



## **NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

The County of Ventura Resource Management Agency (RMA) Planning Division, as the designated Lead Agency, has reviewed the following project:

1. **Entitlement:** Coastal Planned Development (PD) Permit and Variance Case No. PL20-0122
2. **Applicant:** Steve Tight
3. **Location:** 3084 Solimar Beach Drive in the community of Solimar Beach
4. **Assessor's Parcel No.:** 060-0-350-265
5. **Parcel Size:** 0.08 acres [3,484 sq. ft.]
6. **General Plan Designation:** Residential Beach
7. **Zoning Designation:** Residential Beach – 3,000 sq. ft. minimum parcel size
8. **Responsible and/or Trustee Agencies:** California Coastal Commission, California Department of Fish and Wildlife, Native American Heritage Commission
9. **Project Description:** The applicant, Steven Tight, is requesting a Coastal Planned Development permit for the construction of proposed additions to an existing two-story single-family dwelling (SFD), and a Variance to allow a reduced front setback.

The proposed structural modifications include the following:

- 141 sq. ft. addition to the first floor by enclosing an existing open-air entryway and expanding the dining room into an existing covered porch;
- 159 sq. ft. expansion of the existing one-car garage to create a two-car garage;
- 595 sq. ft. second floor addition;
- 108 sq. ft. loft above the second floor; and
- 180 sq. ft. addition to rear balconies.

The existing single-family dwelling has a height of 23 feet, 4 inches above the first-floor finished surface. Under the proposal, height would increase to 28 feet above the finish floor surface.

The proposed Variance is for the following:

The RB zone required front setback is 10 feet. The existing single-family dwelling (i.e. first floor and garage door) is located eight feet from the front property line, as originally constructed. Additionally, the dwelling includes a one-car garage and

not two covered parking spaces as required pursuant to Section 8176-3.7 of the Ventura County Coastal Zoning Ordinance (CZO). The Applicant proposes to enclose the entry way to accommodate one additional covered parking space. The Variance is for a two-foot encroachment into the required 10-foot front setback. The Variance would accommodate the expansion of the garage and the addition of proposed living space on the second floor to align with the existing first floor façade.

A raised foundation will be constructed to support all ground-floor additions. The project would result in approximately 300 sq. ft. of ground disturbance. No existing vegetation or trees would be removed or encroached upon as a result of the proposed project.

Water to the site is provided by the Casitas Municipal Water District and wastewater disposal is provided by Ventura County Service Area No. 29. Access to the single-family dwelling is provided from Pacific Coast Highway by way of Solimar Beach Drive, a private road.

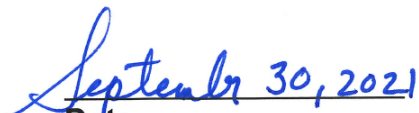
In accordance with Section 15070 of the California Code of Regulations, the RMA Planning Division determined that this proposed project may have a significant effect on the environment, however mitigation measures are available that would reduce the impacts to less than significant levels. As such, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

**List of Potentially Significant Environmental Impacts Identified:**

Item 8A (Cultural Resources – Archaeological): Due to the sensitivity of the surrounding area and disturbance of potentially significant subsurface deposits, a Native American and archaeological monitor shall be present to monitor all subsurface grading, trenching, or construction activities. With the implementation of this mitigation measure, potentially significant impacts will be reduced to a less-than-significant level.

The public review period is from October 13, 2021 to November 12, 2021. The Initial Study/Mitigated Negative Declaration is available for public review on-line at [www.ventura.org/rma/planning](http://www.ventura.org/rma/planning) (select “CEQA Environmental Review”) or at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday. The public is encouraged to submit written comments to Michael Conger, no later than 5:00 p.m. on November 12, 2021 to the address listed above. Alternatively, you may e-mail your comments to the case planner at [Michael.Conger@ventura.org](mailto:Michael.Conger@ventura.org).

  
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**Jennifer Trunk, Manager**  
Residential Permits Section

  
\_\_\_\_\_  
Date



## **MITIGATED NEGATIVE DECLARATION**

### **A. PROJECT DESCRIPTION:**

**Entitlement:** Coastal Planned Development (PD) Permit and Variance Case No. PL20-0122

**Applicant:** Steven Tight

**Location:** 3084 Solimar Beach Drive in the community of Solimar Beach

**Assessor's Parcel No.:** 060-0-350-265

**Parcel Size:** 0.08 acres [3,484 sq. ft. ]

**General Plan Designation:** Residential Beach

**Zoning Designation:** Residential Beach – 3,000 sq. ft. minimum parcel size

**Responsible and/or Trustee Agencies:** California Coastal Commission, California Department of Fish and Wildlife, Native American Heritage Commission

**Project Description:** The applicant, Steven Tight, is requesting a Coastal Planned Development permit for the construction of proposed additions to an existing two-story single-family dwelling (SFD), and a Variance to allow a reduced front setback.

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The existing single-family dwelling has a height of 23 feet, 4 inches above the first-floor finished surface. Under the proposal, height would increase to 28 feet above the finish floor surface.

The proposed Variance is for the following:

The RB zone required front setback is 10 feet. The existing single-family dwelling (i.e. first floor and garage door) is located eight feet from the front property line, as

originally constructed. Additionally, the dwelling includes a one-car garage and not two covered parking spaces as required pursuant to Section 8176-3.7 of the Ventura County Coastal Zoning Ordinance (CZO). The Applicant proposes to enclose the entry way to accommodate one additional covered parking space. The Variance is for a two-foot encroachment into the required 10-foot front setback. The Variance would accommodate the expansion of the garage and the addition of proposed living space on the second floor to align with the existing first floor façade.

A raised foundation will be constructed to support all ground-floor additions. The project would result in approximately 300 sq. ft. of ground disturbance. No existing vegetation or trees would be removed or encroached upon as a result of the proposed project.

**B. STATEMENT OF ENVIRONMENTAL FINDINGS:**

State law requires the Resource Management Agency, Planning Division, as the lead agency for the proposed project, to prepare an Initial Study (environmental analysis) to determine if the proposed project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that the proposed project may have a significant effect on the environment; however, mitigation measures are available that would reduce the impacts to less than significant levels. Therefore, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

**C. LISTING OF POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED:**

Item 8A (Cultural Resources – Archaeological): Due to the sensitivity of the surrounding area and disturbance of potentially significant subsurface deposits, a Native American and archeological monitor shall be present to monitor all subsurface grading, trenching, or construction activities. With the implementation of this mitigation measure, potentially significant impacts will be reduced to a less than significant level.

**D. PUBLIC REVIEW:**

**Legal Notice Method:** Direct mailing to property owners within 300 feet of the property on which the proposed project is located, and a legal notice in the *Ventura County Star*.

**Document Posting Period:** October 12, 2021 through November 12, 2021

**Public Review:** The Initial Study/Mitigated Negative Declaration is available for public review online at <https://vcrma.org/divisions/planning> (select “CEQA Environmental Review”) or at the County of Ventura, Resource Management Agency, Planning Division, 800 South Victoria Avenue, Ventura, California, from 8:00 am to 5:00 pm, Monday through Friday.

**Comments:** The public is encouraged to submit written comments regarding this Initial Study/Mitigated Negative Declaration no later than 5:00 p.m. on the last day of the document posting period to Michael Conger, the case planner, at the County of Ventura Resource Management Agency, Planning Division, 800 South Victoria Avenue L#1740, Ventura, CA 93009. You may also e-mail the case planner at Michael.Conger@ventura.org.

**D. CONSIDERATION AND APPROVAL OF THE MITIGATED NEGATIVE DECLARATION:**

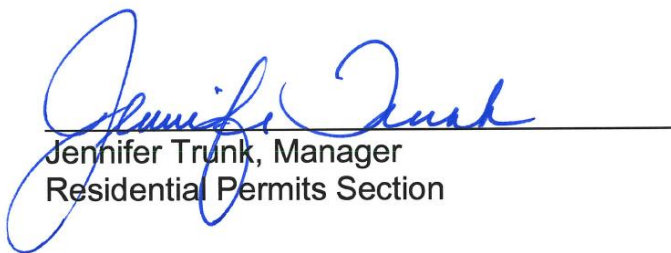
Prior to approving the project, the decision-making body of the Lead Agency must consider this Mitigated Negative Declaration and all comments received on the Mitigated Negative Declaration. That body may approve the Mitigated Negative Declaration if it finds that all the significant effects have been identified and that the proposed mitigation measures will reduce those effects to less than significant levels.

**Prepared by:**



Michael T. Conger, Case Planner  
(805) 654-5038

**Reviewed for Release to the Public by:**



Jennifer Trunk, Manager  
Residential Permits Section

**Recommended for Approval by  
Lead Agency by:**

\_\_\_\_\_  
Dave Ward, Director  
Ventura County Planning Division



# Initial Study

County of Ventura • Resource Management Agency

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

## Initial Study for Tight Coastal Planned Development (PD) Permit and Variance

### Section A – Project Description

1. **Project Case Number:** Coastal Planned Development (PD) Permit and Variance Case No. PL20-0122
2. **Name of Applicant:** Steven Tight
3. **Project Location and Assessor's Parcel Number:** The 0.08-acre (3,484.4 square foot [sq. ft.]) project site is located at 3084 Solimar Beach Drive in the Ventura County unincorporated community of Solimar Beach. The Tax Assessor Parcel Number that constitutes the project site is 060-0-350-265.
4. **General Plan Land Use Designation and Zoning Designation of the Project Site:**
  - 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 sq. ft. (Residential Beach 3,000 sq. ft. minimum lot size)
5. **Description of the Environmental Setting:** The existing single-family dwelling is located within the Solimar Beach residential community on a 3,484 sq. ft. lot. Residential lots within the community range in size from 2,500 to 10,000 sq. ft. The Pacific Ocean is located to the west. United States (US) Route 101 is located approximately 416 feet northeast of the project site. The Union Pacific railroad is located between the project site and US Route 101.

The original dwelling was built in 1948 (Building Permit No. 117), with several additions completed between 1968 and 2009. In 1991, the Ventura County Planning Commission granted a Coastal Planned Development Permit and Variance (Case No. 4726) for the demolition of the existing single-family dwelling, construction of a new single-family dwelling, and a variance to the required 10-foot front yard setback to allow the dwelling to be setback three feet from the front property line. The project was not built.

At the December 8, 2020 site visit, Planning staff confirmed that the existing dwelling (i.e. first floor and garage door) is located 8 feet from the front property line. The front setback was originally established with the construction of the single-family dwelling in 1948 and is legal non-conforming.

- 6. Project Description:** The applicant, Steven Tight, is requesting a Coastal Planned Development permit for the construction of proposed additions to an existing two-story single-family dwelling (SFD), and a Variance to allow a reduced front setback.

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A raised foundation will be constructed to support all ground-floor additions. The project would result in approximately 300 sq. ft. of ground disturbance. No existing vegetation or trees would be removed or encroached upon as a result of the proposed project.

Water to the site is provided by the Casitas Municipal Water District and wastewater disposal is provided by Ventura County Service Area No. 29. Access

to the single-family dwelling is provided from Pacific Coast Highway by way of Solimar Beach Drive, a private road.

7. **List of Responsible and Trustee Agencies:** California Coastal Commission and Native American Heritage Commission
  
8. **Methodology for Evaluating Cumulative Impacts:** Pursuant to the CEQA Guidelines [Section 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. More specifically, the projects noted in Tables 1 and 2 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, Map of Projects within the Unincorporated Ventura County and Attachment 5, Map of Projects within the City of Ventura):

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

Permit No. Permit Type	Status	Description
PL21-0055	Pending	Coastal Planned Development to authorize repair of an existing shoreline protection device at Faria Beach.
PL21-0036	Pending	Conditional Use Permit to reauthorize an expired wireless communication facility. The facility includes three microwave dish antennas, eight directional panel antennas, and one whip antenna.
PL21-0032	Approved	Minor modification to a Conditional Use Permit (Case No. 1743) to allow continued operation of an existing wastewater treatment plant for an additional 41 years. The facility will continue to treat wastewater to a tertiary level.
PL21-0022	Pending	Lot Line Adjustment between two parcels, with one parcel granting an additional 332 sq. ft. to the other parcel.
PL21-0008	Pending	Planned Development Permit to authorize the expansion of an existing art gallery that would occupy an adjacent building, outdoor display areas, and beer and wine service for gallery patrons.
PL21-0005	Approved	Permit Adjustment to Planned Development Permit (Case No. LU12-0034) to authorize an addition to a bedroom and a covered porch within an existing single-family dwelling at Solimar Beach.
PL20-0106	Pending	Minor Modification to a Conditional Use Permit (Case No. CUP 5177) to authorize the continued operation of a wireless communication facility for a period of 10 years. The facility includes four panel antennas and a microwave antenna on an electric pole with associated equipment cabinets.



PL20-0069	Pending	Modification to a Conditional Use Permit (Case No. CUP LU07-0147) to allow the continued operation of an auction house for a 10-year period.
PL20-0062	Pending	Conditional Use Permit (CUP) to authorize a retail nursery operation, including the construction of five small accessory structures totaling 1,144 sq. ft.
PL20-0055	Pending	Minor Modification to a Conditional Use Permit (Case No. CUP LU09-0033) to allow for the continued operation of a wireless communication facility consisting of an 18-foot monopole with eight panel antennas and associated equipment.
PL18-0047	Pending	Master site plan adjustment to multiple Conditional Use Permits for various emergency communication facilities overseen by Ventura County IT Services. The modification is related to a time extension for equipment on the towers only.

**Table 2 - City of Ventura Pending and Recently Approved Projects Within 5 Mile Radius**

<b>Permit No.</b>	<b>Status</b>	<b>Description</b>
PROJ 15221	Pending	Alcohol license for an existing restaurant.
PROJ 15167	Pending	Construction of 15 condominiums and 19-room boutique hotel.
PROJ 15166	Pending	Lot line adjustment to merge two lots.
PROJ 15165	Pending	Construction of a 28-unit condominium project with ground floor commercial space.
PROJ 15149	Pending	Construction of 17 residential units.
PROJ 15133	Pending	Mills Act contract for historic landmark.
PROJ 15091	Pending	Reuse of an existing commercial building.
PROJ 15017	Approved	New windows and storefront change to a 2,900 square foot commercial building.
PROJ 14959	Pending	Establishment of a new church inside an existing commercial building.
PROJ 14897	Pending	Renovation of an existing commercial building into 2 retail suites and 9 residential units.
PROJ 14669	Pending	Construction of a new live-work unit.
PROJ 14605	Pending	Landmark designation of an existing commercial building.
PROJ 14570	Pending	Construction of 91 residential units in a 5-story building with parking under podium.
PROJ 13914	Pending	Add 4 residential units to an existing 4-unit apartment complex.
PROJ 13853	Pending	Expansion of an existing recreational vehicle facility to add 12 trailer spaces.
PROJ 13780	Approved	Construction of a residential duplex.

PROJ 13740	Approved	Construction of 64 multi-family residential units in 5 buildings.
PROJ 13664	Approved	Addition of one multi-family unit to an existing 4-unit development.
PROJ 13658	Approved	Construction of 10 residential units.
PROJ 12812	Approved	Construction of 8 residential units.
PROJ 12080	Approved	Construction of 11 residential units.
PROJ 11836	Pending	Construction of 19 residential units.
PROJ 11817	Approved	Revision to an approved project to remove a third story and reduce residential units from 30 to 23.
PROJ 11791	Pending	Construction of 17 single-occupancy residential units with retail uses.
PROJ 11761	Pending	Historic resource assessment for replacement of windows.
PROJ 11713	Approved	Construction of a 29-unit 3-story apartment building.
PROJ 11616	Pending	Construction of three 3-story rowhouses.
PROJ 10256	Approved	Construction of a mixed-use development with 78 residential condominiums and 1,121 sq. ft. of commercial area.
PROJ 10148	Approved	Construction of a mixed-use development with 46 residential condominiums and 6,384 sq. ft. of commercial area.
PROJ 8165	Pending	Construction of a new 160-room hotel.
PROJ 8105	Approved	Construction of 24 residential condominiums.
PROJ 7125	Pending	Construction of a mixed-use development with 125 residential condominiums and 10,000 sq. ft. of commercial space.
PROJ 7123	Approved	Construction of a mixed-use development with 3 apartments and 2,438 sq. ft. of commercial area.

## Section B – Initial Study Checklist and Discussion of Responses<sup>1</sup>

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>RESOURCES:</b>								
<b>1. Air Quality (VCAPCD)</b>								
<b>Will the proposed project:</b>								
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 involves an addition to an existing single-family residence. Construction and renovations emissions are not included in the Ventura County Air Quality Assessment Guidelines (AQAG) methodology for project impact significance determinations. In addition, no grading is proposed, which would have been a major source of Nitrous Oxide (NOx) and diesel particulate matter. Therefore, the construction emissions are negligible for the proposed project and no additional air quality modeling is required by VCAPCD. In addition, there would not be any increase in operational air emissions, as there is no increase in traffic impacts, natural gas usage, etc. The residential project would not conflict with population projections in the area and is not expected to contribute to odor nuisances or local toxics emissions. The project would also be in compliance with the Ventura County Air Quality Management Plan (AQMP).

To ensure that particulate matter and fugitive dust are minimized during construction, the applicant will be subject to a standard condition of approval that will require controlling fugitive dust throughout the construction site by the use of a watering truck or equivalent

<sup>1</sup> 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*.

means and all clearing, grading, earth moving, or excavation activities shall cease during periods of high winds. Therefore, project-specific and cumulative impacts related to air quality will be less than significant.

**1b.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and 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
<b>2A. Water Resources – Groundwater Quantity (WPD)</b>								
<b>Will the proposed project:</b>								
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		

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
5) Be consistent with the applicable General Plan Goals and Policies for Item 2A of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

**2A-1 through 2A-4.** The project site does not overlie a known groundwater basin, and the hydrologic unit condition is not well-known or documented. Therefore, the site does not overlie an over-drafted or non-over-drafted water basin.

Water service is provided by the Casitas Municipal Water District (CMWD). The proposed project will not directly consume extracted groundwater. However, a small percentage (typically less than one percent) of total water provided by CMWD is extracted from the Mira Monte well (SWN 04N23W15D01S), with the remainder sourced from Lake Casitas. A water usage statement with historical 2-year monthly water usage was provided by the applicant. The average monthly water consumption for the site was around 8,976 gallons (June 2019 to June 2020). The statement showed that average consumption is under the monthly allocation (11,220 to 14,212 gallons), and additional allocation is available. As a result, the proposed project will not result in an increase of 1.0 acre feet or more of net annual increase in groundwater extraction. To ensure that water demand does not exceed historical allocations, CMWD requires that new developments install water efficient plumbing devices.

The Public Works Agency uses service units to estimate water supply and demand. Each land use is assigned a specific number of service units based on factors such as size. In accordance with the *Ventura County Waterworks Manual*, residences under 3,000 sq. ft. are counted as a half-service unit. Since the house is under 3,000 sq. ft. both before and after completion of the project, the number of service units and estimated water demand would not change as a result of the addition.

Based on the above discussion, the proposed project will not result in an increase of 1.0 acre-feet or less of net groundwater extraction. There is no proposed increase in direct groundwater extraction. Therefore, project-specific and cumulative impacts related to groundwater quantity will be less than significant.

**2A-5.** The project is consistent with the applicable *Ventura County General Plan Goals and 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
<b>2B. Water Resources - Groundwater Quality (WPD)</b>								
<b>Will the proposed project:</b>								
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-2.** Wastewater collection and treatment service is provided by Ventura County Service Area 29. The proposed project will continue to use the existing sewer system and no expansion of the sewer connection is required. The proposed project will not cause the quality of groundwater to fail to meet groundwater quality objectives set by the Basin Plan, because existing sewer service is provided to the site and will continue to be used.

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

Therefore, project-specific and cumulative impacts to groundwater quality will be less than significant.

**2B-4.** The project is consistent with the applicable *Ventura County General Plan Goals and 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
<b>2C. Water Resources - Surface Water Quantity (WPD)</b>								
<b>Will the proposed project:</b>								
1) Increase surface water consumptive use (demand), either individually or cumulatively, in a fully appropriated stream reach as designated by SWRCB or where unappropriated surface water is unavailable?		X				X		
2) Increase surface water consumptive use (demand) including but not limited to diversion or dewatering downstream reaches, either individually or cumulatively, resulting in an adverse impact to one or more of the beneficial uses listed in the Basin Plan?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

**2C-1 and 2C-2.** Surface water is not proposed to be used for this project. The subject parcel receives its water from the Casitas Municipal Water District (CMWD). CMWD obtains their water from Lake Casitas, which receives surface water from fully appropriated streams. CMWD distributes less than 10 percent of lake storage annually.

The proposed project involves an addition to an existing single-family residence in an established residential community. As discussed in Item 2A-4, above, increases in water demand from a residential addition are anticipated to be negligible.

The proposed project will not increase surface water consumptive use (demand) individually or cumulatively in a manner that results in an adverse impact to one or more beneficial uses identified in the Basin Plan.

Therefore, project-specific and cumulative impacts to surface water quality will be less than significant.

**2C-3.** The project is consistent with the applicable *Ventura County General Plan Goals and 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
<b>2D. Water Resources - Surface Water Quality (WPD)</b>								
<b>Will the proposed project:</b>								
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. Thus, 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. Therefore, project-specific and cumulative impacts related to surface water quality will be less than significant.

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. Therefore, project-specific and cumulative impacts related to surface water quality will be 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
<b>3A. Mineral Resources – Aggregate (PIng.)</b>								
<b>Will the proposed project:</b>								
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			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
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 within the Mineral Resource Protection overlay zone or adjacent to a principal access road to an aggregate mining operation. As such, the project will not have the potential to hamper or preclude extraction of or access to aggregate resources.

The project will not result in an impact on the production or consumption of aggregate resources when considered with other pending and recently approved projects in the area, because the project does not hamper or preclude extraction or access to mineral resources and would not generate a significant new demand for aggregate. Therefore, there would not be any project-specific or cumulative impacts to aggregate resources.

3A-3. The project is consistent with the applicable *Ventura County General Plan Goals and 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
<b>3B. Mineral Resources – Petroleum (PInG.)</b>								
<b>Will the proposed project:</b>								
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 located at the western edge of the San Miguelito Oil Field, in an existing developed residential community known as Solimar Beach. The nearest active oil and gas operation is 0.37 miles to the northeast, which was authorized under Conditional Use Permit 18. Based on this distance the proposed project would not adversely impact oil production activities or preclude access to petroleum resources.

Therefore, there would not be any project-specific or cumulative impacts to petroleum resources.

**3B-2.** The project is consistent with the applicable *Ventura County General Plan Goals and 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
<b>4. Biological Resources</b>								
<b>4A. Species</b>								
<b>Will the proposed project, directly or indirectly:</b>								
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 a developed lot in the Solimar Beach residential community. No native vegetation exists on the project site or within the surrounding area. Ornamental landscaping includes two fan palms, a magnolia, and a weeping bottle brush. These trees could be considered suitable nesting habitat for passerines (perching birds) resulting in a low potential for nesting birds to occur within the parcel. While the potential is low, avian species could incidentally occur within the areas proposed for construction and be adversely affected directly (e.g., nest removal) or indirectly (e.g., nest abandonment from noise and vibrations). To comply with the protection of such birds afforded by the Migratory Bird Treaty Act and California Department of Fish and Game Code, the proposed project would be subject to a condition of approval requiring the Applicant to prohibit land clearing activities during the breeding and nesting season (January 1 - September 15), or retain a County-approved biologist to conduct site-specific surveys prior to land clearing activities during the breeding and nesting season (January 1 - September 15) and to submit a Survey Report documenting the results of the initial nesting bird survey and a plan for continued surveys and avoidance of nests.

The subject parcel does not support suitable wildlife habitat. The project site is currently developed with a single-family residence, driveway, deck, and ornamental landscaping. There is no potential for special-status species to occur on or near the project site. As part of the

**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
<b>4B. Ecological Communities - Sensitive Plant Communities</b>								
<b>Will the proposed project:</b>								
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 Ventura County Vegetation Map (2008) shows the entire existing community of Solimar Beach as *Salvia mellifera-Salvia leucophylla* Vegetation Alliance (Planning GIS; July 2021). The vegetation map was not corrected to omit existing development at the time of its creation. The project site is located near the center of the Solimar Beach community. Historical aerial photos indicate that the previous vegetation alliance was cleared as early as 1945 with the construction of the residential lots.

The project site is currently developed with a single-family residence, driveway, deck, and ornamental vegetation. No sensitive plant communities exist on the project site or within the surrounding area. Therefore, the project will not remove sensitive plant communities or result in indirect impacts that will degrade the health of a sensitive plant community.

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

**Impact Discussion:**

**4C-1 through 4C-4.** The Pacific Ocean (a marine wetland), is located southwest of the subject parcel, approximately 65 feet from the existing residence. The proposed project is located entirely within an already developed site and would not alter or remove any of the habitats associated with the Pacific Ocean. Except for a 70 square-foot enclosure of an existing covered deck on the seaward side of the dwelling, all proposed work will occur on the landward side of the residence. Additionally, the project would not change the hydrological condition of the site or reduce the existing buffer between the single-family dwelling and the Pacific Ocean. Therefore, project-specific and cumulative impacts to wetlands will be less than significant.

**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4D. Ecological Communities - ESHA (Applies to Coastal Zone Only)</b>								
<b>Will the proposed project:</b>								
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.** No Environmentally Sensitive Habitat Areas (ESHA) exist on the project site or within the surrounding area (RMA GIS, February 2021). The project site is currently developed with a single-family residence, driveway, deck, and ornamental vegetation. The proposed project will not reduce the existing 65-foot setback from the Pacific Ocean. Therefore, there will 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
<b>4E. Habitat Connectivity</b>								
<b>Will the proposed project:</b>								
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 Ventura River, approximately 3.3 miles southwest of the project site. The adjacent beach and Pacific Ocean are important to migrating marine wildlife, including shorebirds. The project site contains existing development within an established residential community. US Route 101 east of the project site, and the established community constitutes an existing barrier to wildlife movement. In addition, the proposed project is not expected to increase the level of light, noise, or human presence in the project area than what currently exists. Therefore, there would not be any project-specific or cumulative impacts 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.** No suitable habitat for special-status plants and wildlife occurs on the project site or adjoining areas. The proposed project will not require removal of habitat from a wildlife corridor or impede wildlife movement. No protected trees will be removed. The trees that are on site include two fan palms, a magnolia, and a weeping bottle brush, none of which are protected trees. These factors support the determination that the project was reviewed and found to be consistent with the applicable *Ventura County General Plan* for Item 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
<b>5A. Agricultural Resources – Soils (PInG.)</b>								
<b>Will the proposed project:</b>								
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			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
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.** The project site is located on land with an agricultural soils classification of “developed” land, according to the Important Farmland Inventory Map (RMA GIS; August 2021). The soil designation for the project site is not considered a soil of importance according to the *Initial Study Assessment Guidelines*. Based on this, the project would not result in the removal or covering of important soils classifications. Therefore, there would not be any project-specific or cumulative impacts to agricultural soils.

**5A-2.** The proposed project does not involve a General Plan Amendment that will result in the loss of agricultural soils. Therefore, there would not be any project-specific or cumulative impacts related to the loss of agricultural soils.

**5A-3.** The project is consistent with the applicable *Ventura County General Plan Goals and 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
<b>5B. Agricultural Resources - Land Use Incompatibility (AG.)</b>								
<b>Will the proposed project:</b>								
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			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
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 Solimar Beach community has an agricultural soils classification of “developed” land. Land to the northeast on the opposite side of US Route 101 have an agricultural soils classification of “other” land. The nearest active crop production to the site is over one mile away to the northwest (nursery operation near Faria Beach) . Therefore, there would not be any project-specific or cumulative impacts related to agricultural use incompatibility.

**5B-2.** The 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
<b>6. Scenic Resources (PInG.)</b>								
<b>Will the proposed project:</b>								
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		

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
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 project site is located immediately adjacent to the Pacific Ocean. US Route 101 is approximately 300 feet to the northeast. The project site is within the established residential community of Solimar Beach. Solimar Beach is characterized by detached one- two- and three-story single-family residential development on approximately 70 lots ranging in size from 2,500 sq. ft. to over 10,000 sq. ft.

The proposed development consists of additions to an existing two-story single-family dwelling. The existing dwelling has a height of 23.2 feet above the finish first floor elevation of 10.8 feet. With the proposed additions, the structure will have a total height of 28 feet above the finish first floor elevation. Based on this, the roofline under the proposed project would be increasing in height by 4.8 feet. The increased height would not impact existing public views of the coastline.

Views from US Route 101 towards the ocean are not encumbered by the beachfront homes in Solimar Beach. The project site is approximately 80 feet lower than US Route 101. From Pacific Coast Highway (PCH), views to the ocean are already screened by trees planted along the Solimar Beach common lot, between PCH and Solimar Beach Drive.

Planning staff evaluated visual impacts during a site visit conducted on December 13, 2020 and August 2, 2021. Considering the proposed height, geography, vegetation, and the context of adjacent development in Solimar Beach, additions to the existing residence 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 project is consistent with the applicable *Ventura County General Plan Goals and 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
<b>7. Paleontological Resources</b>								
<b>Will the proposed project:</b>								
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.** The subject property is underlain by Quaternary beach deposits, consisting mainly of loose sand and dating from the Holocene age<sup>2</sup>. According to the *Initial Study Assessment Guidelines*, Quaternary deposits are given a paleontological importance ranking of “low” for the occurrence of paleontological resources. Therefore, it is unlikely that paleontological resources exist within the project site. However, in the unlikely event that paleontological resources are uncovered during ground disturbance activities, the applicant will be subject to a condition of approval to require the suspension of ground disturbance activities until a paleontologist can evaluate, recover, and curate the find, subject to the Planning Director’s concurrence.

<sup>2</sup> California Geologic Survey (2003). Geologic Map of the Ventura 7.5’ Quadrangle, Ventura County, California: A Digital Database

With the implementation of this standard condition of approval, project-specific and cumulative impacts related to paleontological resources will be less than significant.

**7c.** The 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
<b>8A. Cultural Resources - Archaeological</b>								
<b>Will the proposed project:</b>								
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.** The proposed project is located on a 3,484 sq. ft. lot within the Ventura 7.5 Minute Series Topographic Quadrangle Maps. The project site is presently occupied by an existing single-family dwelling with attached one-car garage. The site also contains appurtenant site improvements, such as a deck and ornamental landscaping. Completion

of the proposed project, which involves construction of a raised foundation, would have the potential to disturb subsurface soils.

The project impact area was evaluated by County Planning Staff to determine the likelihood of the presence of archaeological resources at the site. Planning staff consulted the Resources Appendix of the Ventura County General Plan (Figure 1.8.1) as well as the available records in the County GIS database and permit files. The project site is not located within either the Very Sensitive or Sensitive areas of the Archaeological Sensitivity Map. No archaeological surveys have been performed on the subject property.

Archaeological resources associated with the Chumash people frequently occur along the coastline. The project site is a beachfront lot located within a mile of a mapped archaeologically Very Sensitive area (Planning GIS; July 2021). Rather than complete a Phase I archaeological surface survey, the applicant has elected to presume presence of culturally significant resources on the site.

The proposed project would involve approximately 300 sq. ft. of ground disturbance. Because presence is presumed, cultural resources could be encountered during ground disturbance activities. As such, there is a potential for this project to result in archaeological resource impacts. The applicant has agreed to incorporate a mitigation measure into the project which would require archaeological monitoring during all ground disturbance activities (Mitigation Measure (MM) CR-1).

On February 9, 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. In response, the Barbareno-Ventureno Mission Indians requested that the applicant complete a Phase-I archaeological surface survey or that site disturbance be monitored by a Native American<sup>3</sup>.

With the incorporation of MM CR-1, project-specific and cumulative impacts to cultural resources would be less than significant.

**8A-3.** The 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)**

#### Mitigation Measure CR-1

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

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<sup>3</sup> Tumamait-Stenslie, Julie (March 3, 2021). Email communication re: PL20-0122 Native American Cultural Resources Notification for new project in Solimar Beach.

**Requirement:** The Permittee shall retain an archaeological monitor and Native American monitor to monitor all ground disturbance (i.e., subsurface grading or trenching), on the project site.

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

**Timing:** The archaeological and Native American monitors shall monitor the Project site during all subsurface grading, trenching, or construction activities. The archaeological and Native American monitors shall provide the monitoring reports weekly during all ground disturbance (i.e., subsurface grading and trenching).

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

With the incorporation of the above mitigation measure, residual archaeological impacts will be less than significant.

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



Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
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 subject property is not included in any national, state, or local lists indicating historical significance. There is no national-, state-, or local-listed historic resources within a mile of the project site. The project entails additions to an existing single-family residence that was originally constructed in 1948, which would constitute material alteration of the structure. Though the existing residence is more than 50 years old, it has been altered several times since its original construction, with the first alterations occurring in the 1960s and the most recent alterations occurring in 2009. The existing single-family residence does not meet eligibility criteria for listing as an historical resource for the following reasons:

- The residence is not known to be associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- The residence is not known to be associated with the lives of persons important in our past.

- The residence is not known to embody distinctive characteristics of a type, period, region, or method of construction.
- The residence is not known to represent the work of an important creative individual or possess high artistic values.
- The residence is anticipated to have the potential to yield important information about history or prehistory.

Based on this analysis, the existing single-family residence does not constitute an historical resource. Therefore, project-specific and cumulative impacts to historic resources will be less than significant.

**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>9. Coastal Beaches and Sand Dunes</b>								
<b>Will the proposed project:</b>								
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.** While the project site is located immediately adjacent to the Pacific Ocean, the level of proposed development is of a minor nature and will not involve impacts on coastal beaches and sand dunes. Most of the proposed development would occur on the landward (front) side of the residence. The work occurring on the seaward (rear) side of the residence is limited to a 70 sq. ft. addition to the dining room, which will be accomplished by enclosing an existing covered patio. Proposed development on the seaward side of the residence would not increase the total developed footprint or bring the structure closer to the ocean than it is currently. Total ground disturbance activities are estimated to cover 300 sq. ft. and will be contained within the property boundary. Therefore, project-specific and cumulative impacts related to coastal beaches and sand dunes will be less than significant.

**9c.** The project is consistent with the applicable *Ventura County General Plan Goals and 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
<b>10. Fault Rupture Hazard (PWA)</b>								
<b>Will the proposed project:</b>								
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:**

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.

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 in accordance with the Alquist-Priolo Earthquake Fault Zoning Act, and *Ventura County General Plan* Section 7.4, Geologic and Seismic Hazards, HAZ-4.1, HAZ-4.2, and HAZ-4.17. Furthermore, no habitable structures are proposed at this time within 50 feet of a mapped trace of an active fault. Therefore, there would not be any project-specific or cumulative impacts related to fault rupture hazards.

**10c.** The project is consistent with the *Ventura County General Plan* Goals and 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
<b>11. Ground Shaking Hazard (PWA)</b>								
<b>Will the proposed project:</b>								
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:**

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.

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.

**11a.** The property will be subject to moderate to strong ground shaking from seismic events on local and regional fault systems (Ventura County GIS, 2021). The County of Ventura Building code adopted from the 2019 California Building Code, requires structures be designed to withstand this ground shaking. The seismic design will need to be updated to the building code in effect at the time the application for a building permit is submitted. The requirements of the building code will reduce the effects of ground shaking to less than significant. Therefore, project-specific and cumulative impacts related to ground shaking will be less than significant.

**11b.** The project is consistent with the *Ventura County General Plan Goals and 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
<b>12. Liquefaction Hazards (PWA)</b>								
<b>Will the proposed project:</b>								
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:**

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

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.

**12a.** The property is located within a potential liquefaction zone based on the State of California Seismic Hazards Maps for the County of Ventura. These maps are used as the basis for delineating the potential liquefaction hazards within the county. *Ventura County General Plan Policy HAZ-4.8*, prohibits development of habitable structures within areas prone to liquefaction unless a geotechnical engineering report is performed, and sufficient safeguards are incorporated. A site-specific geotechnical study to evaluate the liquefaction potential and mitigate associated hazards will be necessary as part of a building permit application process in accordance with the Ventura County Building Code adopted from the California Building Code, dated 2016, Chapter 18, Section 1803.3. The geotechnical report must demonstrate that the additions will not create conditions that will further induce liquefaction. Therefore, project-specific and cumulative impacts related to liquefaction hazards will be less than significant.

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

**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>13. Seiche and Tsunami Hazards (PWA)</b>								
<b>Will the proposed project:</b>								
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							

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

**Impact Discussion:**

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.

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.

**13a.** The site is not located adjacent to a closed or restricted body of water based on review of aerial imagery (RMA GIS; August 2021). There is therefore no hazard from potential seiche and no impact to the proposed project.

**13b.** The project site is located in a mapped area of potential tsunami hazard. The threat to life can be practically eliminated by an effective early warning system. The threat to structures remains.. The scope of the project involves additions to an existing single-family residence. The additions will not make the existing residence any more susceptible to tsunami hazard than it already is. The potential hazard of tsunami inundation is an accepted risk for development near the coastline. Because tsunami inundation is an accepted risk, tsunami hazard impacts are considered less than significant.

Therefore, project-specific and cumulative impacts related to seiche and tsunami hazards will be less than significant.

**13c.** The project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 13 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
<b>14. Landslide/Mudflow Hazard (PWA)</b>								
<b>Will the proposed project:</b>								
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							

**Impact Discussion:**

The hazards from landslides / mudslides will affect each project individually. No cumulative landslide / mudslide hazard would occur as a result of other projects.

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.

**14a.** The site is not located in a mapped landslide, on a hillside, or in a potential seismically induced landslide zone, based on an analysis conducted by the California Geological Survey as part of California Seismic Hazards Mapping Act, 1991, Public Resources Code Sections 2690-2699.6. The proposed project does not include any excavations into a hillside.

Therefore, the proposed project will not have a project-specific landslide and mudslide hazard impact and will not make a cumulatively considerable contribution to a significant cumulative landslide and mudslide hazard impact.

**14b.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 14 of the 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
<b>15. Expansive Soils Hazards (PWA)</b>								
<b>Will the proposed project:</b>								
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 expansion range of the soils in the project area for the proposed additions will be mitigated to less than significant by implementation of the Ventura County Building Code adopted from the California Building Code, in effect at time of building that require mitigation of potential adverse effects of expansive soils. Therefore, project-specific and cumulative impacts related to expansive soils hazards will be less than significant.

**15b.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and 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
<b>16. Subsidence Hazard (PWA)</b>								
<b>Will the proposed project:</b>								
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 (Ventura County General Plan Policies HAZ-4.14, 4.15, 4.16). Therefore, there would not be any project-specific impacts related to subsidence hazard.

**16b.** The 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
<b>17a. Hydraulic Hazards – Non-FEMA (PWA)</b>								
<b>Will the proposed project:</b>								
1) Result in a potential erosion/siltation hazard and flooding hazard pursuant to any of the	X				X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
following documents (individually, collectively, or in combination with one another): <ul style="list-style-type: none"> <li>• 2007 Ventura County Building Code Ordinance No.4369</li> <li>• Ventura County Land Development Manual</li> <li>• Ventura County Subdivision Ordinance</li> <li>• Ventura County Coastal Zoning Ordinance</li> <li>• Ventura County Non-Coastal Zoning Ordinance</li> <li>• Ventura County Standard Land Development Specifications</li> <li>• Ventura County Road Standards</li> <li>• Ventura County Watershed Protection District Hydrology Manual</li> <li>• County of Ventura Stormwater Quality Ordinance, Ordinance No. 4142</li> <li>• Ventura County Hillside Erosion Control Ordinance, Ordinance No. 3539 and Ordinance No. 3683</li> <li>• Ventura County Municipal Storm Water NPDES Permit</li> <li>• State General Construction Permit</li> <li>• State General Industrial Permit</li> <li>• National Pollutant Discharge Elimination System (NPDES)?</li> </ul>								
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.** The project is located adjacent to the Pacific Ocean. The natural drainage pattern is sheet flow to the west of the project site and then to the Pacific Ocean. Runoff from the site is conveyed to these existing drainage patterns. No increase in flooding hazard or potential for erosion or siltation will occur as a result of the project. Therefore, there would not be any project-specific or cumulative impacts related to Non-FEMA Flood Hazards.

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

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

**17B-1 through and 17B-4.** The project site is not located within the boundaries of an 'X-Shaded' or 'X Unshaded' flood zone. The project site is not located within the boundaries of the Regulatory Floodway. The project site is in a location identified by the Federal Emergency Management Agency (FEMA) as an area of Special Flood Hazard (SFHA) Zone VE. This is evidenced on FIRM panel 06111C0728F which became effective on

January 29, 2021. The applicant will be required to meet standard conditions of approval to be satisfied prior to Zoning Clearance, which are summarized as follows:

- *Floodplain Development Permit*  
 The applicant is required to obtain a Floodplain Development Permit from the Public Works Agency Floodplain Manager.
- *Notice of Flood Hazard*  
 The applicant will be required to record a Notice of Flood Hazard on the title of the subject property.

Therefore, with incorporation of the above standard conditions, project-specific and cumulative impacts related to FEMA hydraulic hazards will be less than significant.

**17B-5.** The project is consistent with the applicable *Ventura County General Plan Goals and Policies* 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
<b>18. Fire Hazards (VCFPD)</b>								
<b>Will the proposed project:</b>								
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 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 project will be subject to hazardous fire area building code requirements, which

must be met prior to building permit issuance. Examples of such requirements include fire resistant siding and roofing, baffled vents, and fire-retardant decking. Therefore, project-specific and cumulative impacts related to fire hazards will be less than significant.

**18b.** The project is consistent with the applicable *Ventura County General Plan Goals and 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
<b>19. Aviation Hazards (Airports)</b>								
<b>Will the proposed project:</b>								
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 and Camarillo Airport are located approximately 11 miles and 17 miles southeast of the project site respectively. The proposed development is not expected to adversely impact the operational activities of a County airport. This is because the proposed additions to the existing single-family dwelling would be limited to a maximum of 28 feet in height above first floor elevation. 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). Therefore, there would not be any project-specific or cumulative impacts related to aviation hazards.

**19c.** The project is consistent with the applicable *Ventura County General Plan Goals and 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
<b>20a. Hazardous Materials/Waste – Materials (EHD/Fire)</b>								
<b>Will the proposed project:</b>								
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 a residential development and will not utilize hazardous materials which require permitting or inspection from Ventura County Environmental Health Division/Certified Unified Program Agency but may use hazardous materials typically associated with construction activities. Improper storage, handling, and disposal of these materials may contribute to adverse impacts to the environment. The applicant will be subject to a standard condition of approval that will require compliance with applicable state and local regulations, which will reduce the potential environmental impact from hazardous materials. Therefore, there would not be any project-specific or cumulative impacts related to hazardous materials.

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

**Mitigation/Residual Impact(s)**

No mitigation. There will not be any residual impacts.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>20b. Hazardous Materials/Waste – Waste (EHD)</b>								
<b>Will the proposed project:</b>								
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. Therefore, there will not be any project-specific or cumulative impacts related to hazardous waste.

**20b-2.** The project is consistent with the applicable *Ventura County General Plan Goals and 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
<b>21. Noise and Vibration</b>								
<b>Will the proposed project:</b>								
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			

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

The evaluation of noise and vibration impacts on residential uses that may be established on the project site is not required pursuant to CEQA and is provided in this Initial Study solely for the purposes of disclosure.

**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 existing single-family residence to be expanded is considered a noise-sensitive use. These noise-sensitive uses are not considered a long-term noise generator since these types of uses 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), the proposed project will have no impacts related to the introduction of a new noise generator near noise-sensitive uses.

With regard to construction noise, the proposed project will be subject to a construction noise condition requiring the applicant to limit construction activity 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. These requirements are intended to ensure that the project complies with the *Ventura County General Plan Policy HAZ-9.2(5), Construction Noise Threshold Criteria and Control Plan (2010a)*.

The subject lot is located where noise levels meet or exceed the CNEL 60 dB(A) noise contour as indicated in the Ventura County General Plan. This indicates that ambient noise on the project site would be greater than 60 dB(A) CNEL, but no higher than 70 dB(A) CNEL. The noise that will be experienced at the project site will largely result from traffic on US Route 101, which is located approximately 300 feet northeast of the project site. Additional noise generators include the Union Pacific Railroad line that is located approximately 200 feet northeast of the project site and Pacific Coast Highway (State Route 1), which is 140 feet northeast of the project site.

Policy HAZ-9.2 of the Ventura County General Plan requires that new noise-sensitive uses be designed to ensure that noise levels would not exceed a Community Noise Equivalent Level (CNEL) of 60 dB(A) for outdoor areas and 45 dB(A) for indoor areas. The project entails an addition to an existing single-family residence. As the residence has been existing since 1948, the project would not involve introduction of a new noise-sensitive use. However, the project does propose new construction at the front of the home, closest to the noise sources. These additions include two bedrooms and a bathroom on the second floor. The indoor residential additions will be completed in compliance with the 2019 California Building Code, which typically attenuates 20 dB, and may attenuate up to 25 dB<sup>4</sup>, of noise when all windows and doors are closed. Modern energy requirements under the building code, such as double-paned windows, can exceed this attenuation. The project also includes additions to two existing rear balconies and construction of a new rear balcony. These balconies are on the opposite side of the house (seaward side) from the noise sources. Because of this, the house itself blocks line-of-sight noise transmission to the rear balconies. Using a solid structure to block outdoor areas from noise sources typically attenuates 10dB and may attenuate up to 17 dB<sup>5</sup>. Based on this information, indoor noise levels within the newly proposed construction are not anticipated to exceed a CNEL of 45 dB(A) and outdoor levels at the rear balconies are not anticipated to exceed a CNEL of 60 dB(A).

Therefore, project-specific and cumulative impacts related to noise will be less than significant.

**21b and e.** Construction is unlikely to generate excessive ground-borne vibration or ground-borne noise levels. The 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

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<sup>4</sup> National Research Council – Highway Research Board (1971) *Highway Noise: A Design Guide for Engineers*.

<sup>5</sup> Ibid.

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). Therefore, project-specific and cumulative impacts related to construction noise will be less than significant.

**21c.** The proposed project does not involve the creation of a vibration-generating transit use or creation of a transit use 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)*. Therefore, there would not be a project-specific or cumulative impact relating to transit-based noise.

**21d.** The project site has direct access from Solimar Beach Drive, which is a paved private 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 Guidelines, Section 21-D, Table 1, Item No. 3*). Therefore, there would not be a project-specific or cumulative impact relating to vibration from rubber-tire heavy vehicle uses.

**21f.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* 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
<b>22. Daytime Glare</b>								
<b>Will the proposed project:</b>								
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		

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
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 300 feet northeast of the project site. To ensure that daytime glare does not impact motorists travelling 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 not to create any disability or discomfort from glare as seen from these public roads. In addition, all exterior lighting will be required to be shielded downward. Therefore, project-specific and cumulative impacts related to daytime glare will be less than significant.

**22b.** The project is consistent with the applicable *Ventura County General Plan Goals and Policies 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
<b>23. Public Health (EHD)</b>								
<b>Will the proposed project:</b>								
a) Result in impacts to public health from environmental factors as set forth in Section 23 of the Initial Study Assessment Guidelines?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 23 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**23a.** The proposed project will not adversely affect public health. No project-specific or cumulative impacts to public health were identified during the review of the proposed project. Therefore, there would not be any project-specific or cumulative impacts related to public health.

**23b.** The project would be consistent with the applicable *Ventura County General Plan Goals and Policies* 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
<b>24. Greenhouse Gases (VCAPCD)</b>								
<b>Will the proposed project:</b>								
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.** VCAPCD evaluated the proposed project and determined that the greenhouse gas impact from the proposed project is less than significant. This determination was based on the proposed project description. Operational emissions will be negligible, well below the 10,000 metric tons of carbon dioxide equivalent per year (MTCO<sub>2e</sub>/Yr) threshold routinely applied by VCAPCD for discretionary projects. Therefore, project-specific and cumulative impacts related to greenhouse gases will be less than significant.

**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>25. Community Character (Plng.)</b>								
<b>Will the proposed project:</b>								
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.** The proposed project, a residential addition and related variance, is consistent with the Ventura County General Plan “Residential Beach” land use designation, the Ventura County Coastal Area Plan “Residential High, 6.1 to 36 du/ac” designation, and the Ventura County Coastal Zoning Ordinance RB-3,000 sq. ft. zoning designation for the property. The applicant is, however, requesting a variance from the front setback standards. Development standards for the RB-3,000 sq.ft. designation are as follows:

**Development Standards for the RB-3,000 Sqft Zone**

Standard	Requirement	Proposed	Complies?
Maximum Coverage	65 percent	52 percent	Yes
Maximum Height	28 feet	28 feet	Yes
Minimum Setbacks:			
Front:	10 feet	8 feet	No – Variance Requested
Rear:	14 feet	36 feet	Yes
Side:	3 feet	3 feet	Yes

Surrounding development within the Solimar Beach community includes single-family dwellings that are a mixture of one-, two-, and three-story structures ranging in size from under 1,100 sq. ft. to over 6,000 sq. ft. With the implementation of the development standards noted above, the proposed additions to the existing residence would be compatible with existing residential development, and project-specific and cumulative impacts related to community character will be less than significant.

As part of the proposal, the applicant is seeking a variance to allow a two-foot encroachment into the required 10-foot front setback. This encroachment would recognize the location of the existing front façade and enable expansion of the garage to meet the minimum covered parking requirement.

Many properties in the Solimar Beach community have non-conforming front setbacks; some due to construction before current setback standards were in place, and others because variances were granted. The adjacent property to the northwest (3086 Solimar Beach Drive) was granted a Variance (No. 5038) and has an existing 7-foot, 6-inch encroachment, resulting in a front setback of 2 feet, 6 inches. The adjacent property to the southeast (3078 Solimar Beach Drive) met the setback standard at the time of construction; it has an existing 6-foot encroachment, resulting in a front setback of 4 feet. As proposed, the variance would not allow the existing structure to encroach any further into the front setback than it already does. Therefore, project-specific and cumulative impacts to community character will be less than significant.

**25b.** The proposed project would be consistent with the *Ventura County General Plan Goals and Policies* that pertain to 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
<b>26. Housing (PIng.)</b>								
<b>Will the proposed project:</b>								
a) Eliminate three or more dwelling units that are affordable to: <ul style="list-style-type: none"> <li>• moderate-income households that are located within the Coastal Zone; and/or,</li> <li>• lower-income households?</li> </ul>	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. Therefore, the project will not have a significant project-specific or cumulative impact on housing.

**26b.** As stated in the *Initial Study Assessment Guidelines* (p. 46), 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, project-specific and cumulative impacts related to housing will be less than significant.

**26c.** The proposed project will not result in 30 or more new full-time equivalent lower-income employees, as the project would not facilitate the development of a new

commercial, institutional, industrial, or other employment-generating use on the subject property. Therefore, there would not be any project-specific or cumulative impacts to housing.

**26d.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* 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
<b>27a(1). Transportation &amp; Circulation - Roads and Highways - Level of Service (LOS) (PWA)</b>								
<b>Will the proposed project:</b>								
a) Cause existing roads within the Regional Road Network or Local Road Network that are currently functioning at an acceptable LOS to function below an acceptable LOS?		X						

**Impact Discussion:**

**27a(1)-a.** The California Natural Resources Agency has adopted new CEQA Guidelines that require an analysis of vehicle miles travelled (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, which is measured by level of service (LOS). Ventura County will only require LOS analysis to determine consistency with policies in the County General Plan. LOS will not be assessed for CEQA purposes.

The Office of Planning and Research (OPR) has established Screening Criteria under Senate Bill (SB) 743, which can help determine if further VMT analysis is needed. If a proposed land use project is consistent with Policies CTM-1.1 and CTM-1.2 of the Ventura County 2040 General Plan and the Regional Transportation Plan / Sustainable Communities Strategy (RTP/SCS) adopted by Southern California Association of Governments (SCAG), projects that generate fewer than 110 trips per day are presumed to have a less-than-significant impact on VMT. The project is a residential addition. As proposed, the project will not generate additional traffic on local public roads and the Regional Road Network.

Therefore, project-specific and cumulative impacts related to level of service will be less than significant.

**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27a(2). Transportation &amp; Circulation - Roads and Highways - Safety and Design of Public Roads (PWA)</b>								
<b>Will the proposed project:</b>								
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 project is a residential addition and it will not generate additional traffic on the County of Ventura Regional Road Network or on local public roads. Therefore, project-specific and cumulative impacts related to safety/design of county roads will be less than significant.

**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27a(3). Transportation &amp; Circulation - Roads &amp; Highways – Safety &amp; Design of Private Access (VCFPD)</b>								
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 existing single-family residence takes access from Solimar Beach Drive, a private road. The proposed addition will not alter access conditions. No new private roads or other forms of private access are proposed. Therefore, there will not be any project-specific or cumulative impacts related to safety and design of private access roads.

**27a(3)-b.** The project is consistent with the applicable *Ventura County General Plan Goals and 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
<b>27a(4). Transportation &amp; Circulation - Roads &amp; Highways - Tactical Access (VCFPD)</b>								
<b>Will the proposed project:</b>								
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. The private driveway of the existing project site will not be altered and meets the County access standards and current VCFPD road standards [Standard 501, Fire Apparatus Access Standard, Chapter 3 and Sections 5.2.1 through Section 5.2.5<sup>6</sup>]. The project site is located approximately 4 miles southeast 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 safety and design of private access roads.

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

**Mitigation/Residual Impact(s)**

None.

<sup>6</sup> <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
<b>27b. Transportation &amp; Circulation - Pedestrian/Bicycle Facilities (PWA/PIng.)</b>								
<b>Will the proposed project:</b>								
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.** Segment N2 of the Coastal Trail, which currently consists of a 7.1-mile Class 2 striped bike lane along Pacific Coast Highway, runs parallel to the coast, approximately 140 feet northeast of the project site. See Section 35c for further details. The proposed residential addition will not have the potential to generate additional bicycle or pedestrian trips. In addition, the proposed development will not affect any bicycle or pedestrian facilities that are located within the vicinity of the project site (e.g., along Pacific Coast Highway). Therefore, project-specific and cumulative impacts related to pedestrian and bicycle facilities will be less than significant.

**27b-3.** The project is consistent with the applicable *Ventura County General Plan Goals and 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
<b>27c. Transportation &amp; Circulation - Bus Transit</b>								
<b>Will the proposed project:</b>								
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 transit stops located within one-half mile of the project site. The nearest transit stop is operated by Gold Coast Transit and is located at the corner of Ventura Avenue and Main Street in the City of Ventura, which is approximately 4.2 miles southeast of the project site. The proposed project will not interfere with existing bus transit facilities and routes or create a substantial increase in the demand for additional or new transit services. Therefore, there will not be project-specific or cumulative impacts related to bus transit facilities/services.

**27c-2.** The project is consistent with the applicable *Ventura County General Plan Goals and 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
<b>27d. Transportation &amp; Circulation - Railroads</b>								
<b>Will the proposed project:</b>								
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 Union Pacific Railroad line is located approximately 200 feet northeast of the project site. Pacific Coast Highway, Solimar Beach Drive, and an undeveloped vegetative buffer lie between the subject property and the railroad. The proposed residential addition and variance will not adversely impact the use of the railroad due to the distance and physical impediments between the project site and railroad line. Therefore, there will not be project-specific or cumulative impacts related to railroads.

**27d-2.** The project is consistent with the applicable *Ventura County General Plan Goals and 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
<b>27e. Transportation &amp; Circulation – Airports (Airports)</b>								
<b>Will the proposed project:</b>								
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 project site is not located within the sphere of influence of a County-operated airport. Oxnard Airport and Camarillo Airport are located approximately 11 and 17 miles southeast of the project site , respectively. Based on these distances, the proposed project does not have the potential to generate complaints and concerns regarding interference with airports. Therefore, there will not be any project-specific or cumulative impacts related to airports.

**27e-3.** The project is consistent with the applicable *Ventura County General Plan Goals and 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
<b>27f. Transportation &amp; Circulation - Harbor Facilities (Harbors)</b>								
<b>Will the proposed project:</b>								
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 project site is located 7 miles northwest of the nearest harbor, Ventura Harbor. The proposed residential project will not increase commercial boat traffic and/or adjacent commercial boat facilities. Therefore, there will not be any project-specific or cumulative impacts related to harbor facilities.

**27f-2.** The project is consistent with the applicable *Ventura County General Plan Goals and 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
<b>27g. Transportation &amp; Circulation - Pipelines</b>								
<b>Will the proposed project:</b>								
1) Substantially interfere with, or compromise the integrity or affect the operation of, an existing pipeline?	X				X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
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.** Major and minor oil transmission pipelines are located in the right-of-way between the Union Pacific Railroad and US Route 101, with the nearest pipeline located approximately 235 feet southeast of the project site. At this distance, the proposed project will not interfere with, compromise the integrity of, or affect the operation of the existing pipeline. Therefore, there will not be any project-specific or cumulative impacts related to pipelines.

**27g-2.** The project is consistent with the applicable *Ventura County General Plan Goals and 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
<b>28a. Water Supply – Quality (EHD)</b>								
<b>Will the proposed project:</b>								
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 existing residence is provided by the CMWD. The existing connection has been verified by a current water bill and usage statement. CMWD’s water system is regulated by the State Department of Health Services. The quality of domestic water must be in compliance with applicable State drinking water standards. Therefore, there would not be any project-specific or cumulative impacts to water quality.

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

**Impact Discussion:**

**28b-1.** The site is located within the service area of CMWD. A water usage statement with historical 2-year monthly water usage was provided by the applicant. The average monthly water consumption for the site was around 8,976 gallons (June 2019 to June

2020). The statement showed that average consumption is under the monthly allocation (11,220 to 14,212 gallons), and additional allocation is available. Therefore, project-specific and cumulative impacts related to water quantity will be less than significant.

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

**28b-3.** The project is consistent with the applicable *Ventura County General Plan Goals and 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
<b>28c. Water Supply - Fire Flow Requirements (VCFPD)</b>								
<b>Will the proposed project:</b>								
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 CMWD. The VCFPD has reviewed the proposal and concluded that the project will result in no impact on fire flow as the fire flow infrastructure is existing and will not be altered as a result of the proposed project. Therefore, there would not be any project-specific or cumulative impacts related to fire flow.

**28c-2.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 28c of the 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
<b>29a. Waste Treatment &amp; Disposal Facilities - Individual Sewage Disposal Systems (EHD)</b>								
<b>Will the proposed project:</b>								
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 existing single-family residence is connected to a public sewer utility and will not utilize and on-site wastewater treatment system. Therefore, there would not be any project-specific or cumulative impacts related to individual sewage disposal systems.

**29a-2.** The proposed project is consistent with the applicable General Plan Goals and 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
<b>29b. Waste Treatment &amp; Disposal Facilities - Sewage Collection/Treatment Facilities (EHD)</b>								
<b>Will the proposed project:</b>								
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 use an existing connection to Ventura County Service Area No. 29 for domestic sewage disposal. Connection has been verified by a 2020-21 property tax statement. Therefore, there would not be any project-specific or cumulative impacts related to sewage collection and treatment facilities.

**29b-2.** The project is consistent with the applicable *Ventura County General Plan Goals and 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
<b>29c. Waste Treatment &amp; Disposal Facilities - Solid Waste Management (PWA)</b>								
<b>Will the proposed project:</b>								
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		

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
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), which was adopted in June 2001 and updated annually, confirms Ventura County has a least 15 years of disposal capacity available for waste generated by in-County projects. Because the County currently exceeds the minimum disposal capacity required by state PRC, project-specific and cumulative impacts related to solid waste management will be less than significant.

**29c-2.** Ventura County Ordinance 4421 requires all applicants for construction permits that 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. The IWMD’s waste diversion program (Form B Recycling Plan / Form C Report) ensures that this 65 percent diversion goal is met prior to issuance of a final zoning clearance for use inauguration, consistent with the *Ventura County General Plan’s* Solid and Hazardous Waste Goal PFS-5 and Policies PFS-5.1 through PFS-5.9. Therefore, the proposed project will have less-than-significant project-specific impacts and will not make a considerable contribution to a significant cumulative impact related to solid waste disposal capacity.

The project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 29c-2 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
<b>29d. Waste Treatment &amp; Disposal Facilities - Solid Waste Facilities (EHD)</b>								
<b>Will the proposed project:</b>								
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. Therefore, there will not be any project-specific or cumulative impacts related to a solid waste operation or facility.

**29d-2.** The project is consistent with the applicable *Ventura County General Plan Goals and 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
<b>30. Utilities</b>								
<b>Will the proposed project:</b>								
a) Individually or cumulatively cause a disruption or re-routing of an existing utility facility?	X				X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
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 is located is currently served with electrical, gas, and communications utilities. The proposed addition to an existing single-family dwelling on the project site will not require the extension of utilities. No utilities would be disrupted or rerouted to accommodate development. Therefore, there will not be any project-specific or cumulative impacts to existing utility facilities.

**30c.** The project is consistent with the applicable *Ventura County General Plan Goals and 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
<b>31a. Flood Control Facilities/Watercourses - Watershed Protection District (WPD)</b>								
<b>Will the proposed project:</b>								
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 immediately adjacent to the Pacific Ocean, which does not drain to any Ventura County Watershed Protection District jurisdictional redline channel. The project would result in an increase of approximately 300 sq. ft. of impervious area. This increase will not affect district flood control facilities, as site runoff would continue to sheet flow to the west and drain to the Pacific Ocean. Therefore, project-specific and cumulative impacts related to flood control facilities will be less than significant.

**31a-2.** The project is consistent with the applicable *Ventura County General Plan Goals and 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
<b>31b. Flood Control Facilities/Watercourses - Other Facilities (PWA)</b>								
<b>Will the proposed project:</b>								
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.** The project is located adjacent to the Pacific Ocean. The construction will be completed according to current codes and standards requiring that no increase in runoff occurs as a result of the project. The project does not drain or discharge directly into a channel and will not affect the capacity or create a potential for overflow.

**31b-2.** Runoff is by sheet-flow conditions along existing grades to the Pacific Ocean. Runoff will not impact the capacity of the existing drainage improvements and overall drainage patterns will be unaltered as the existing drainage of the improvement areas will be maintained in the present pattern. The project will not result in an increase in the potential for deposition of sediment and debris materials within existing channels and allied obstruction of flow from the existing conditions.

**31b-3.** The project is located within a FEMA Special Flood Hazard Area (VE zone) and also adjacent to the Pacific Ocean. The runoff from the impervious surfaces will be absorbed by the ground surface of the property area surrounding the project or will runoff towards the Pacific Ocean. The drainage conditions will remain similar to the existing conditions. There will be no adverse effects to Areas of Special Flood Hazard and regulatory channels. The project will be completed according to current codes and standards.

**31b-4.** There will be no increase in flow to and from natural and man-made drainage channels and facilities as the project drains by sheet-flow to the Pacific Ocean. The project will not result in an increase in runoff from the existing conditions.

Therefore, there would not be any project-specific or cumulative impacts to drainage facilities not owned by the Ventura County Watershed Protection District.

**31b-5.** The project is consistent with the applicable *Ventura County General Plan Goals and 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
<b>32. Law Enforcement/Emergency Services (Sheriff)</b>								
<b>Will the proposed project:</b>								
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 an addition to a single-family dwelling in an existing residential area, Solimar Beach. Additions to a single-family dwelling in this area will not

generate a need for additional personnel, equipment, or facilities from the Ventura County Sheriff's Department in order 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 project is consistent with the applicable *Ventura County General Plan Goals and 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
<b>33a. Fire Protection Services - Distance and Response (VCFPD)</b>								
<b>Will the proposed project:</b>								
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.** The project site is located approximately 4 miles southeast of Ventura County Fire Station No. 25, addressed at 5674 Pacific Coast Highway. The proposed project will not require additional fire stations and personnel, as the fire station is within 5 miles of the project site and has a response time not exceeding 7 minutes. Therefore, there will not be any project-specific or cumulative impacts related to fire protection services distance and response.

**33a-3.** The project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 33a 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
<b>33b. Fire Protection Services – Personnel, Equipment, and Facilities (VCFPD)</b>								
<b>Will the proposed project:</b>								
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.** The project site is located approximately 4 miles southeast of Ventura County Fire Station No. 25, addressed at 5674 Pacific Coast Highway. The proposed project will not require additional fire stations and personnel. A new facility or additional equipment will not be required. Therefore, there will not be any project-specific or cumulative impacts related to fire protection services personnel, equipment, and facilities.

**33b-3.** The project is consistent with the applicable *Ventura County General Plan Goals and 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
<b>34a. Education - Schools</b>								
<b>Will the proposed project:</b>								
1) Substantially interfere with the operations of an existing school facility?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 34a of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**34a-1.** The project site is located within Ventura Unified School District’s boundaries. The nearest schools to the project site are:

- *Lincoln Elementary School*  
 1107 E. Santa Clara St., Ventura  
 Approx. 5.0 miles southeast of the project site
- *Cabrillo Middle School*  
 1426 E. Santa Clara St., Ventura  
 Approx. 5.2 miles southeast of the project site
- *Ventura High School*  
 2 N. Catalina St., Ventura  
 Approx. 5.7 miles southeast of the project site

The proposed residential addition would not create a substantial increase in population. The project will not substantially interfere with the operations of an existing school facility. Therefore, there will not be any project-specific or cumulative impacts related to schools.

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

**Impact Discussion:**

**34b-1 through 34b-4.** The E. P. Foster Library is located at 651 E. Main Street, Ventura, approximately 5 miles southeast of the project site. The proposed project would not create a substantial increase in the population within the area that would put additional demands on a public library facility. Thus, based on the nature of the proposed project, there will not be a substantial interference with the operations of an existing library facility or additional demands on a public library facility. In addition, the proposed project will not limit the ability to access library resources or create a cumulative impact on library resources that would result in overcrowding of the facility. Therefore, there will not be any project-specific or cumulative impacts related to libraries.

**34b-5.** The project is consistent with the applicable *Ventura County General Plan Goals and 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
<b>35. Recreation Facilities (GSA)</b>								
<b>Will the proposed project:</b>								
a) Cause an increase in the demand for recreation, parks, and/or trails and corridors?	X				X			
b) Cause a decrease in recreation, parks, and/or trails or corridors when measured against the following standards: <ul style="list-style-type: none"> <li>• <u>Local Parks/Facilities</u> - 5 acres of developable land (less than 15% slope) per 1,000 population;</li> <li>• <u>Regional Parks/Facilities</u> - 5 acres of developable land per 1,000 population; or,</li> <li>• <u>Regional Trails/Corridors</u> - 2.5 miles per 1,000 population?</li> </ul>	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 and 35b.** The project site is located approximately 1.6 miles southeast of Faria Beach County Park, which is the nearest County park. The proposed construction of an addition to a single-family dwelling on the project site would not result in a substantial increase in the population nor cause an increase or decrease in the demand for recreation, parks, trails, and corridors.

**35c.** The proposed project does not have the potential to impede the development of parks/facilities and/or regional trails/connectors. The project site is located approximately 120 feet southwest of Segment N2 of the Coastal Trail as indicated in the Ventura County Coastal Area Plan (July 2017). At present, this trail segment consists of bike lanes along the Pacific Coast Highway and provides access for cyclists. Because the existing trail segment is not ideal for hikers or walkers, the Coastal Area Plan calls for a parallel trail route to be constructed. The proposed construction of a residential addition would not generate a significant increase in the development of recreational facilities. Additionally, it does not have the potential to impede construction of a realigned Coastal Trail.

Therefore, there will not be any project-specific or cumulative impacts related to recreation facilities.

**35d.** The project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 34b of the *Ventura County Initial Study Assessment Guidelines*.

### **Mitigation/Residual Impact(s)**

None.

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

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

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

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

## Section C – Mandatory Findings of Significance

Based on the information contained within Section B:		
	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X
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 project does not have 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:

<input type="checkbox"/>	I find the proposed project <b>could not</b> have a significant effect on the environment, and a <b>Negative Declaration</b> should be prepared.
<input checked="" type="checkbox"/>	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 <b>Mitigated Negative Declaration</b> should be prepared.
<input type="checkbox"/>	I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an <b>Environmental Impact Report (EIR)</b> is required.*
<input type="checkbox"/>	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 <b>Environmental Impact Report</b> is required, but it must analyze only the effects that remain to be addressed.*
<input type="checkbox"/>	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, <b>nothing further is required.</b>

  
 Michael T. Conger, AICP, Associate Planner

September 28, 2021  
 Date

**Attachments:**

- Attachment 1 – Aerial Location Map
- Attachment 2 – Zoning, Area Plan, and General Plan Map
- Attachment 3 – Project Plans
- Attachment 4 – Map of Past, Present, and Reasonably Foreseeable Future Projects in Unincorporated Ventura County Used in the Cumulative Impacts Analysis

Attachment 5 – Map of Past, Present, and Reasonably Foreseeable Future Projects in  
the City of Ventura Used in the Cumulative Impacts Analysis

Attachment 6 – Works Cited



**060-0-350-265**

SOLIMAR BEACH DR



Ventura County, California  
Resource Management Agency  
GIS Development & Mapping Services  
Map Created on 09-27-2021  
This aerial imagery is under the  
copyrights of Pictometry: DEC. 2019



County of Ventura  
Mitigated Negative Declaration  
PL20-0122  
Attachment 1 - Aerial Map



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 warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.





Ventura County, California  
 Resource Management Agency  
 GIS Development & Mapping Services  
 Map Created on 09-27-2021  
 This aerial imagery is under the  
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 Source: Pictometry, 2019



County of Ventura  
 Mitigated Negative Declaration  
 PL20-0122  
 Attachment 2 - General Plan and Zoning Map

0 40 80 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 warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.





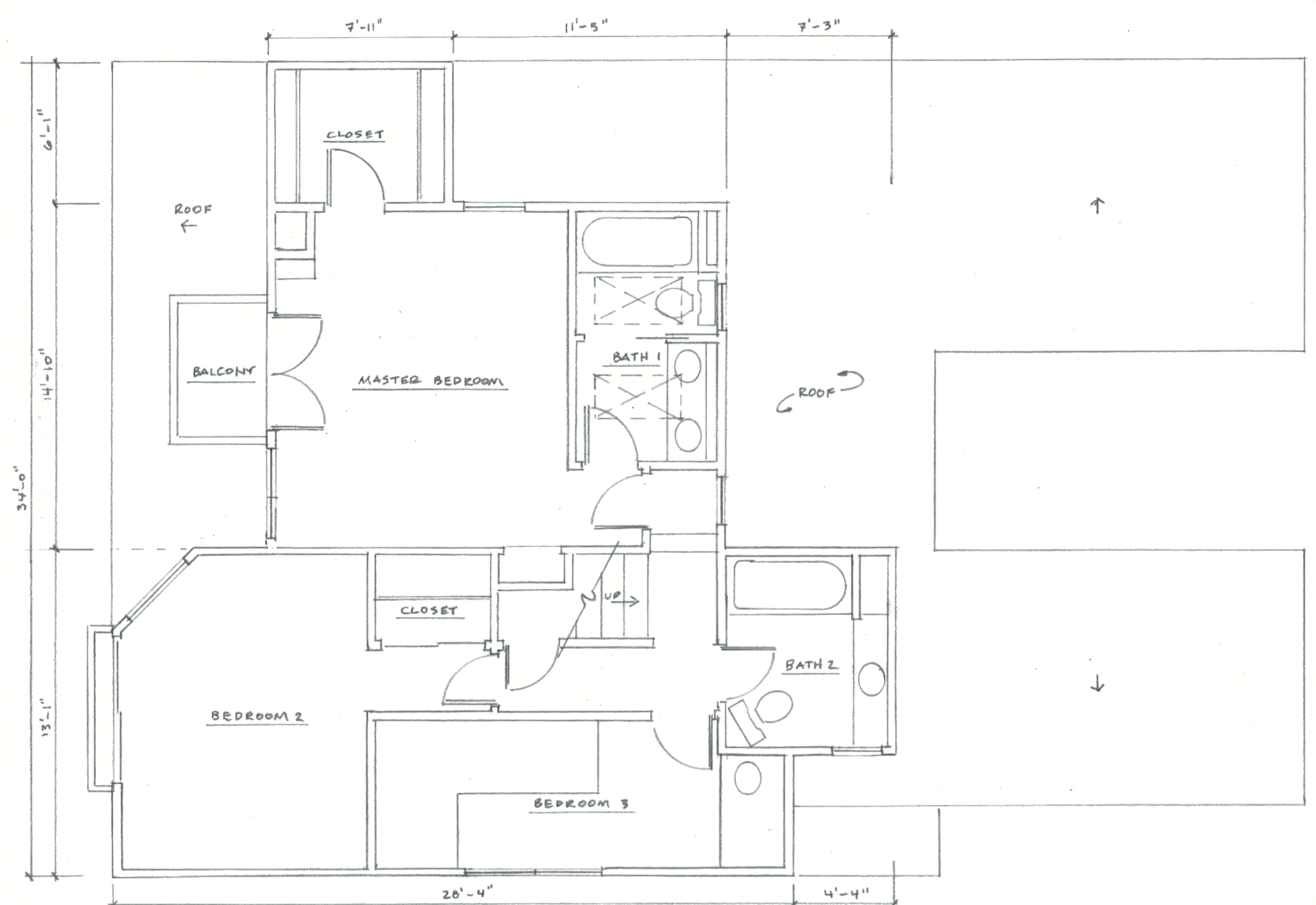
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6/20/2021	ST
9/7/2021	ST

STEVE TIGHT, OWNER/ARCHITECT  
 1900 RICO PLACE, PALOS VERDES, CA.  
 310 863-7630  
*Steve Tight*

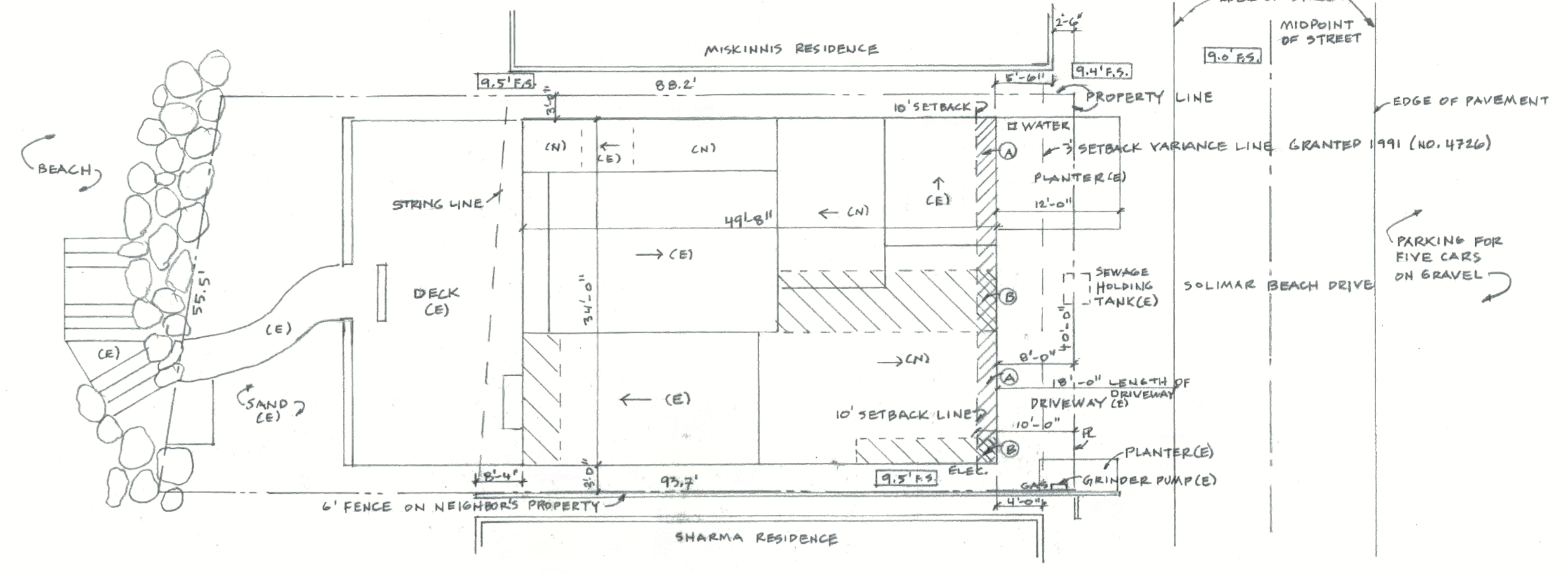
EXISTING FLOOR PLANS  
 SITE PLAN, AREA SUMMARY, SCOPE

REMODEL AND ADDITION FOR:  
 THE TIGHTS  
 3084 SOLIMAR BEACH DRIVE  
 VENTURA, CA. 93001

DRAWN S TIGHT
CHECKED
DATE SEPT 19, 2020
SCALE 1/4" = 1'-0" OR AS NOTED
JOB NO.
SHEET
<b>A1</b>
OF 61X SHEETS

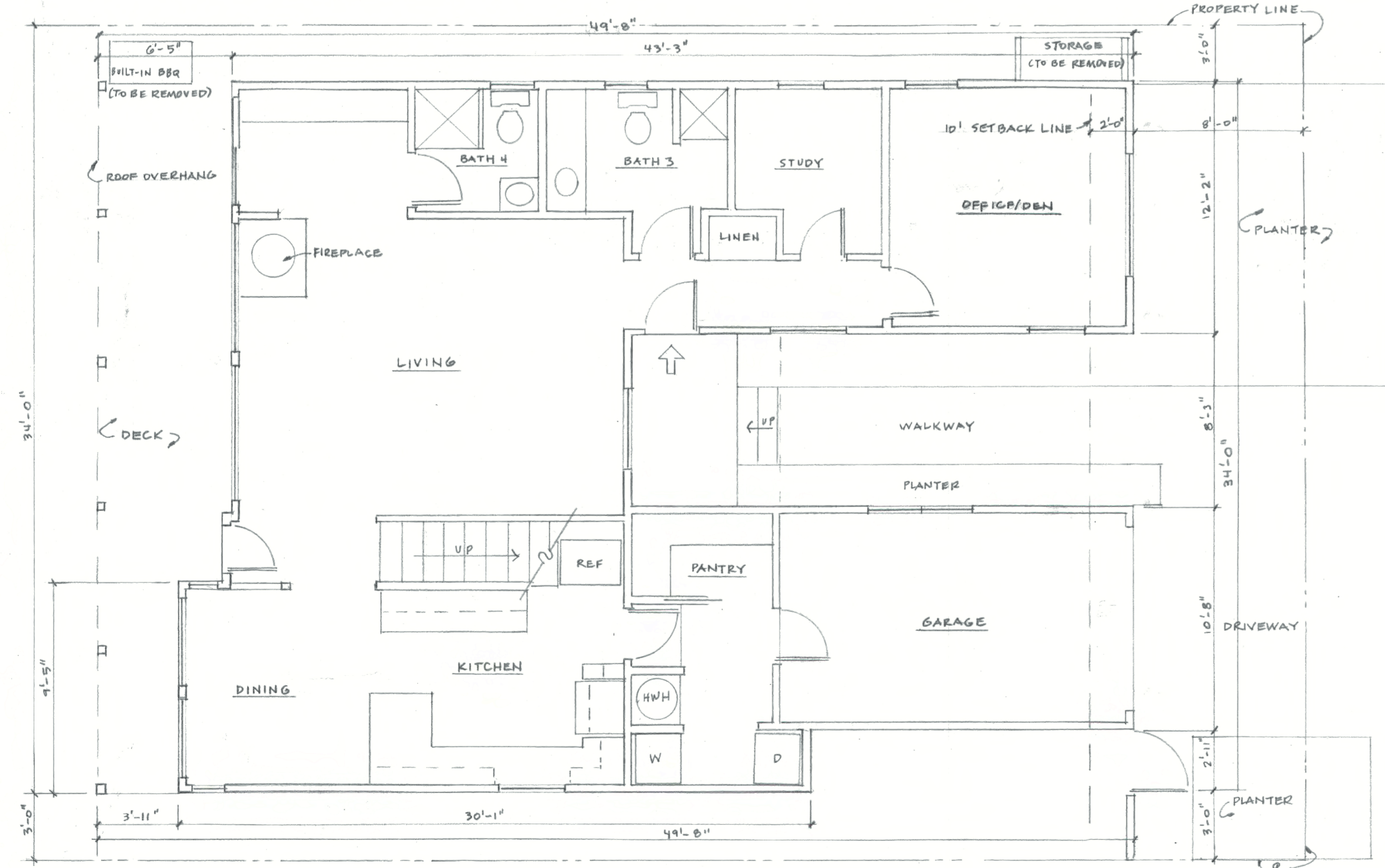


EXISTING SECOND FLOOR  
 1/4" = 1'-0"



SITE PLAN - 3084 SOLIMAR BEACH DRIVE APN# 060-0-350-265

LOT 13: 3,484.8 SQ FT., ZONE R-1B, OCCUPANCY R-3, U-1, 24 TYPE CONSTRUCTION, TWO STORY, 20' TALL, NO SPRINKLERS  
 SCALE: 1" = 10'-0" (E) EXISTING (N) NEW (Hatched) FIRST FLOOR ADDITION, NO GRADING REQUIRED  
 SETBACK VARIANCE SUMMARY:  
 (Hatched) (A) EXISTING VARIANCE #4726 GRANTED 1991 ALLOWING SEVEN FOOT FRONT ENCROACHMENT  
 (Hatched) (B) REQUESTING VARIANCE FOR TWO FOOT ENCROACHMENT FOR TWO-CAR GARAGE, BED/BATH ABOVE



EXISTING FIRST FLOOR  
 1/4" = 1'-0"

FLOOR AREA SUMMARY (SQ FT):

	EXISTING (2009)	ADDITION	NEW TOTAL
FIRST FLOOR	1,146.46 #	141.19 #	1,287.65 #
SECOND FLOOR	789.22	575.44	1,364.66
LOFT	0	108.00	108.00
SUBTOTAL LIVING AREA	1,935.68 #	844.63 #	2,780.31 #
GARAGE	185.98	159.42	345.40
TOTAL LIVING AREA	2,121.66 #	1,004.05 #	3,125.71 #
COVERED PORCH	253.31	670.76	182.55
COVERED BALCONY	26.24	60.79	87.03
UNCOVERED BALCONY	7.00	119.00	126.00
ROOF AREA	931.00 #	904.44 #	1,835.44 #

DWELLING CALCULATION SUMMARY:

TOTAL EXISTING S.F.:	2,401.21 SQ. FT.
TOTAL PROPOSED S.F.:	994.08
GRAND TOTAL S.F.:	3,395.29 SQ. FT.
EXISTING LOT COVERAGE:	1585.75 / 3,484.8 = 45.5%
PROPOSED LOT COVERAGE:	1,815.60 / 3,484.8 = 52.1%

SHEET INDEX:

SHEET #	CONTENT
A-1	SITE PLAN, EXISTING FLOOR PLANS, AREA SUMMARIES, SCOPE
A-2	PROPOSED FLOOR PLANS, ROOF PLAN
A-3	EXISTING ELEVATIONS
A-4	PROPOSED ELEVATIONS
A-5	SECTIONS
A-6	DOOR & WINDOW SCHEDULE
S-1.1	TYPICAL NOTES & DETAILS
S-1.2	TYPICAL DETAILS
S-1.3	TYPICAL DETAILS
S-2.1	FOUNDATION PLAN & FIRST FLOOR FRAMING PLAN
S-2.2	SECOND FLOOR FRAMING & ROOF FRAMING PLANS
S-3.1	SECTIONS & DETAILS
S-3.2	SECTIONS & DETAILS
HFX1	HFX PANELS-ANCHORAGE DETAILS
HFX2	HFX PANELS-FRAMING DETAILS
HFX3	HFX PANELS-FLOORING SYSTEM
T-1	TITLE 24 ENERGY CALCS.
T-2	TITLE 24 ENERGY CALCS- CFIR-PRF-01E
T-3	TITLE 24 ENERGY CALCS (CONT)
T-4	TITLE 24 ENERGY CALCS (CONT)

PROPOSED SCOPE OF WORK:

- FIRST FLOOR:**
- ENLARGE GARAGE TWO-CAR
  - ENCLOSE OPEN AIR ENTRY WALKWAY
  - RELOCATE INTERIOR STAIRS
  - REMOVE ONE BATHROOM, RE-DO SECOND BATHROOM
  - REMOVE WOOD-BURNING FIREPLACE, REPLACE WITH GAS
  - ENLARGE DINING ROOM INTO PORCH
  - REPLACE LIVING ROOM WINDOWS WITH SLIDING DOORS
  - REMODEL KITCHEN
- SECOND FLOOR:**
- ADD BEDROOM OVER GARAGE
  - ADD TWO BATHROOMS AND RELOCATE TWO
  - ENLARGE BEDROOMS 2&3
  - REPLACE MASTER BEDROOM DOOR WITH SLIDERS
  - ENLARGE MASTER BALCONY
  - ADD DECKING OVER ROOF OVER BEDROOM 5
- LOFT:**
- CREATE PLAYROOM IN ATTIC AREA
  - ADD BALCONY OFF LOFT
- GENERAL:**
- REPLACE WINDOWS WITH FIBERGLASS THROUGHOUT
  - REPLACE SHINGLES WITH HARDIE ARTISAN SQUARE CHANNEL SIDING
  - REPLACE WALL HEATERS WITH ATTIC FURNACE

County of Ventura  
 Mitigated Negative Declaration  
 PL20-0199  
 Exhibit 3 - Plans

REVISIONS	BY
8/29/2021	ST
9/7/2021	ST

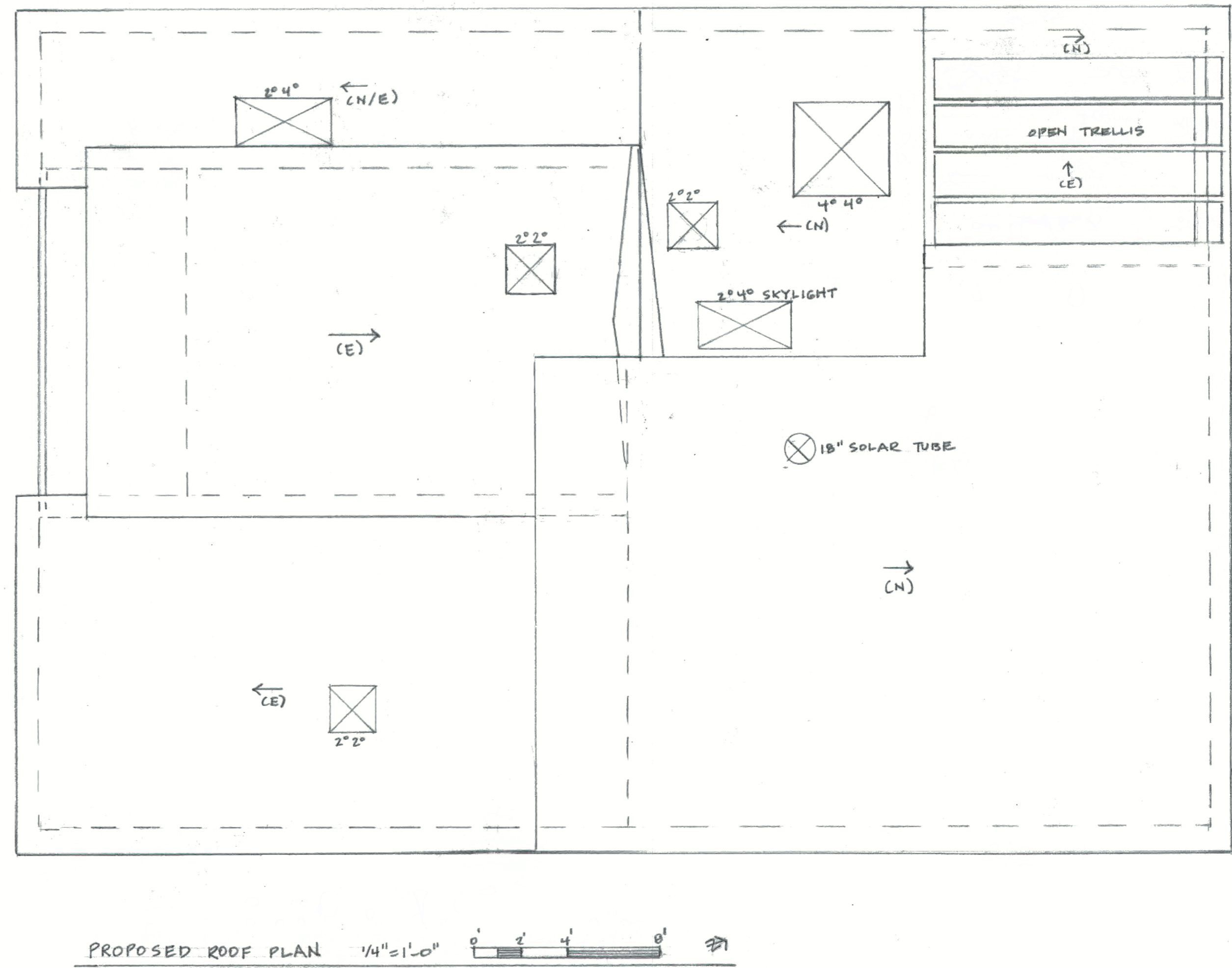
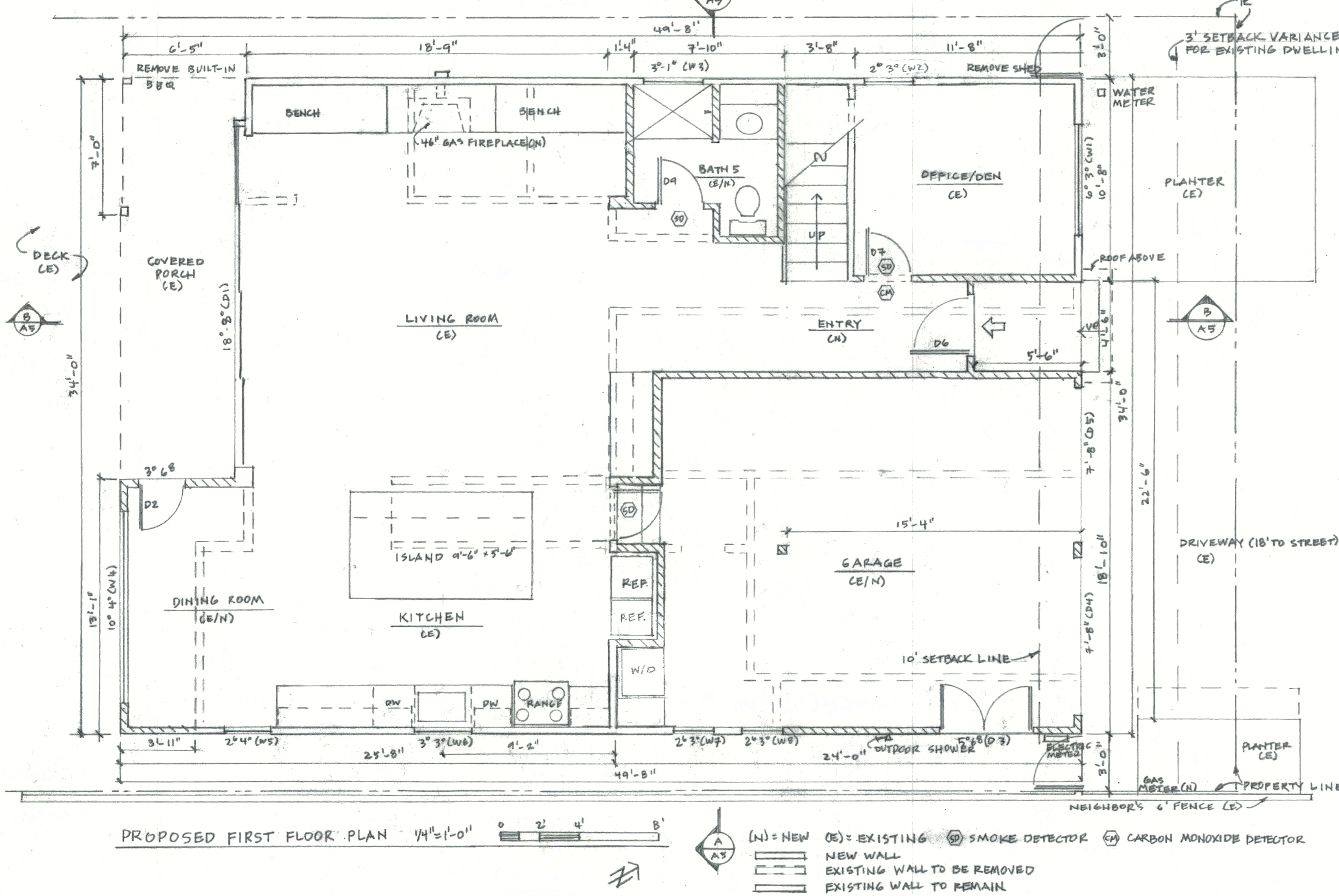
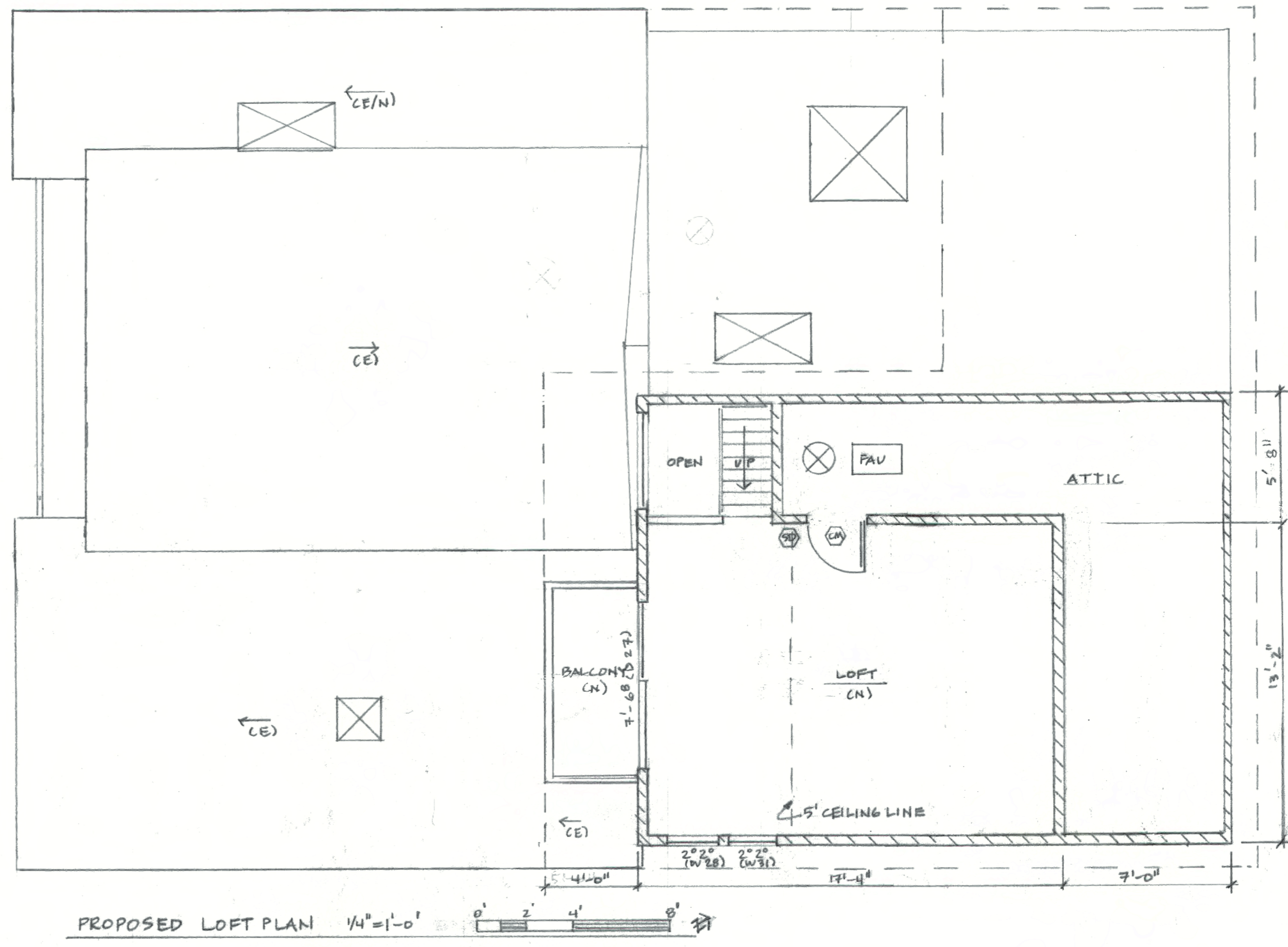
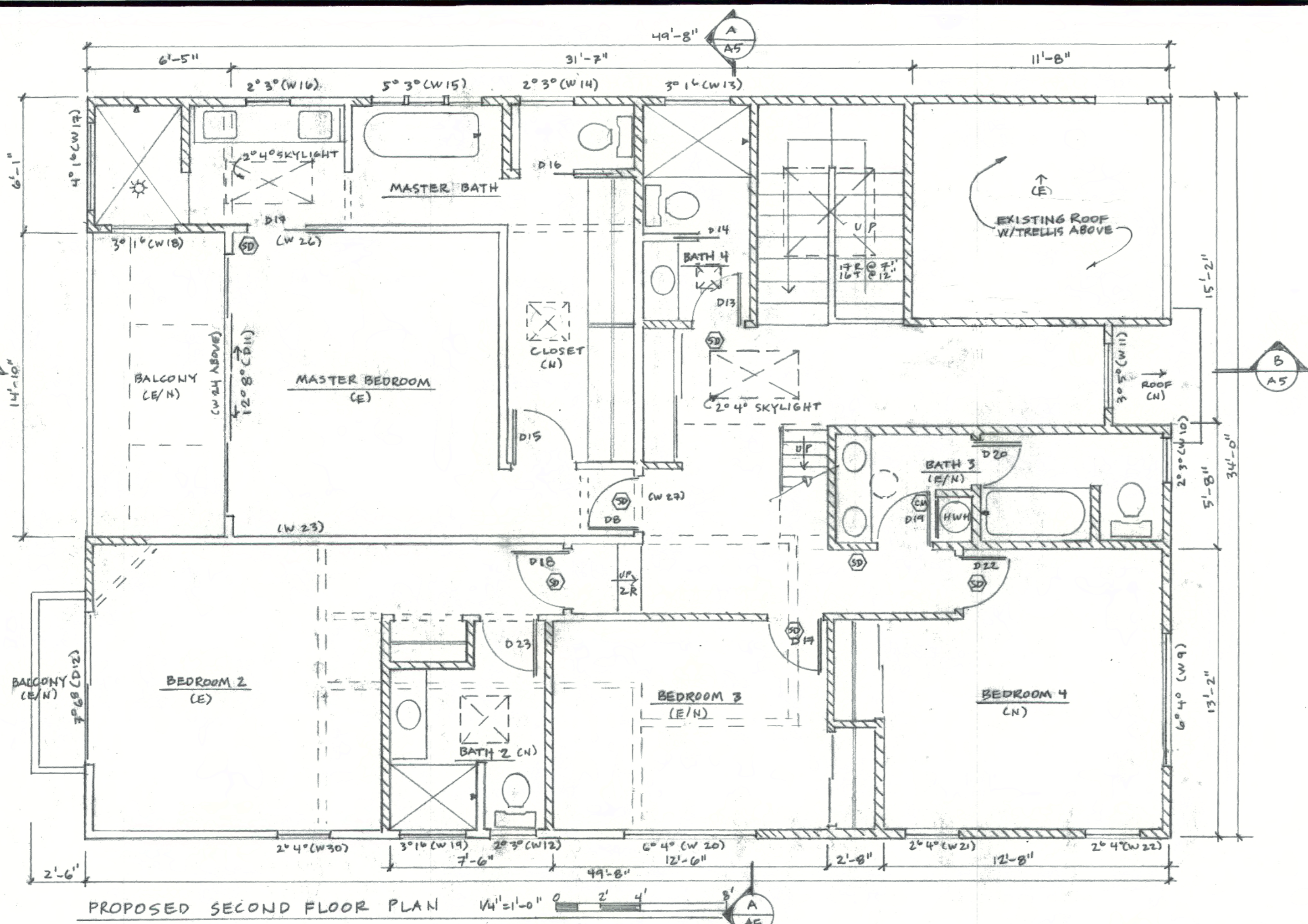
STEVE TIGHT, OWNER/ARCHITECT  
 1700 RICO PLACE, PALOS VERDES, CA.  
 310 883-7430  
*Steve Tight*

PROPOSED FLOOR AND ROOF PLANS

REMODEL AND ADDITION FOR:  
 THE TIGHTS  
 3084 SOLIMAR BEACH DRIVE  
 VENTURA, CA. 93001

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 DATE  
 SEPT 20, 2020  
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A2  
 OF SIX SHEETS



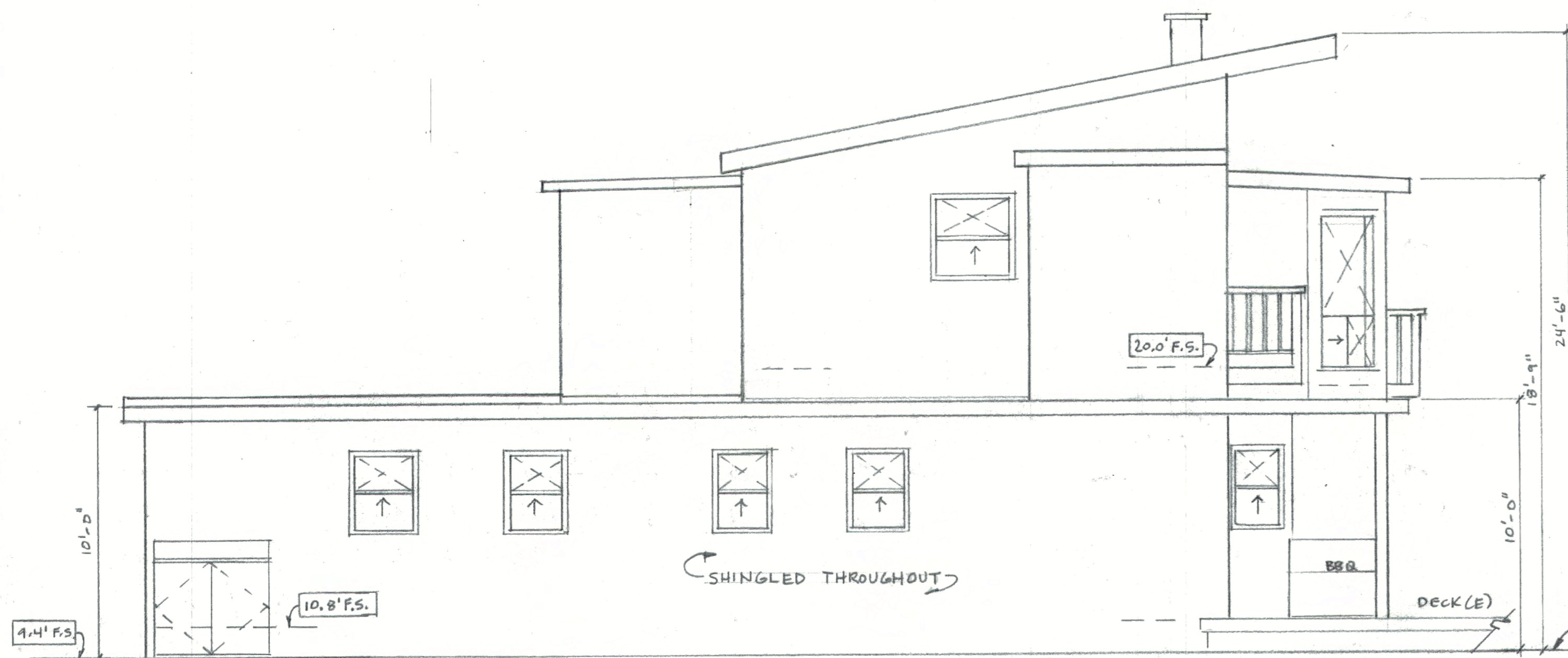
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 1700 RICO PLACE, PALMS VERDES, CA  
 310 863-7630  
*Steve Tight*

EXISTING ELEVATIONS

REMODEL AND ADDITION FOR:  
 THE TIGHTS  
 3084 SOLIMAR BEACH DRIVE  
 VENTURA, CA. 93001

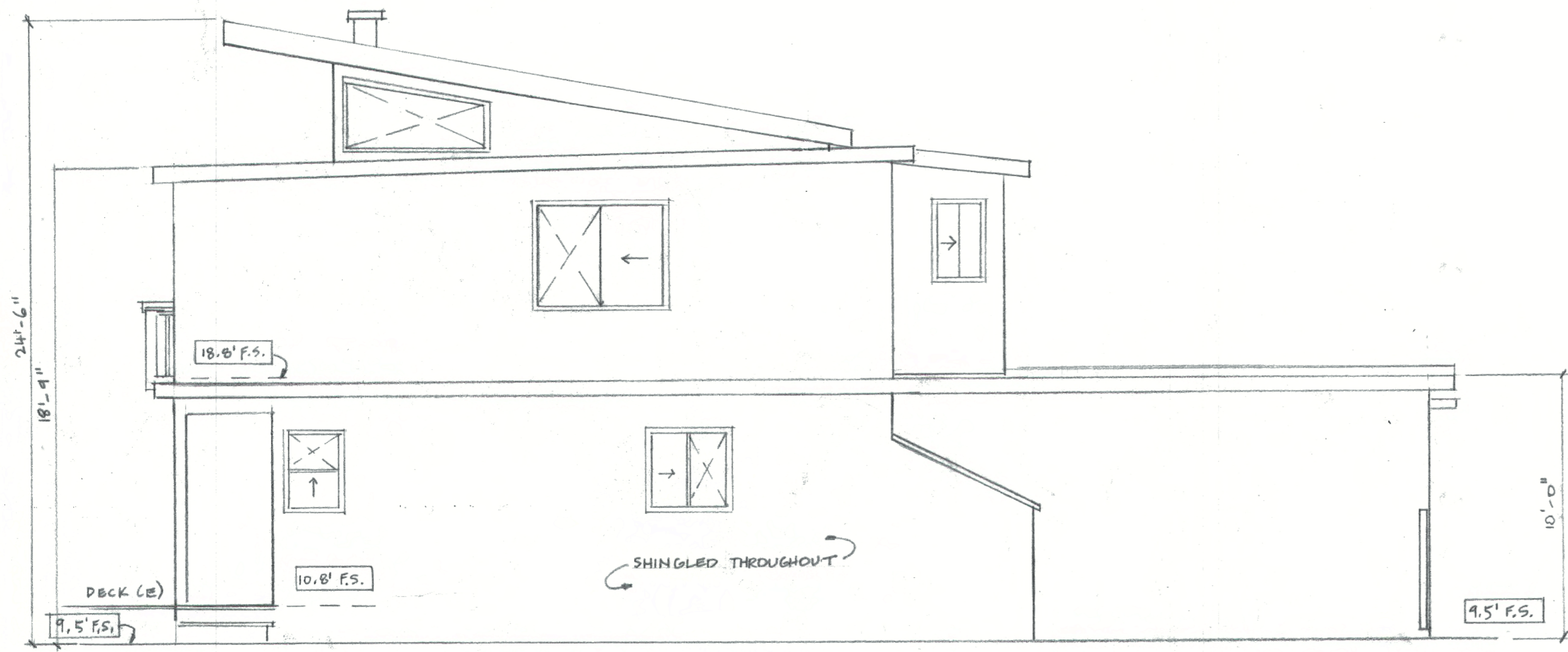
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 OF [ ] SHEETS



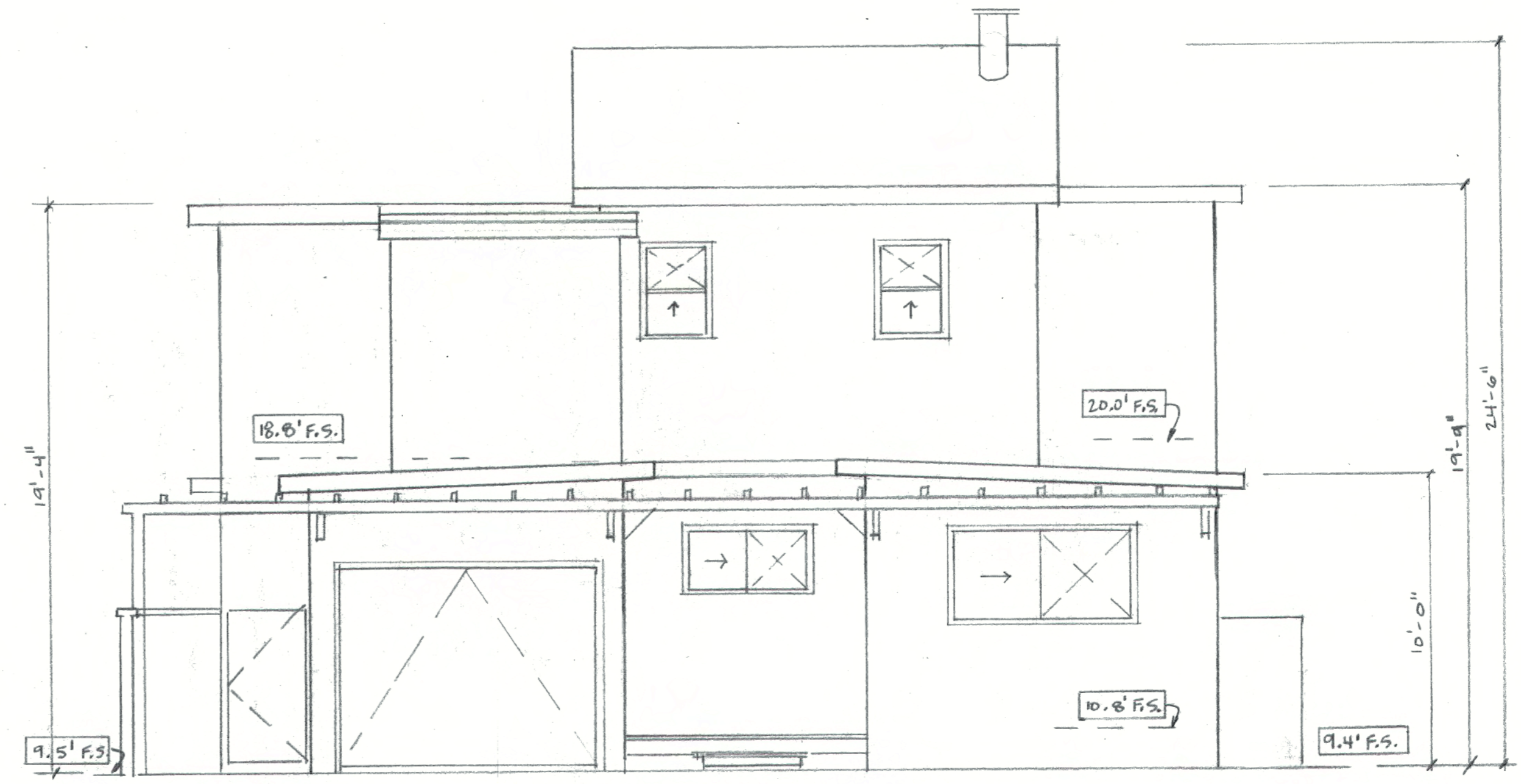
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EXISTING SOUTH ELEVATION 1/4"=1'-0" 0' 2' 4' 8'



EXISTING EAST ELEVATION 1/4"=1'-0" 0' 2' 4' 8'



EXISTING NORTH ELEVATION 1/4"=1'-0" 0' 2' 4' 8' NOTE: BFE = 12.0'

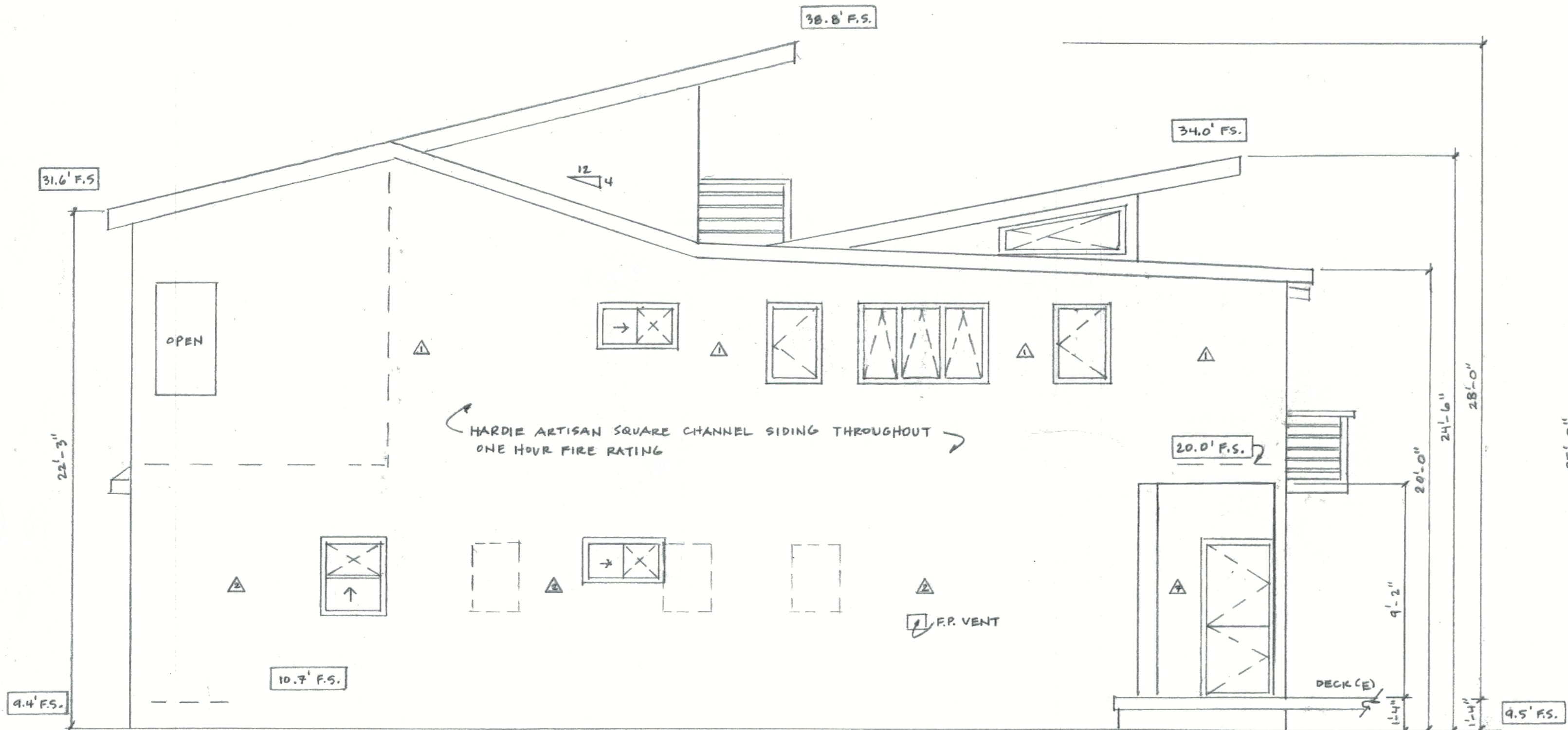
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 310 813-7680  
*Steve Tight*

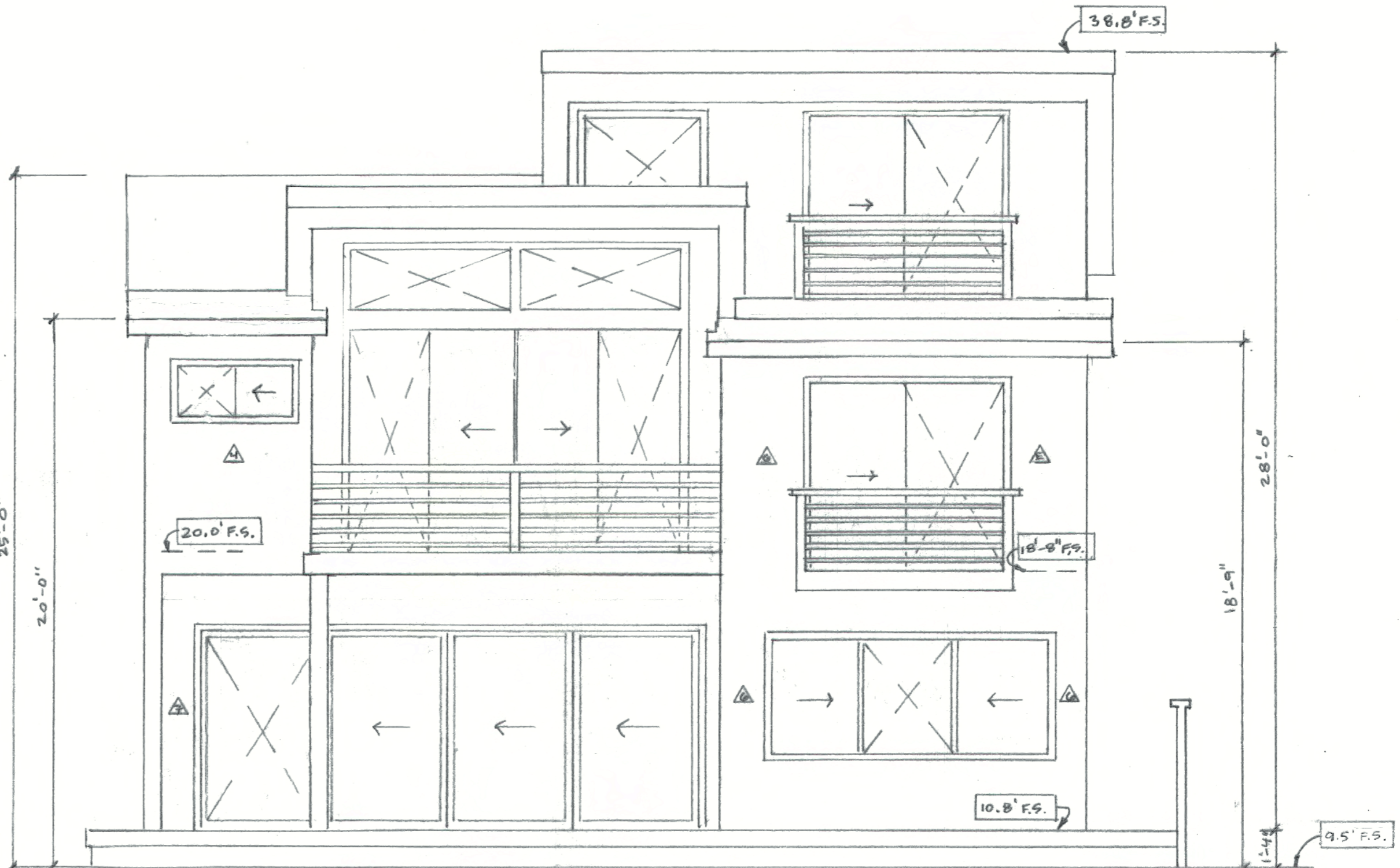
PROPOSED ELEVATIONS

REMODEL AND ADDITION FOR:  
 THE TIGHTS  
 3084 SOLIMAR BEACH DRIVE  
 VENTURA, CA. 93001

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DATE JAN 4, 2021
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OF SIX SHEETS

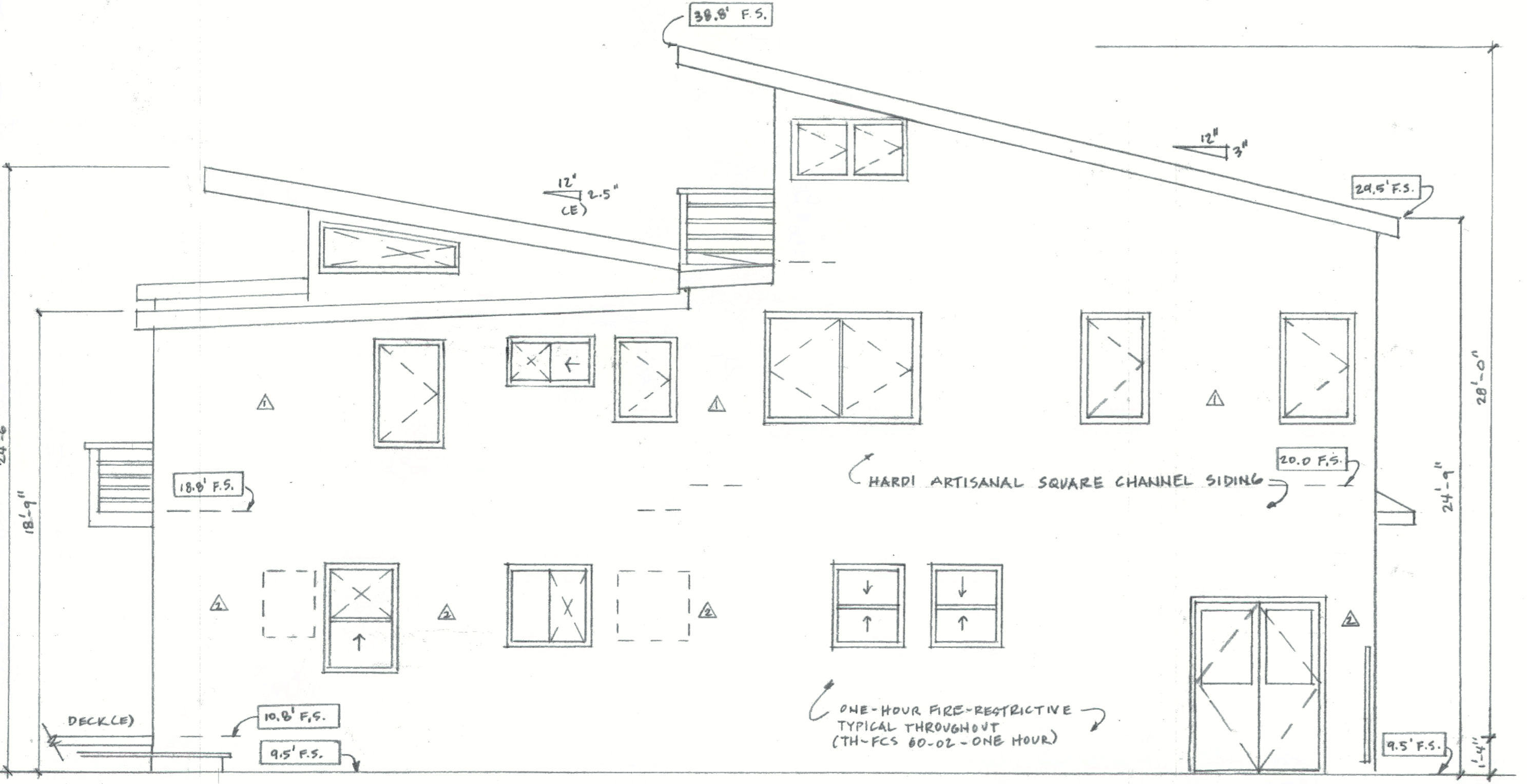


PROPOSED WEST ELEVATION 1/4"=1'-0"

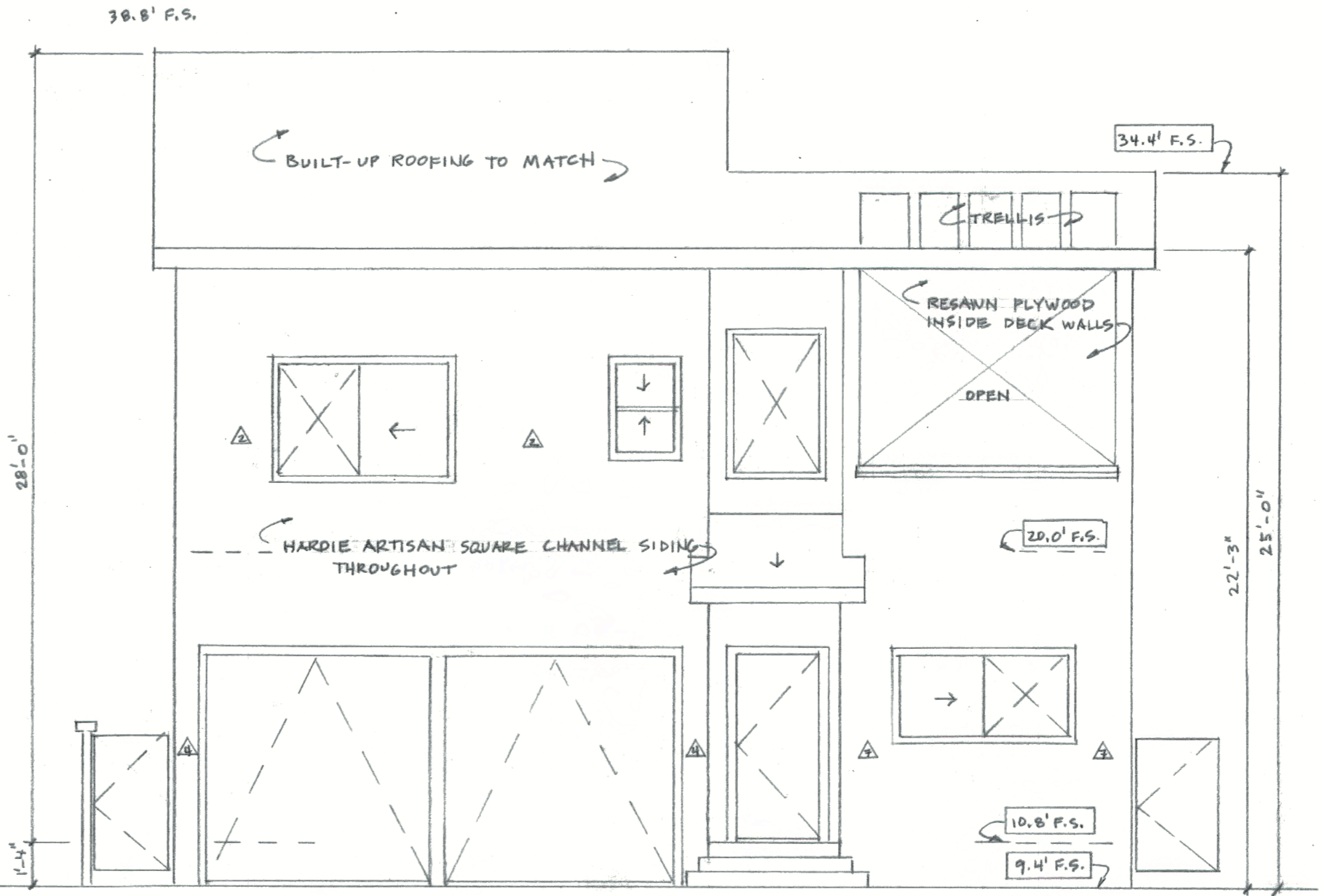


PROPOSED SOUTH ELEVATION 1/4"=1'-0"

GENERAL: SEE S-2.1 AND S-2.2 FOR SHEAR WALL LOCATIONS  
 Δ = SHEAR WALLS ON ELEVATIONS - SEE SHEAR WALL SCHEDULE ON S-2.1  
 HARDIE ARTISAN SIDING MEETS ONE-HOUR FIRE DESIGN LISTING JH-FCS 60-02 (ONE HOUR)



PROPOSED EAST ELEVATION 1/4"=1'-0"



PROPOSED NORTH ELEVATION 1/4"=1'-0"

NOTE: BFE = 12'-0"

REVISIONS	BY
8/23/2021	ST
8/30/2021	GT

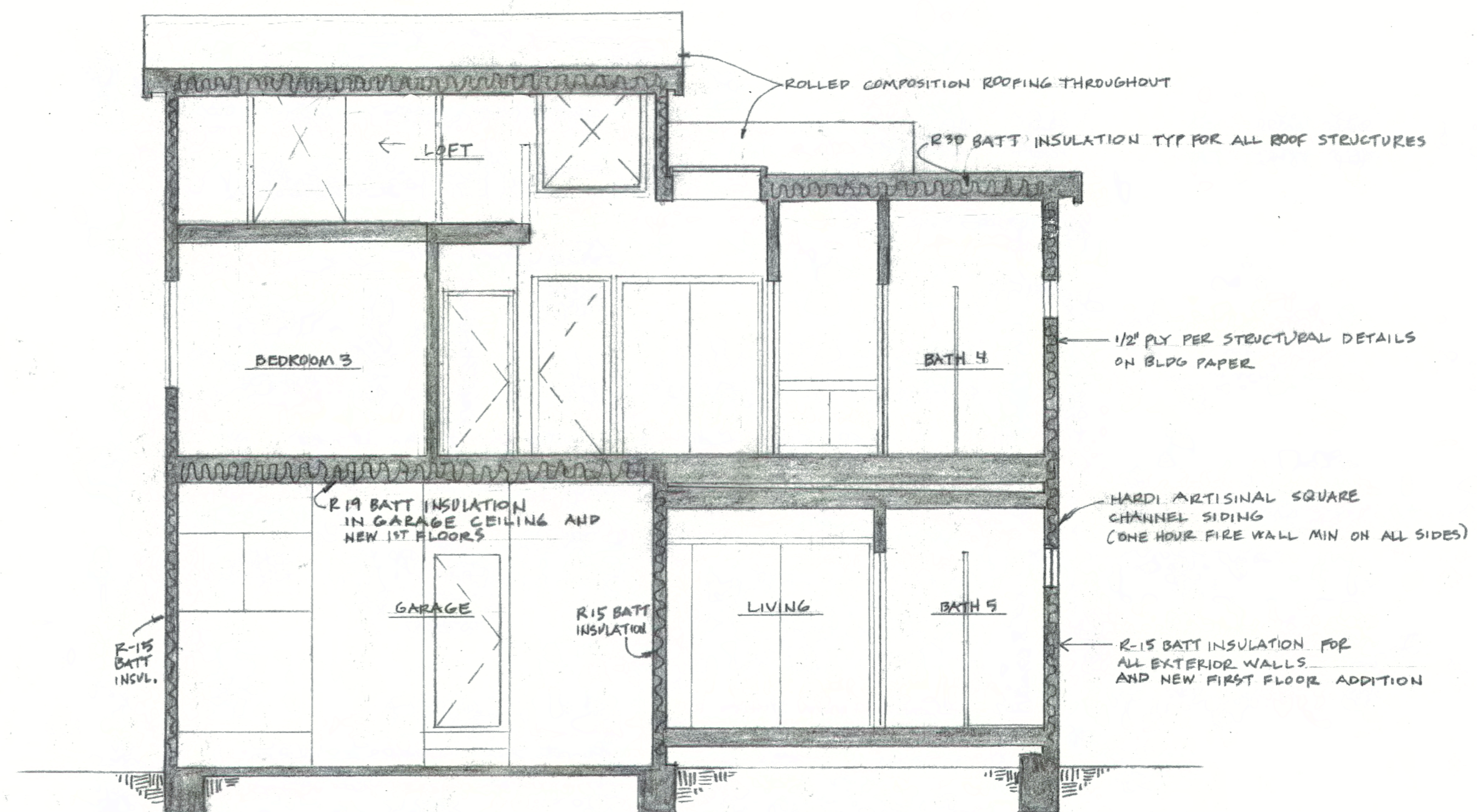
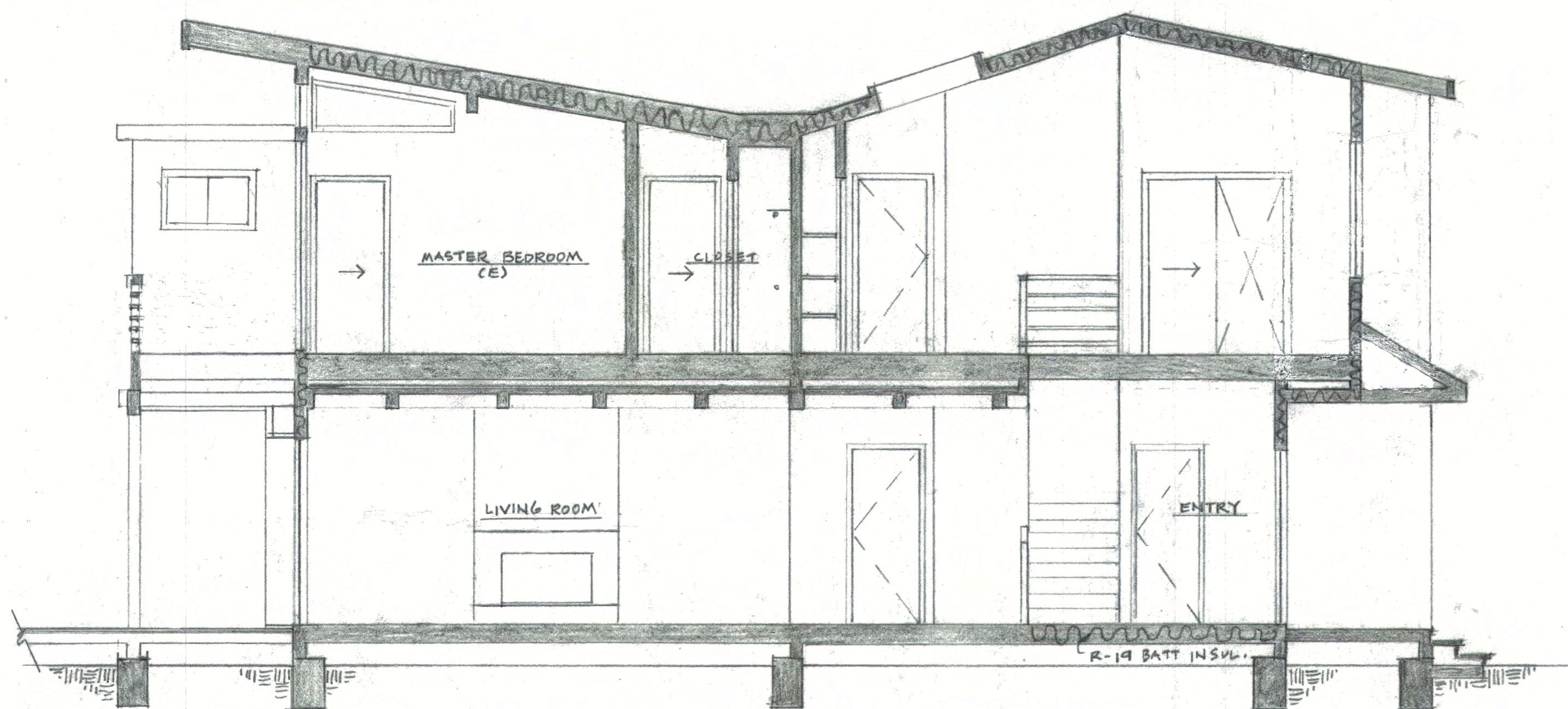
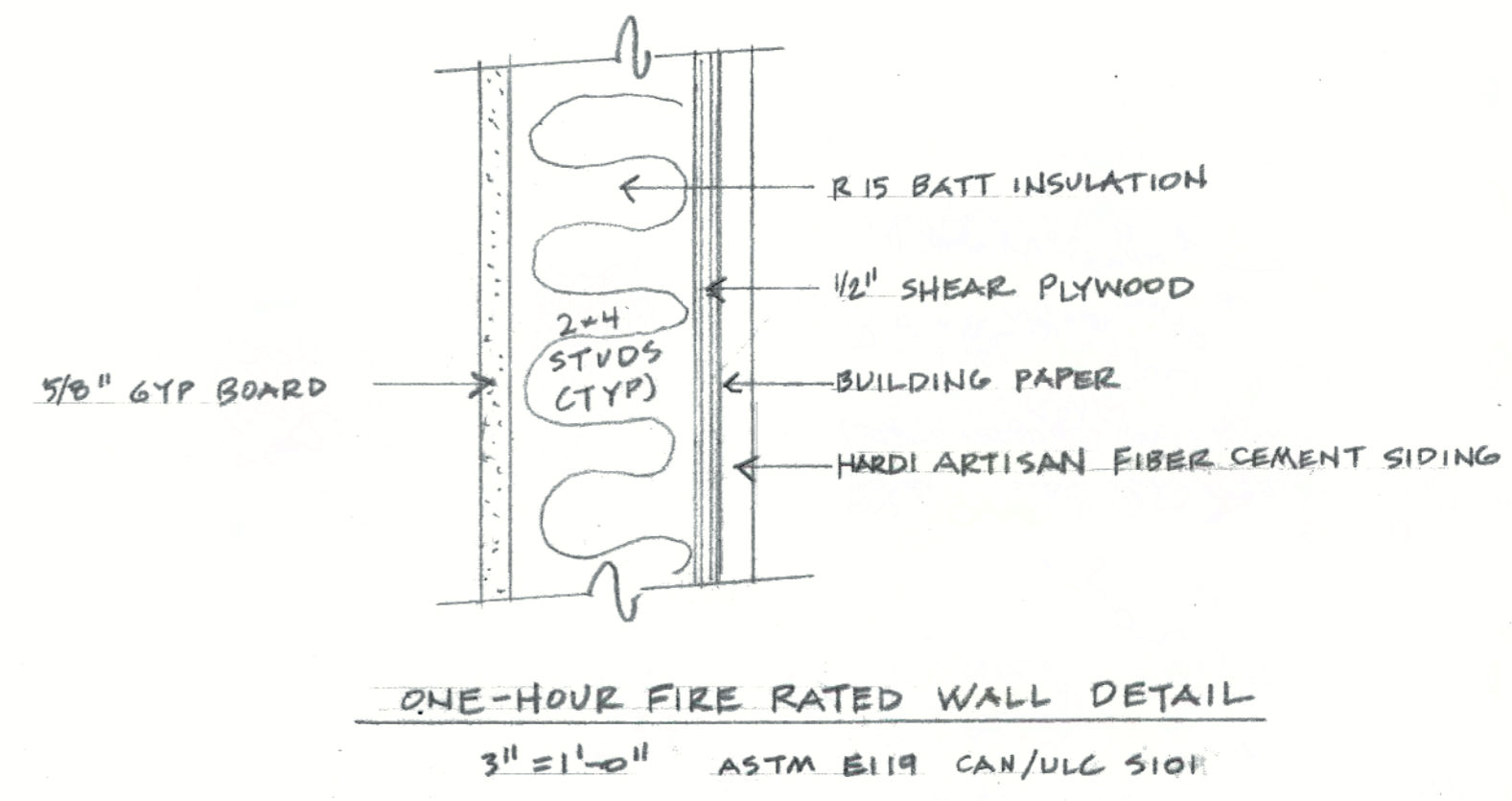
STEVE TIGHT, OWNER/ARCHITECT  
 1400 RICO PLACE, PALO VERDE, CA.  
 310 863-7630  
*Steve Tight*

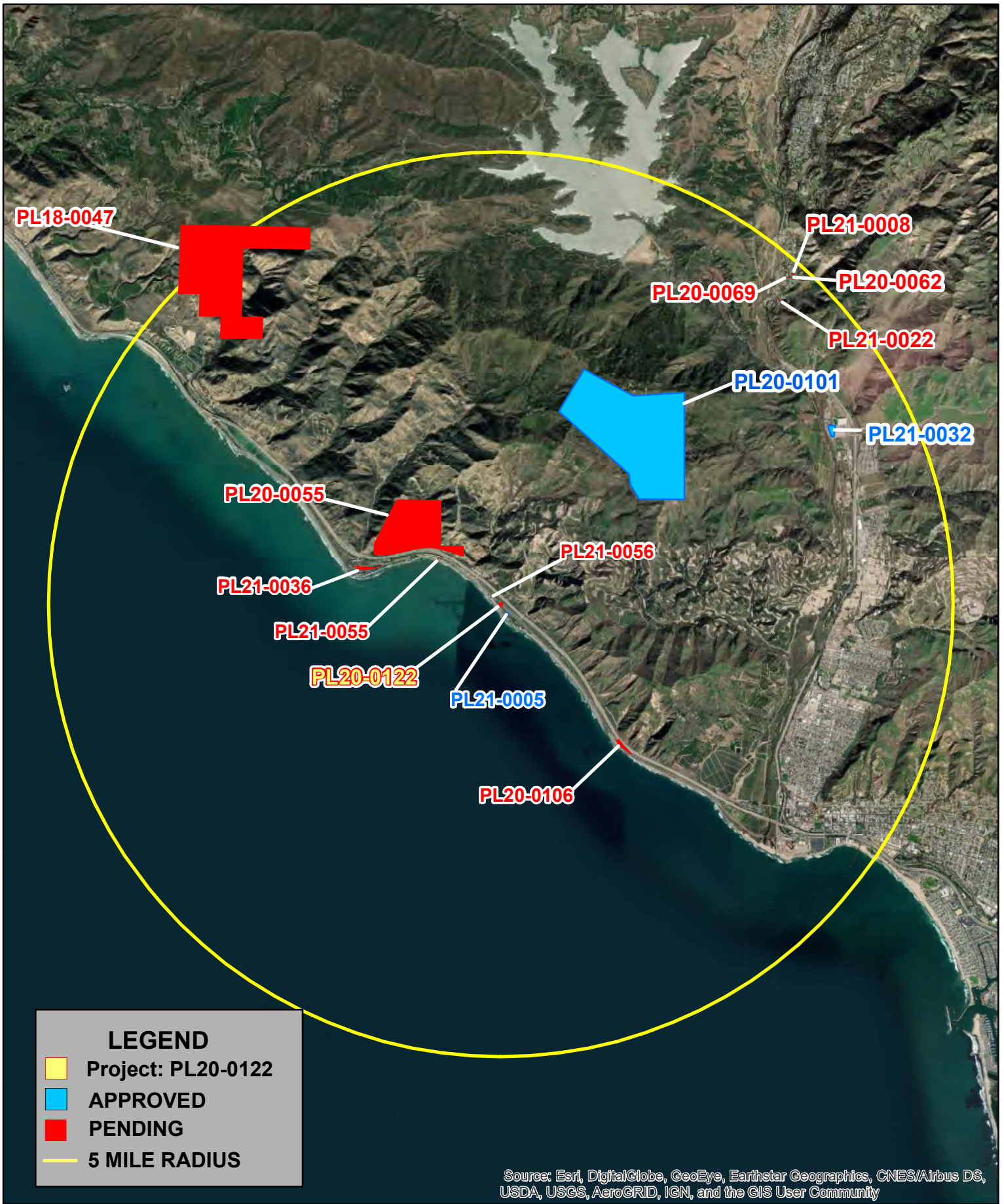
PROPOSED SECTIONS

REMODEL AND ADDITION FOR:  
 THE TIGHTS  
 3084 SOLIMAR BEACH DRIVE  
 VENTURA, CA 93001

DRAWN  
 S TIGHT  
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 DATE  
 JAN 5, 2021  
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A5  
 OF SHEETS





**LEGEND**

- Project: PL20-0122
- APPROVED
- PENDING
- 5 MILE RADIUS

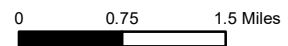
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Ventura County, California  
 Resource Management Agency  
 GIS Development & Mapping Services  
 Map Created on 08-16-2021  
 This aerial imagery is under the  
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 Source: Pictometry, Jan.2018



Ventura County  
 Mitigated Negative Declaration  
 PL20-0122  
 Attachment 4 - Cumulative Projects



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 warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.

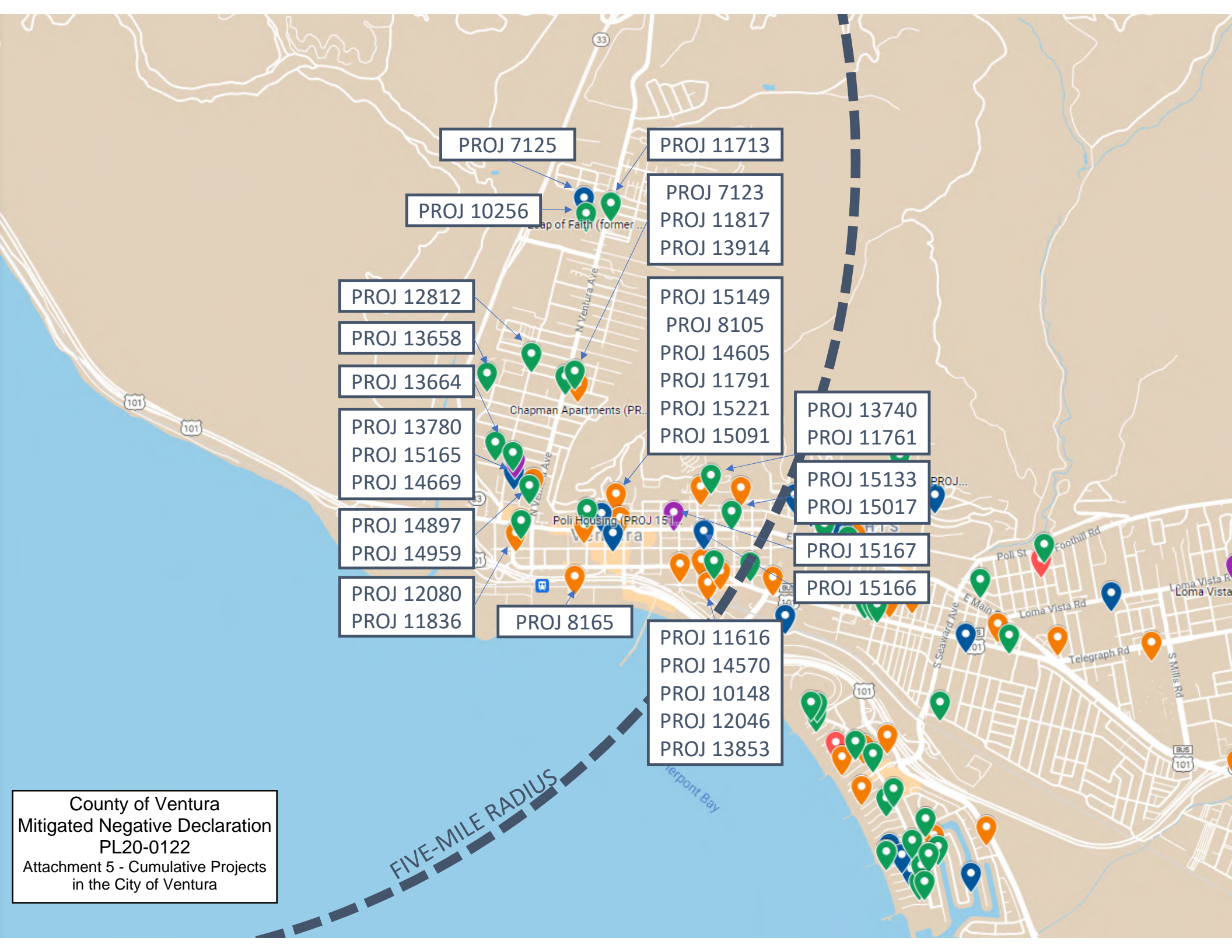


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County of Ventura  
 Mitigated Negative Declaration  
 PL20-0122  
 Attachment 5 - Cumulative Projects  
 in the City of Ventura

- PROJ 7125
- PROJ 11713
- PROJ 10256
- PROJ 7123
- PROJ 11817
- PROJ 13914
- PROJ 12812
- PROJ 13658
- PROJ 13664
- PROJ 15149
- PROJ 8105
- PROJ 14605
- PROJ 11791
- PROJ 15221
- PROJ 15091
- PROJ 13740
- PROJ 11761
- PROJ 14897
- PROJ 14959
- PROJ 15133
- PROJ 15017
- PROJ 12080
- PROJ 11836
- PROJ 8165
- PROJ 15167
- PROJ 15166
- PROJ 11616
- PROJ 14570
- PROJ 10148
- PROJ 12046
- PROJ 13853

FIVE-MILE RADIUS



**Attachment 6 – Works Cited**  
**Coastal Planned Development and Variance Case No. PL20-0122**

Ventura County Initial Study Assessment Guidelines, April 26, 2021

Ventura County Coastal Zoning Ordinance, December 15, 2020

Project Plans prepared by Steve Tight, dated September 27, 2021

Pending and Approved Projects in Unincorporated Ventura County, County of Ventura Resource Management Agency GIS Department, dated August 12, 2021

Pending and Approved Projects in the City of Ventura, Projects in Development website, <https://www.cityofventura.ca.gov/1149/Projects-in-Development>, retrieved September 13, 2021

Casitas Municipal Water District Water Bill, dated June 30, 2020

Formal Notification of Determination that a Project Application is Complete and Notification of Native American Consultation Opportunity to Julie Tumamait-Stenslie of the Barbareno-Ventureno Mission Indians for Coastal Planned Development and Variance Case No. PL 20-0122, dated February 9, 2021

Ventura County 2040 General Plan, October 15, 2020

Ventura County Air Pollution Control District, Nicole Collazo, December 8, 2020

Ventura County Fire Protection District, Sydney Molinar, November 18, 2020

Ventura County Public Works Agency, Development and Inspection Services Division, Jim O'Tousa, December 15, 2020

Ventura County Public Works Agency, Integrated Waste Management Division, Tobie Mitchell, November 22, 2020

Ventura County Public Works Agency, Roads and Transportation Department, December 16, 2020

Ventura County Public Works Agency, Watershed Protection District, Watershed Planning and Permits Division, Alex Hill, December 11, 2020

Ventura County Public Works Agency, Watershed Protection District, Groundwater Section, James Maxwell, March 10, 2021



Ventura County Public Works Agency, Watershed Protection District, Surface Water Quality Section, Ewelina Mutkowska, December 2, 2020

Ventura County Public Works Agency, Watershed Protection District, Dawn Stidham-Husted, December 16, 2020

Ventura County Resource Management Agency, Environmental Health Division, Paolo Quinto, December 1, 2020

Ventura County Resource Management Agency, Geographic Information Systems Division, RMA GIS Viewer, 2021