed to the natural drainage patterns of the site.

Therefore, project-specific and cumulative impacts related to flood control facilities is considered less than significant.

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

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

32a. The proposed project includes the construction of a single-family dwelling in the residential community of La Conchita. The addition of one single family dwelling in this

area will not require additional personnel, equipment, or facilities from the Ventura County Sheriff's Department, to continue to provide law enforcement/emergency services to the project site. Therefore, there will not be any project-specific or cumulative impacts related to law enforcement / emergency services.

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

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
33a. Fire Protection Services - Distance and Response (VCFPD)								
Will the proposed project:								
1) Be located in excess of five miles, measured from the apron of the fire station to the structure or pad of the proposed structure, from a full-time paid fire department?	X				X			
2) Require additional fire stations and personnel, given the estimated response time from the nearest full-time paid fire department to the project site?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 33a of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

33a-1 and 33a-2. This project is located approximately 2.5 miles northwest of Ventura County Fire Station No. 25, addressed at 5674 Pacific Coast Highway. The distance and response time is adequate and no new fire stations or personnel are required as a result of the proposed project. Therefore, there will not be any project-specific or cumulative impacts related to Fire Protection Services distance and response.

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

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

33b-1 and 33b-2. As stated in item 33a above, the project site is located approximately 2.5 miles northwest of the nearest fire station, Station No. 25, addressed at 5674 W. Pacific Coast Highway in the unincorporated area of Ventura. Based on this distance from an existing fire station, the need for additional fire personnel is not required. Thus, there will not be any project-specific or cumulative impacts related to fire protection services personnel, equipment and facilities.

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

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
34a. Education - Schools								

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

Impact Discussion:

34a-1. The nearest school, Aliso Elementary School, addressed at 4545 Carpinteria Avenue, Carpinteria, CA 93013, is approximately 6.6 miles northeast of the project site. Cate School, addressed at 1960 Cate Mesa Road in the city of Carpinteria, is approximately 7.6 miles north of the project site.

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

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

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
34b. Education - Public Libraries (Lib. Agency)								
Will the proposed project:								
1) Substantially interfere with the operations of an existing public library facility?	X							
2) Put additional demands on a public library facility which is currently deemed overcrowded?	X							

3) Limit the ability of individuals to access public library facilities by private vehicle or alternative transportation modes?	X							
4) In combination with other approved projects in its vicinity, cause a public library facility to become overcrowded?					X			
5) Be consistent with the applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

34b-1 through 34b-4. Carpinteria Branch Library addressed at 5141 Carpinteria Ave, Carpinteria, CA 93013 is located about 5.3 miles northwest of the project site. The construction and use of the single family dwelling does not have the potential to create project-specific impacts which would interfere with the use of the library. Moreover, the modest incremental increase in the demand for library services that would result from development of a single family dwelling unit would not result in a significant demand on library resources, thereby warranting the need for the construction of new library facilities. There will not be any project-specific or cumulative impacts related to library services.

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

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	**Project Impact Degree Of Effect****				**Cumulative Impact Degree Of Effect****			
	N	LS	PS-M	PS	N	LS	PS-M	PS
35. Recreation Facilities (GSA)								
Will the proposed project:								
a) Cause an increase in the demand for recreation, parks, and/or trails and corridors?		X				X		

b) Cause a decrease in recreation, parks, and/or trails or corridors when measured against the following standards: • Local Parks/Facilities - 5 acres of developable land (less than 15% slope) per 1,000 population; • Regional Parks/Facilities - 5 acres of developable land per 1,000 population; or, • Regional Trails/Corridors - 2.5 miles per 1,000 population?		X				X		
c) Impede future development of Recreation Parks/Facilities and/or Regional Trails/Corridors?		X				X		
d) Be consistent with the applicable General Plan Goals and Policies for Item 35 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

35a through 35c. The project site is located within Segment N1 of the existing California Coastal Trail for the Ventura County North Coast. This trail segment includes provides a multi-modal coastal trail between Ventura and Santa Barbara Counties for hikers/walkers and bicyclists. The trail also provides access to La Conchita Beach and street parking along Surfside Street via the US Route 101 underpass at Sunland Avenue[9].

Hobson Beach Park is located approximately 3.3 miles southeast of the project site, and Faria Beach Park is located 5.0 miles southeast of the project site (RMA GIS; August 2021). At these distances, development of the dwelling on the project site will not have an adverse effect on the development, maintenance, or use of public trails and parks. Therefore, project-specific and cumulative impacts related to recreation facilities is considered less than significant.

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

Mitigation/Residual Impact(s)

None.

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

Airports - Department Of Airports	AG. - Agricultural Department	VCAPCD - Air Pollution Control District
EHD - Environmental Health Division	VCFPD - Fire Protection District	GSA - General Services Agency
Harbors - Harbor Department	Lib. Agency - Library Services Agency	Plng. - Planning Division

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

PWA - Public Works Agency Sheriff - Sheriff's Department WPD – Watershed Protection District

**Key to Impact Degree of Effect:
N – No Impact
LS – Less than Significant Impact
PS-M – Potentially Significant but Mitigable Impact
PS – Potentially Significant Impact

Section C – Mandatory Findings of Significance

Based on the information contained within Section B:		
	Yes	**No**
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).		X
3. Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effect of probable future projects. (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant.)		X
4. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?		X

Findings Discussion:

1. As stated above in Section B of this Initial Study, the proposed project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

2. The proposed project does not involve the potential to achieve short-term, to the disadvantage of long-term, environmental goals.

3. As stated in Section B, the proposed project does not have the potential to create a cumulatively considerable contribution to a significant cumulative impact.

4. As stated in Section B, the proposed project will have at most a less than significant impact with regard to adverse effects, either directly or indirectly, on human beings.

Section D – Determination of Environmental Document

Based on this initial evaluation:

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

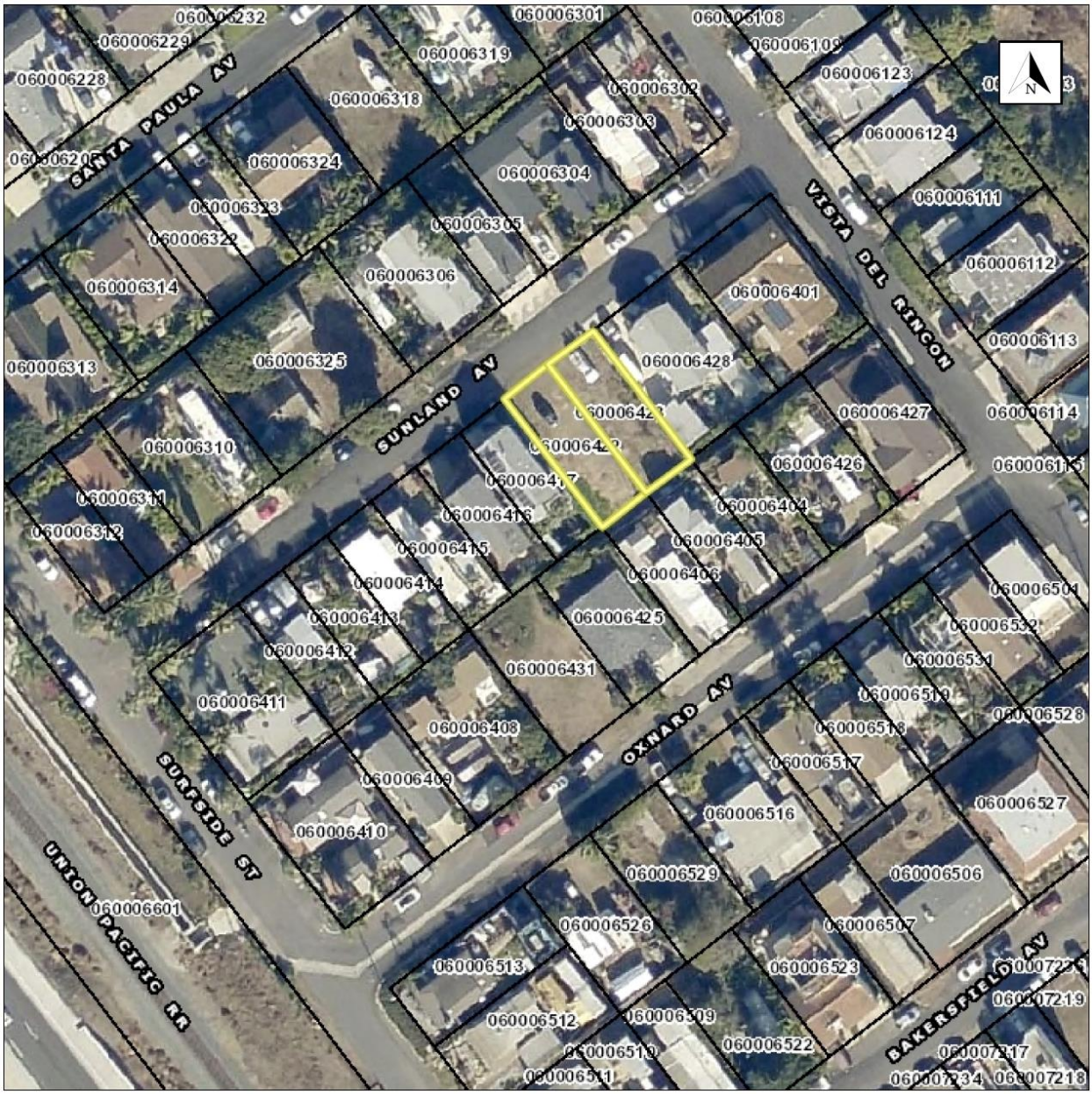
Kristina Boero, Senior Planner

9-1-2021
Date

Attachments:

Attachment 1	Aerial Map
Attachment 2	General Plan, Coastal Area Plan and Zoning Maps
Attachment 3	Site Plans

Attachment 4	Pending and Approved Project Map for Ventura County Unincorporated area
Attachment 5	Preliminary Geotechnical Report and Percolation Testing Report, prepared by Noorzay Geotechnical Services and dated September 25, 2019
Attachment 6	Works Cited



County of Ventura
PL20-0108
Negative Declaration
Attachment 1 – Aerial Map

Ventura County,California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 08-03-2021
This aerial imagery is under the copyrights of Pictometry
Source: Pictometry, 2019

County of Ventura
PL20-0108
Negative Declaration
Attachment 2 - General Plan, Coastal Area Plan and Zoning Maps

0 45 90 Feet

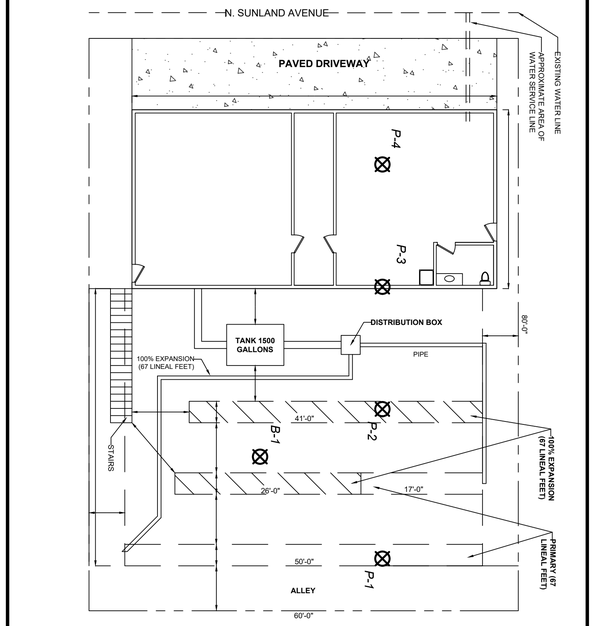
Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does no twarrant the accuracy of this mapand no decision involving a risk of economic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

RH

HELFRICH ASSOCIATES ENGINEERING CONSTRUCTION CONSULTING

PLOT PLAN
N. SUNLAND AVENUE, LA CONCHITA, CA

6-15-2020



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Date: 6/1/20 Job: Anacapa-La Conchita Project No. _____ Page ____ of ____

Subsurface conditions – high GW = 15' deep
– clay/clayeysand fill to 3.5'

P1 perc rate = 13.9 minutes/inch – 11.5' deep
P2 perc rate = 41.7 minutes/inch – 5' deep

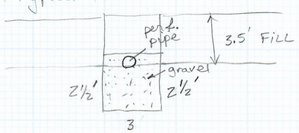
bottom of leach lines will be at 6' (3½' fill) + 30" (2½') below

Based on 13.9 minutes/inch – required area per bedroom is 190 s.ft.

Because of other low perc results, design leach fields (+ 100% expansion) based on available area – perc rate for design is 201 sft per bedroom; 17.8 min/inch average

Absorption area provided by design is 67 lineal feet of 2½' deep x 3' wide trenches

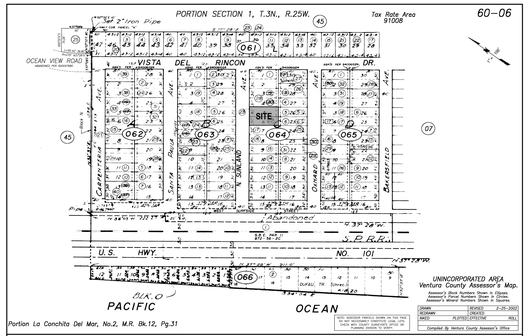
Typical trench



15' High Groundwater, per soils report

BEST MANAGEMENT PRACTICES

1. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. THIS INCLUDES SAND FOR STUCCO, DRYWALL DEMOLITION DEBRIS, DRYWALL "MUD" PACKAGING, ETC.
2. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
3. NON-STORM WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE SITE.
4. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS A **SOLID** WASTE.
5. TRASH AND CONSTRUCTION RELATED WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
6. SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. OTHER



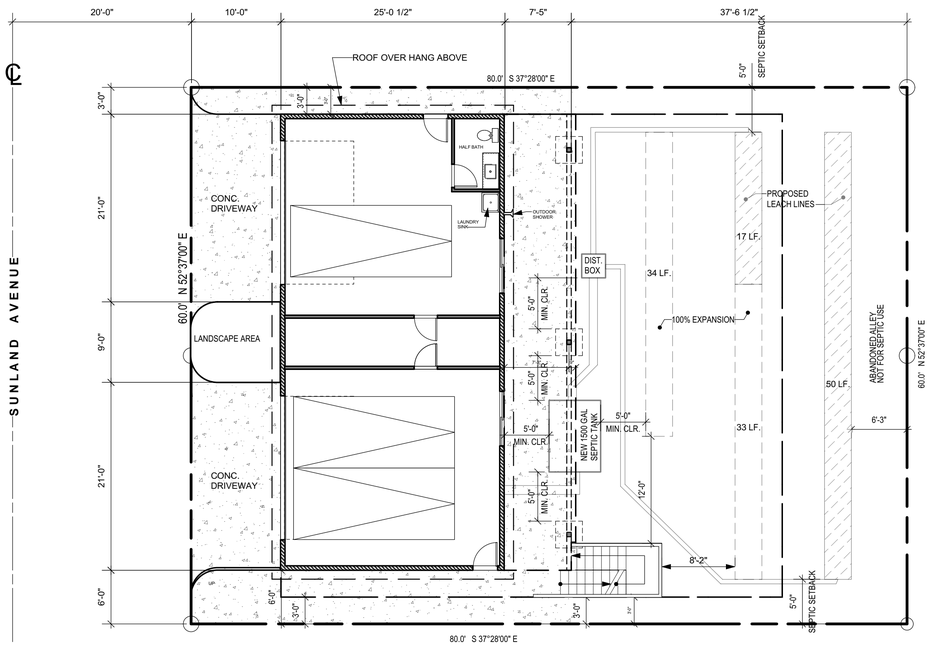
PARCEL MAP

SYMBOLS LEGEND

- CENTER LINE
- PROPERTY LINE
- PROPERTY SETBACK LINE
- PROPERTY CORNERS
- CENTER LINE

STATASTICS - BUILDING & ZONING CODE NOTES

•PROPERTY OWNER:	MARK MULEADY J. TRUST 2715 ABBOT KINNEY BLVD. #1, VENICE, CA 90291
•PROJECT ADDRESS:	LOT 22 / 23 SUNLAND AVE. LA CONCHITA, CA 93001
•PROJECT JURSDICTION:	COUNTY OF VENTURA
•A.P.N.	060-0-064-220 / 060-0-064-230
•ZONE:	RB-3000
•LOT SIZE:	0.11 AC
•OCCUPANCY GROUP:	**R-3 / U GARAGE**
•BUILDING TYPE:	V-B SPRINKLERED
•SETBACK REQUIRED:	FRONT YARD - 10 FT. SIDE / INTERIOR YARDS - 3FT. REAR YARD - 14 FT. , (OR 6 FT IF FRONT YARD IS 20 FT. OR MORE)
•MAX. BUILDING HEIGHT:	MAX. HEIGHT - 28 FT. TO TOP OF ROOF.
•GRADING:	NONE
•PARKING:	3 IN GARAGE PROPOSED
•DEFFERED SUBMITTAL:	FIRE-SPRINKLER SYSTEM



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

PROJECT NORTH
TRUE NORTH

PROPOSED SQUARE FOOTAGES: (FOOTPRINT)

	GROSS (SF)	NET (SF)
PROPOSED NEW MODULAR RESIDENCE AT 2ND FLOOR	1,275	1,200
PROPOSED 3-CAR GARAGE	909	861
STORAGE	366	315
2ND FLOOR DECK	400	

SHEET INDEX

PROJECT DESCRIPTION

PROPOSED NEW MODULAR HOME AT 2ND FLOOR

PROPOSED NEW ATTACHED 3-CAR GARAGE BUILDING + STORAGE AREA

County of Ventura
PL20-0108
Negative Declaration
Attachment 3 - Site Plans

REVISION :

PLANCHECK REV. 04/23/2020

building design | master planning | permit processing

design | architecture
Steven Penn Hsu
Architect
805.415.0910
pennarch@att.net
DUNS #833001022
CAGE CODE 5WSN8

LICENSED ARCHITECT STEVEN PENN HSU C-32150 7-29-2021 RENEWAL DATE STATE OF CALIFORNIA

Anacapa Homes
Anacapa Homes
4160 Market Street Suite #6
Ventura, CA
805-640-6575

MULEADLY RESIDENCE
PROPOSED NEW MANUFACTURED RESIDENCE WITH SITE-BUILD GARAGE
LOT 22 & 23, SUNLAND AVE. LA CONCHITA, CA 93001

SHEET TITLE :

GN, COVER

Date: 2/25/21

SHEET :

A-0.0

ELECTRICAL / MECHANICAL SYMBOLS

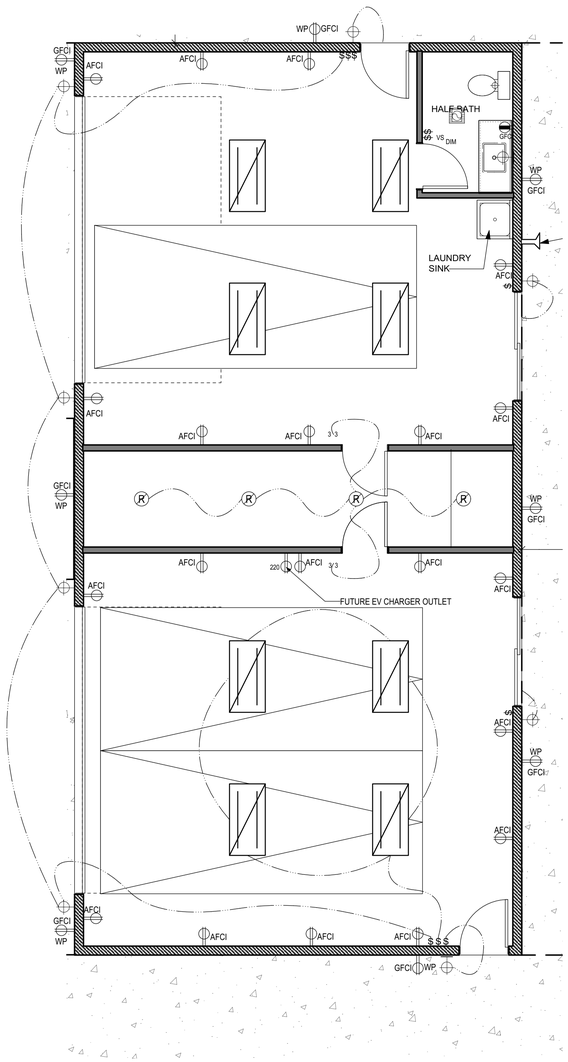
- SUSPENDED CABLE LIGHTING
- RECESSED HEAT & FAN
- LED COVE LIGHTING; LOW PROFILE EXTRA LONG LINKABLE LIGHT FIXTURES
- TRACK LIGHTING
- LED SHOP LIGHT FIXTURE
- LED UNDER CABINET FIXTURE
- LED WALL MOUNTED LIGHT FIXTURE
- LED CEILING MOUNTED LIGHT FIXTURE
- LED RECESSED OVERHEAD WALL WASHER
- LED RECESSED DOWN LIGHT 4" Ø
- LED RECESSED SLOPED DOWN LIGHT
- CEILING PENDANT MOUNT OR CHANDELIER
- LED SHOWER LIGHT, FLUSH RECESSED
- DUPLEX 110 V FLOOR OUTLET
- 120 VOLT DUPLEX OUTLET +18" AFF, TYP.
- 120 VOLT DUPLEX OUTLET TOP HALF SWITCHED
- DUPLEX 110 V OUTLET, MOUNTED ABOVE BACKSPLASH
- 240 VOLT DUPLEX OUTLET
- QUADPLEX 110 V OUTLET
- SINGLE POLE SWITCH
- F.G. FUEL GAS COCK
- C.W. COLD WATER COCK
- H.B. HOSE BIBB
- TV WALL CABLE TELEVISION OUTLET
- SD SMOKE DETECTOR
- HSD HARD WIRED SMOKE DETECTOR
- CM CARBON MONOXIDE DETECTOR
- TEL/DATA WALL TELEPHONE / DATA OUTLET
- fan CEILING MOUNTED FAN W/ LIGHT FIXTURE
- EXHAUST FAN - 50 CFM MIN. INTERMITTENT OR 20 CFM CONTINUOUS
- T THERMOSTAT

SYMBOL SUBFIX

L	LOW VOLTAGE
F	FLUORESCENT
LED	LED (LIGHT-EMITTING DIODE) FIXTURE
DC	DEDICATED CIRCUIT
AFCI	ARC-FAULT CIRCUIT INTERRUPTER
GFCI	GROUND-FAULT CIRCUIT INTERRUPTER
WP	WATER PROOF
DIM	DIMMER SWITCH
3	3-WAY LIGHT SWITCH
4	4-WAY LIGHT SWITCH
M/P	MOTION / PHOTOCELL
VC	VACANCY SENSOR (MANUAL ON, AUTO OFF)

DOOR SCHEDULE:

	WIDTH	HEIGHT	THICK	TYPE	MATERIAL	REMARKS
1	16'-0"	7'-0"	1-3/4"	OVERHEAD	ALUM CLAD /DUAL/ TEMP.	
2	16'-0"	7'-0"		OVERHEAD		
3	2'-8"	6'-8"		SWING		
4	6'-0"			SLIDER		
5	6'-0"			SLIDER		
6	2'-8"			SWING		
7	2'-6"			SWING		
11	2'6"	6'-8"	1-3/8"	SWING	H/C	
12	2'-6"			SWING		
13	2'-6"			SWING		

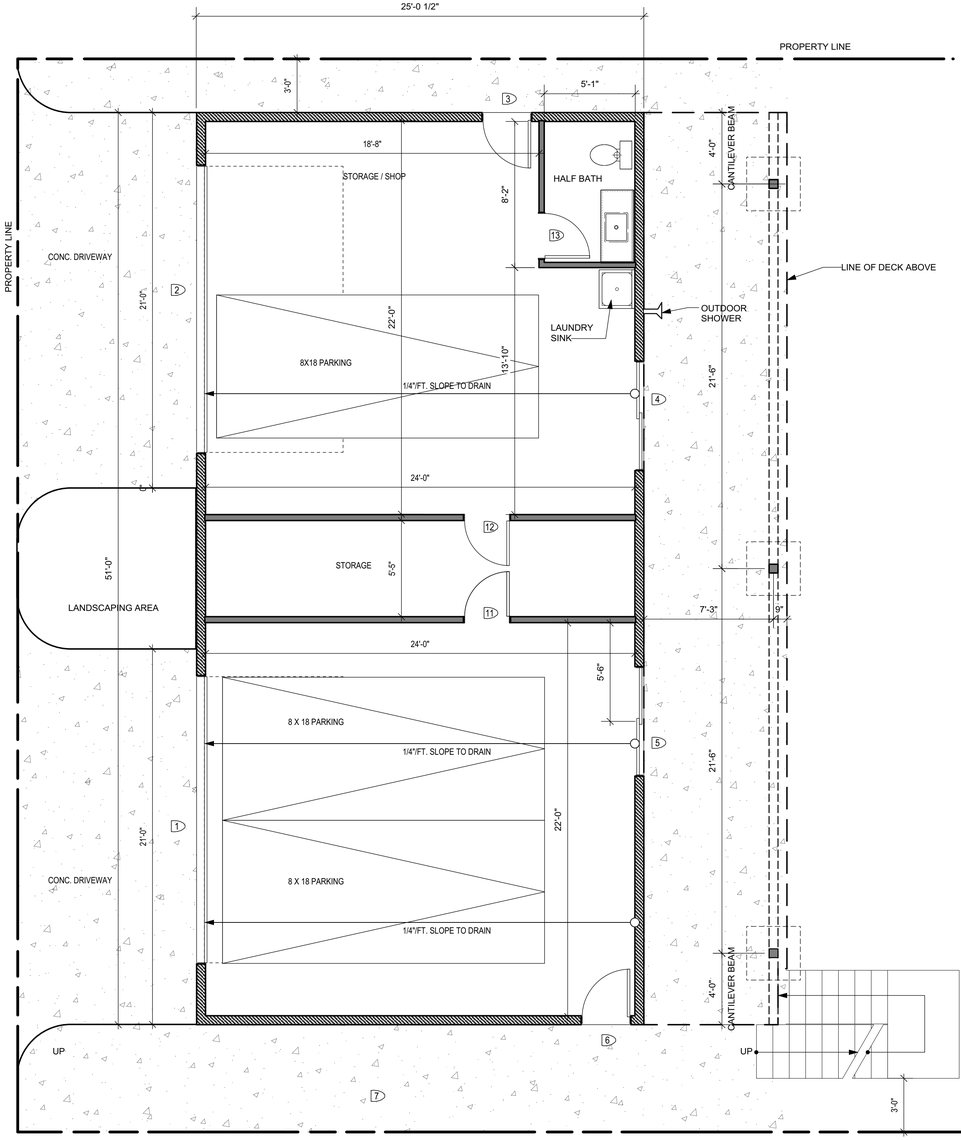


GARAGE ELECTRICAL PLAN

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

PROJECT NORTH

TRUE NORTH



GARAGE FLOOR PLAN

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

PROJECT NORTH

TRUE NORTH

REVISION :

1 PLANCHECK REV. 04/23/2020

building design | master planning | permit processing

design | architecture

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pennarch@att.net

DUNS #833001022
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LICENSED ARCHITECT
STEVEN PENN HSU
C-32150
7-29-2021
RENEWAL DATE
STATE OF CALIFORNIA

Anacapa Homes
Anacapa Homes
4160 Market Street Suite #6
Ventura, CA
805-640-6575

MULEADLY RESIDENCE

PROPOSED NEW MANUFACTURED RESIDENCE WITH SITE-BUILD GARAGE

LOT 22 & 23, SUNLAND AVE. LA CONCHITA, CA 93001

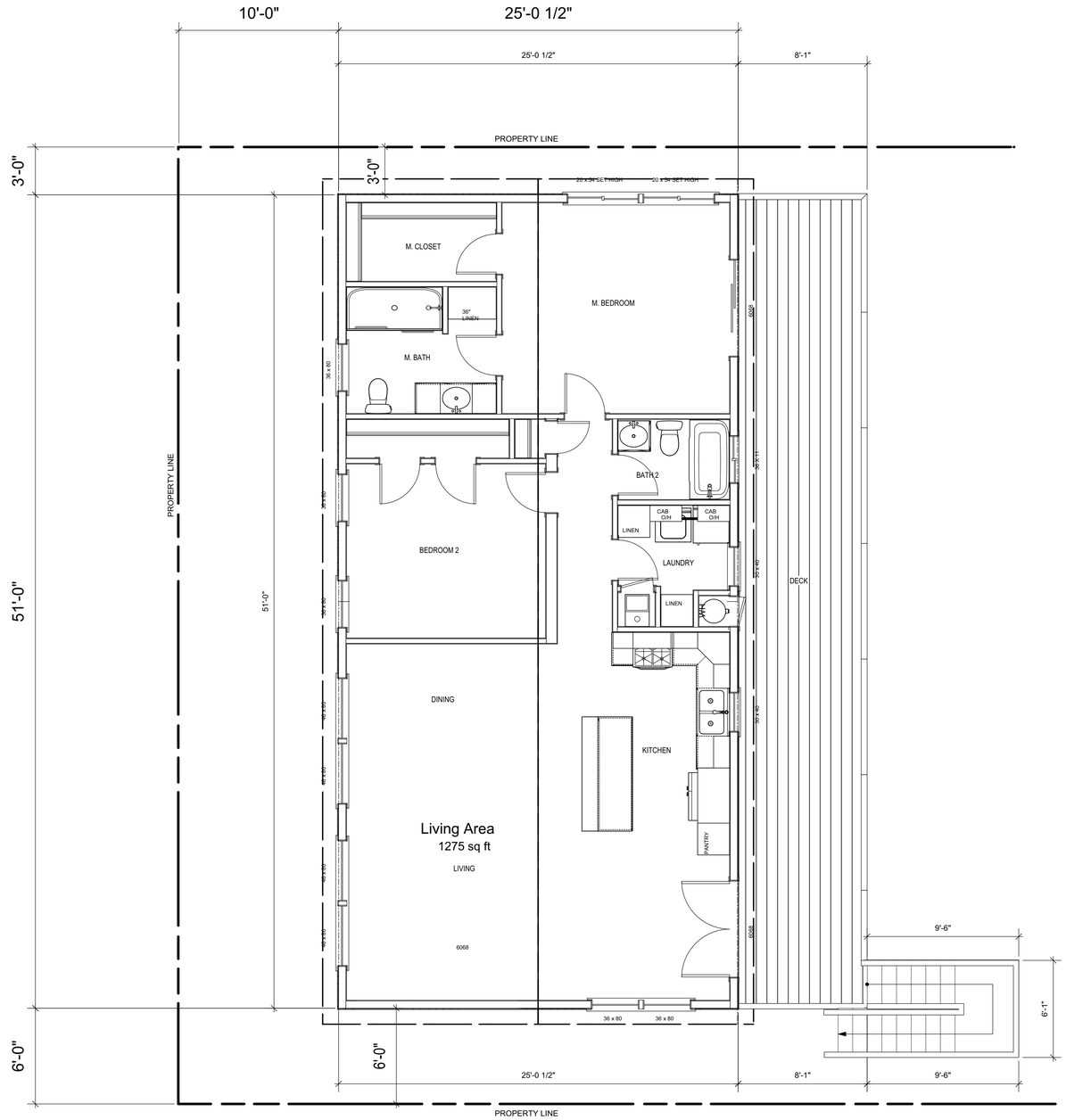
SHEET TITLE :

GARAGE FLOOR PLAN

Date: 2/25/21

SHEET :

A-2.0



2ND FLOOR PLAN (MODULAR HOME)

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

PROJECT NORTH

TRUE NORTH

REVISION :

1 PLANCHECK REV. 04/23/2020

building design | master planning | permit processing

design | architecture

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LICENSED ARCHITECT
STEVEN PENN HSU
C-32150
7-29-2021
RENEWAL DATE
STATE OF CALIFORNIA

Anacapa Homes
4160 Market Street Suite #6
Ventura, CA
805-640-6575

MULEADLY RESIDENCE

PROPOSED NEW MANUFACTURED RESIDENCE
WITH SITE-BUILD GARAGE

LOT 22 & 23, SUNLAND AVE. LA CONCHITA, CA 93001

SHEET TITLE :

2ND FLOOR PLAN

Date: 2/25/21

SHEET :

A-2.1

NORTH ELEVATION (SIDE PROPERTY LINE)

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

WEST ELEVATION (FRONT-SUNLAND AVE)

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

SOUTH ELEVATION (SIDE PROPERTY LINE)

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

EAST ELEVATION (REAR -BACKYARD)

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

REVISION :

1 PLANCHECK REV. 04/23/2020

building design | master planning | permit processing

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LICENSED ARCHITECT
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7-29-2021
RENEWAL DATE
STATE OF CALIFORNIA

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MULEADLY RESIDENCE

PROPOSED NEW MANUFACTURED RESIDENCE
WITH SITE-BUILD GARAGE

LOT 22 & 23, SUNLAND AVE. LA CONCHITA, CA 93001

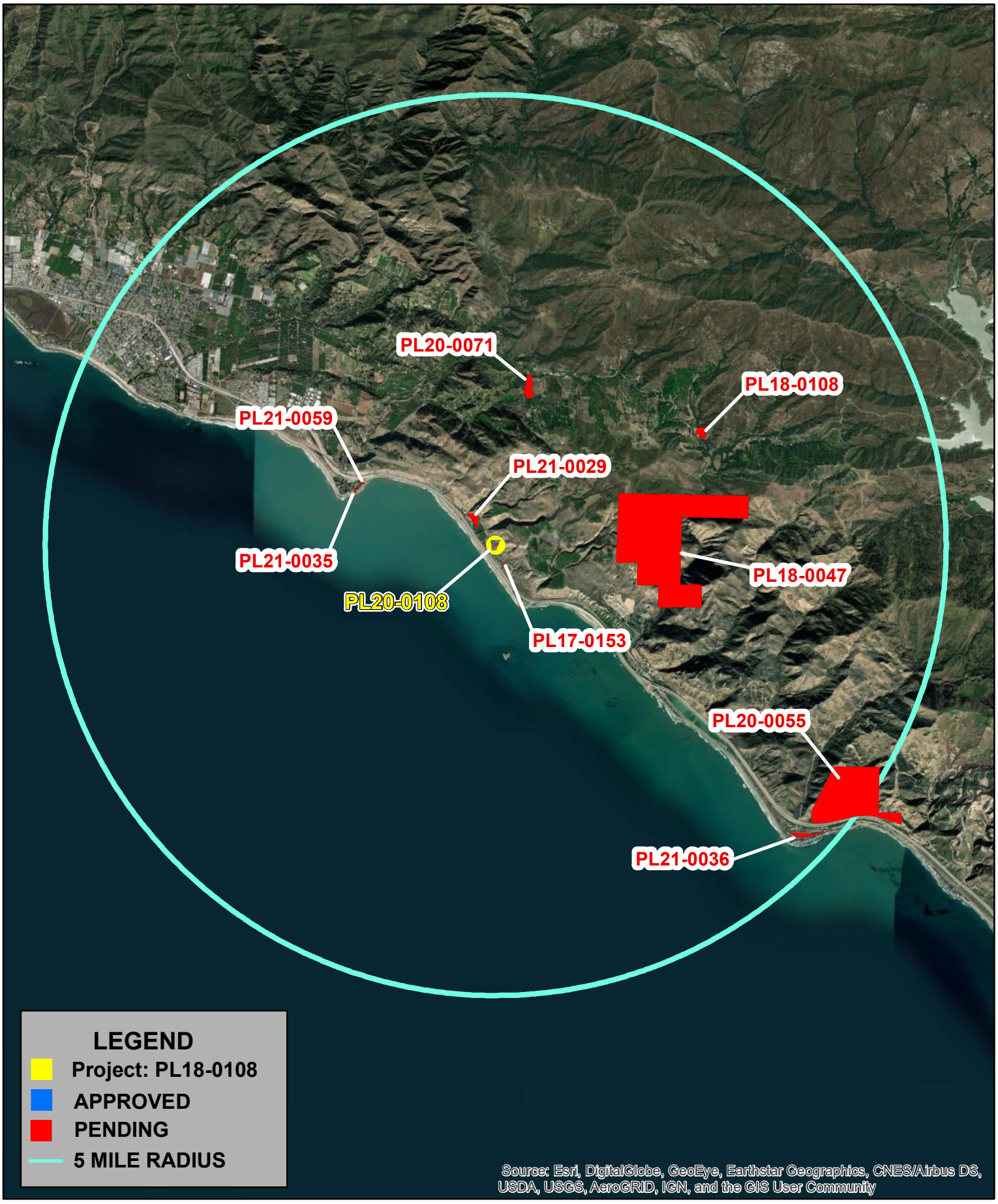
SHEET TITLE :

ELEVATIONS

Date: 2/25/21

SHEET :

A-3.0



Ventura County,California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 08-03-2021
This aerial imagery is under the copyrights of Pictometry
Source: Pictometry, 2018

County of Ventura
PL20-0108
Negative Declaration
Attachment 4 - Pending and Approved Project Map for Ventura County Unincorporated area

0 0.75 1.5 Miles

RH

NoorzayGeo

September 25, 2019

Mr. Mark Muleady
2715 Abbot Kinney Boulevard, #1
Venice, California 90291

Project No. 19078

Dear Mr. Muleady:

Attached herewith is the Preliminary Geotechnical Investigation and Percolation Testing report prepared for the proposed single-family residence to be located at APN Nos. 060-0-064-220 and 060-0-064-230, on North Sunland Avenue, La Conchita, in Ventura County, California.

We appreciate this opportunity to provide geotechnical services for this project. If you have questions or comments concerning this report, please contact us at your convenience.

Respectfully submitted,
Noorzay Geotechnical Services, Inc.

Maihan Noorzay, G.E.
Principal Engineer

Distribution: Mr. Mark Muleady (1 PDF)

County of Ventura
PL20-0108
Negative Declaration
Attachment 5 - Preliminary Geotechnical Report and Percolation Testing Report, prepared by Noorzay Geotechnical Services and dated September 25, 2019

PRELIMINARY GEOTECHNICAL INVESTIGATION
AND PERCOLATION TESTING
PROPOSED SINGLE-FAMILY RESIDENCE
APN NOS. 060-0-064-220 AND 060-0-064-230
NORTH SUNLAND AVENUE, LA CONCHITA
VENTURA COUNTY, CALIFORNIA
PREPARED FOR
MR. MR. MARK MULEADY
NGS PROJECT NO. 19078

NoorzayGeo

INTRODUCTION

During September 2019, a preliminary geotechnical investigation and percolation testing were performed by this firm for the proposed single-family residence to be located at APN Nos. 060-0-064-220 and 060-0-064-230 on Sunland Avenue in the La Conchita Community in Ventura County, California. The purposes of this investigation were to explore and evaluate the geotechnical engineering conditions at the subject site and to provide appropriate geotechnical engineering recommendations for design and construction of the proposed single-family residence.

The location of the site is depicted on the Index Map (Enclosure A-1). Google Earth was used as base map for our Site Plan (Enclosure A-2).

The results of our investigation, together with our conclusions and recommendations, are presented in this report.

SCOPE OF SERVICES

The scope of services provided during this preliminary geotechnical investigation included the following:

- A field reconnaissance of the site and surrounding area
- Logging and sampling of exploratory borings for testing and evaluation
- Percolation testing for septic design purposes
- Laboratory testing on selected samples
- Evaluation of the geotechnical engineering/geologic data to develop site-specific recommendations for site grading and foundation design
- Preparation of this report summarizing our findings, professional opinions and recommendations for the geotechnical aspects of project design and construction

PROJECT CONSIDERATIONS

Information furnished to this office indicates that a new single-family residence will be developed at the subject site on North Sunland Avenue in the La Conchita Community in Ventura County, California. We anticipate that the structure will consist of wood framing and will include continuous or spread footings and a slab-on-grade and will be no more than two stories in height. Percolation testing was requested and performed for on-site wastewater disposal by means of leach lines. The site exists within the vicinity of the La Conchita Landslide that occurred in 2005.

Preliminary grading and foundation plans were not provided for review during preparation of this report. The final project grading and foundation plans should be reviewed by the geotechnical engineer.

SITE DESCRIPTION

The assessor's parcel numbers, supplied by the Ventura County Assessor, are APN 060-0-064-220 and 060-0-064-230. The site is located on North Sunland Avenue in the La Conchita community in Ventura County, California. The subject property is a rectangular-shaped parcel approximately 5,400 square feet in size. The project site currently is vacant. The site is bounded by North Sunland Avenue to the northwest and by residential properties on the remaining three sides. The subject property is flat and nearly level, with a shallow, downhill gradient of about 2 percent toward the south-southwest.

FIELD INVESTIGATION

Soil conditions underlying the subject site were explored by means of five exploratory borings excavated to a maximum depth of 48 feet below existing ground surface (bgs) with a truck-mounted CME-75 drill rig equipped for soil sampling. The approximate locations of our exploratory borings are indicated on Enclosure A-2.

Continuous logs of the subsurface conditions, as encountered within the exploratory borings, were recorded at the time of drilling by an engineer from this firm. Both a standard penetration test (SPT) sampler (2-inch outer diameter and 1-3/8-inch inner diameter) and a ring sampler (3-inch outer diameter and 2-1/2-inch inner diameter) were utilized in our investigation. The penetration resistance was recorded on the boring logs as the number of hammer blows used to advance the sampler in 6-inch increments (or less if noted). The samplers were driven with an automatic hammer that drops a 140-pound weight 30 inches for each blow. After the required seating, samplers are advanced up to 18 inches, providing up to three sets of blow counts at each sampling interval. The recorded blows are raw numbers without any corrections for hammer type (automatic vs. manual cathead) or sampler size (ring sampler vs. standard penetration test sampler). Both relatively undisturbed and bulk samples of typical soil types obtained were returned to the laboratory in sealed containers for testing and evaluation.

The exploratory boring logs and in-place density data are presented in Appendix B. The stratification lines presented on the boring logs represent approximate boundaries between soil types, which may include gradual transitions.

The exploratory borings were backfilled with excavated soils using reasonable effort to restore the areas to their initial condition prior to leaving the site, but it was not compacted to a relative compaction of 90 percent or greater. In an area as small and deep as a boring, consolidation and subsidence of soil backfill may occur over time causing a depression. The client is advised to observe explored areas occasionally and, when needed, backfill noted depressions.

LABORATORY INVESTIGATION

Included in our laboratory testing program were in-situ moisture content and dry density tests on relatively undisturbed ring samples. The results are included on the boring logs. An optimum moisture- maximum density relationship was established in order to evaluate the relative compaction of the subsurface soils during grading. Remolded direct shear testing was performed to provide shear

strength parameters for bearing capacity and earth pressure evaluations. An expansion index test was performed to evaluate the expansion potential of the subsurface soils. No. 200 wash was performed for classification purposes. A selected sample of material was delivered to Project X Corrosion Engineering and tested for preliminary corrosivity analysis.

Laboratory test results appear in Appendix C. Soil classifications provided in our geotechnical investigation are in accordance with the Unified Soil Classification System (USCS).

REGIONAL GEOLOGIC SETTING

The Ventura area lies south of the San Rafael - Topatopa Mountains, where steeply descending hills form the rugged coastline. The San Rafael – Topatopa Mountains, Santa Monica Mountains, Simi Hills, and other ranges to the west and east are portions of the Transverse Ranges Province, a nearly 300-mile-long belt of folded, faulted, and uplifted rocks of diverse lithologies. The east-west orientation of the Transverse Ranges markedly contrasts with the generally northwest-trending, structural grain of surrounding areas of California. The presence and orientation of these ranges are generally attributed to north-south directed compression and crustal shortening related to complications within the geometry of the San Andreas transform fault system. These complications are reflected in the relationships between the complex system of faults that control the shapes and locations of most topographic features within the western Transverse ranges.

Basement rocks in the western Transverse ranges are dominated by folded and faulted, Mesozoic and Tertiary, marine sedimentary and metasedimentary rocks which are underlain in many areas by Mesozoic igneous rocks. Paleozoic marine sedimentary rocks, common to the Coastal Ranges, are found in the far western portion of the Transverse Ranges.

The San Andreas fault zone passes along the north edge of the Western Transverse Ranges before it bends northward toward the San Francisco Bay area. Extending over 650 miles from the Gulf of California to the vicinity of Cape Mendocino in northwestern California, the San Andreas fault zone

often comprises a strip up to several miles wide of subparallel, branching, and anastamosing fault strands. The fault zone accommodates mostly right-lateral, strike-slip displacements, with small vertical components locally significant in some areas. Current understanding of California tectonics indicates that the fault can be divided into several discrete segments along its length, based upon differing geologic and seismic characteristics. Each discrete segment appears to react to tectonic stress more or less independently from the others, and to have its own characteristic large earthquake with differing maximum magnitude potential and recurrence interval. The segment of the San Andreas fault that passes closest to the Ventura area last ruptured in 1857 resulting in one of three great California earthquakes in historic time. Some seismologists estimated this quake to be as large as **M8.0**. The fault ruptured from Parkfield in the north to the Cajon Pass in the south, a distance of some 225 miles. Other active faults, including thrust faults associated with the southern edge of the Santa Monica mountains, are present much closer to the Ventura area.

Locally, the subject site is underlain by paralic deposits of the Sea Cliff Terrace, which are unconsolidated, Quaternary sedimentary materials. The paralic deposits are underlain by the Sisquoc Formation, which is a well-consolidated, marine sequence of sedimentary rock that includes predominantly claystone, mudstone and shale with lesser amounts of conglomerate. Some diatomites in this formation have unusual purity and are mined for diatomaceous earth. The general geology in the area surrounding the subject site is shown on the Regional Geology Map (Enclosure A-4).

FAULTING AND GROUND RUPTURE

There are no known active faults on the subject site; the site does not lie within an Alquist-Priolo Special Studies zone (Enclosure A-5).

As with most of southern California, the subject site is situated in an area of active and potentially active faults. Active faults present several potential risks to structures, the most common of which are strong ground shaking, dynamic densification, liquefaction, mass wasting, and surface rupture at the fault plane. The following four factors are the principal determinants of seismic risk at a given location:

- Distance to seismogenically capable faults.
- The maximum or "characteristic" magnitude earthquake for a capable fault.
- Seismic recurrence interval, in turn related to tectonic slip rates.
- Nature of earth materials underlying the site.

Based upon proximity to regionally significant, active faults, ground shaking is considered to be the primary hazard most likely to affect the site. Characteristics of the major active fault zones selected for inclusion in analysis of strong ground shaking are listed in the following table. Numerous significant fault zones are located at distances exceeding 40 kilometers from the site, but greater distances, lower slip rates, and/or lesser maximum magnitudes indicate much lower risk to the site from the latter fault zones than those listed below.

Fault Zone[1]	Distance from Site (km)	Fault Length (km)[1]	Slip Rate (mm/yr)[1]	Reference Earthquake $M_{(Max)}$[1]	Fault Type[1]
Red Mountain (r, 45 NE)	0.2	39±4	2.0±1.0	7.0	B
Mission Ridge (Arroyo Parida) (r, 60N)	5.3	69±7	0.4±0.2	7.2	B
Ventura-Pitas Point (r-ll-o, 75 N)	6.8	40±4	1.0±0.5	6.9	B
Oak Ridge (r, 28 N)	13	37±4	1.0±1.0	6.6	B
Santa Ynez (ll-ss)	14	65±7	2.0±1.0	7.1	B
San Cayetano (r, 45 N)	28	42±4	6.0±3.0	7.0	B

Simi-Santa Rosa (ll-r-o, 60 N)	35	40±4	1.0±0.5	7.0	B
San Andreas (Mojave Segment) (rl-ss)	59	103±10	30.0±7.0	7.4	A

1. **California Department of Conservation, Division of Mines and Geology**, 1996 (Appendix A - Revised 2002), *Probabilistic Seismic Hazard Assessment for the State of California*, DMG Open-File Report 96-08.
2. Fault Geometry: (ss) strike slip; (r) reverse; (n) normal; (rl) right lateral; (ll) left lateral; (O) oblique; (45 N) direction.
3. **International Conference of Building Officials**, February 1988, *Maps of Known Active Fault Near-Source Zones in California and Adjacent Portions of Nevada, to be used with the 1997 Uniform Building Code*, Prepared by **California Department of Conservation, Division of Mines and Geology** in cooperation with **Structural Engineers Association of California Seismology Committee.**

SUBSURFACE SOIL CONDITIONS

Near-surface soils consisted of up to 3-1/2 feet of artificial fill soils (Qaf) underlain by native, paralic deposits (Qhps). Sedimentary bedrock identified as Sisquoc formation (Tsq), was found underlying the paralic deposits. The artificial fill soil was generally composed of clayey sand to sandy clay (SC/CL) with some gravel up to two inches in size, which was brown to tan brown in color, moist, and loose in consistency. The underlying paralic deposits were composed of clayey sand to sandy clay (SC/CL), lean to fat clay (CL/CH), and poorly graded sand (SP), which was brown to tan brown in color with some limited, orange mottling, moist to saturated, and medium dense to very dense and soft to hard in consistency. Drilling refusal occurred at a depth of 48 feet bgs within the underlying Sisquoc formation, which was recovered as claystone to siltstone, gray in color, moist, and hard in consistency.

Groundwater was encountered within the exploratory boring at approximately 34 feet below ground surface. More detailed descriptions of the subsurface soil conditions encountered are included within our exploratory boring logs (Appendix B).

2016 CALIFORNIA BUILDING CODE - SEISMIC PARAMETERS

Based on the geologic setting and anticipated earthwork for construction of the proposed project, the soils underlying the site are classified as Site Class "D, stiff soil profile", according to the 2016 California Building Code (CBC). The seismic parameters according to the 2016 CBC are summarized in the following table.

2016 CBC - Seismic Parameters	
Seismic Design Category	E
Mapped Spectral Acceleration Parameters	S_s = 2.676 and S_1 = 0.975
Site Coefficients	F_a = 1.000 and F_v = 1.500
Adjusted Maximum Considered Earthquake Spectral Response Parameters	S_{MS} = 2.676 and S_{M1} = 1.462
Design Spectral Acceleration Parameters	S_{DS} = 1.784 and S_{D1} = 0.975
Peak Ground Acceleration	1.074g
De-aggregated Magnitude	7.0

GROUNDWATER

The site is in the southeast quarter of Section 1, Township 3 North, Range 25 West of the San Bernardino Principal Meridian. The closest available well data from the California Department of Water Resources was well number 343883N1194827W001, located over two and one-half miles northwest of the subject site. Because of the distance from this well and because of the different geological conditions in the two locations, information from this source was determined not to be relevant to conditions at the site.

Groundwater was encountered at 25.2 feet below ground surface during a previous investigation within 200 feet of the subject site (NGS No. 18093).

A large landslide study (Lettis & Associates, 2009) contained information from many sources. They stated that between 2002 and 2004, at 6905 Surfside Street, (Fugro West, 2007), about one quarter mile south-southeast of the subject site, groundwater was found about 15 feet below ground surface. This places groundwater at about nine feet above mean sea level (MSL) at that location. Additionally, the Lettis & Associates report stated that Caltrans reported groundwater at elevations of 11 to 13 feet MSL at a location about one-quarter of a mile northwest of the subject site.

Groundwater was encountered onsite at 34 feet below ground surface during this investigation.

A geotechnical investigation (Advanced Geotechniques, 2012) performed for a site approximately 0.1 mile south the subject site indicated a historic groundwater level of approximately 10 feet above sea level, or about 22 feet below ground surface at the site of their investigation. Based on the information available to us, we estimate a historic high groundwater level of approximately 15 feet below the existing ground surface at the subject site.

LIQUEFACTION POTENTIAL AND SEISMIC SETTLEMENT

Liquefaction is a process in which strong ground shaking causes saturated soils to lose their strength and behave as a fluid (Matti and Carson, 1991). Ground failure associated with liquefaction can result in severe damage to structures. Soil types susceptible to liquefaction include sand, silty sand, sandy silt, and silt, as well as soils having a plasticity index (PI) less than 7 (Boulanger and Idriss, 2004) and loose soils with a PI less than 12 and a moisture content greater than 85 percent of the liquid limit (Bray and Sancio, 2006). The geologic conditions for increased susceptibility to liquefaction are: 1) shallow groundwater (generally less than 50 feet in depth); 2) the presence of unconsolidated sandy alluvium, typically Holocene in age; and 3) strong ground shaking. All three of these conditions must be present for liquefaction to occur.

The site is located in an area of potential, seismically induced, liquefaction susceptibility, as identified by the State of California (Enclosure A-5).

Severe seismic shaking may cause dry and non-saturated sands to densify, resulting in settlement expressed at the ground surface. Seismic settlement in dry soils generally occurs in loose sands and silty sands, with cohesive soils being less prone to significant settlement.

A quantitative method using an index called the liquefaction potential index (LPI) was developed and presented by Iwasaki et al. (1978, 1982). The LPI is defined as:

$$LPI = \int_0^{20} F_1 W(z) dz$$

where $W(z) = 10 - 0.5z$, $F_1 = 1 - FS$ for $FS < 1.0$, $F_1 = 0$ for $FS > 1.0$ and z is the depth below the ground surface in meters. The LPI presents the risk of liquefaction damage as a single value with the following indicators of liquefaction-induced damage:

LPI Range and Damage	
LPI Range	**Damage**
LPI = 0	Liquefaction risk is very low.
0 < LPI ≤ 5	Liquefaction risk is low.
5 < LPI ≤ 15	Liquefaction risk is high.
LPI > 15	Liquefaction risk is very high.

The most recent development for quantitative descriptions of liquefaction-induced surface damage, called "liquefaction vulnerability", was made by Tonlin & Taylor (2013) after the Christchurch

earthquakes occurred between 2010 and 2011 and was based on field observations and analyses of approximately 7,500 CPT investigations. A new index, the liquefaction severity number (LSN), was proposed and defined as:

$$LSN = \int \frac{\varepsilon_v}{z} dz$$

where ε_v is the calculated volumetric densification strain in the subject layer from Zhang et al. (2002) and z is the depth to the layer of interest in meters below the ground surface. The typical behaviors of sites with a given LSN are summarized in following table.

LSN Ranges and Observed Land Effects	
LSN Range	**Predominant Performance**
0-10	Little to no expression of liquefaction, minor effects
10-20	Minor expression of liquefaction, some sand boils
20-30	Moderate expression of liquefaction, with sand boils and some structural damage
30-40	Moderate to severe expression of liquefaction, settlement can cause structural damage
40-50	Major expression of liquefaction, undulations and damage to ground surface, severe total and differential settlement of structures
>50	Severe damage, extensive evidence of liquefaction at surface, severe total and differential settlements affecting structures, damage to services

Both LPI and LSN indices were calculated for the soil profile. The results indicate that the liquefaction risk of the site is high per the LPI index. The site exhibits little to no expression of liquefaction per the LSN index. Little to no expression of liquefaction means that minor effects of liquefaction will be observed per Tonlin & Taylor (2013).

The Idriss and Boulanger (2010-16) and Pradel (1998) methods were used to evaluate liquefaction-induced settlement and dry sand settlement. As input into our calculations a deaggregated modal moment magnitude of 7.0 and an acceleration of 1.074g were utilized for the representative soil profile provided in Boring B-1.

The results indicate that a maximum seismic settlement of approximately 1/4 inch can be anticipated. Based on the relative uniformity of soil materials encountered, differential seismic settlement is anticipated to be approximately one-half of the total seismic settlement. The settlement calculated is accumulated from soil layers extrapolated to a maximum depth of 50 feet and the result of our analysis is provided in Appendix D.

HYDROCONSOLIDATION

Based on the anticipated grading and site preparations and the low potential for full saturation of the upper soil layers, it is our opinion that the potential for hydrocollapse settlement at the site is low.

STATIC SETTLEMENT

Potential static settlement was evaluated utilizing field and laboratory data and foundation load assumptions. The calculations indicate total static settlement of less than 1 inch beneath shallow foundations. Most of the potential static settlement should occur during construction. Based on the uniformity of the materials encountered, differential settlement is anticipated to be on the order of 1/2 the total settlement in 40 feet.

LANDSLIDES AND SLOPE STABILITY

The State of California has not included the subject site within an area that is susceptible to seismically induced landsliding (Enclosure A-5). However, the cliffs immediately northeast of the La Conchita community are included in an area of seismically induced landslide susceptibility.

Geological investigations have revealed numerous historic and prehistoric landslides and debris flows within and bordering the community. The area around La Conchita has been adversely affected by numerous historical landslides and debris flows. The Coast Highway and railroad have been buried or damaged by landslides in this area as early as 1875 and 1892, respectively. For the purpose of this report, the most pertinent events occurred in 1937-1938, 1995, and 2005. The heavy precipitation in winter of 1937-1938 caused a large debris flow that covered about 34,000 square feet of what is now La Conchita. In 1995, again triggered by heavy precipitation, a deep landslide occurred, in which a large block moved downslope, which buried part of Vista del Rincon Drive around San Fernando Avenue. A debris flow occurred shortly after in 1995 emanating from the barranca immediately west of La Conchita and damaged at least three houses in the northwest corner of the development. In 2005 a large, fast-moving debris flow cascaded down the side of the 1995 landslide block, starting at an elevation of 450 feet above mean sea level, and terminated within the La Conchita community after destroying 13 houses, severely damaging 23 others, and killing 10 people.

Of note is that the total area covered by the 1937-1938, 1995, and 2005 landslides and debris flows amounts to less than 14 percent of the total 12 acres occupied by the development, yet landslide and debris flow deposits from prehistoric events have been identified covering over 60 percent of the development area. Without significant mitigation techniques applied to the problem, all of La Conchita is at risk from future landslides and debris flows, although some areas have a higher risk than others.

Enclosure A-5a is a landslide/debris flow map of the La Conchita area showing the subject site (Lettis & Assoc, 2009). The subject property lies within a recognized historic or prehistoric landslide or debris flow area, with an inferred depth of debris flow range between 2 and 4 feet in thickness.

FLOODING POTENTIAL

Flood Insurance Rate Maps (FIRM) were compiled by the Federal Emergency Management Agency (FEMA) for the Flood Insurance Program and are available for most areas within the United States at the FEMA web site (http://msc.fema.gov/). The attached FEMA Flood Map (Enclosure A-6) and FEMA Flood Map Legend (Enclosure A-6a) were created from FIRMs specific to the area of the subject site. The FEMA Flood Map shows the site is located within 'Zone X', which is not located within a potential flood zone.

Therefore, flooding should not be considered a constraint for the development of the subject project at this location.

Seiching

Seiching is the oscillation of an enclosed body water, usually due to strong groundshaking following a seismic event. Seiching can affect lakes, water towers, swimming pools. There were no enclosed bodies of water observed in close enough proximity to affect the subject site. Seiching should not be considered to be a geologic constraint at this site.

Tsunamis

The subject site lies outside the State of California zone of potential Tsunami Inundation (Enclosure A-6b). Additionally, Lettis & Associates (2009) addressed the tsunami issue and indicated that the potential for tsunami run-up high enough to adversely affect the La Conchita community is not a significant hazard "within the 100- and 500-year periods of interest".

EXPANSION POTENTIAL

The results of our expansion index testing indicate that the soils encountered at the site are considered "low" to "medium" expansive. Recommendations provided in this report are made with consideration to the expansive conditions of the on-site soils.

PERCOLATION TESTING

Percolation testing was performed for leach lines at the subject site in accordance with the "Onsite Wastewater Treatment System Technical Manual" prepared by Ventura County Environmental Health Division (Manual). Four percolation tests were performed at the subject site within the anticipated primary areas for the leach lines. Three of the tests were performed within the approximate depth of the leach line and one test was performed at a depth corresponding to approximately 5 feet below the bottom of the proposed dispersal system. The test holes were pre-soaked overnight. The testing was performed over a 4 hour period and the drop in water was measured in 30 minute intervals. The following table summarizes the rates obtained during our percolation testing. The rates provided are measured rates. The field data is provided in Appendix E.

Percolation Rates			
Test No.	Depth (ft.)	Percolation Rate (minutes/inch)	Soil Type
P-1	11.5	13.9	SC/CL
P-2	5	41.7	SC/CL
P-3	5	41.7	SC/CL
P-4	5	13.9	SC/CL

The measured infiltration rate to be used for the design of the leach lines is provided in the "Recommendations" section of this report.

CONCLUSIONS

On the basis of our field and laboratory investigations, it is the opinion of this firm that the proposed development is feasible from geotechnical engineering and engineering geologic standpoints, provided the recommendations contained in this report are implemented during grading and construction.

Moderate to severe seismic shaking can be expected at the site. There are no known active faults on or trending toward the subject site; the site does not lie within an Alquist-Priolo Special Studies zone.

Fill, three and one-half feet in depth or less, was encountered during our field investigation. Groundwater was encountered at 34 feet below ground surface in our exploratory boring at the site. Slight to moderate caving was encountered during drilling for our exploratory borings. Trenches, larger-diameter borings or excavations that remain open for longer periods of time may be subject to caving. Temporary excavations are anticipated to conform to local and State codes with regard to the geologic materials present at the site.

Liquefaction is considered to be a potential hazard to the site. The results of our analysis indicate that the liquefaction risk of the site is high per the LPI index. The site exhibits little to no expression of liquefaction per the LSN index. Little to no expression of liquefaction means that minor effects of liquefaction will be observed per Tonlin & Taylor (2013).

Total seismic settlement of approximately 1/4 inch can be anticipated. Based on the relative uniformity of soil materials encountered, differential seismic settlement is anticipated to be approximately one-half of the total seismic settlement. Total static settlement of less than 1 inch beneath shallow foundations should be anticipated. Differential static settlement is anticipated to be on the order of 1/2 the total settlement in 40 feet. The potential for hydrocollapse settlement at the site is low.

Landslides and debris flows may be considered to be a potential geologic constraint on the subject site. The subject property lies within a recognized historic or prehistoric landslide or debris flow area, with an inferred depth of debris flow range between 2 and 4 feet in thickness.

The results of our expansion index testing indicate that the soils encountered at the site are considered expansive. Recommendations provided in this report are made with consideration to the expansive conditions of the on-site soils.

Based upon our field investigation and test data, it is our opinion that the upper existing soils will not, in their present condition, provide uniform or adequate support for the proposed structure. Undocumented fill and/or variable in situ conditions may be present in the upper soils. These conditions may cause unacceptable differential and/or overall settlement upon application of the anticipated foundation loads.

Because of site conditions and the presence of existing fill soils, it will be necessary to remove and recompact a minimum of 4 feet of the existing soils in building areas. To provide adequate support for the proposed structure, it is our recommendation that soil from building areas be subexcavated as necessary and replaced with a compacted fill mat beneath footings. A compacted fill mat will provide a dense, uniform, high-strength soil layer to distribute the foundation loads over the underlying soils.

Based on the potential for debris flow, we recommend that the proposed building pad be elevated a minimum of 2 feet from the existing adjacent grade. Additionally, we recommend that a debris/ impact wall at least 6 feet in height be designed and constructed on the slope facing (east) side of the property. The building should also be setback from the eastern side of the lot as far west (away from the slope) as possible.

The final project grading and foundation plans should be reviewed by the geotechnical engineer.

RECOMMENDATIONS

GENERAL SITE GRADING:

It is imperative that no clearing and/or grading operations be performed without the presence of a representative of the geotechnical engineer. An on-site, pre-job meeting with the developer, the contractor and the geotechnical engineer should occur prior to all grading-related operations. Operations undertaken at the site without the geotechnical engineer present may result in exclusions of affected areas from the final compaction report for the project.

Grading of the subject site should be performed, at a minimum, in accordance with these recommendations and with applicable portions of the CBC. The following recommendations are presented for your assistance in establishing proper grading criteria.

INITIAL SITE PREPARATION:

All areas to be graded should be stripped or cleaned of significant vegetation and other deleterious materials. These materials should be removed from the site for disposal. The cleaned soils may be reused as properly compacted fill. Rocks or similar irreducible material with a maximum dimension greater than 8 inches should not be used in compacted fills. If encountered, existing utility lines should be traced, removed and rerouted from areas to be graded.

MINIMUM MANDATORY REMOVAL OF EXISTING SOILS:

All building areas (including at least 5 feet laterally beyond the footing lines, where possible) should have at least the upper 4 feet of existing soils removed and the open excavation bottoms observed by our engineer/ geologist to verify and document in writing that all undocumented fill is removed prior to refilling with properly tested and documented compacted fill. The removed and cleaned soils may be reused as properly compacted fill.

Further subexcavation may be necessary depending on the conditions of the underlying soils. The actual depth of removal should be determined at the time of grading by the project geotechnical

engineer/geologist. The determination will be based on soil conditions exposed within the excavations. At minimum, any undocumented fill, topsoil or other unsuitable materials should be removed and replaced with properly compacted fill.

In-place density tests may be taken in the removal bottom areas where appropriate to provide data to help support and document the engineer/geologist's decision.

EXCAVATION ADJACENT TO EXISTING STRUCTURES:

Removal and recompaction of the soils adjacent to any existing structures may result in unacceptable distress by the removal of bearing and lateral support. The following precautionary measures should be utilized during proposed subexcavation/recompaction operations to reduce the potential for distress to any existing adjacent structures.

During compacted fill mat construction for the proposed structure, the excavation and replacement of soils adjacent to any existing structures should be accomplished in the shortest period of time possible. Sufficient forces and equipment should be available to accomplish any removal and replacement of soils adjacent to existing structures within one 8-hour working day. The excavation should not be performed during periods of rain or threat of rain. During the excavation operation, the moisture content of the soils near existing structures should be monitored. If excessive moisture contents or excessively dry soils are encountered, the geotechnical engineer should be notified immediately.

The actual excavation and recompaction of soils near existing structures should be performed in alternating sections. A checkerboard-type (A-B) system should be utilized by initially removing and recompacting every other square and thereupon going back and removing and recompacting the remaining squares. The width of these excavations is usually equal to the blade or bucket size of the available equipment but should not exceed 6 feet.

PREPARATION OF FILL AREAS:

Prior to placing fill, and after the mandatory subexcavation operation, the surfaces of all areas to receive fill should be scarified and moisture treated to a depth of 6 inches or more. The soils should be brought to 2 to 4 percent above optimum moisture content and compacted to a minimum relative compaction of 90 percent in accordance with ASTM D1557.

PREPARATION OF SHALLOW FOOTING AREAS:

All footings should rest upon at least 18 inches of properly compacted fill material. In areas where the required thickness of compacted fill is not accomplished by the mandatory removal operation, the footing areas should be overexcavated to a depth of 18 inches or more below the lowest proposed footing base grade. The required overexcavation should extend at least 5 feet laterally beyond the footing lines, where reasonably possible. In instances where the 5-foot lateral overexcavation may not be accomplished, this firm should be contacted to evaluate the effect. The bottom of this excavation should then be scarified and moisture treated to a depth of at least 6 inches, brought to 2 to 4 percent above optimum moisture content and compacted to a minimum of 90 percent relative compaction in accordance with ASTM D1557 prior to refilling the excavation to the required grade as properly compacted fill.

All footing excavations should be observed by a representative of the project geotechnical engineer to verify that they have been excavated into compacted fill prior to placement of forms, reinforcement, or concrete. The excavations should be trimmed neat, level, and square. All loose, sloughed or moisture-softened soils should be removed from the excavations prior to placing of concrete. Excavated soils derived from the footing and/or utility trenches should not be placed in building slab-on-grade areas or exterior concrete flatwork areas unless the soils are brought to 2 to 4 percent above optimum moisture content and compacted to at least 90 percent of the maximum dry density.

COMPACTED FILLS:

The on-site soils should provide adequate quality fill material provided they are free from organic matter and other deleterious materials. Rocks or similar irreducible material with a maximum dimension greater than 8 inches should not be used in compacted fills.

If utilized, import fill should be inorganic, non-expansive granular soils free from rocks or lumps greater than 6 inches in maximum dimension. The contractor shall notify the geotechnical engineer of import sources sufficiently ahead of their use so that the sources can be observed and approved as to the physical characteristic of the import material. For all import material, the contractor shall also submit current verified reports from a recognized analytical laboratory indicating that the import has a "not applicable" potential for sulfate attack based upon current American Concrete Institute (ACI) criteria and is "mildly corrosive" to ferrous metal and copper. The reports shall be accompanied by a written statement from the contractor that the laboratory test results are representative of all import material that will be brought to the job.

Fill should be spread in near-horizontal layers, approximately 8 inches thick. Thicker lifts may be approved by the geotechnical engineer if testing indicates that the grading procedures are adequate to achieve the required compaction. Each lift should be spread evenly, thoroughly mixed during spreading to attain uniformity of the material and moisture in each layer, brought to 2 to 4 percent above optimum moisture content and compacted to a minimum relative compaction of 90 percent in accordance with ASTM D1557.

Based upon the relative compaction anticipated for compacted fill soils, we estimate compaction shrinkage of approximately 5 to 10 percent. Therefore, 1.05 cubic yards to 1.10 cubic yards of in-place soil material would be necessary to yield 1 cubic yard of properly compacted fill material. In addition, we would anticipate subsidence of approximately 0.1 feet. These values are exclusive of losses due to disposal of oversized material, stripping, tree removal or removal of other subsurface obstructions, if encountered, and may vary due to differing conditions within the project boundaries and the limitations of this investigation.

Values presented for shrinkage and subsidence are estimates only. Final grades should be adjusted, and/or contingency plans to import or export material should be made to accommodate possible variations in actual quantities during site grading.

SPREAD OR CONTINUOUS FOUNDATION DESIGN:

The proposed structure may be safely founded on spread foundations, either individual spread footings and/or continuous wall footings, bearing on a minimum of 18 inches of compacted fill.

Interior footings should be a minimum of 18 inches wide and should be established at a minimum depth of 18 inches below lowest adjacent final subgrade level. Footing reinforcement for interior footings should consist of at least four No. 4 bars, two at the top and two at the bottom.

Exterior footings should be a minimum of 18 inches wide and should be established at a minimum depth of 24 inches below lowest adjacent final subgrade level. Footing reinforcement for exterior footings should consist of at least four No. 5 bars, two at the top and two at the bottom.

For a minimum width of 18 inches and a minimum depth of 18 inches below lowest adjacent final subgrade level, footings may be designed for a maximum safe soil bearing pressure of 2,000 pounds per square foot (psf) for dead plus live loads. These allowable bearing pressures may be increased by 175 psf for each additional foot of width and by 575 psf for each additional foot of depth to a maximum safe soil bearing pressure 3,000 psf for dead plus live loads. These bearing values may be increased by one-third for wind or seismic loading.

For footings thus designed and constructed, we would anticipate a maximum total settlement (static and seismic) of less than 1-1/4 inches. Differential settlement between similarly loaded adjacent footings is expected to be approximately half the total settlement over 40 feet. Static settlement is expected to occur during construction or shortly after.

LATERAL LOADING:

Resistance to lateral loads will be provided by passive earth pressure and base friction. For footings bearing against compacted fill, passive earth pressure may be considered to be developed at a rate of 290 psf per foot of depth. Base friction may be computed at 0.35 times the normal load. Base friction and passive earth pressure may be combined without reduction. Other than conservative soil modeling, the lateral passive earth pressure and base friction values recommended do not include factors of safety. If the design is to be based on allowable lateral resistance values, we recommend that minimum factors of safety of 1.5 and 2.0 be applied to the friction coefficient and passive lateral earth pressure, respectively. The resulting allowable lateral resistance values follow:

Allowable Lateral Resistance Values			
	Ultimate	**Allowable**	**Factor of Safety**
Passive Lateral Earth Pressure (psf/ft)	290	145	2.0
Base Friction Coefficient	0.35	0.24	1.5

DEBRIS/ IMPACT WALL:

A free standing debris/ impact wall should be designed and constructed along the slope facing/ east side of the property to divert flowing mud around the structure in the case of a debris flow. The wall should be at least 6 feet in height. The wall should be designed for an equivalent fluid pressure of 125 pcf. The backside of the wall should be cleared of any mud or debris following storm events.

SLABS-ON-GRADE:

To provide adequate support, concrete slabs-on-grade should bear on a minimum of 18 inches of compacted soil. The final pad surfaces should be rolled to provide smooth, dense surfaces. As a minimum, concrete slabs-on-grade should be 4 inches in thickness and should have No. 3 bars spaced at 12 inches on center each way.

Slabs to receive moisture-sensitive coverings should be provided with a moisture vapor retarder/barrier. We recommend that a vapor retarder/barrier be designed and constructed according to the American Concrete Institute 302.1R, Concrete Floor and Slab Construction, which addresses moisture vapor retarder/barrier construction. At a minimum, the vapor retarder/barrier should comply with ASTM E1745 and have a nominal thickness of at least 10 mils. The vapor retarder/barrier should be properly sealed, per the manufacturer's recommendations, and protected from punctures and other damage. Per the Portland Cement Association (www.cement.org/tech/cct_con_vapor_retarders.asp), for slabs with vapor-sensitive coverings, a layer of dry, granular material (sand) should be placed under the vapor retarder/barrier. For slabs in humidity-controlled areas, a layer of dry, granular material (sand) should be placed above the vapor retarder/barrier.

Use of maximum control joint spacing of no more than 8.0 feet in each direction and a construction joint spacing of 10 to 12 feet should be used in the design of flatwork. Construction joints that abut foundations or slabs should include a felt strip, or approved equivalent, that extends the full depth of the exterior slab. This will help to reduce the potential for permanent vertical offset between the slabs due to friction between the concrete edges. It is recommended that exterior slabs be isolated from adjacent foundations.

If the subgrade earth materials are allowed to become saturated, there is a risk of vertical differential movement of the exterior concrete hardscape, sidewalks, curbs / gutters, etc. Therefore, proper drainage should be established away from such improvements and minimal precipitation or irrigation water allowed to percolate into the earth materials adjacent to and/or under the exterior concrete flatwork or hardscape, curbs / gutters, etc.

EXCAVATIONS:

The soils encountered within our exploratory borings are generally classified as a Type "C" soil in accordance with the CAL/OSHA excavation standards. Unless specifically evaluated by our engineering geologist, all the trench excavations should be performed following the recommendation of CAL/OSHA (State of California, 2013) for Type "C" soil. Based upon a soil classification of

Type "C", the temporary excavations should not be inclined steeper than 1.5 horizontal to 1 vertical for maximum trench depth of less than 20 feet. For trench excavations deeper than 20 feet or for conditions that differ from those described for Type "C" in the CAL/OSHA excavation standards, this firm should be contacted.

RAISING PAD ELEVATION AND PLACEMENT OF STRUCTURE:

Based on the potential for debris flow, we recommend that the proposed building pad be elevated a minimum of 2 feet from the existing adjacent grade.

The building should also be setback from the eastern side of the lot as far west (away from the slope) as possible.

POTENTIAL EROSION AND DRAINAGE:

The potential for erosion should be mitigated by proper drainage design. The site should be graded so that surface water flows away from structures at a minimum gradient of 5 percent for a minimum distance of 10 feet from structures. Impervious surfaces within 10 feet of structures should be sloped a minimum of 2 percent away from the building. Water should not be allowed to flow over graded areas or natural areas so as to cause erosion. Graded areas should be planted or otherwise protected from erosion by wind or water.

Water should not be permitted to collect or pond in landscaped areas.

The structure should be provided with roof drains, gutters, and downspouts connected to subsurface pipes. Roof water should not be allowed to discharge onto the ground surface without collecting into surface drains and pipes. Water should not be allowed to collect against foundations or retaining walls. These walls are typically built to withstand the effects of normal soil moisture and may require subsurface drains to collect and transfer excessive water away from the structures.

All drainage devices should be checked at least twice per year to ensure that they are not blocked. All blockages should be cleared.

Swales that have been graded around the structure or on the lot should not be blocked. These swales are typically constructed to provide drainage toward the driveways, street or other positive outlet.

SOIL CORROSION:

A selected sample of material was tested for preliminary corrosivity analysis. Laboratory testing consisted of pH, resistivity, chlorides and sulfates. The results of the laboratory tests appear in Appendix C.

The result from the resistivity test indicates a "corrosive" condition to ferrous metals. Specific corrosion control measures, such as coating of the pipe with non-corrosive material or alternative non-metallic pipe material, are considered necessary.

Results of the soluble sulfate testing indicate a Class S0 anticipated exposure to sulfate attack. Based on the criteria from Table 19.3.2.1 of the American Concrete Institute Manual of Concrete Practice (2014), special measures, such as specific cement types or water-cement ratios, are not considered necessary for this Class S0 exposure to sulfate attack.

The soluble chloride content of the soils tested was not at levels high enough to be of concern with respect to corrosion of reinforcing steel. The results should be considered in combination with the soluble chloride content of the hardened concrete in determining the effect of chloride on the corrosion of reinforcing steel.

Noorzay Geotechnical Services does not practice corrosion engineering. If further information concerning the corrosion characteristics, or interpretation of the results submitted herein, is required, then a competent corrosion engineer could be consulted.

PERCOLATION RATE FOR LEACH LINES:

Based on the results of the percolation testing performed at the subject site, we recommend a "measured" percolation rate of 45 minutes per inch for design of leach lines. The rate provided does not include the appropriate factors of safety to be applied to the "measured" rate by the project civil engineer. Based on the final design percolation rate, the required absorption area should be determined from the following table.

Absorption Area Requirements	
Design Percolation Rate (time in minutes required for water to fall one inch)	**Required Absorption Area (Sq. Ft. per bedroom using standard leach lines**
1 or less	75
2	85
3	100
4	115
5	125
10	165
15	190
30	250
45	300
60	330
Over 60	Not feasible

The absorption area provided is calculated as trench bottom area only. It is our opinion that the site has sufficient area to provide a 100 percent expansion of the required absorption area when/ if necessary.

The requirements set forth in section 4.2.2 of the Manual should be followed. It is our opinion that leach lines (5 feet in depth or less) will not encroach within the minimum required 5-foot vertical setback from the historic groundwater table.

The design of the septic system should be performed by a civil engineer competent in the design of such systems.

ADJACENT PROPERTIES STATEMENT:

Based on our field investigation and laboratory testing results, it is our opinion that the proposed developments will be safe against hazards from landslide, settlement or slippage and the proposed construction will have no adverse effect on the geologic stability of the adjacent properties or future developments provided the recommendations presented in this report are followed.

CONSTRUCTION OBSERVATION:

All grading operations, including site clearing and stripping, should be observed by a representative of the geotechnical engineer. The geotechnical engineer's field representative will be present to provide observation and field testing and will not supervise or direct any of the actual work of the contractor, his employees or agents. Neither the presence of the geotechnical engineer's field representative nor the observations and testing by the geotechnical engineer shall excuse the contractor in any way for defects discovered in his work. It is understood that the geotechnical engineer will not be responsible for job or site safety on this project, which will be the sole responsibility of the contractor.

LIMITATIONS

Noorzay Geotechnical Services has striven to perform our services within the limits prescribed by our client, and in a manner consistent with the usual thoroughness and competence of reputable geotechnical engineers and engineering geologists practicing under similar circumstances. No other representation, express or implied, and no warranty or guarantee is included or intended by virtue of the services performed or reports, opinion, documents, or otherwise supplied.

This report reflects the testing conducted on the site as the site existed during the investigation, which is the subject of this report. However, changes in the conditions of a property can occur with the passage of time, due to natural processes or the works of man on this or adjacent properties. Changes in applicable or appropriate standards may also occur whether as a result of legislation, application or the broadening of knowledge. Therefore, this report is indicative of only those conditions tested at the time of the subject investigation, and the findings of this report may be invalidated fully or partially by changes outside of the control of Noorzay Geotechnical Services. This report is therefore subject to review and should not be relied upon after a period of one year.

The conclusions and recommendations in this report are based upon observations performed and data collected at separate locations, and interpolation between these locations, carried out for the project and the scope of services described. It is assumed and expected that the conditions between locations observed and/or sampled are similar to those encountered at the individual locations where observation and sampling was performed. However, conditions between these locations may vary significantly. Should conditions that appear different than those described herein be encountered in the field by the client or any firm performing services for the client or the client's assign, this firm should be contacted immediately in order that we might evaluate their effect.

If this report or portions thereof are provided to contractors or included in specifications, it should be understood by all parties that they are provided for information only and should be used as such.

The report and its contents resulting from this investigation are not intended or represented to be suitable for reuse on extensions or modifications of the project, or for use on any other project.

CLOSURE

We appreciate this opportunity to be of service and trust this report provides the information desired at this time. Should questions arise, please do not hesitate to contact this office.

Respectfully submitted,

Noorzay Geotechnical Services, Inc.

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Maihan Noorzay, G.E. 3085
Principal Engineer

REFERENCES

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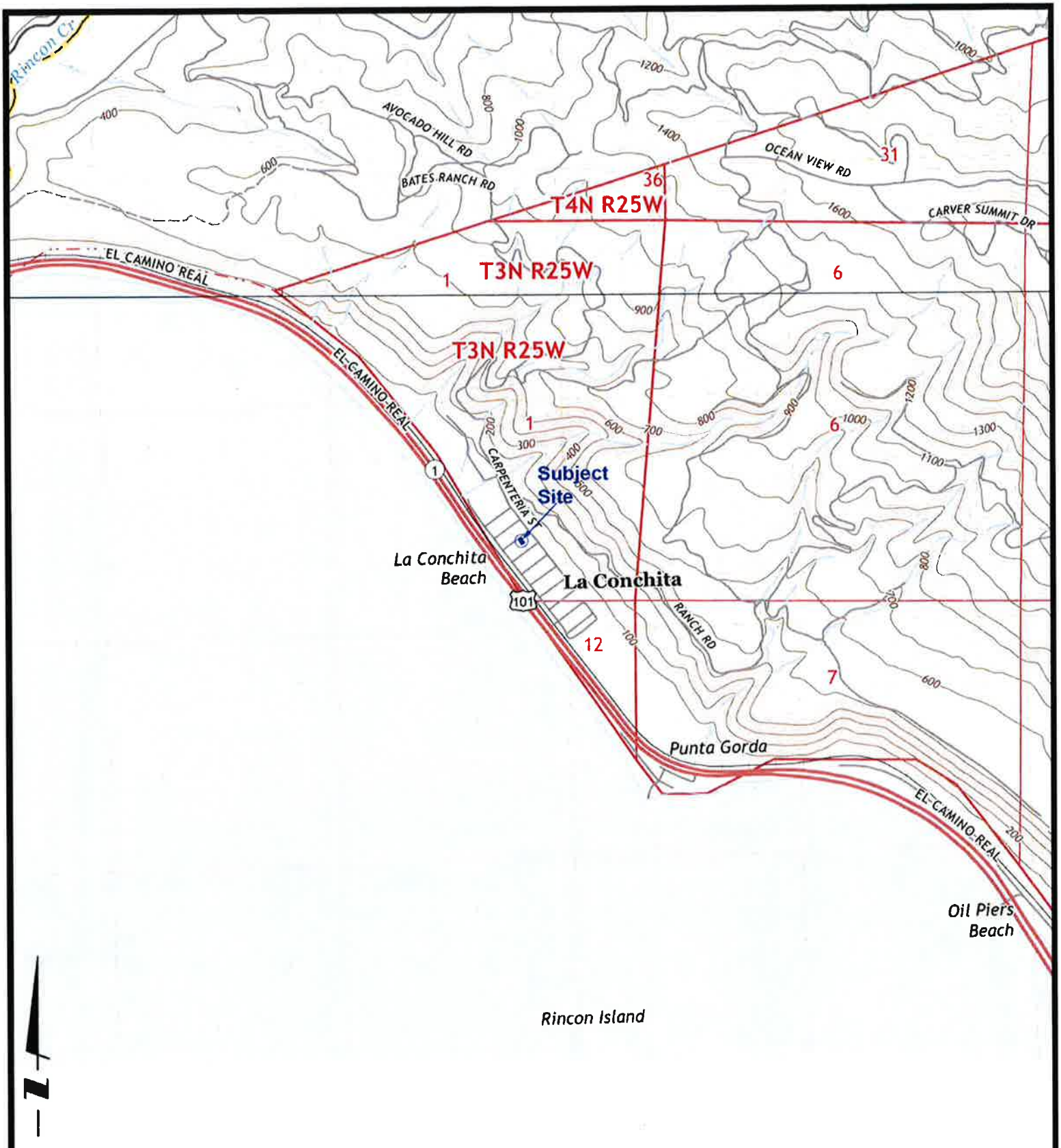
APPENDIX A

MAPS



0 2000 4000

Approximate Scale in Feet

Reference: **United States Department of the Interior, Geological Survey**, 2018, *Pitas Point Quadrangle, California*, and 2018, *White Ledge Peak*, 7.5-Minute Topographic, Scale 1:24,000.

DATE			
09/18/2019	**Index Map** APN 060-0-064-220, 060-0-064-230 North Sunland Avenue La Conchita, California	NoorzayGeo	A-1
DRAWN BY: RG			

Legend

B-2 - Approximate locations of exploratory borings.

P-4 - Approximate locations of percolation tests.

0 20 40

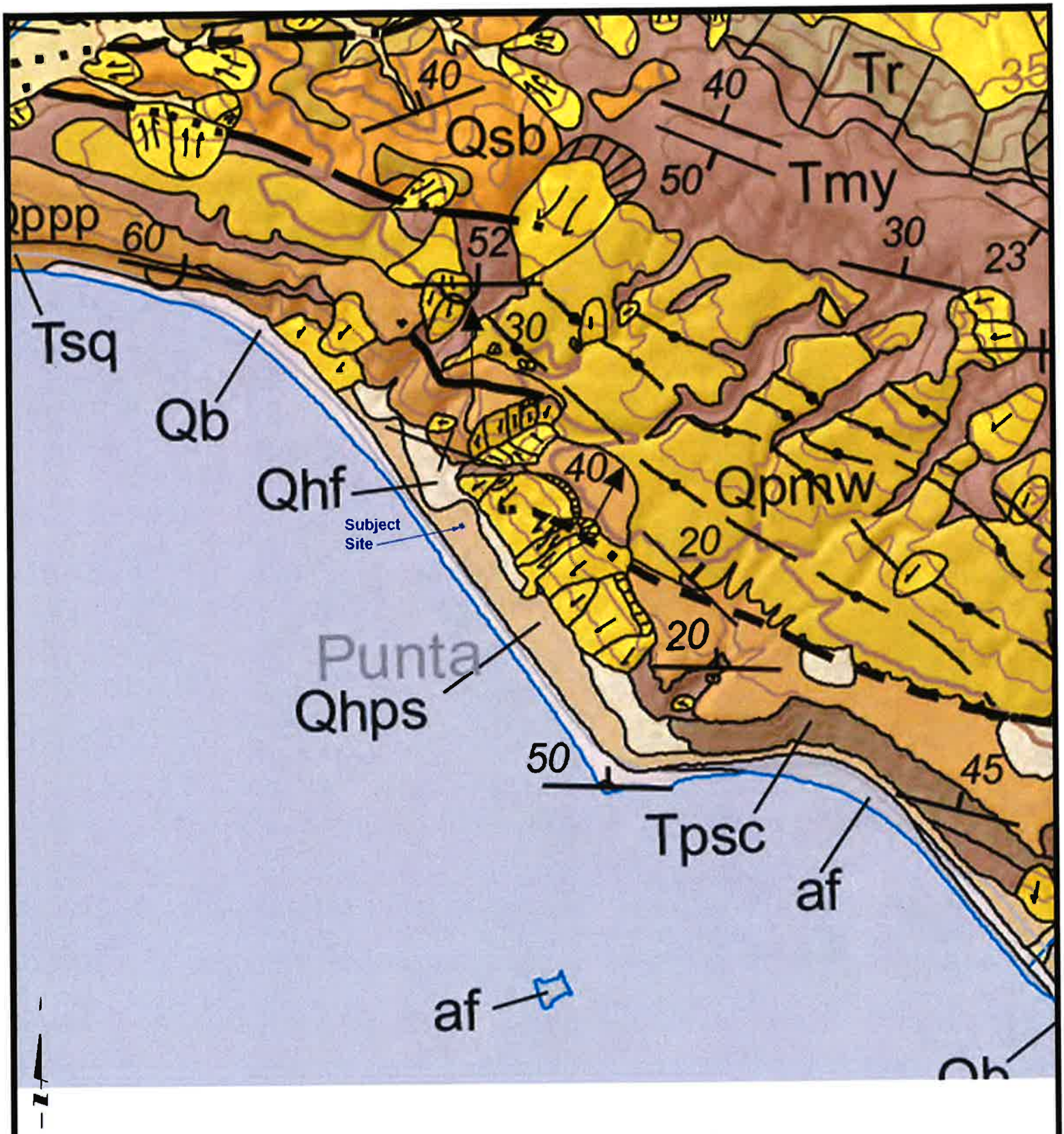
Scale Approximate in Feet

DATE			
09/18/2019	**Site Plan** APN 060-0-064-220, 060-0-064-230 North Sunland Avenue La Conchita, California	NoorzayGeo	A-2
DRAWN BY: RG			

INTENTIONALLY LEFT BLANK

NO CROSS-SECTION NEEDED

DATE			
09/18/2019	**Geologic Cross-section** APN 060-0-064-220, 060-0-064-230 North Sunland Avenue La Conchita, California	NoorzayGeo	A-3
DRAWN BY: RG			

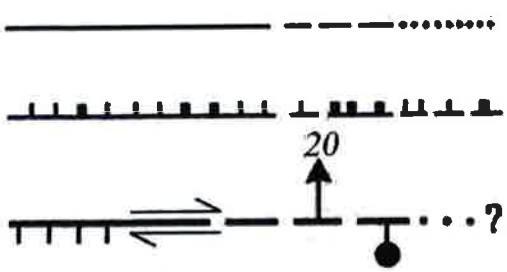


Reference: **California Department of Consdervation, Geological Survey** Guitierrez, C.I., et al, 2008, *Geologic Map of the East Half Santa Barbara 30' x 60' Quadrangle, California*, Regional Geologic Map Series, Scale 1:100,000.

0 2000 4000
Approximate Scale in Feet

DATE 09/18/2019 DRAWN BY: RG	**Regional Geologic Map** APN 060-0-064-220, 060-0-064-230 North Sunland Avenue La Conchita, California	NoorzayGeo	A-4

Legend for Geologic Symbols and Units



Contact (left)—Separates geologic-map units.Solid where meets map- accuracy standard; dashed where may not meet map-accuracy standard; dotted where concealed.

Contact (left)—Separates terraced alluvial units where younger alluvial unit is incised into older alluvial unit; hachures at base of slope, point toward topographically lower surface. Solid where meets map-accuracy standard; dashed where may not meet map-accuracy standard.

Fault (above)—Solid where meets map-accuracy standard; dashed where may not meet map accuracy standard. Dotted where concealed by mapped covering unit; queried where existence uncertain. Hachures indicate scarp, with hachures on downdropped block. Paired arrows indicate relative movement; single arrow indicates direction and amount of fault-plane dip. Bar and ball on down-thrown block.

af	Artificial fill soils (Holocene).
Qb	Active beach deposits (Holocene).
Qhf	Alluvial fan deposits (Holocene).
Qls	Landslide deposits (Holocene).
Qhps	Paralic deposits of the Sea Cliff terrace (Holocene).
Qppp	Paralic deposits of Punta Gordo marine terrace (Pleistocene).
Qpmw	Undivided mass wasting deposits (Pleistocene).
Qsb	Santa Barbara formation (Pleistocene).
Tpsc	Pico formation, sandsone and congomerate (Pliocene).
Tsq	Slsquoc formation (Pliocene).
Tmy	Monterey formation, undivided (Miocene).
Tr	Rincon shale (Miocene).

DATE 09/18/2019 DRAWN BY: RG	**Regional Geologic Map Legend** APN 060-0-064-220, 060-0-064-230 North Sunland Avenue La Conchita, California	NoorzayGeo	A-4a

References: California Department of Conservation, Geological Survey, 2002, Seismic Hazards Zones, Pitas Point Quadrangle, Official Map, Scale 1:24,000.

California Department of Conservation, Division of Mines and Geology, 1991, Special Studies Zones, Pitas Point Quadrangle, Revised Official Map, Scale 1:24,000.

Areas within earthquake fault study zones.

Areas of potential, seismically-induced liquefaction.

Areas of potential, seismically-induced landslides.

DATE			
09/18/2019	**Alquist-Priolo / Seismic Hazards Map** APN 060-0-064-220, 060-0-064-230 North Sunland Avenue La Conchita, California	NoorzayGeo	A-5
DRAWN BY RG			

WLA

Map of Debris Flow Sources and Run-out Fans Showing Inferred Depth Ranges

LA CONCHITA LANDSLIDE – PHASE 2
Figure 8.7

02 JAN 06, 1985, CSH

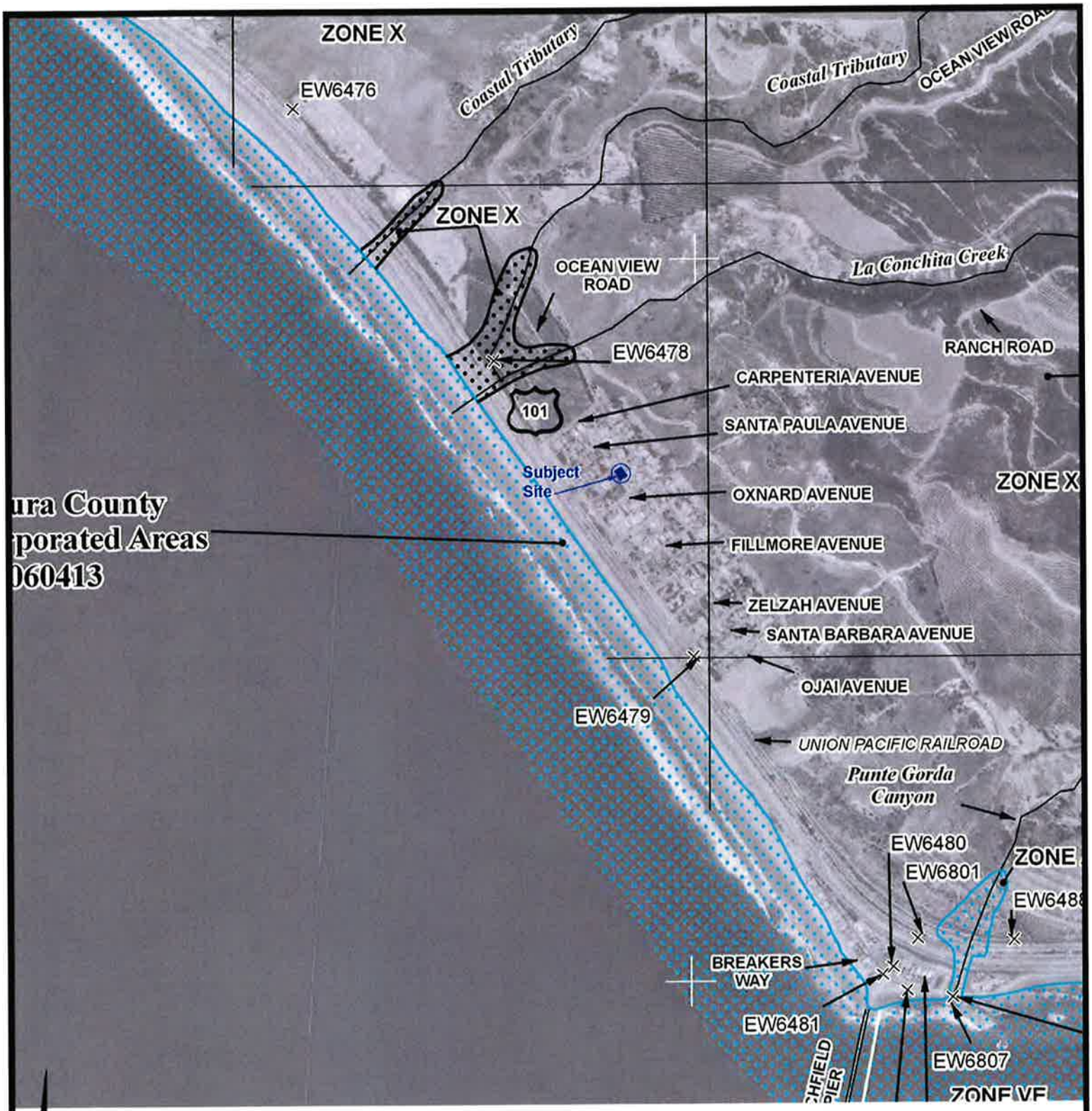
William Lettis & Associates, Inc, 2009, La Conchita Slope Stabilization Project, Geological Study, La Conchita, California, Final Report, Figure 8.7.

La Conchita Landslide/Debris Flow Map
APN 060-0-064-220, 060-0-064-230
North Sunland Avenue
La Conchita, California

DRAWN BY: RG
DATE: 09/18/2019

NoorzayGeo

A-5a



Reference: FEMA Flood Insurace Rate Map, January 20, 2010
Panel 06111C 0705E, Scale 1:12,000.

DATE			
09/18/2019	**FEMA Flood Map** APN 060-0-064-220, 060-0-064-230 North Sunland Avenue La Conchita, California	NoorzayGeo	A-6
DRAWN BY: RG			

LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary

0.2% annual chance floodplain boundary

Floodway boundary

Zone D boundary

CBRS and OPA boundary

Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.

513 — Base Flood Elevation line and value; elevation in feet*

(EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

A — A — Cross section line

23 — 23 — Transect line

87°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere

4478000mN — 1000-meter Universal Transverse Mercator grid values, zone 11N

600000 FT — 5000-foot grid ticks: California State Plane coordinate system, zone V (FIPSZONE 0405), Lambert Conformal Conic projection

DX5510 x — Bench mark (see explanation in Notes to Users section of this FIRM panel)

M1.5 — River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
March 18, 1986

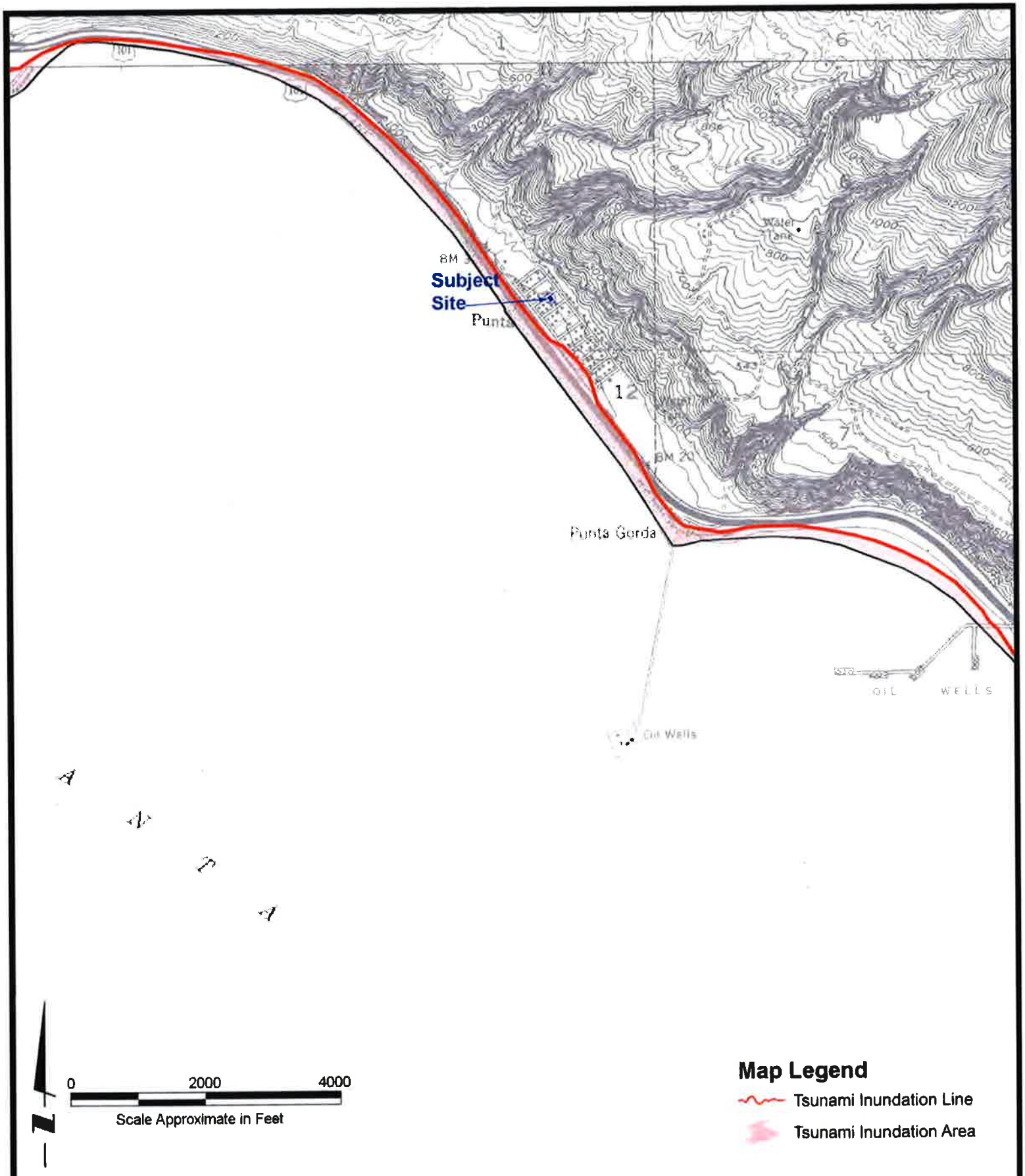
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
August 28, 2008 - to update corporate limits, to change Base Flood Elevations and Special Flood Hazard Areas, to update map format, to add roads and road names, and to incorporate previously issued Letters of Map Revision

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Map Scale 1" = 1000'

DATE			
09/18/2019	**FEMA Flood Map Legend** APN 060-0-064-220, 060-0-064-230 North Sunland Avenue La Conchita, California	NoorzayGeo	A-6a
DRAWN BY: RG			



Reference: Department of Conservation, Geological Survey, 2009, Pitas Point Quadrangle, Tsunami Inundation Map for Emergency Planning, State of California, County of Ventura, Scale 1:24,000.

DATE			
09/18/2019	**Tsunami Inundation Map** APN 060-0-064-220, 060-0-064-230 North Sunland Avenue La Conchita, California	NoorzayGeo	A-6b
DRAWN BY: RG			

APPENDIX B

EXPLORATORY LOGS

SUBSURFACE EXPLORATION LEGEND

UNIFIED SOIL CLASSIFICATION SYSTEM (Visual-Manual Procedure (ASTM D2488))					CONSISTENCY / RELATIVE DENSITY
MAJOR DIVISIONS			GROUP SYMBOLS	TYPICAL NAMES	CRITERIA
Coarse-Grained Soils* More than 50 % Retained on No. 200 Sieve	Gravels 50 % or more of Coarse Fraction Retained on No. 4 Sieve	Clean Gravels	GW	Well Graded Gravels and Gravel-Sand Mixtures, Little or no Fines	Reference: 'Foundation Engineering', Peck, Hansen, Thornburn, 2nd Edition.
			GP	Poorly Graded Gravels and Gravel-Sand Mixtures, Little or no Fines	Standard Penetration Test, Granular Soils
		Gravels with Fines	GM	Silty Gravels, Gravel-Sand-Silt Mixtures**	Penetration Resistance, N, (Blows / Foot) — Relative Density
			GC	Clayey Gravel, Gravel-Sand-Clay Mixtures**	0 - 4 — Very Loose
	Sands More than 50 % of Coarse Fraction Passes No. 4 Sieve	Clean Sands	SW	Well Graded Sands and Gravely Sands, Little or no Fines	4 - 10 — Loose
			SP	Poorly Graded Sands and Gravely Sands, Little or no Fines	10 - 30 — Medium
		Sands with Fines	SM	Silty Sands, Sand-Silt Mixtures**	30 - 50 — Dense
			SC	Clayey Sands, Sand-Clay Mixtures**	> 50 — Very Dense
Fine Grained Soils* 50 % or more Passes No. 200 Sieve	Silts and Clays Liquid Limits 50 % or less		ML	Inorganic Silts, Sandy Silts, Rock Flour	Standard Penetration Test, Cohesive Soils
			CL	Inorganic Clays of Low to Medium Plasticity, Gravelly Clays, Sandy Clays, Silty Clays, Lean Clays	Penetration Resistance, N, (Blows / Foot) — Consistency — Unconfined Compressive Strength, (Tons / Sq. Ft.)
			OL	Organic Silts and Organic silty Clays of Low Plasticity	< 2 — Very Soft — < 0.25
	Silts and Clays Liquid Limits Greater than 50 %		MH	Inorganic Silts, Micaceous or Diatomaceous silts, Plastic Silts	2 - 4 — Soft — 0.25 - 0.5
			CH	Inorganic Clays of High Plasticity, Fat Clays	4 - 8 — Medium — 0.5 - 1.0
			OH	Organic Clays of Medium to High Plasticity	8 - 15 — Stiff — 1.0 - 2.0
					15 - 30 — Very Stiff — 2.0 - 4.0
					> 30 — Hard — > 4.0
Highly Organic Soils			PT	Peat, Muck, or Other Highly Organic Soils	

* Based on material passing the 3-inch sieve.

** More than 12% passing the No. 200 sieve; 5% to 12% passing No. 200 sieve requires use of duel symbols (i.e., SP-SM., GP-GM, SP-SC, GP-GC, etc.); Border line classifications are designated as CH/Cl, GM/SM, SP/SW, etc.

U.S. Standard Sieve Size 12" 3" 3/4" #4 #10 #40 #200

Unified Soil Classification Designation	Boulders	Cobbles	Gravel		Sand			Silt and Clay
			Coarse	Fine	Coarse	Medium	Fine	

Moisture Condition

Dry	Absence of moisture, dusty, dry to the touch.
Moist	Damp but no visible moisture.
Wet	Visible free water, usually below the water table.

Material Quantity

Trace	< 5 %
Slightly	5 - 12%
Little	12 - 25%
Some	25 - 50 %

Other Symbols

C - Core Sample
S - SPT Sample
B - Bulk Sample
CK - Chunk Sample
R - Ring Sample
N - Nuclear Gauge Test
∇ - Water Table

DATE			
09/18/2019	**Simplified USCS Soils Classification Chart**	NoorzayGeo	B
DRAWN BY: RG			

NoorzayGeo

SUBSURFACE EXPLORATION LOG
Exploratory Boring No. 1

Project No:	19078	Date:	9/10/19	Logged By:	MN
Type of Rig:	CME 75	Drive Wt.	140 lbs	Elevation:	37 +/-
Drill Hole Dia.:	8 inches	Drop:	30 inches	Boring Depth (ft.):	48

Depth (ft.)	Sample Type	Penetration Resistance	Soil Classification	Dry Density (lb/ft3)	Moisture Content (%)	Lithology	Groundwater	Description
1	B 0-10'		SC/CL			Qaf		**Artificial Fill Soils:** Clayey sand to sandy clay, tan brown, moist, loose, with gravel to 2"
4			SC/CL			Qhps		**Paralic Deposits of Sea Cliff Terrace:** Clayey sand to sandy clay with fewer gravel, brown, moist, loose
5	S	6 4						
6		2	CL/CH					Clay, brown, moist, soft, trace gravel
10	S	9 9 9	SC					Clayey sand, brown with orange spots, moist, medium dense, with trace rounded gravel
13			CL/CH					Clay, brown, moist, stiff, no gravel
15	S	4 4 5						
20	S	2 4 4	CL/CH					...some sand, piece of red claystone
24			SP					Poorly graded sand, tan brown, moist, dense to very dense, trace gravel

S - SPT Sample R - Ring Sample B - Bulk Sample N - Nuclear Gauge Test D - Disturbed Sample

NoorzayGeo

SUBSURFACE EXPLORATION LOG
Exploratory Boring No. 1 (con't)

Project No:	19078	Date:	9/10/19	Logged By:	MN
Type of Rig:	CME 75	Drive Wt.	140 lbs	Elevation:	37 +/-
Drill Hole Dia.:	8 inches	Drop:	30 inches	Boring Depth (ft.):	48

Depth (ft.)	Sample Type	Penetration Resistance	Soil Classification	Dry Density (lb/ft3)	Moisture Content (%)	Lithology	Groundwater	Description
			SP			Qhps		**Paralic Deposits of Sea Cliff Terrace (Con't):** Poorly graded sand, tan brown, moist, dense to very dense, trace gravel
25	S	10						
26		21						
		30						
27								
28								
29								
30	S	7	SP					...very dense
31		26						
		36						
32								
33								
34								.. groundwater at 34' bgs
35	S	13	CL/ML			Tsq		**Sisquoc Formation:** Claystone/ siltstone, gray, dry to moist, hard
36		25						
		41						
37								
38								
39								
40	S	20	CL/ML					...wet
41		40						
		50/4"						
42								
43								
44								
45	S	24	CL/ML					...some sand
46		50/6"						
47	S	20						
48		50/6"						
								Refusal at 48' bgs; Groundwater at 34' bgs, Slight to moderate caving at 0-5'; Backfilled with neat cement from 48' to 5' bgs, backfilled with soil cuttings from 5' to surface

S - SPT Sample R - Ring Sample B - Bulk Sample N - Nuclear Gauge Test D - Disturbed Sample

NoorzayGeo

SUBSURFACE EXPLORATION LOG
Percolation Test No. 1

Project No:	19078	Date:	9/10/19	Logged By:	MN
Type of Rig:	CME 75	Drive Wt.	N/A	Elevation:	38 +/-
Drill Hole Dia.:	12 inches	Drop:	N/A	Boring Depth (ft.):	11.5

Depth (ft.)	Sample Type	Penetration Resistance	Soil Classification	Dry Density (lb/ft3)	Moisture Content (%)	Lithology	Groundwater	Description
1	B 0-2.5'		SC/CL			Qaf		**Artificial Fill Soils:** Clayey sand to sandy clay, brown to tan brown, moist, loose, with gravel to 2"
3	R	5 6 7		87.6	19.2			...medium dense with gravel
4			SC/CL			Qhps		**Paralic Deposits of Sea Cliff Terrace:** Clayey sand to sandy clay, brown, moist, loose, trace gravel
5	R	6 5 4		83.6	29.7			
7			CL/CH					Clay, brown with orange spots, moist, stiff, trace gravel and sand
8	R	3 6 10		82.1	28.5			
10	R	8 7 5	SC	76.0	21.5			Clayey sand, brown, moist, loose, trace gravel
12								End of boring at 11.5 feet bgs No groundwater Slight to moderate caving in the upper 5 feet Backfilled with soil cuttings

S - SPT Sample R - Ring Sample B - Bulk Sample N - Nuclear Gauge Test D - Disturbed Sample

NoorzayGeo

SUBSURFACE EXPLORATION LOG
Percolation Test No. 2

Project No:	19078	Date:	9/10/19	Logged By:	MN
Type of Rig:	CME 75	Drive Wt.	N/A	Elevation:	38 +/-
Drill Hole Dia.:	12 inches	Drop:	N/A	Boring Depth (ft.):	5

Depth (ft.)	Sample Type	Penetration Resistance	Soil Classification	Dry Density (lb/ft3)	Moisture Content (%)	Lithology	Groundwater	Description
1	B 0-5'		SC/CL			Qaf		**Artificial Fill Soils:** Clayey sand to sandy clay, brown to tan brown, moist, loose, with gravel to 2"
4			CL			Qhps		**Paralic Deposits of Sea Cliff Terrace:** Sandy clay, brown, moist, loose, trace gravel
5								End of boring at 5 feet bgs No groundwater Slight to moderate caving Backfilled with soil cuttings

S - SPT Sample R - Ring Sample B - Bulk Sample N - Nuclear Gauge Test D - Disturbed Sample

NoorzayGeo

SUBSURFACE EXPLORATION LOG
Percolation Test No. 3

Project No:	19078	Date:	9/10/19	Logged By:	MN
Type of Rig:	CME 75	Drive Wt.	N/A	Elevation:	38 +/-
Drill Hole Dia.:	12 inches	Drop:	N/A	Boring Depth (ft.):	5

Depth (ft.)	Sample Type	Penetration Resistance	Soil Classification	Dry Density (lb/ft3)	Moisture Content (%)	Lithology	Groundwater	Description
	B		SC/CL			Qaf		**Artificial Fill Soils:**
1	0-5'							Clayey sand to sandy clay, brown to tan brown, moist, loose, with gravel to 2"
2								
3								
4			SC			Qhps		**Paralic Deposits of Sea Cliff Terrace:** Clayey sand, brown, moist, loose, trace gravel
5								End of boring at 5 feet bgs No groundwater Slight to moderate caving Backfilled with soil cuttings
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								

S - SPT Sample R - Ring Sample B - Bulk Sample N - Nuclear Gauge Test D - Disturbed Sample

NoorzayGeo

SUBSURFACE EXPLORATION LOG
Percolation Test No. 4

Project No:	19078	Date:	9/10/19	Logged By:	MN
Type of Rig:	CME 75	Drive Wt.	N/A	Elevation:	38 +/-
Drill Hole Dia.:	12 inches	Drop:	N/A	Boring Depth (ft.):	5

Depth (ft.)	Sample Type	Penetration Resistance	Soil Classification	Dry Density (lb/ft3)	Moisture Content (%)	Lithology	Groundwater	Description
1	B 0-5'		SC/CL			Qaf		**Artificial Fill Soils:** Clayey sand to sandy clay, brown to tan brown, moist, loose, with gravel to 2"
4			SC			Qhps		**Paralic Deposits of Sea Cliff Terrace:** Clayey sand, brown, moist, loose, trace gravel
5								End of boring at 5 feet bgs No groundwater Slight to moderate caving Backfilled with soil cuttings

S - SPT Sample R - Ring Sample B - Bulk Sample N - Nuclear Gauge Test D - Disturbed Sample

APPENDIX C

LABORATORY TESTING

NoorzayGeo

In-Situ Moisture Content and Dry Density
ASTM D2937

Job Name: Sunland Ave.- La Conchita

Job Number: 19078

Sampled By: M. Noorzay

Date Sampled: 9/10/19

Tested By : M. Noorzay

Date Completed:

Input By: M. Noorzay

Boring Number	P-1	P-1	P-1	P-1		
Sample Depth (ft)	2.5	5	7.5	10		
Sample Number	1	2	3	4		
Sample Type	RING	RING	RING	RING		
USCS Description	SC/CL	SC/CL	CL/CH	SC		
Number of Rings	3	3	3	2		
Total Weight of Rings + Soil (gms)	513.8	528.4	517.9	313.6		
Volume of Rings(ft3)(1r = 0.0027 ft^3)	7.972E-03	7.972E-03	7.972E-03	5.315E-03		
Weight of Rings (gms)(1r = 45.497 g)	136.5	136.5	136.5	91.0		
Weight of Soil (gms)	377.3	391.9	381.4	222.6		
Wet Density (pcf)	104.3	108.4	105.5	92.3		
% Saturation (Assumed Gs=2.6)	58.4	82.0	75.8	49.2		
Container Number	1	2	3	4		
Tare (gms)	0.0	0.0	0.0	0.0		
Wet Soil + Tare (gms)	250.0	250.0	219.8	250.0		
Dry Soil + Tare (gms)	209.8	192.8	171.1	205.8		
Weight of Water (gms)	40.2	57.2	48.7	44.2		
Water Content (%)	19.2	29.7	28.5	21.5		
Dry Density (pcf)	87.6	83.6	82.1	76.0		

NoorzayGeo

No. 200 Wash

ASTM D 1140

Job Name:	Sunland Ave.- La Conchita	Tested By :	M. Noorzay
Job Number:	19078	Date Completed:	
Sampled By:	M. Noorzay	Input By:	M. Noorzay
Date Sampled:	9/10/19		

Boring No.	Depth (ft.)	B= Original Dry Mass (g)	C= Wash Dry Mass (g)	A= % Passing #200	USCS
P-1	7.5'	171.1	83.3	51.3	CL/CH
P-2	0-5'	206	94.2	54.3	CL
P-3	0-5'	203.8	103.4	49.3	SC
P-4	0-5'	206.8	108.1	47.7	SC
B-1	10'	218.2	130.5	40.2	SC
	15'	189.7	37.9	80.0	CL/CH
	20'	184.9	15.4	91.7	CL/CH
	30'	215.7	206.3	4.4	SP
	40'	214.6	15.5	92.8	CL/ML

Calculation for Percent of Material Finer than 75-µm (No. 200) Sieve by Washing:

$$A = \frac{B - C}{B} \times 100$$

Where:

A= Percent of Material Finer than 75-µm (No.200) Sieve by Washing
B= Original Dry Mass of Sample (g)
C= Dry Mass of Sample after Washing (g)

Note: Report the material passing the 75-µm (No. 200) sieve by washing to the nearest 0.1%.
If greater than 10%, report to the nearest 1%.

NoorzayGeo

Expansion Index

ASTM D4829

Job Name:	Sunland Ave.- La Conchita	Tested By :	M. Noorzay
Job Number:	19078	Date Completed:	
Sampled By:	M. Noorzay	Input By:	M. Noorzay
Date Sampled:	9/10/19	Sample Number:	B-1 @ 0-10'

SAMPLE CONDITION	Initial	Initial	Initial
Wt. Specimen & Ring (gr)	559.4	528.3	
Wt. of ring (gr)	180	180	
Wt. Specimen (gr)	379.4	348.3	
Wt. Specimen (lbs)	0.83468	0.76626	
Specimen diameter (in)	4	4	
Init. Spec. Height (in)	1	1	
Volume of ring (cu. Ft.)	0.007272	0.007272	
Moist Density (pcf)	114.78	105.37	
Wt. moist soil+tare (gr)	100	100	
Wt. dry soil+tare (gr)	83.8	86.3	
Wt. of tare (gr)	0	0	
Wt. dry soil (gr)	83.8	86.3	
Wt. of water (gr)	16.2	13.7	
M/C (%)	19.3	15.9	
DRY DENSITY (pcf)	96.18	90.93	
% Saturation* (48-52)	69.4	50.3	

Final Moisture		
	Start (g)	395.3
	End (g)	297
	%	33.1

Date	Time	Dial
9/11/19	5:40 PM	0.57
9/11/19	5:50 PM	0.58
9/11/19	6:00 PM	0.59
9/12/19	5:40 PM	0.62

Expansion Index:	49
Expansion Potential:	**Low**

Expansion Index	Potential Expansion
0-20	Very Low
21-50	Low
51-90	Medium
91-130	High
Above- 130	Very High

NoorzayGeo

Direct Shear

ASTM D3080

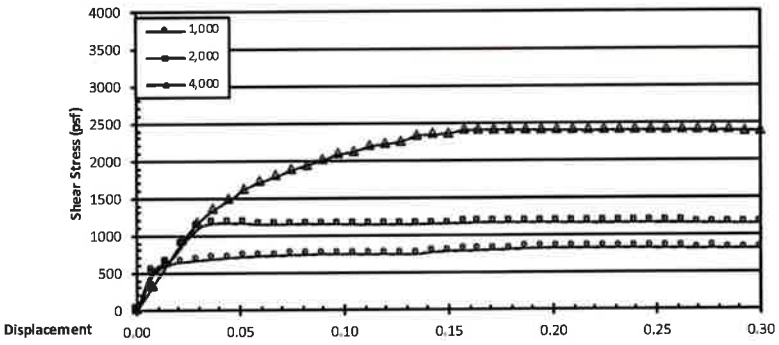
Job Name:	Sunland Ave.- La Conchita	Tested By :	M. Noorzay
Job Number:	19078	Date Completed:	
Sampled By:	M. Noorzay	Input By:	M. Noorzay
Date Sampled:	9/10/19	Sample Number:	B-1 at 0-10'
Sample Description:	Clayey sand to sandy clay		

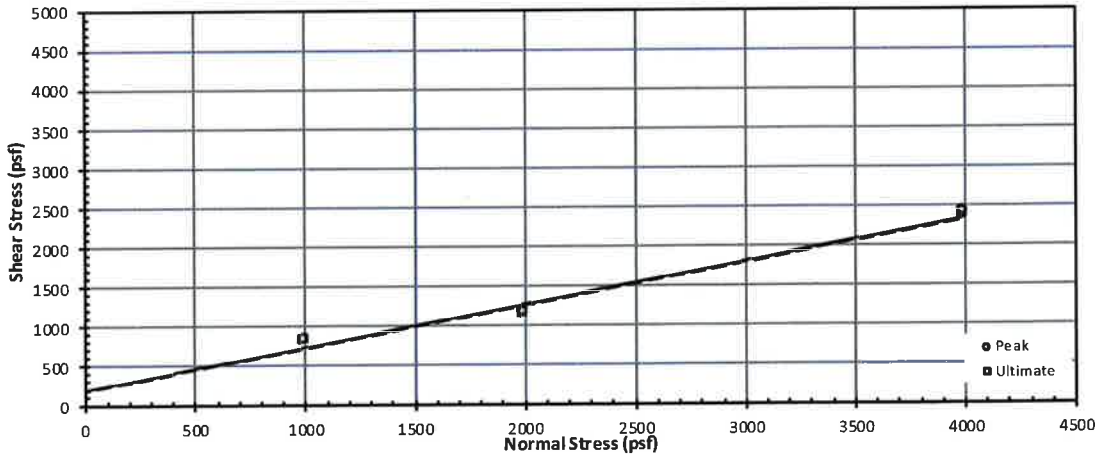
Samples Tested	1	2	3
Boring ID	B-1	B-1	B-1
Depth (in/ft.)	0-10'	0-10'	0-10'
Normal Stress (psf)	1000	2000	4000
Maximum Shear Stress (psf)	820	1165	2403
Ultimate Shear Stress (psf)	810	1143	2384
Soil Type	SC/CL	SC/CL	SC/CL

	Peak	Ultimate
Friction, phi (Deg)	28.4	28.3
Cohesion (psf)	201.0	190.0

Sample Type:	RM
Method:	Drained
Consolidation:	Yes
Saturation:	Yes
Strain Rate (in/min):	0.005

Shear Stress v. Displacement





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Modified Proctor

ASTM D1557

Job Name:	Sunland Ave.- La Conchita	Tested By :	M. Noorzay
Job Number:	19078	Date Completed:	
Sampled By:	M. Noorzay	Input By:	M. Noorzay
Date Sampled:	9/10/19	Sample Number:	B-1 at 0-10'
Sample Description:	clayey sand to sandy clay		

Trial Number	1	2	3	4	5
Water Added (%)	0	3	6		
Weight of Soil + Mold (grams)	5855.6	5973.9	5914.5		
Weight of Mold (grams)	4121.4	4121.4	4121.4		
Weight of Wet Soil (grams)	1734.2	1852.5	1793.1		
Wet Density (pcf)	114.70	122.52	118.59		

Container ID	1	2	3		
Wet Soil + Container (grams)	100	100	100		
Dry Soil + Container (grams)	86.6	84.7	82.3		
Weight of Container (grams)	0	0	0		
Weight of Dry Soil (grams)	86.6	84.7	82.3		
Weight of Water (grams)	13.4	15.3	17.7		
Moisture Content (%)	15.47	18.06	21.51		
Dry Density (pcf)	99.3	103.8	97.6		

Compaction Method

ASTM D1557	X
ASTM D698	

Method	A
Mold Size	4
Mold Vol.	0.0333333

Preparation Method

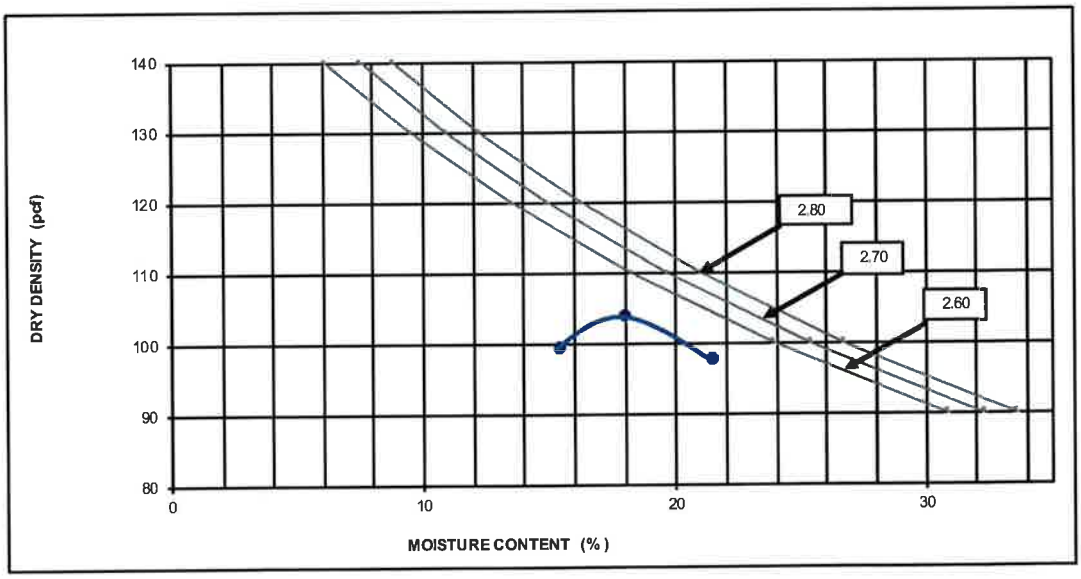
Moist	X
Dry	

Maximum Dry Density (pcf)	**103.8**
Maximum Dry Density w/ Rock Correction (pcf)	

Optimum Moisture Content (%)	**18.1**
Optimum Moisture Content w/ Rock Correction (%)	

METHOD A
Percent Retained on No. 4 Sieve: N/A
Mold : 4 in. (101.6 mm) diameter
Layers : 5 (Five)
Blows per layer : 25 (Twenty-five)

N/A



Results Only Soil Testing for Sunland Ave., La Conchita, CA

September 18, 2019

Prepared for:
Maihan Noorzay
Noorzay Geotechnical Services, Inc.
16817 Rainy Vale Avenue
Riverside, CA 92503
maihan@noorzaygeo.com

Project X Job#: S190913K
Client Job or PO#: NGS# 19078

Respectfully Submitted,

Eduardo Hernandez, M.Sc., P.E.
Sr. Corrosion Consultant
NACE Corrosion Technologist #16592
Professional Engineer
California No. M37102
ehernandez@projectxcorrosion.com

REGISTERED PROFESSIONAL ENGINEER
EDUARDO HERNANDEZ
No. M37102
MECHANICAL
STATE OF CALIFORNIA

Soil Analysis Lab Results

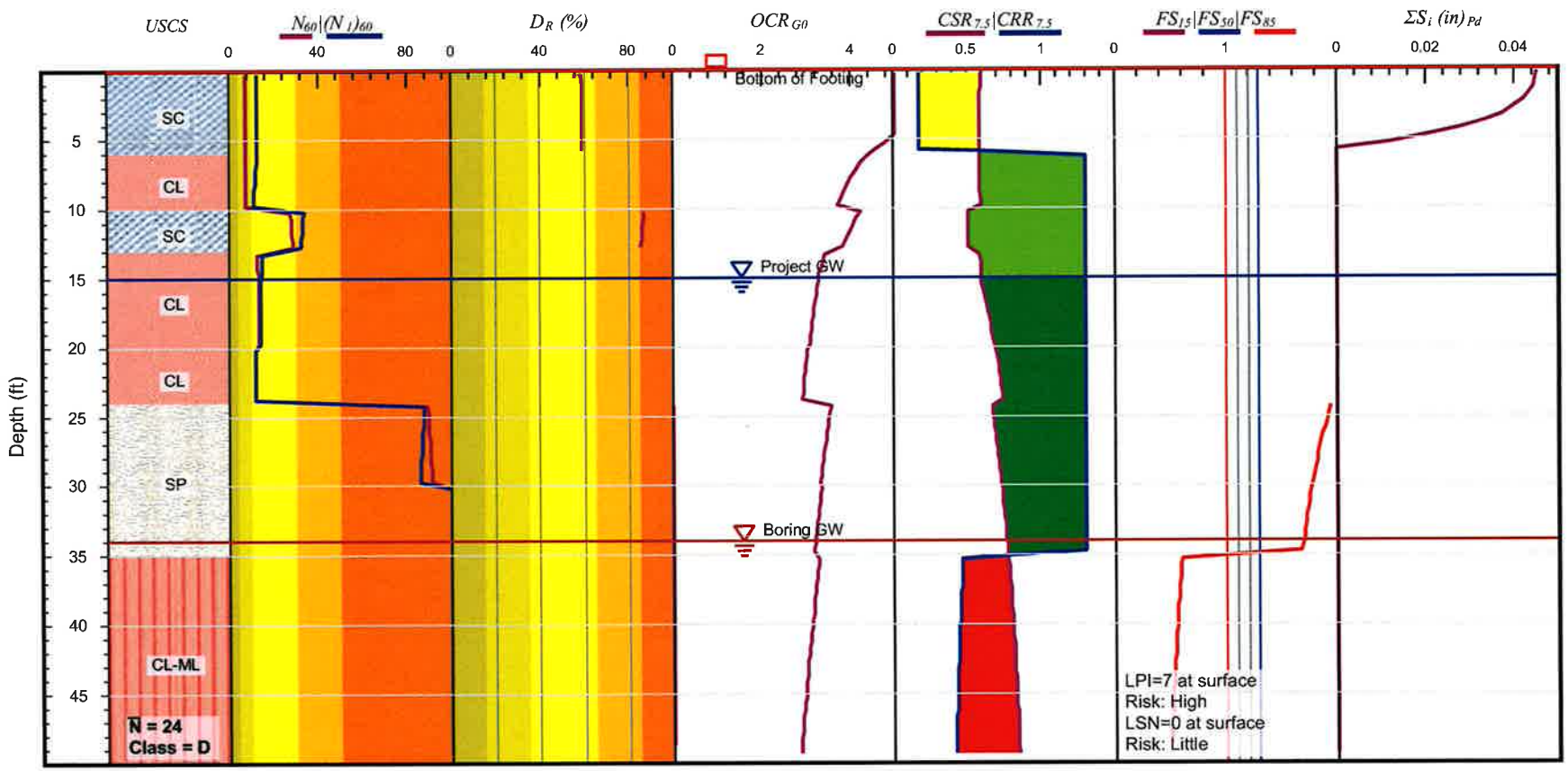
Client: Noorzay Geotechnical Services, Inc.
Job Name: Sunland Ave., La Conchita, CA
Client Job Number: NGS# 19078
Project X Job Number: S190913K
September 17, 2019

	Method	ASTM D4327		ASTM D4327		ASTM G187		ASTM G51
Bore# / Description	**Depth**	**Sulfates** SO_4^{2-}		**Chlorides** Cl^-		**Resistivity** As Rec'd | Minimum		**pH**
	(ft)	(mg/kg)	(wt%)	(mg/kg)	(wt%)	(Ohm-cm)	(Ohm-cm)	
P-1	0.0-2.5	23.9	0.0024	13.7	0.0014	10,720	1,876	8.1

Cations and Anions, except Sulfide and Bicarbonate, tested with Ion Chromatography
mg/kg = milligrams per kilogram (parts per million) of dry soil weight
ND = 0 = Not Detected | NT = Not Tested | Unk = Unknown
Chemical Analysis performed on 1:3 Soil-To-Water extract

APPENDIX D

GEOTECHNICAL CALCULATIONS



SC SP CL CL-ML

Earthquake & Groundwater Information:
Magnitude = 7
Max. Acceleration = 1.074 g
Project GW = 15 ft
Maximum Settlement = 0.05 in
Settl. at Bottom of Footing = 0.05 in

Liquefaction: Boulanger & Idriss (2010-16)
Settl.: [dry] Pradel (1998); [sat] Idriss & Boulanger (2008)
Lateral spreading: Idriss & Boulanger (2008)
M correction: [Sand; Clay] Boulanger & Idriss(2004)
σv correction: Idriss & Boulanger (2008)
Stress reduction: Idriss & Boulanger (2008)

NoorzayGeo

Liquefaction Potential - SPT Data

Project:	Proposed Single Family Residence				
Location:	North Sunland Avenue, La Conchita, in Ventura County, California.				
Job Number:	19078	Boring No.:	B-1	Enclosure:	D-1

\\Mac\Home\Desktop\19078 La Conchita Calcs\GeoSuite_19078_B-1.csv

Prepared at 9/24/2019 4:58:45 PM

APPENDIX E

PERCOLATION DATA

LEACH LINE PERCOLATION TEST DATA

Location:	Sunland Avenue, La Conchita, CA		Test Hole Number:	P-1
Client:	Mr. Mark Muleady		Job Number:	19078
Depth (ft):	11.5		Tested By:	Maihan Noorzay
Size of Test Hole	138	in. deep	Date Excavated/Presoaked:	9/10/19
	12"	in. dia.	Date Tested:	9/11/19
Weather:	mid 70s, cloudy, warm			
Soil Classification:	Clayey sand (SC) to sandy clay (CL)			

PRESOAK PERIOD
The test hole was filled to the top with water and allowed to soak overnight

TEST PERIOD					
Time		Time Interval (h:mm:ss)	Water Level (ft)	Change in Water Level (in.)	Percolation Rate (min./in.)
Start:	1:00:00 PM	0:30:00	4.92	1.08	27.78
Stop:	1:30:00 PM		5.01		
Start:	1:30:00 PM	0:30:00	3.53	1.44	20.83
Stop:	2:00:00 PM		3.65		
Start:	2:00:00 PM	0:30:00	3.65	2.52	11.90
Stop:	2:30:00 PM		3.86		
Start:	2:30:00 PM	0:30:00	3.02	2.28	13.16
Stop:	3:00:00 PM		3.21		
Start:	3:00:00 PM	0:30:00	3.21	2.16	13.89
Stop:	3:30:00 PM		3.39		
Start:	3:30:00 PM	0:30:00	3.39	1.92	15.63
Stop:	4:00:00 PM		3.55		
Start:	4:00:00 PM	0:30:00	3.00	2.04	14.71
Stop:	4:30:00 PM		3.17		
Start:	4:30:00 PM	0:30:00	3.17	2.16	13.89
Stop:	5:00:00 PM		3.35		

LEACH LINE PERCOLATION TEST DATA

Location:	Sunland Avenue, La Conchita, CA		Test Hole Number:	P-2
Client:	Mr. Mark Muleady		Job Number:	19078
Depth (ft):	5		Tested By:	Maihan Noorzay
Size of Test Hole	60	in. deep	Date Excavated/Presoaked:	9/10/19
	12"	in. dia.	Date Tested:	9/11/19
Weather:	mid 70s, cloudy, warm			
Soil Classification:	Clayey sand (SC) to sandy clay (CL)			

PRESOAK PERIOD

The test hole was filled to the top with water and allowed to soak overnight

TEST PERIOD

Time		Time Interval (h:mm:ss)	Water Level (ft)	Change in Water Level (in.)	Percolation Rate (min./in.)
Start:	1:00:00 PM	0:30:00	2.48	0.72	41.67
Stop:	1:30:00 PM		2.54		
Start:	1:30:00 PM	0:30:00	2.32	0.84	35.71
Stop:	2:00:00 PM		2.39		
Start:	2:00:00 PM	0:30:00	2.39	0.72	41.67
Stop:	2:30:00 PM		2.45		
Start:	2:30:00 PM	0:30:00	2.45	0.48	62.50
Stop:	3:00:00 PM		2.49		
Start:	3:00:00 PM	0:30:00	2.31	0.72	41.67
Stop:	3:30:00 PM		2.37		
Start:	3:30:00 PM	0:30:00	2.37	0.84	35.71
Stop:	4:00:00 PM		2.44		
Start:	4:00:00 PM	0:30:00	2.46	0.72	41.67
Stop:	4:30:00 PM		2.52		
Start:	4:30:00 PM	0:30:00	2.52	0.72	41.67
Stop:	5:00:00 PM		2.58		

LEACH LINE PERCOLATION TEST DATA

Location:	Sunland Avenue, La Conchita, CA		Test Hole Number:	P-3
Client:	Mr. Mark Muleady		Job Number:	19078
Depth (ft):	5		Tested By:	Maihan Noorzay
Size of Test Hole	60	in. deep	Date Excavated/Presoaked:	9/10/19
	12"	in. dia.	Date Tested:	9/11/19
Weather:	mid 70s, cloudy, warm			
Soil Classification:	Clayey sand (SC) to sandy clay (CL)			

PRESOAK PERIOD

The test hole was filled to the top with water and allowed to soak overnight

TEST PERIOD

Time		Time Interval (h:mm:ss)	Water Level (ft)	Change in Water Level (in.)	Percolation Rate (min./in.)
Start:	1:00:00 PM	0:30:00	3.07	0.60	50.00
Stop:	1:30:00 PM		3.12		
Start:	1:30:00 PM	0:30:00	2.75	0.72	41.67
Stop:	2:00:00 PM		2.81		
Start:	2:00:00 PM	0:30:00	2.81	0.60	50.00
Stop:	2:30:00 PM		2.86		
Start:	2:30:00 PM	0:30:00	2.86	0.72	41.67
Stop:	3:00:00 PM		2.92		
Start:	3:00:00 PM	0:30:00	2.51	1.08	27.78
Stop:	3:30:00 PM		2.60		
Start:	3:30:00 PM	0:30:00	2.60	0.60	50.00
Stop:	4:00:00 PM		2.65		
Start:	4:00:00 PM	0:30:00	2.65	0.72	41.67
Stop:	4:30:00 PM		2.71		
Start:	4:30:00 PM	0:30:00	2.48	0.72	41.67
Stop:	5:00:00 PM		2.54		

LEACH LINE PERCOLATION TEST DATA

Location:	Sunland Avenue, La Conchita, CA		Test Hole Number:	P-3
Client:	Mr. Mark Muleady		Job Number:	19078
Depth (ft):	5		Tested By:	Maihan Noorzay
Size of Test Hole	60	in. deep	Date Excavated/Presoaked:	9/10/19
	12"	in. dia.	Date Tested:	9/11/19
Weather:	mid 70s, cloudy, warm			
Soil Classification:	Clayey sand (SC) to sandy clay (CL)			

PRESOAK PERIOD
The test hole was filled to the top with water and allowed to soak overnight

TEST PERIOD					
Time		Time Interval (h:mm:ss)	Water Level (ft)	Change in Water Level (in.)	Percolation Rate (min./in.)
Start:	1:00:00 PM	0:30:00	3.57	2.88	10.42
Stop:	1:30:00 PM		3.81		
Start:	1:30:00 PM	0:30:00	3.81	2.28	13.16
Stop:	2:00:00 PM		4.00		
Start:	2:00:00 PM	0:30:00	2.67	2.16	13.89
Stop:	2:30:00 PM		2.85		
Start:	2:30:00 PM	0:30:00	2.85	2.28	13.16
Stop:	3:00:00 PM		3.04		
Start:	3:00:00 PM	0:30:00	2.58	2.40	12.50
Stop:	3:30:00 PM		2.78		
Start:	3:30:00 PM	0:30:00	2.78	2.16	13.89
Stop:	4:00:00 PM		2.96		
Start:	4:00:00 PM	0:30:00	2.35	2.28	13.16
Stop:	4:30:00 PM		2.54		
Start:	4:30:00 PM	0:30:00	2.54	2.16	13.89
Stop:	5:00:00 PM		2.72		

NoorzayGeo

June 1, 2020

Mr. Mark Muleady
6207 Wright Avenue
Bakersfield, California 93308

Project No. 19078

Subject: Supplemental Report No. 1
Percolation Rates
Proposed Single Family Residence
North Sunland Avenue, La Conchita
Ventura County, California 93001
APN Nos. 060-0-064-220, 060-0-064-230

Reference: Preliminary Geotechnical Investigation and Percolation Testing
Proposed Single Family Residence
APN Nos. 060-0-064-220 and 060-0-064-230
North Sunland Avenue, La Conchita
Ventura County, California
NGS Job No. 19078
Dated: September 25, 2019

Dear Mr. Muleady:

Based on correspondence with Mr. Steve Helfrich of Helfrich-Associates, we recommend that the design rates for the septic system be provided by the project designer.

Further recommendations should be referred to the referenced geotechnical investigation report.

We appreciate this opportunity to provide geotechnical services for this project. If you have questions or comments concerning this report, please contact us at your convenience.

Respectfully submitted,

Noorzay Geotechnical Services, Inc.

Maihan Noorzay, G.E.
Principal Engineer

Distribution: Mr. Mark Muleady(1 PDF)

Attachment 6 - Works Cited
Coastal Planned Development Permit Case No. PL20-0108

Ventura County Initial Study Assessment Guidelines, April 26, 2011

Ventura County Coastal Coastal Zoning Ordinance, June 11, 2021

Ventura County General Plan, September 2021

Ventura County Coastal Area plan, July 1, 2017

Ventura County Planning GIS data layers, 2021

Project plans prepared by SPH Architecture, dated February 25, 2021

Preliminary Geotechnical Investigation and Percolation Testing Report prepared by Noorzay Geotechnical Services, Inc, dated September 25, 2019

Archeological Report prepared by Greenwood and Associates, dated September 19, 2019

Casitas Municipal Water District Conditional Water Availability Letter, dated October 4, 2019

Pending and Approved Projects in Unincorporated Ventura County, County of Ventura Resource Management Agency GIS Department, dated August 4, 2021

Formal Notification of Determination that a Project Application is Complete and Notification of Native American Consultation Opportunity to Julie Tumamait- Senslie of the Barbareno-Ventureno Mission Indians for Coastal Planned Development Permit Case No. PL20-0108, Ventura County Planning Division, dated July 27, 2021

Watershed Protection District, Advanced Planning Floodplain, Alexander Hill, December 31, 2020

Watershed Protection District, Planning and Regulatory Division, Alexander Hill, December 31, 2020

Ventura County Public Works Agency, Surface Water Quality Section, Ewelina Mutkowska, December 23, 2020

Integrated Waste Management Division, Tobie Mitchell, December 12, 2020

Ventura County Environmental Health Division, Paolo Quinto, January 4, 2021

Ventura County Fire Protection District, Ruben Luna, January 8, 2021

Ventura County Public Works Agency, Development and Inspection Services Division, Jim O'Tousa, July 28, 2021

Ventura County Public Works Agency, Development and Inspection Services Division, Jim O'Tousa, July 28, 2021

Ventura County Watershed Protection District, Groundwater Section, James Maxwell, March 24, 2021

Ventura County Air Pollution Control District, Nicole Collazo, dated January 7, 2021